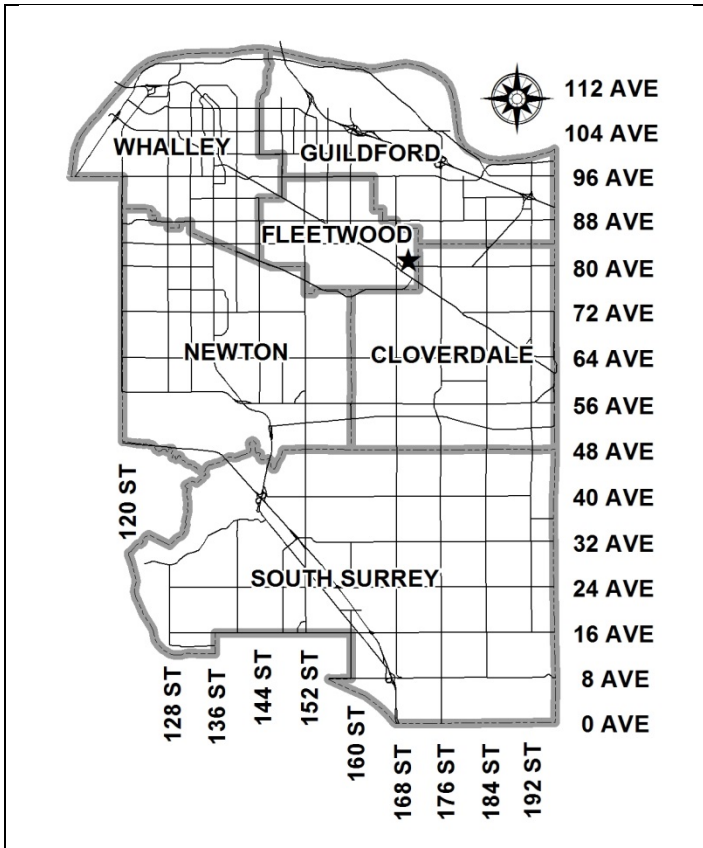


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0181-00  
 7915-0181-01

Planning Report Date: July 9, 2018



**PROPOSAL:**

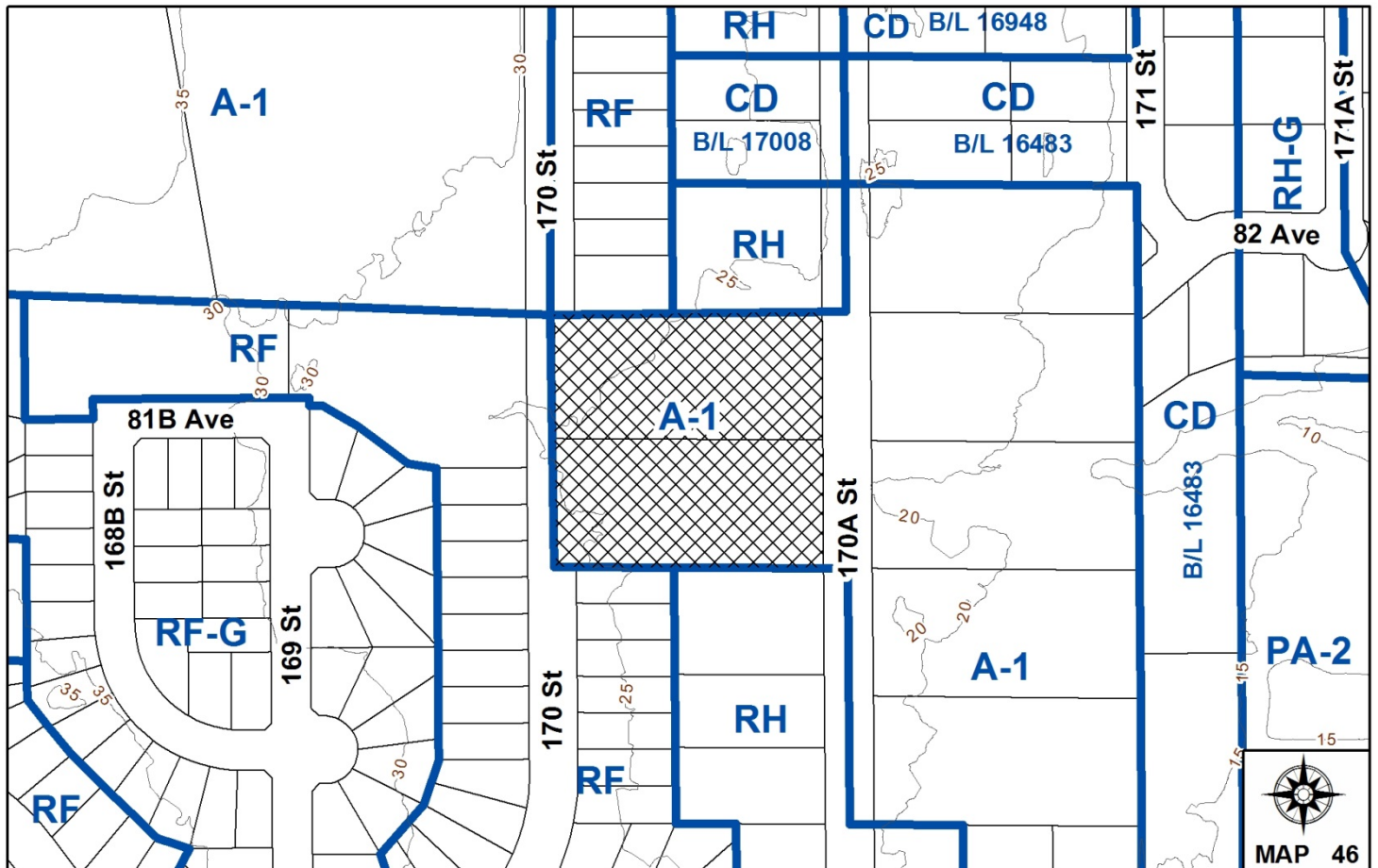
- **OCP Amendment** for a portion from Urban to Suburban
- **Rezoning** from A-1 to RF and RH-G
- **Development Permit**
- **Two Development Variance Permits**

to allow subdivision into 7 single family lots and one open space lot.

**LOCATION:** 8143 - 170A Street  
 8173 - 170A Street

**ZONING:** A-1

**OCP DESIGNATION:** Suburban & Urban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft Sensitive Ecosystems Development Permit.
- Approval for Development Variance Permit Nos. 7915-0181-00 and 7915-0181-01 to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an OCP Amendment for a portion of the subject site from Urban to Suburban.
- Seeking a variance to reduce the minimum lot width of the RH-G Zone for proposed Lots 6 and 7.
- Seeking two variances to reduce the minimum setback for a "Natural Class A Stream" in Part 7A of the Zoning By-law. The first variance is to reduce the setback from 30 metre (98 ft.) to 12.4 metres (41 ft.) for a proposed house to be constructed on one of the parent lots (8143 – 170A Street). The second variance is to reduce the setback from 30 metres (98 ft.) to a minimum of 8.5 metres (28 ft.) on the north side of the creek and a minimum of 4.8 metres (16 ft.) on the south side of the creek, as measured from the top of bank, for proposed Lots 1-7.

