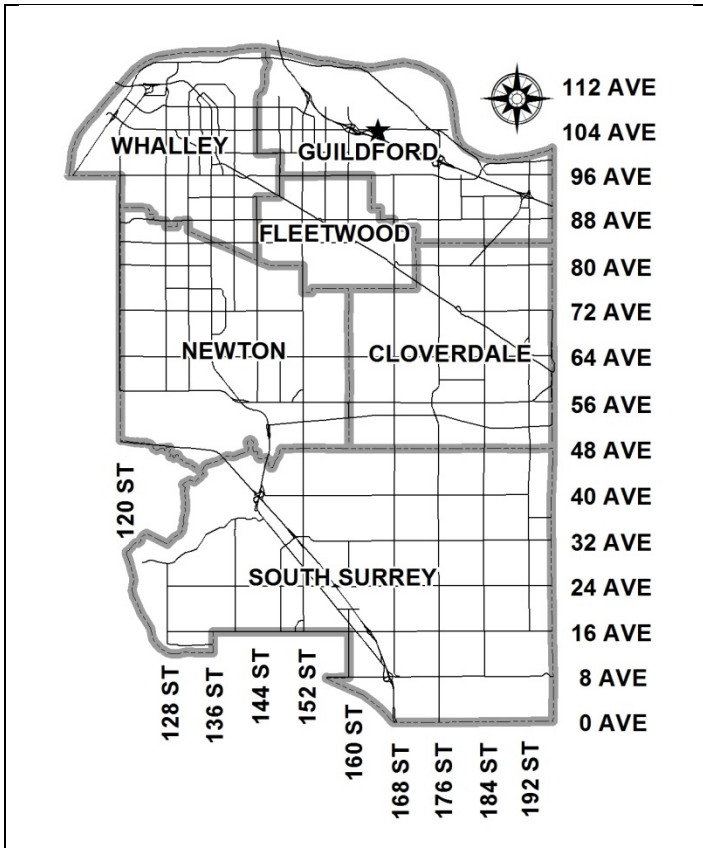


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0576-00

Planning Report Date: June 25, 2018



PROPOSAL:

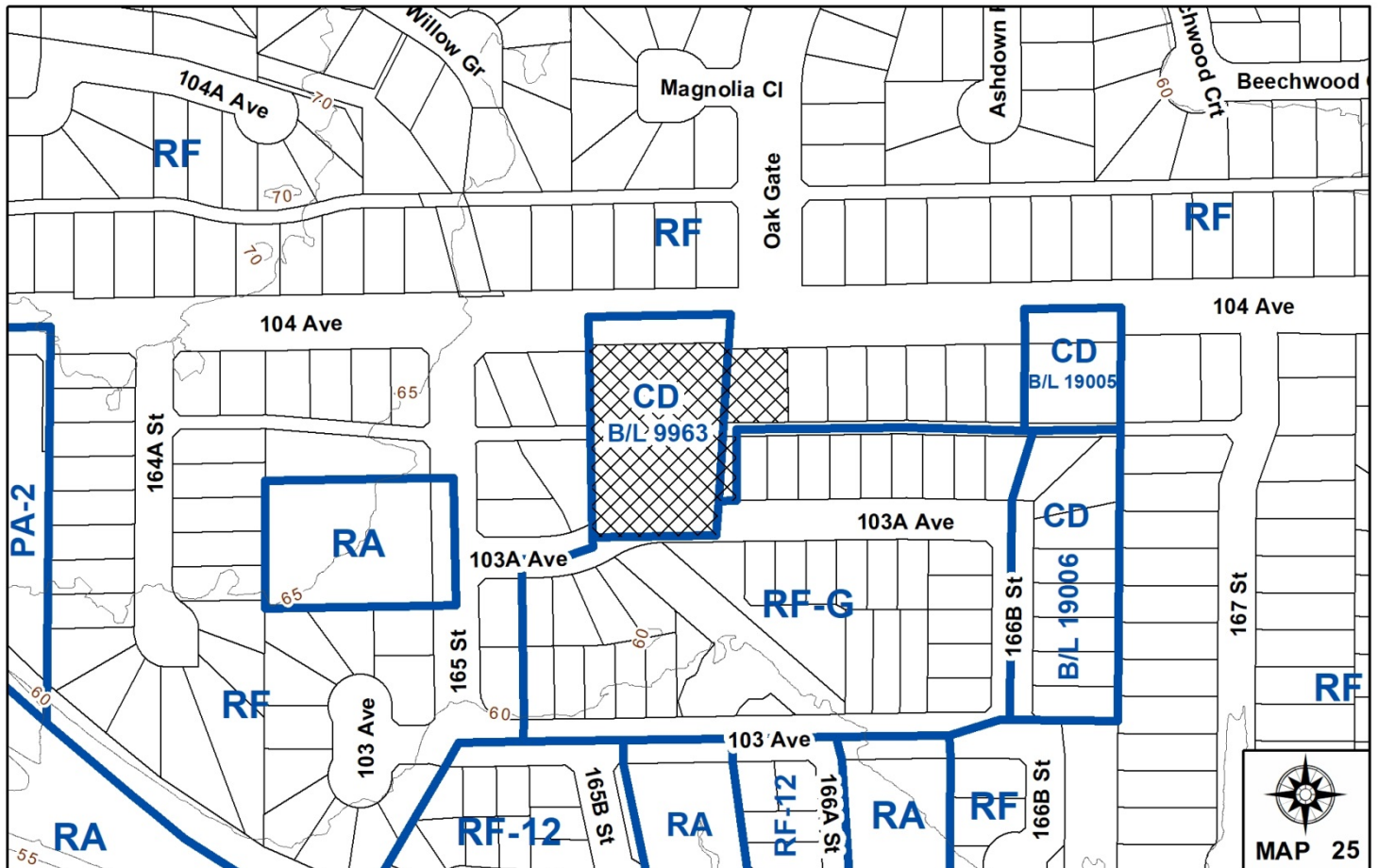
- **Rezoning** from CD (By-law No. 9963) and RF to CD (based on RF-G) and RF