### RATIONALE OF RECOMMENDATION

- The proposed OCP Amendment will allow the applicant to utilize the dedicated riparian area within the Urban-designated portion of the site toward the 15% parkland requirement for the "Half-Acre Residential Gross Density Zone (RH-G)".
- The proposed RF lots fronting 170 Street comply with the Urban designation in the Official Community Plan (OCP) and the proposed RH-G lots fronting 170A Street comply with the Suburban designation in the OCP.
- The proposed density and building form are appropriate for this part of Fleetwood and the proposal is consistent with the pattern of development established to the north and south, and provides an appropriate density transition with the existing Suburban lots to the east.
- Upon approval of the associated subdivision, approximately 18% of the gross site area of the Suburban-designated portion, entirely within the riparian area will be dedicated as open space. The applicant will be required to complete a P-15 agreement for the monitoring and maintenance of the re-plantings in the riparian area that is being dedicated to the City.
- On September 12, 2016, Council gave Final Adoption to Text Amendment By-law No. 18809, which incorporates streamside protection regulations as Part 7A in the Zoning By-law. The subject application was submitted approximately 1-year prior to the adoption of Part 7A Streamside Protection in the Zoning By-law.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP by redesignating a portion of the subject site in Development Application No. 7915-0181-00 (Appendix VII) from Urban to Suburban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. A By-law be introduced to rezone a portion of the subject site as shown as Block A and Block B on the attached Survey Plan from "General Agricultural Zone (A-1)" to "Single Family Residential Zone (RF)" and the portion of the subject site as shown as Block C on the attached Survey Plan from "General Agricultural Zone (A-1)" to "Half-Acre Residential Gross Density Zone (RH-G)" and a date be set for Public Hearing.
5. Council authorize staff to draft Sensitive Ecosystems Development Permit No. 7915-0181-00 generally in accordance with the Ecosystem Development Plan.
6. Council approve Development Variance Permit No. 7915-0181-00 (Appendix VIII) to reduce the minimum setback distance for a "Natural Class A Stream" in Part 7A (Streamside Protection) of the Zoning By-law No. 12000, for a single family dwelling on 8143 – 170A Street (parent property), from 30 metres (98 ft.) to a minimum 12.4 metres (41 ft.), as measured from the top-of-bank, to proceed to Public Notification.
7. Council approve Development Variance Permit No. 7915-0181-01 (Appendix IX) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RH-G Zone from 30 metres (100 ft.) to 25 metres (82 ft.) for proposed Lot 7;
  - (b) to reduce the minimum lot width of the RH-G Zone from 24 metres (79 ft.) to 20 metres (66 ft.) for proposed Lot 6; and
  - (c) to reduce the minimum setback distance for a "Natural Class A Stream" in Part 7A (Streamside Protection) of the Zoning By-law No. 12000, from 30 metres (98 ft.) to a minimum 8.5 metres (28 ft.) on the north side of the creek and a minimum of 4.8 metres (16 ft.) on the south side of the creek.
8. 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 Forests, Lands and Natural Resource Operations under the Water Sustainability Act for the completion of 170 Street;
- (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
- (e) 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;
- (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 5 until future consolidation with the adjacent property to the north (8208 – 170 Street);
- (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
- (i) finalization of a Geotechnical Report;
- (j) finalization of an Ecosystem Development Plan and Impact Mitigation Plan, to the satisfaction of the Planning and Development Department;
- (k) the applicant satisfy the requirements for a P-15 Agreement; and
- (l) registration of a 5-metre (16-ft.) right-of-way on proposed Lots 1, 3, 4 and 7 for drainage access.

### 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:**

4 Elementary students at Coast Meridian Elementary School  
2 Secondary students at North Surrey 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 Fall 2019.

**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 has volunteered a \$863/lot Parks Amenity Contribution, totaling \$6,041.00 for the five (5) newly created lots, and Parks has accepted this amount to address these concerns.

Parks has some concerns with the proposed streamside setback variance, but will accept the Streamside Protection Area as parkland. The subject application was submitted on June 4, 2015 and the streamside protection regulations received Final Adoption on September 12, 2016. A P-15 Agreement is required for monitoring and maintenance of re-plantings in the conveyed area.

SITE CHARACTERISTICS

Existing Land Use: Acreage lots with existing single family dwellings to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings.	Suburban and Urban	RF and RH
East (Across 170A Street):	Single family dwellings.	Suburban	A-1
South:	Single family dwellings.	Suburban and Urban	RF and RH
West (Across 170 Street):	Single family dwellings and Coast Meridian Park	Urban	RF

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing an OCP Amendment for a portion of the site from Urban to Suburban.
- The proposed OCP Amendment will allow the applicant to utilize the dedicated riparian area within the Urban-designated portion of the site toward the 15% parkland requirement for the "Half-Acre Residential Gross Density Zone (RH-G)".

## PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

## DEVELOPMENT CONSIDERATIONS

### Background & Context

- The 1.15-hectare (2.8-acre) subject site is comprised of two double-fronting lots located north of 80 Avenue in Fleetwood. The subject site is split-designated Urban and Suburban in the Official Community Plan (OCP) and is currently zoned "General Agricultural Zone (A-1)".
- The subject property contains two single family dwellings which take access from 170A Street. The west property line of 8173 – 170A Street abuts the unopened road right-of-way for 170 Street, which will be opened as part of the subject application.
- The site is bisected by Drinkwater Creek, which is classified as a natural, Class A watercourse. In accordance with the Zoning By-law, the minimum required setback measured from top-of-bank is 30 metres (98 ft.).
- The site is subject to the Sensitive Ecosystem Development Permit Area requirements of the Official Community Plan (OCP), given the location of Drinkwater Creek.
- The subject site is located within 400 metres (1,312 ft.), but beyond 200 metres (656 ft.) of the Agricultural Land Reserve (ALR).

### Current Proposal

- The applicant is proposing to rezone the subject site from "General Agricultural Zone (A-1)" to "Single Family Residential Zone (RF)" and "Half-Acre Residential Gross Density Zone (RH-G)" in order to allow subdivision into four (4) RF lots fronting 170 Street, three (3) RH-G lots fronting 170A Street and one open space lot.
- The proposed RF lots (Lots 2-5) range in area from 601 square metres (6,469 sq.ft.) to 970 square metres (10,441 sq.ft.). A no-build Restrictive Covenant will be registered over the northern portion of proposed Lot 5 in order to facilitate future consolidation with the adjacent property to the north (8208 – 170 Street). The existing trees on the no-build portion will be retained until consolidation is achieved in the future. The applicant's Design Consultant has provided an analysis to confirm that a house can be constructed on proposed Lot 5 without variances and without impacting trees.
- The buildable area on proposed Lot 4 is impacted by a proposed Engineering drainage access right-of-way. The applicant's Design Consultant has provided an analysis to confirm that a house can be constructed on proposed Lot 4 without variances.

- The proposed RH-G lots (proposed Lots 1, 6 and 7) range in area from 1,226 square metres (13,197 sq.ft.) to 2,016 square metres (21,700 sq.ft.) and provide an appropriate density transition to the Suburban lots to the east.
- The applicant proposed to dedicate approximately 18% of the gross site area of the Suburban-designated portion to the City as open space. In accordance with the RH-G Zone, this qualifies the project for a reduction in the lot width and lot area requirements for up to 50% of the proposed lots. Under this provision, the applicant is proposing one lot width with a permissible reduced lot area of to 1,226 square metres (13,197 sq.ft.) (proposed Lot 6). Proposed Lots 6 and 7 do not meet the minimum lot width of the RH-G Zone and as such variances are requested (see By-law Variances Section).
- A Development Variance Permit is required to reduce the streamside setback requirements (see By-law Variances Section).

#### Sensitive Ecosystems (Streamside Area) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems (Streamside Areas) Development Permit Area (DPA) in the OCP. There is an existing unnamed Class A (red-coded) stream which flows west to east, laterally bisecting the subject property.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a "Class A (red-coded) Stream" requires a minimum streamside setback of 30 metres (98 ft.), as measured from the top of bank. The applicant is seeking a reduction to the minimum setback from 30 metres (98 ft.) to a minimum 8.5 metres (28 ft.) on the north side of the creek and a minimum of 4.8 metres (16 ft.) on the south side of the creek as measured from the top of bank (see By-law Variances Section).
- The applicant is proposing to phase the project in order to construct a house on one of the parent lots (8143 – 170A Street) in the area of proposed Lot 1 in advance of rezoning and subdivision. The applicant is therefore seeking an additional streamside variance to reduce the minimum setback from 30 metres (98 ft.) to a minimum of 12.4 metres (41 ft.) as measured from top of bank for the siting of the house. The proposed variance will be issued and executed prior to final adoption of the rezoning By-law so that the owner can proceed with construction. Once the subdivision is complete, the setback on the proposed house on proposed Lot 1 will be in compliance with the proposed streamside setbacks for the proposed development (see By-law Variances Section).
- The applicant is proposing to dedicate the riparian area to the City (see Open Space Area Section).
- An Ecosystem Development Plan, prepared by Christie Gibson, R.P. Bio., of Envirowest Consultants Inc. and dated April 23, 2018 was reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.
- The applicant has agreed to register a 5-metre (16-ft.) right-of-way adjacent to the riparian area (on proposed Lots 1, 3, 4 and 7), for City engineering drainage access.

- A three rail split-wood fence will be required along the riparian area boundary in compliance with City standards.

#### Access, Road Dedication and Engineering Requirements

- Proposed Lots 2-5 will have driveway access from 170 Street. The applicant will be required to complete the construction of 170 Street to the Limited Local Standard. The road crossing over Drinkwater Creek will require the necessary approvals under the Water Sustainability Act.
- Proposed Lots 1, 6 and 7 will have driveway access from the 170A Street. The applicant will be required to complete the construction of 170A Street to the Through Local Standard.

#### Open Space Area

- A portion of the proposed open space is considered in the Zoning By-law as "undevelopable area" as it lies within 5 metres (16 ft.) inland from the top of bank of a watercourse and is therefore unsuitable for the placement of structures. In accordance with the RH-G Zone, open space set aside in undevelopable areas, is discounted by 50%. For calculation purposes, the amount of open space being dedicated is 1,406 square metres (15,139 sq. ft.), or 18% of the site area, which exceeds the 15% requirement of the RH-G Zone.
- Parks, Recreation and Culture staff have confirmed that the dedication 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.
- The applicant will pay cash-in-lieu to satisfy the 5% unencumbered parkland requirement for the proposed RF-zoned lots (proposed Lots 2, 3, 4 and 5).

#### Neighbourhood Character Study and Building Scheme

- Mike Tynan, of Tynan Consulting Ltd., prepared the Neighbourhood Character Study and Building Scheme for the subject site. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision.
- The Character Study found that there is one home in the immediate neighbourhood that can be considered to provide acceptable architectural context for future redevelopment. The guidelines, a summary of which is attached (Appendix V), propose "mid-scale" proportional massing, as well as high trim and construction material standards in line with post-2016 RF and RH-G standards. Preferred styles for dwellings constructed on the subject site include a "Neo-Traditional", "Neo-Heritage" and compatible forms of "West Coast Contemporary".

#### Lot Grading

- Preliminary lot grading plans were prepared and submitted by Hub Engineering Inc. and the plans have been reviewed by staff and are generally acceptable.
- The applicant is proposing fill in excess of 0.5 metres (1.5 ft.) in depth on portions of all proposed lots in order to achieve basements. Final confirmation on whether in-ground



basements can be achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

### PRE-NOTIFICATION

Pre-notification letters were sent on May 15, 2018 and a Development Proposal Sign was installed on May 22, 2018. In addition to email responses from both the Fleetwood Community Association (FCA) and the Fleetwood Business Improvement Association (FBIA), staff received one (1) email and two (2) telephone calls from neighbouring residents with the following concerns (*staff comments in italics*):

- Three (3) neighbouring residents indicated that while they were not opposed to the proposed development, they did have concerns about traffic volume and pedestrian safety associated with the completion of 170 Street fronting the subject site. Existing residents feel that the current road configuration prevents traffic from using the neighbourhood as a through route to Fraser Highway to the south.

*(That portion of 170 Street abutting the subject site currently consists of a constructed half-road [adjacent to 8143 - 170A Street] and unconstructed half-road right-of-way [adjacent to 8173 - 170A Street]. Staff have always considered that the completion of 170 Street to the Through Local Road standard, including full pavement width, curbs and gutters, grassed boulevards and sidewalks, would occur though dedication and construction associated with the development of the subject site. Once 170 Street is constructed and in operation, staff may assess the roads suitability for traffic calming measures, should it be requested by area residents.*

- The Fleetwood Community Association (FCA) stated that they are not opposed to the proposed development, however had concerns with the impact that a reduced streamside setback could have on the possibility for basements flooding.

*(As part of the detailed Servicing Agreement, the applicant must adequately address the minimum building elevations to meet the City of Surrey Design Criteria requirements, and the 100-year flow hydraulic grade line in Drinkwater Creek.)*

- The Fleetwood Business Improvement Association (FBIA) stated that they have no concerns with the development proposal.

### TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head 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
<b>Alder and Cottonwood Trees</b>			
Alder	14	14	0
Cottonwood	1	1	0

<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	7	6	1
<b>Coniferous Trees</b>			
Blue Spruce	3	3	0
Deodar Cedar	2	0	2
Douglas Fir	12	7	5
Sitka Spruce	13	12	1
Western Redcedar	21	12	9
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>58</b>	<b>40</b>	<b>18</b>
<b>Additional Trees in the proposed Riparian Area</b>	<b>40</b>	<b>9</b>	<b>31</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>20</b>	
<b>Total Retained and Replacement Trees</b>		<b>38</b>	
<b>Contribution to the Green City Fund</b>		<b>\$34,800</b>	

- The Arborist Assessment states that there are a total of 58 protected trees on the site, excluding Alder and Cottonwood trees. Fifteen (15) existing trees, approximately 20% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 18 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Six (6) of the 18 trees proposed to be retained are within the no-build area of proposed Lot 5. These trees will be re-assessed at the time of future development with the neighbour to the north (8208 – 170 Street).
- Table 1 includes an additional 31 protected trees that are located within the riparian area. The trees within the 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 dedicated 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. This will require a total of 95 replacement trees on the site. Since only 20 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 75 replacement trees will require a cash-in-lieu payment of \$30,000 representing \$400 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 170 Street and 170A Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 38 trees are proposed to be retained or replaced on the site with a contribution of \$30,000 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 4, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• 56% of the subject site is designated Suburban and 44% is designated Urban.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Secondary suites are permitted.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The development incorporates Low Impact Development Standards.</li> <li>• Absorbent soils are proposed.</li> <li>• Dry swales and sediment control devices are proposed.</li> <li>• The applicant is dedicating the riparian area associated with the Class A stream bisecting the site.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• No sustainable transportation or mobility options are proposed.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Houses will be oriented toward the street.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• No Green Certification is proposed</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Development Proposal Signs were installed and pre-notification letters were sent.</li> </ul>

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum lot width of the RH-G Zone from 24 metres (79 ft.) to 20 metres (66 ft.) for proposed Lot 6; and
- To reduce the minimum lot width of the RH-G Zone from 30 metres (100 ft.) to 25 metres (82 ft.) for proposed Lot 7.

Applicant's Reasons:

- The location of the creek and the setbacks as determined by the Qualified Environmental Professional (QEP) result in limited developable area. The proposed reduced lot widths will allow the development of two RH-G lots to the north of the creek.
- Proposed Lots 6 and 7 exceed the area and depth requirements of the RH-G Zone.

Staff Comments:

- The applicant proposes to dedicate approximately 18% of the gross site area of the Suburban-designated portion to the City as open space. In accordance with the RH-G Zone, this qualifies the project to reduce the lot area to a minimum of 1,120 square metres (12,000 sq.ft.) and reduce the lot width to a minimum of 24 metres (79 ft.) for up to 50% of the proposed lots.
- Under this provision, the applicant is proposing a permissible reduced lot area for proposed Lot 6 of 1,226 square metres (13,197 sq.ft.). The applicant is also seeking to reduce the lot width of proposed Lot 6 from the permitted 24 metres (79 ft.) to 20 metres (66 ft.) and for Lot 7 from 30 metres (98 ft.) to 25 metres (82 ft.).
- Proposed Lots 6 and 7 are 61 metres (200 ft.) in depth, which exceeds the 30-metre (100-ft.) depth requirement of the RH-G Zone. The proposed lots also exceed the minimum area requirements of the RH-G Zone.
- Staff support the requested variances.

(b) Requested Variance:

- To reduce the minimum distance (setback) for a "Natural Class A Stream" in Part 7A of the Zoning By-law from 30 metres (98 ft.) to a minimum 8.5 metres (28 ft.) on the north side of the creek and a minimum of 4.8 metres (16 ft.) on the south side of the creek, as measured from the top-of-bank.

Applicant's Reasons:

- The applicant has provided rationale for the proposed reduced streamside setback as outlined in Appendix X.

Staff Comments:

- On September 12, 2016, Council gave Final Adoption to Text Amendment By-law No. 18809, which incorporates streamside protection regulations as Part 7A in the Zoning By-law. Development applications submitted prior to this date were considered "in-stream" and variances to the streamside setbacks to those applications were therefore generally considered to have merit. Those applications that had already received Third Reading, were considered to have less flexibility for modification than those that were pre-Council.

- Drinkwater Creek, a natural, Class A watercourse, flows centrally through the site. In accordance with the setback areas in the Zoning By-law, the minimum required setback measured from the top-of-bank is 30 metres (98 ft.).
- The applicant's Qualified Environmental Professional (QEP) submitted a Riparian Areas Regulation (RAR) report for the Class A watercourse which recommends a Streamside Protection and Enhancement Area (SPEA) setback of 10 metres (33 ft.) from high water mark as the setback distance. The RAR report has been peer reviewed and found to be generally acceptable.
- The subject application was submitted on June 4, 2015. It had not been granted Third Reading prior to the adoption of the streamside setbacks in the Zoning By-law, however it was in process for approximately 1-year prior to the adoption of these By-law requirements.
- The applicant's QEP provided an Ecosystem Development Plan which proposes a variable setback of a minimum of 8.5 metres (28 ft.) and a maximum of 12.4 metres (41 ft.) from the north top-of-bank and a minimum of 4.8 metres (16 ft.) and a maximum of 11.1 metres (36 ft.) from the south top-of-bank, which is a reduction from the 30-metre (98-ft.) setback requirement. In this instance, the high water mark and the top-of-bank do not correspond, however the proposed setbacks exceed the RAR SPEA.
- Where a development is proposing to reduce the streamside setback area, a Development Variance Permit is required and is to include an Impact Mitigation Plan (IMP). This is intended to ensure that the proposed setback reduction does not create negative impacts on the sensitive ecosystems that are intended to be protected, cause flooding or other negative impacts on the property owners located next to the stream, or increase City of Surrey maintenance costs.
- The applicant's QEP has prepared an Impact Mitigation Plan which proposes the following measures:
  - The proposed streamside protection area will be dedicated to the City as park;
  - The proposed setback will be permanently protected from encroachment with the installation of permanent post-and-rail fencing and signage; and
  - The riparian area will be improved through the removal of invasive species and enhancement planting. The enhancements will be monitored annually for five years.
- A 5-metre (16-ft.) drainage access right-of-way will be registered adjacent to the riparian area on proposed Lots 1, 3, 4 and 7.
- The applicant will be required to complete a P-15 agreement for the monitoring and maintenance of the enhancement planting prior to final adoption of the Rezoning By-law.
- Staff support the requested variance as an in-process application.