to allow subdivision into 9 single family lots and 1 park lot.

LOCATION: 16580 and 16612 - 104 Avenue

ZONING: CD

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Introduction of 2 By-laws and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Urban Designation.
- The applicant has demonstrated support for the proposal from the Fraser Heights Community Association (FHCA).
- The proposed density and building form are appropriate for this part of Fraser Heights.
- The proposed subdivision is consistent with the concept plan under Development Application No. 7914-0322-00, which received Final Adoption on January 22, 2018 and provided right-of-ways for lane and road construction through the subject site.
- The applicant has volunteered a contribution of 15% cash-in-lieu of open space in support of the RF-G type lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of 16580 – 104 Avenue shown as Block A on the Survey Plan attached in Appendix I from "Comprehensive Development Zone (By-law No. 9963)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. A By-law be introduced to rezone the portion of 16580 – 104 Avenue shown as Block B on the Survey Plan attached in Appendix I from "Comprehensive Development Zone (By-law No. 9963)" to "Comprehensive Development Zone (CD)" and the portion of 16612 – 104 Avenue shown as Block C on the Survey Plan attached in Appendix I from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) approval from Kinder Morgan (Trans Mountain);
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) the applicant address the 15% open space requirement associated with gross density type lots, to the satisfaction of the Planning and Development Department;
 - (g) 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;
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (i) completion of the sale of the southwest portion of the subject site encumbered by a Kinder Morgan right-of-way (proposed Lot 10) to the City for future parkland; and
 - (j) discharge of a Section 219 Restrictive Covenant for "no-build" currently registered on a portion of the subject property located at 16612 104 Avenue.

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:**

5 Elementary students at Bothwell Elementary School
2 Secondary students at Fraser Heights School

Appendix IV

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by the summer of 2019.

Parks, Recreation & Culture: Parks will accept 5% cash-in-lieu of the parkland dedication requirement for proposed RF lots and 15% cash-in-lieu of open space for proposed RF-G type lots. Parks supports the acquisition of the portion of the subject property encumbered by a Kinder Morgan right-of-way for parkland (proposed Lot 10). The applicant has offered a park amenity contribution of \$4,000 (\$500 per new lot) to address parks concerns about increased pressure on park amenities in the area, as the site lies outside of a secondary plan area.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted by MOTI for 1 year.

Kinder Morgan (Trans Mountain) Kinder Morgan requests that a fee simple lot be created for land to be acquired by the City for parkland, which is encumbered by the Kinder Morgan right-of-way.

SITE CHARACTERISTICS

Existing Land Use: Vacant (demolition of a single family dwelling and green house structures was finalized on April 18, 2018).

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 104 Avenue):	Single family dwellings	Urban	RF
East:	Single family dwellings under construction created through Development Application 14-0322-00	Urban	RF and RF-G
South:	103A Avenue, single family dwelling, Fraser Heights Greenway and City park under construction, created through Development Application 14-0322-00	Urban	RF-G
West:	Single family dwelling, Fraser Heights Greenway and City park under construction created through Development Application 14-0322-00	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is located on the south side of 104 Avenue, east of 165 Street in Fraser Heights. The site is surrounded on three sides by vacant land undergoing construction of single family homes, parkland, and lane and roads that were authorized under Development Application No. 7914-0322-00. This earlier development application, which received Final Adoption on January 22, 2018, created parkland and 58 single family lots, including RF, RF-G and CD (based on RF). (Appendix VIII)

- The subject site comprises two lots. 16580 104 Avenue is regulated by Comprehensive Development By-law No. 9963, which permits a single family residence and retail nursery. 16612 104 Avenue is zoned "Single Family Residential Zone (RF)" and was created under Development Application No. 7914-0322-00 as a "hooked" lot that is encumbered by a Restrictive Covenant for "no-build" until future consolidation with 16580 104 Avenue.
- The municipal rights-of-way were registered under Development Application No. 7914-0322-00 for the alignment of 103A Avenue and lane through the subject site. 103A Avenue and the lane will be constructed under 7914-0322-00, but dedication of these right-of-ways will be a condition of this current application.