## (c) Requested Variance:

- To reduce the minimum distance (setback) for a “Natural Class A Stream” in Part 7A of the Zoning By-law from 30 metres (98 ft) to a minimum 12.4 metres (41 ft.), measured from the top-of-bank, for a single family dwelling on 8143 – 170A Street (parent property).

## Applicant's Reasons:

- The applicant would like to construct a house on 8143 – 170A Street (parent lot) in advance of subdivision and is therefore seeking approval on the proposed streamside setback variance for the siting of the house to facilitate its construction prior to finalizing the subdivision.

## Staff Comments:

- The applicant has requested that the variance be issued and executed prior to final adoption of the Zoning By-law so that the owner can proceed with construction of a single family house in the area of proposed Lot 1.
- The house is designed to meet the existing (A-1) and proposed (RF-G) zoning of this portion of the site (future Lot 1). As such, a building permit could be issued in advance of rezoning and subdivision on the parent property subject to Council approval of the variance to the streamside setback area.
- Once the subdivision is complete, the setback of the proposed house on proposed Lot 1 will be in compliance with the proposed variance to the streamside setbacks as described in the Section (b) above.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential), Project Data Sheets Survey Plan
Appendix II.	Proposed Subdivision Layout and Aerial Map
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Development Variance Permit No. 7915-0181-00
Appendix IX.	Development Variance Permit No. 7915-0181-01
Appendix X.	Applicant's Rationale for Variances

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Able Geotechnical Ltd., dated June 13, 2018
- Ecosystem Development Plan Prepared by Envirowest Consultants Inc., dated April 23, 2018

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

LM/cm

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION



## SUBDIVISION DATA SHEET

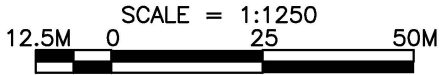
Proposed Zoning: RF and RH-G

<b>Requires Project Data</b>	<b>Proposed</b>	
<b>GROSS SITE AREA</b>		
Acres	3.09 acres	
Hectares	1.25 hectares	
<b>NUMBER OF LOTS</b>		
Existing	2	
Proposed	7	
<b>SIZE OF LOTS</b>		
Range of lot widths (metres)	15 m – 24m	20 m – 32 m
Range of lot areas (square metres)	601 m <sup>2</sup> – 970 m <sup>2</sup>	1,226 m <sup>2</sup> – 2,016 m <sup>2</sup>
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	6.1 lots/ha & 2.4 lots/acre	
Lots/Hectare & Lots/Acre (Net)	6.6 lots/ha & 2.6 lots/acre	
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	40%	25%
Estimated Road, Lane & Driveway Coverage	25%	30%
Total Site Coverage	65%	55%
<b>PARKLAND</b>		
Area (square metres)	1,406 sq.m.	
% of Gross Site of Suburban portion	18%	
	<b>Required</b>	
<b>PARKLAND</b>		
5% money in lieu for RF Lots	YES	
<b>TREE SURVEY/ASSESSMENT</b>	YES	
<b>MODEL BUILDING SCHEME</b>	YES	
<b>HERITAGE SITE Retention</b>	NO	
<b>FRASER HEALTH Approval</b>	NO	
<b>DEV. VARIANCE PERMIT required</b>		
Streamside Setbacks	YES	
Lot Width	YES	
Building Retention	NO	
Others	NO	

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
ZONING BYLAW No. \_\_\_\_\_ OF LOTS 3 & 4 BOTH OF  
SECTION 30 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 17602**

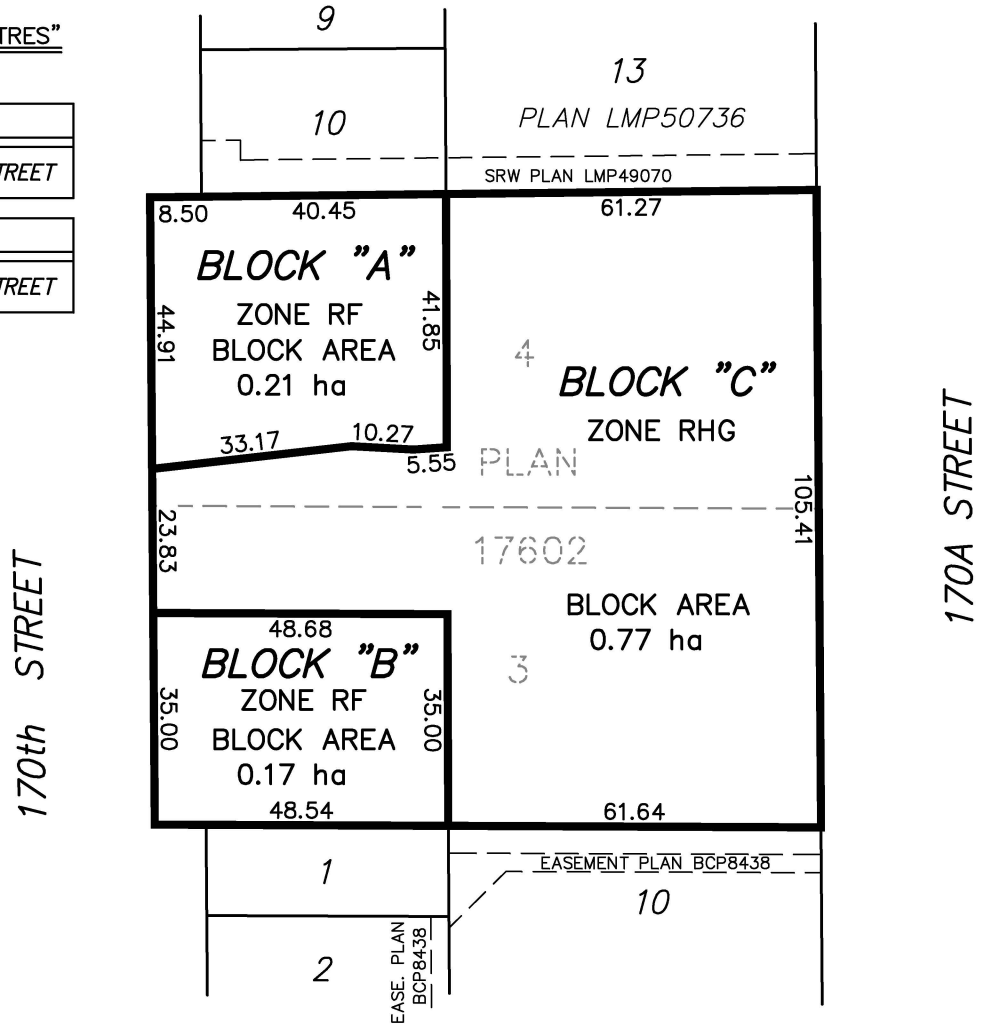
CITY OF SURREY

B.C.G.S. 92G.017



"ALL DISTANCES ARE IN METRES"

P.I.D. 007-563-434 (LOT 3)
CIVIC ADDRESS: #8143 170A STREET
P.I.D. 000-440-752 (LOT 4)
CIVIC ADDRESS: #8173 170A STREET



**BOOK OF REFERENCE**

LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART OF LOT 4	SECTION 30 TOWNSHIP 8	17602	0.21 ha	BLOCK "A"	RF
PART OF LOT 3		17602	0.17 ha	BLOCK "B"	RF
PARTS OF LOT 3 & 4		17602	0.77 ha	BLOCK "C"	RHG

CERTIFIED CORRECT ACCORDING TO  
LAND TITLE OFFICE RECORDS DATED  
THIS 11th DAY OF MAY, 2018

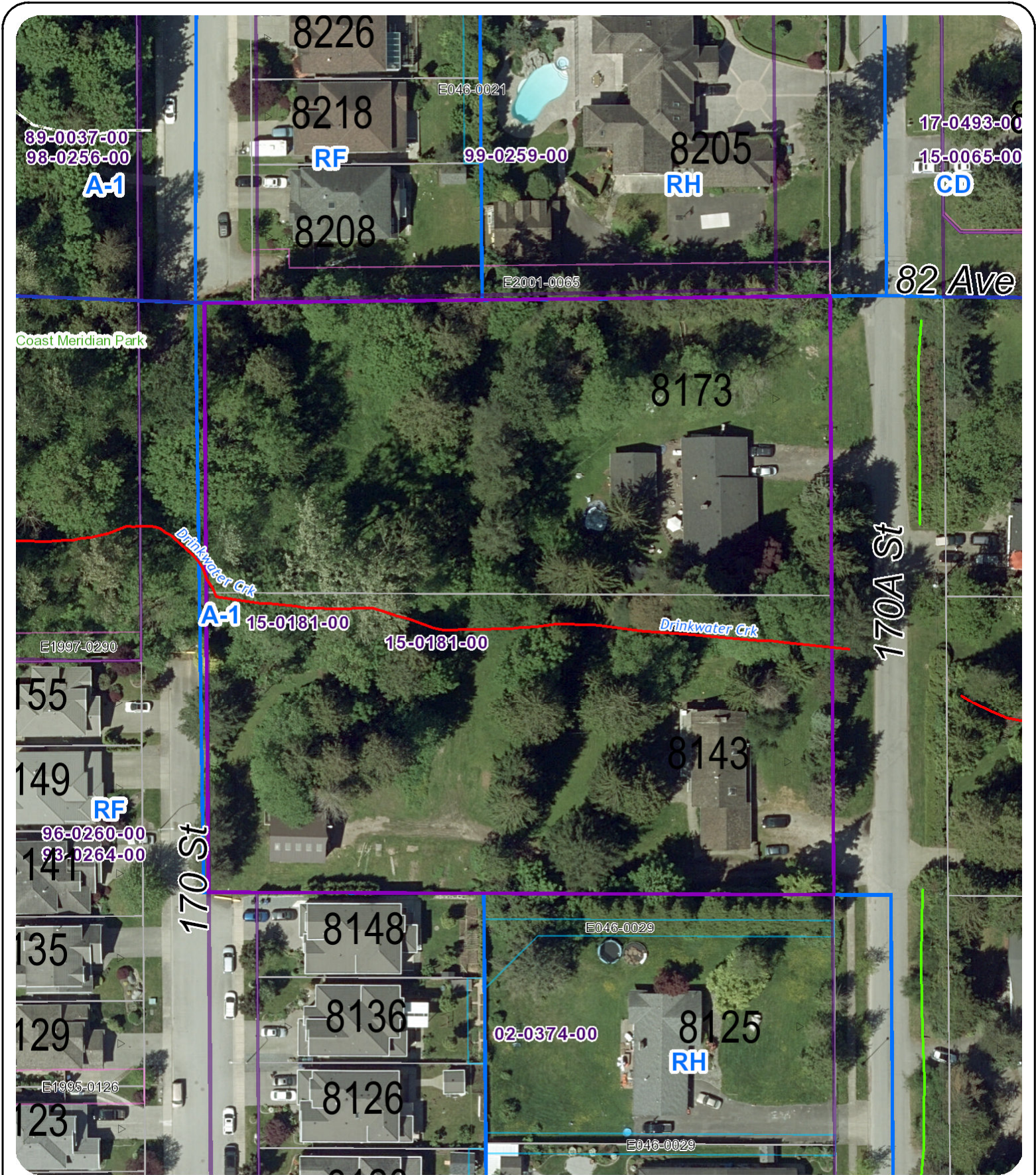
SOUTH FRASER LAND SURVEYING LTD.  
B.C. LAND SURVEYORS  
SUITE 212 - 12992 76th AVENUE  
SURREY, B.C. V3W 2V6  
TELEPHONE: 604 599-1886  
FILE: 181192-ZONE2

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT

GENE PAUL NIKULA B.C.L.S.(803)

181192-ZONE2

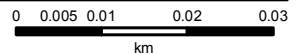




Enter Map Description

Scale: 1:883

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca





## INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **June 19, 2018** PROJECT FILE: **7815-0181-00**

RE: **Engineering Requirements  
Location: 8143 170A Street, 8143/8173 170A Street**

**REZONE/SUBDIVISION*****Property and Statutory Right-of-Way (SRW) Requirements***

- dedicate 8.5 metres for ultimate 20.0 metre road allowance
- register 5.0 metre SRW on each side of Drinkwater Creek

***Works and Services***

- construct east side of 170 Street and west side of 170A Street, to through local roadway standard
- remove structures and fish barriers from Drinkwater Creek
- complete ultimate drainage infrastructure requirements for Drinkwater Creek crossing at the fronting roadways, in accordance to the Fleetwood Greenway North Creek Integrated Stormwater Management Plan
- extend storm sewer to service the development in concert with a completed storm water management plan
- implement on-site low impact development drainage features
- confirm requirement for P-15 Agreement for items associated with convey of the riparian area to the City as a Parkland lot
- extend water main on fronting roadways to service the development
- extend sanitary sewer to service the development in line with a completed sanitary catchment plan
- install water, storm and sanitary connections to service each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Variance Permits for streamside setback and lot width.

**DEVELOPMENT PERMIT**

A peer reviewed geotechnical report is required for the Sensitive Ecosystems and Hazard Lands Development Permit.

Tommy Buchmann, P.Eng.  
Development Engineer

KMH

# APPENDIX IV



Planning May 29, 2018

### 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.

Coast Meridian Elementary is operating at 104% capacity and its projected enrollment is to stay constant over the next 10 years. Though the school's enrolment is above the buildings current capacity, the growth projected can be accommodated with one or two portables.

North Surrey Secondary is currently operating at 117% and is projected to grow to 130% over 10 years. As part of the 2018/2019 Five year Capital Plan submission to the Ministry of Education, the District is requesting a 325 capacity addition. This project has not been approved by the Ministry as of yet.

### THE IMPACT ON SCHOOLS

APPLICATION #: 15 0181 00

#### SUMMARY

The proposed 7 Single family with suites are estimated to have th on the following schools:

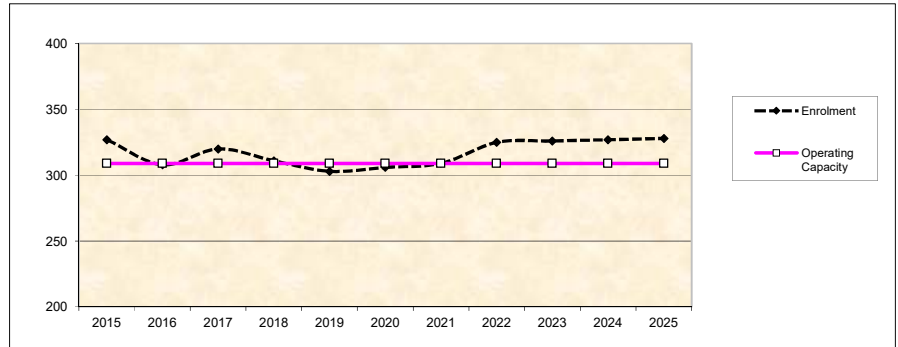
#### Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

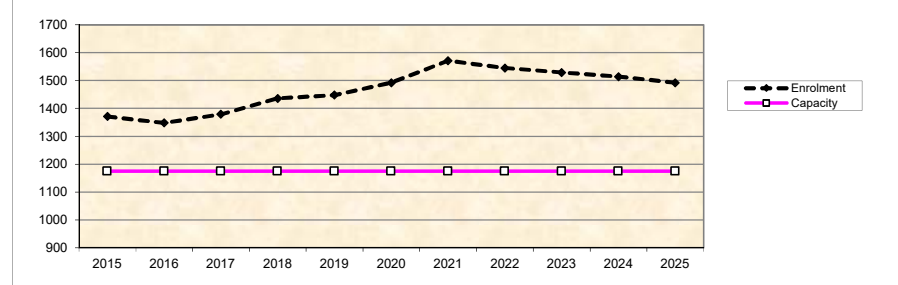
#### September 2017 Enrolment/School Capacity

<b>Coast Meridian Elementary</b>	
Enrolment (K/1-7):	41 K + 279
Operating Capacity (K/1-7)	76 K + 233
<b>North Surrey Secondary</b>	
Enrolment (8-12):	1379
Capacity (8-12):	1175

Coast Meridian Elementary



North Surrey Secondary



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

## APPENDIX V

### **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 7915-0181-00  
Project Location: 8143 and 8173 - 170A Street, 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:**

The subject site is comprised of two double fronting A-1 zone lots spanning between 170 Street to the west, an urban area containing mostly RF zone lots, and 170A Street to the east, a suburban area containing mostly RH and CD suburban zone lots. This density difference naturally results in two distinct character areas.

Most homes in the 8100 and 8200 blocks of 170 Street (west, urban side) are 2900 sq.ft Two-Storey homes constructed at the maximum density permitted in the RF zone in the early year 2000's. Most homes have 6:12 or 7:12 pitch main common gable or common hip roofs with several street facing common gable projections; most articulated with feature materials, including wood battens over Hardipanel, wood shingles, vertical board and batten cedar, and vertical vinyl in a board and batten profile. Roofs are surfaced in shake profile concrete tiles (dominant) or asphalt shingles, or cedar shingles (one home). Massing designs are mid-scale, typically featuring a 1 - 1 ½ storey front entrance portico, double garage, and with upper floors set back in accordance with RF zone requirements. Homes are clad in vinyl and most homes have a stone accent. Some homes have board and batten siding in addition to the feature materials described above in gable ends. Driveways are from exposed aggregate concrete. Landscapes are "average modern urban". On the west side of 170 Street, opposite and north of the subject site is a City park on the east side of Coast Meridian Elementary school.

Due to the suburban (RH and suburban-CD zones) and rural agricultural A-1 zonings, the 8100 and 8200 blocks of 170A Street have a more informal, rural character than lots described above on the west side of the site. Homes on most lots were constructed in the 1960's and 1970's and styles can be described as "West Coast Traditional", "Rural Heritage" or "Old Urban". Homes include large wide low profile Bungalows, 60 foot wide high mass Cathedral Entry homes with prominent street facing sundecks, and box-like Basement Entry homes. There is one 3000 sq.ft. Two-Storey home with a full height brick at the front. Most of the homes have asphalt driveways, mature conifers, natural areas, and modest shrub plantings. At the north side of the site there are new 4000-5000 sq.ft. "Neo-Traditional" style suburban-estate Two-Storey homes. These homes have proportionally consistent, well balanced massing designs, high quality cladding and accent materials, exposed aggregate driveways with borders, and a high landscaping standard. These homes provide a good source of architectural context for the east side of the subject site (proposed lots 1, 9, 10).

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

- 1) **Context Homes:** With the exception of one suburban-estate context home at 8205 - 170A Street (and homes north of that), which can provide direction for building scheme regulations applying to lots on the east side of the subject site, the housing stock in the area surrounding the subject site does not provide suitable architectural context for year a year 2018 RH, RH-G, RF and RF-G zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 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", and compatible styles which could include compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. 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 RH, RH-G, RF, and RF-G 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 ½ storeys in height. The recommendation 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 :** The 8200 block of 170A Street is an estate home area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles, and so some 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. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12, which has been used on neighbouring homes. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the zoning bylaws. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth



upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** The west side (170 Street) contains mostly 2900 sq.ft. Two-Storey homes constructed to a common early year 2000's standard. The homes exhibit mid-scale massing designs with 1 - 1½ storey entrance porticos. The homes have roofs at a 6:12 to 7:12 slope, surfaced with shake profile concrete roof tiles (dominant), asphalt shingles, and cedar shakes. Homes are clad in vinyl with a stone accent and gable ends are articulated with battens over Hardipanel, wood shakes or board and batten. Landscapes are average. There is a park on the west side of 170 Street opposite the subject site.

Homes on the east side (170A Street) are wide, old urban homes from the 1960's and 1970's, which include low profile Bungalows, and high mass Basement Entry and Cathedral Entry homes, none of which are considered context homes. Driveways are asphalt and landscaping meets modest to average standards. North of the site (8200 block of 170A Street) are 4000 - 5000 sq.ft. new suburban-estate Two-Storey homes in Traditional styles, which exhibit desirable, well balanced, proportionally consistent massing designs and high quality construction materials.

## 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: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. 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 2016'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 with existing dwellings)**

There is one home in this area, at 8205 - 170A Street that could be considered to provide acceptable architectural context for lots 1, 9, 10. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2016) RH, RH-G, RF, and RF-G zone subdivisions now exceed standards evident on most neighbouring homes. The recommendation therefore is to adopt

standards commonly found in post year 2016 subdivisions with similar zones, rather than to specifically emulate the existing homes.

**Exterior Materials/Colours:** Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl is not permitted.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “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 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

**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. Membrane roofs permitted where required by B.C. Building Code. Small decorative metal roofs can also be permitted.

**In-ground basements:** In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

**Treatment of Corner Lots:** Not applicable - there are no corner lots

**Landscaping:** High modern urban standard on lots 2, 3, 5, 6, 7, and 8: which require a minimum of 20 shrubs of a minimum 3 gallon pot size. Suburban lots 1, 9, and 10 will require 50 shrubs of a minimum 3 gallon pot size. Tree planting as specified on the Tree Replacement Plan. Sod from the street to the front face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

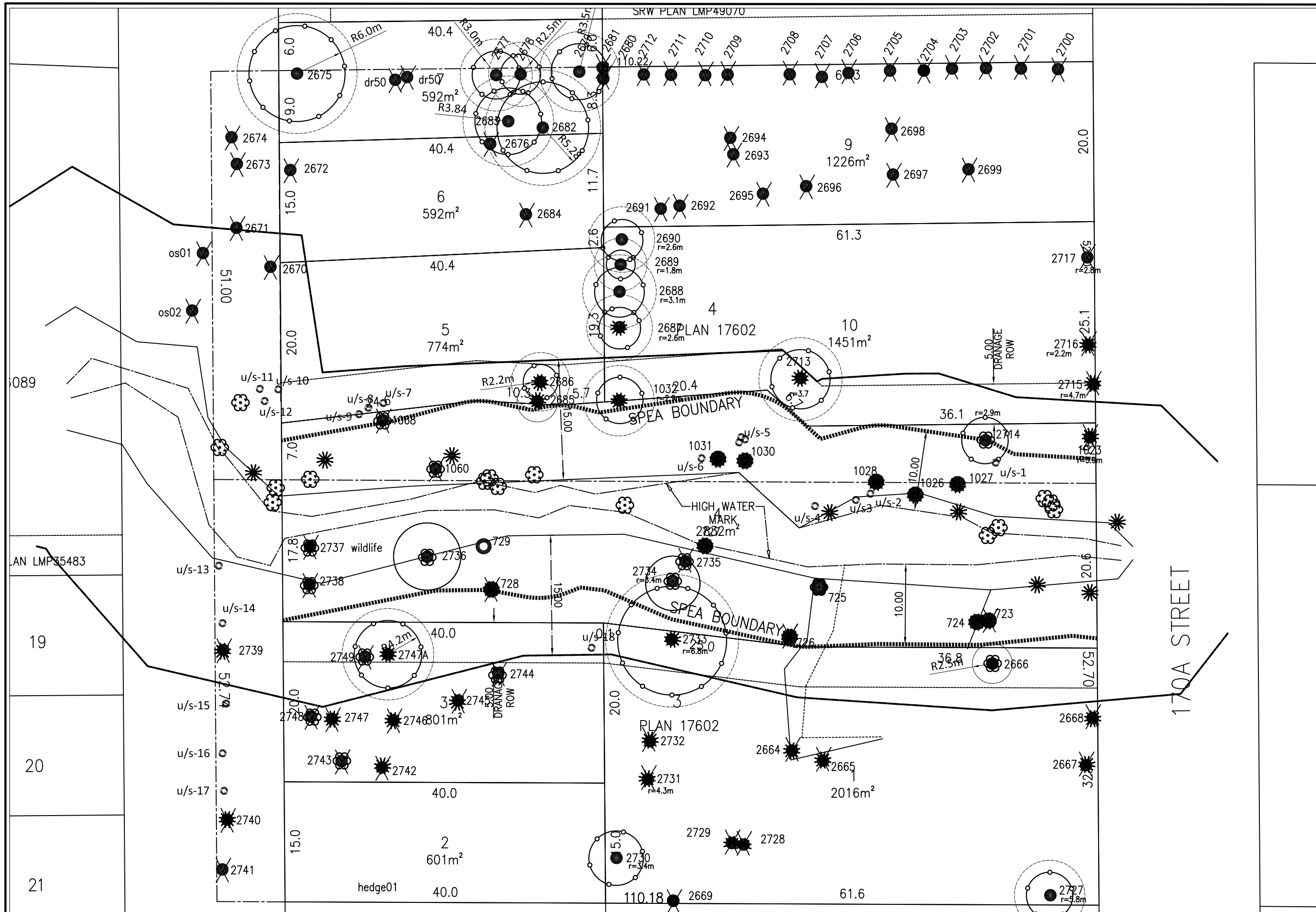
**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd. Date: March 9, 2018

**Reviewed and Approved by:**



Date: March 9, 2018



**LEGEND**

- TREE PROTECTION ZONE
- - - - - APPROXIMATE BUILDING AND ROAD LOCATIONS SHOWN FOR CONTEXT ONLY. DOES NOT CONFORM TO ZONING BYLAW
- TREE TO BE RETAINED
- ✖ TREE TO BE REMOVED
- UN-SURVEYED TREE UNDER 30CM DBH.

**NOTES**

1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (1/2 the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

**REFERENCE DRAWINGS**

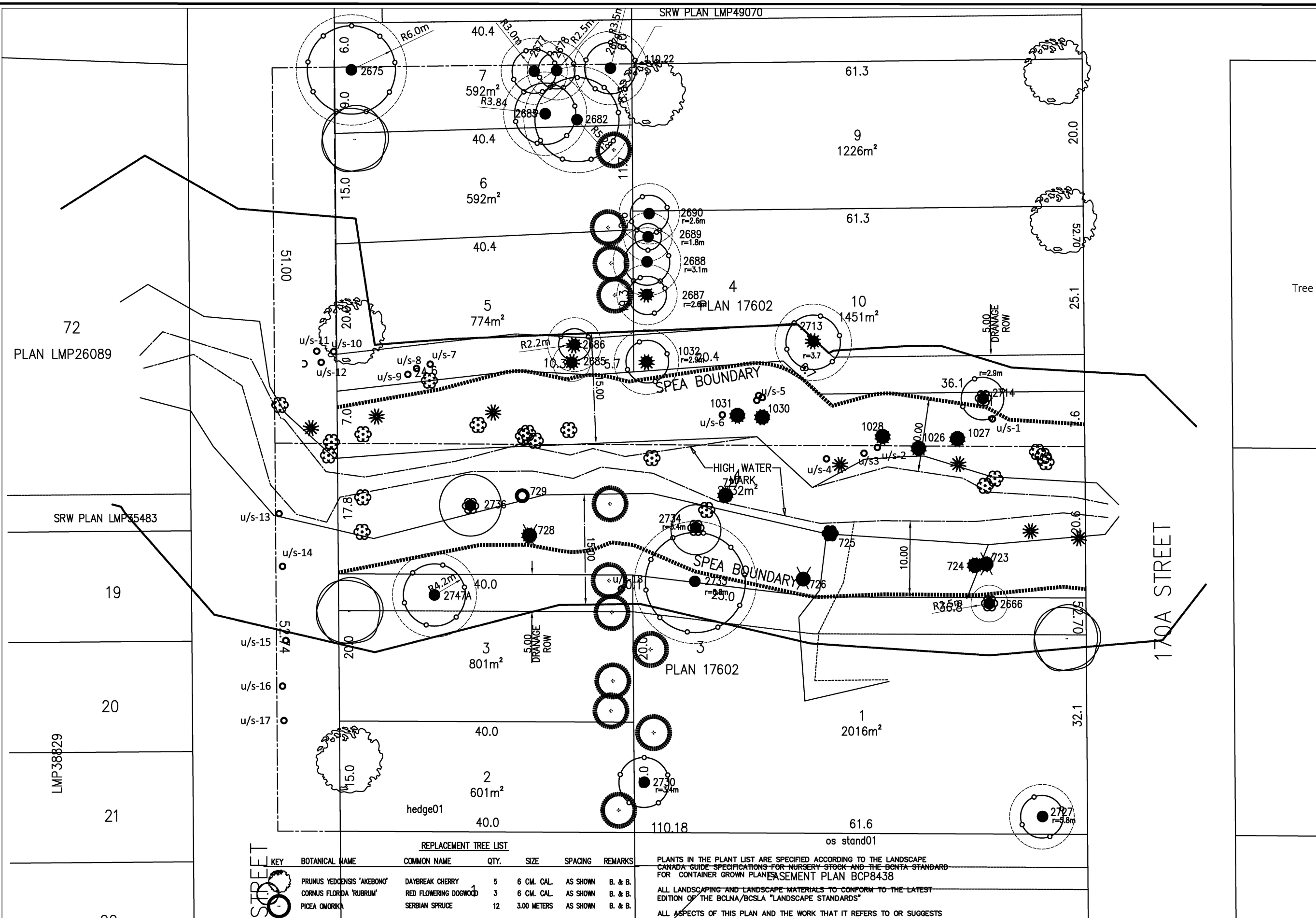
1. Base Survey by: Client



3551 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886 | F 604.733.4879

Drawing title: TREE RETENTION AND REMOVAL PLAN  
Project address: 8143 and 8173 170A Street  
Client: Mortise Group of Companies

Drawing No: 005  
Date: 2018/05/23  
Drawn by: dhc  
Page Size: TABLOID 11"x17"



**LEGEND**

- TREE PROTECTION ZONE
- - - - - APPROXIMATE BUILDING AND ROAD LOCATIONS SHOWN FOR CONTEXT ONLY. DOES NOT CONFORM TO ZONING BYLAW
- TREE TO BE RETAINED
- ✱ TREE TO BE REMOVED
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4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

**REFERENCE DRAWINGS**

1. Base Survey by: Client

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	PRUNUS YEDCENSIS 'AKEBONO'	DAYBREAK CHERRY	5	6 CM. CAL.	AS SHOWN	B. & B.
✱	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	3	6 CM. CAL.	AS SHOWN	B. & B.
○	PICEA OMORIKA	SERBIAN SPRUCE	12	3.00 METERS	AS SHOWN	B. & B.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BONTA STANDARD FOR CONTAINER GROWN PLANTS. SEASUREMENT PLAN BCP8438

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS

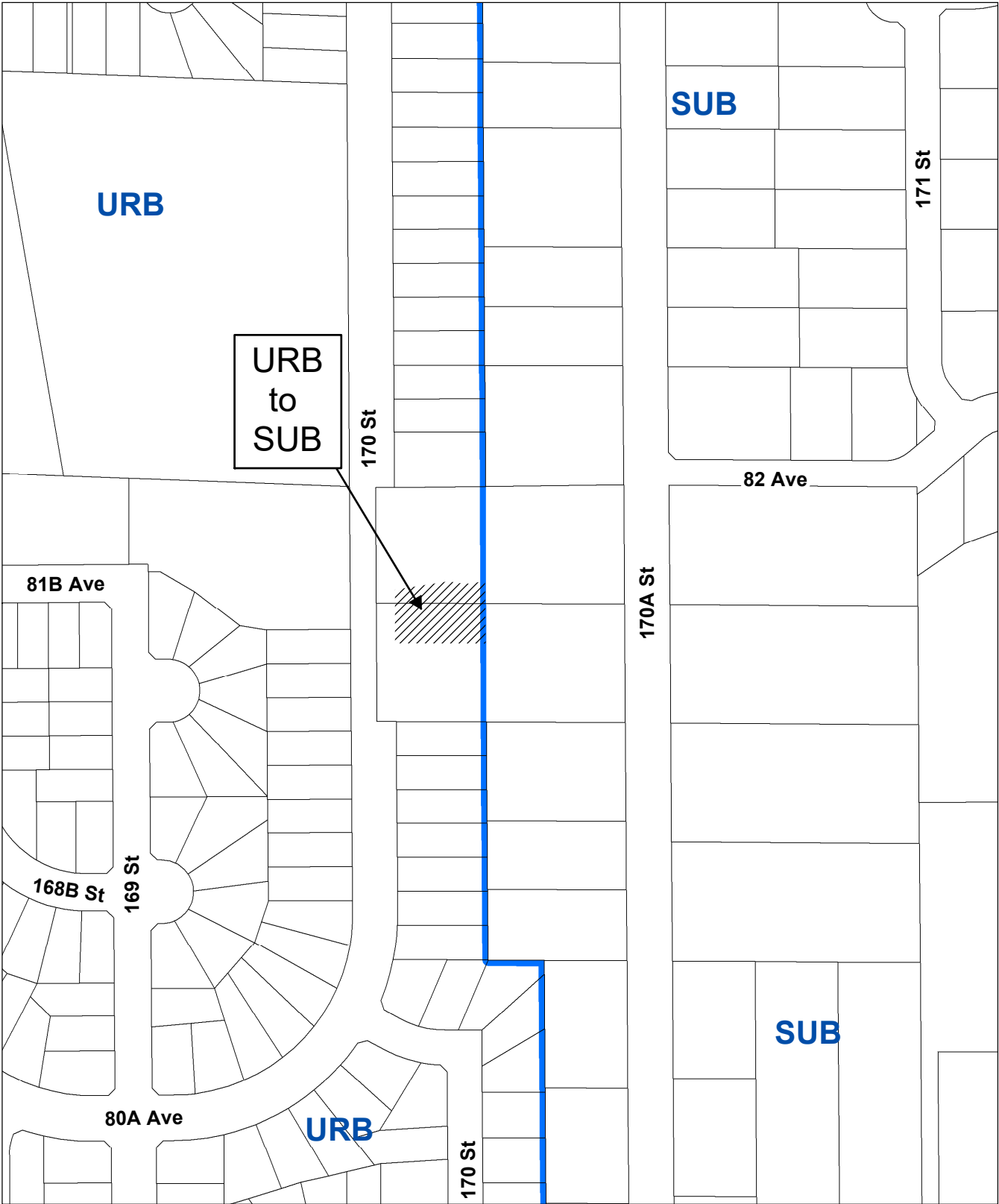


3551 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Replacement Plan  
Project address: 8143 and 8173 170A Street  
Client: Mortise Group of Companies

Drawing No: 005  
Date: 2018/05/23  
Drawn by: dhc  
Page Size: TABLOID 11"x17"

APPENDIX VII



OCP Amendment 7915-0181-00  
Proposed amendment from Urban to Suburban



# APPENDIX VIII

## CITY OF SURREY

(the "City")

### DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0181-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 000-440-752  
Lot 4 South West Quarter Section 30 Township 8 New Westminster District Plan 17602  
8143 - 170A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In the table in Section B.1 of Part 7A "Streamside Protection", the minimum setback distance for a "Natural Class A Stream" is reduced for a single family dwelling from 30 metres (98 ft.) measured from top-of-bank to a minimum 12.4 metres (41 ft.).
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
  
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
9. This development variance permit is not a building permit.

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

---

Mayor – Linda Hepner

---

City Clerk – Jane Sullivan





# APPENDIX IX

## CITY OF SURREY

(the "City")

### DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0181-01

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 007-563-434

Lot 3 Section 30 Township 8 New Westminster District Plan 17602  
8143 - 170A Street

Parcel Identifier: 000-440-752

Lot 4 South West Quarter Section 30 Township 8 New Westminster District Plan 17602  
8173 - 170A Street

(the "Land")

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

Parcel Identifier:

---

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

---

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section K of Part 15 Half-Acre Residential Gross Density Zone (RH-G), the minimum lot width of the RH-G Zone is reduced from 30 metres (100 ft.) to 25 metres (82 ft.) for proposed Lot 7;
  - (b) In Section K of Part 15 Half-Acre Residential Gross Density Zone (RH-G), the minimum lot width of the RH-G Zone is reduced from 24 metres (79 ft.) to 20 metres (66 ft.) for proposed Lot 6; and
  - (c) In the table in Section B.1 of Part 7A "Streamside Protection", the minimum setback distance for a "Natural Class A Stream" is reduced from 30 metres (98 ft.) measured from top-of-bank to a minimum 8.5 metres (28 ft.) on the north side of the creek and a minimum of 4.8 metres (16 ft.) on the south side of the creek.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

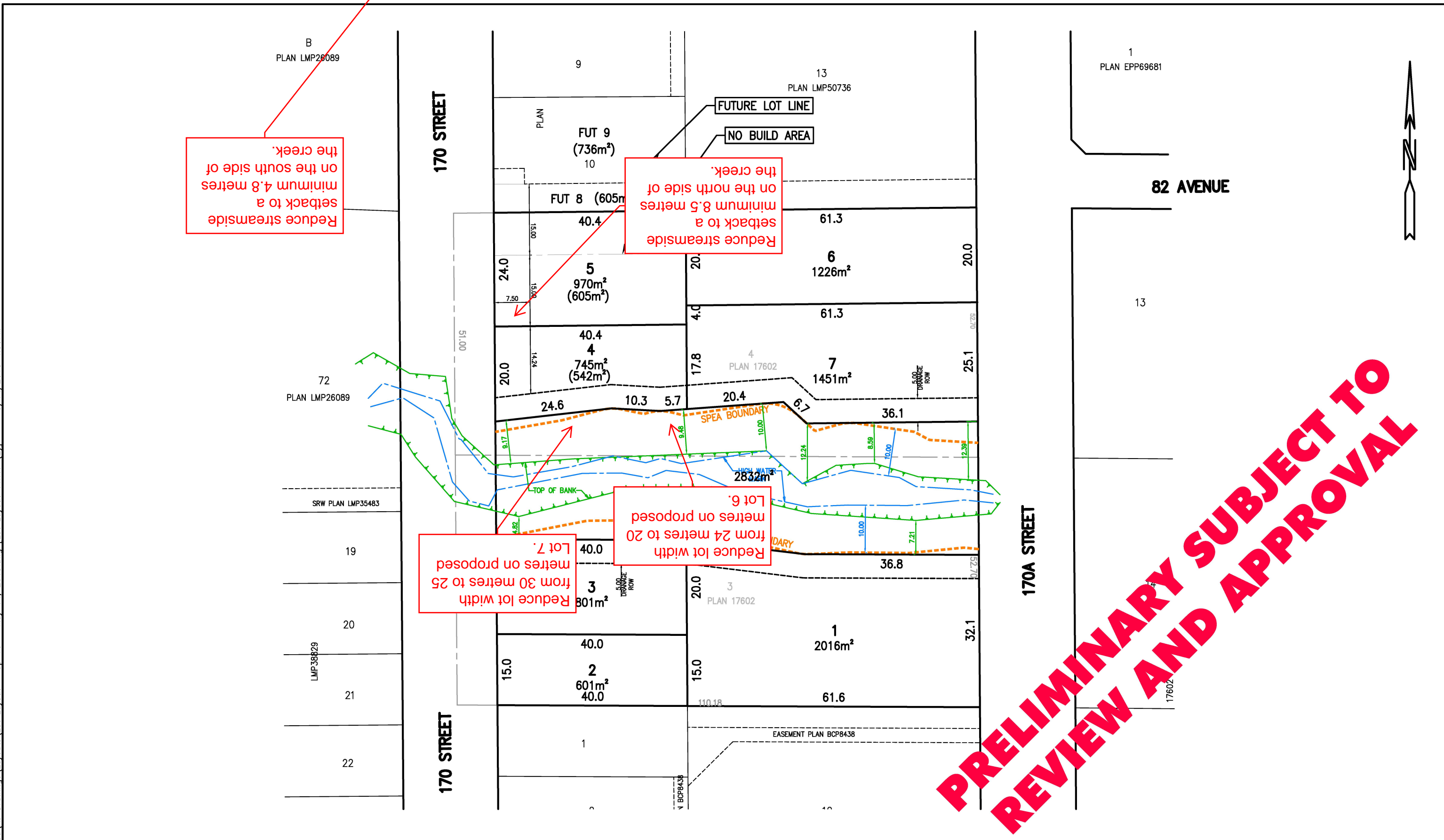
G:\Projects\16097.psc\A0 Drawings\Layouts\Lot Layout - Op 10 - May 14, 2018.dwg [Lot Layout 11x17 (2)] 5/14/2018 4:30PM

Reduce streamside setback to a minimum 4.8 metres on the south side of the creek.

Reduce streamside setback to a minimum 8.5 metres on the north side of the creek.

Reduce lot width from 30 metres to 25 metres on proposed Lot 7.

Reduce lot width from 24 metres to 20 metres on proposed Lot 6.



**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

CLIENT:	PROJECT: 8173 & 8143 170A STREET, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 16097	DATE: MAY 2018	LEGAL:	SCALE: 1:750 MUNICIPAL PROJECT No:
PRELIMINARY PLAN - SUBJECT TO APPROVAL (S/F/O) FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

**Hub Engineering Inc.**  
 Engineering and Development Consultants  
 Member PACIFIC LAND GROUP  
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

May 15, 2018  
Hub File: 16097-A3

City of Surrey  
Planning & Development Department  
13450 104<sup>th</sup> Avenue  
Surrey, BC  
V3T 1V8

Attn: Leita Martin, M.E.Des., MCIP, RPP

**Re: 7915-0181-00 – DVP Rational for Reduced Lot Widths for 8143/8173 170A Street, Surrey, BC**

This letter is to request the city review and accept a DVP application for reduction of lot widths for proposed Lot's 6 and 7.

Our request for lot width variances are as follow:

- Lot 6 - reduce minimum lot width from 24 metres (79 ft.) to 20 metres (66 ft.) for proposed RH-G Zone.
- Lot 7 - reduce minimum lot width from 30 metres (100 ft.) to 25 metres (82 ft.) for proposed RH-G Zone.

We are requesting the above noted proposed lot width reductions due to an existing watercourse which runs west to east between these two properties. The required setbacks as outlined by the project Environmental consultant results in this adversity which does not allow for standard lot widths for Lot's 6 and 7 at this proposed development. We note, both lots meet the zoning lot area and depth for the RH-G.

It is further noted, the OCP allows for six lots but due to the watercourse only three lots are achieved and even these three lots need at least two lot width variances.

Your consideration for this proposed lot width reductions is greatly appreciated.

Yours truly,

**Hub Engineering Inc.**



Jakub Czoch, B. Eng., EIT



Travjit Johal <travjit@mortisegroup.com>

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## 8143 /8173 170 A St - Rationale to Variance

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**Mike Kompter** <mgk@hub-inc.com>  
To: Travjit Johal <travjit@mortisegroup.com>

Wed, Sep 27, 2017 at 5:02 PM

Hi TJ,

See below.

1. At 30m there is no land left to build/develop
2. Project started before new bylaw
3. Upstream setback appears to be 15m
4. Downstream setback appears to be 15m
5. Enhancing stream corridor
6. Ex houses appear to be within 30m

You can add any other thoughts.

**Mike Kompter, B.A.Sc., M.A.Sc., P, Eng.**

## *Hub Engineering Inc.*

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Engineering and Development Consultants

t 604.572.4328 #200 | f 604.501.1625 | mgk@hub-inc.com | www.hub-inc.com

Suite 212, 12992 - 76 Avenue, Surrey British Columbia, V3W 2V6

**From:** Travjit Johal [mailto:travjit@mortisegroup.com]  
**Sent:** September-27-17 3:45 PM  
**To:** Mike Kompter <mgk@hub-inc.com>  
**Subject:** 8143 /8173 170 A St - Rationale to Variance

Hi Mike,

Just a reminder about the rationale that we talked about yesterday about the set back requested.