Current Proposal

- The subject site is approximately 0.59 hectare (1.46 ac.) in area and fronts onto 104 Avenue. The applicant is proposing to rezone the site in order to create 6 lots zoned "Single Family Residential Zone (RF)" and 3 lots zoned "Comprehensive Development Zone (CD)" based on the "Single Family Residential Gross Density Zone (RF-G)". Five of the proposed RF lots would front 104 Avenue and 1 would front 103A Avenue at the western portion of the subject site, next to City parkland. The proposed CD lots would front 103A Avenue and be adjacent to existing lots zoned RF-G.
- Parks staff support acquisition of the undevelopable southwest portion of the subject property that is encumbered by a Trans Mountain right-of-way for parkland, in order to complete the greenbelt through which a multi-use-path under construction passes. The applicant will provide 5% cash-in-lieu of parkland dedication for the proposed new RF lots and has volunteered 15% cash-in-lieu of open space for the proposed CD lots to address the open space requirements of these RF-G type lots.

Comprehensive Development Zone (CD)

- The proposed CD By-law to regulate proposed Lots 6, 7 and 8 is generally based on the RF-G Zone, with modifications to require larger lot sizes and widths as a transition to the RF Zone and to allow a slightly reduced depth due to the proposed road alignment of 103A Avenue. The proposed CD Zone also eliminates the 15% open space dedication requirements of the RF-G Zone and instead the applicant has volunteered a 15% cash-in-lieu of open space contribution to address this requirement. The RF-G type lots will match the RF-G lots under construction to the east and south. Parks staff have advised that no additional parkland other than acquisition of the encumbered triangle for widening of the greenway is needed, and as such a CD Zone based on the RF-G Zone with cash-in-lieu rather than physical open space is deemed to have merit.

- The following table provides a comparison of the RF-G Zone to the proposed CD Zone:

	RF-G Zone	Proposed CD By-law
Unit Density	18.5 dwelling units per hectare (7.5 upa)	26 dwelling units per hectare (10.0 upa)
Subdivision (Lot Size)	<u>Standard:</u> Lot size: 370 sq.m. (4,000 sq.ft.) Lot width: 12 m. (40 ft.) Lot depth: 28 m. (92 ft.) <u>Permissible Reduction:</u> Lot size: 325 sq.m. (3,500 sq.ft.) Lot width: 10.5 m. (34 ft.) Lot depth: 28 m. (92 ft.)	Lot size: 390 sq.m. (4,198 sq.ft.) Lot width: 13.5 m. (44 ft.) Lot depth: 27.5 m. (90 ft.)

- The CD Zone will facilitate home construction identical to that permitted in the RF-G Zone.

Building Design Guidelines and Lot Grading

- Mike Tynan of Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Design Guidelines. The west, east and south sides of the subject site are surrounded by new development. Consequently, design guidelines for the subject site will be consistent with the design regulations for completed Development Application No. 7914-0322-00. The design guidelines will create homes in a "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible form of "West Coast Contemporary", or other compatible style as determined by the design consultant. The homes will meet current design standards, which include the proportionally correct allotment of mass between various street facing elements, balanced distribution of mass within the front facade, style-authentic design, and a high trim and detailing standard. A summary of the design guidelines is attached (Appendix V).
- A preliminary lot grading plan was submitted by Aplin & Martin Consultants. The grading plan was reviewed by staff and found to be generally acceptable. Basements are proposed for all 9 lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed the applicant's final engineering drawings.

CONSULTATION AND PRE-NOTIFICATION

- The applicant met with members of the Fraser Heights Community Association on April 11, 2018. No objections were raised to the development concept.
- Pre-notification letters were sent on May 15, 2018, and a Development Proposal Sign was installed. No responses were received from neighbouring residents.

TREES

- Kelly Koome, ISA Certified Arborist of van der Zalm & Associates 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Flowering Cherry	3	3	0
Total (excluding Alder and Cottonwood Trees)	3	3	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		27	
Total Retained and Replacement Trees		27	

- The Arborist Assessment states that 3 City trees, all Flowering Cherry, are proposed for removal due to roadway improvements. There are no other existing protected trees.
- The applicant is proposing a total of 27 replacement trees, meeting Tree Protection By-law requirements for 3 trees per new RF and RF-G type lots.

SUSTAINABLE DEVELOPMENT CHECKLIST

- The applicant prepared and submitted a sustainable development checklist for the subject site on June 14, 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• Located within an Urban Infill area with existing single family homes.
2. Density & Diversity (B1-B7)	• Houses will have secondary suites to provide market rental housing.
3. Ecology & Stewardship (C1-C4)	• Exceeds the required 2-1 tree replacement ratio and meets the required 3 replacement trees for each RF and RF-G type lot.
4. Sustainable Transport & Mobility (D1-D2)	• Added parkland for the widening of a greenway with a multi-use path.
5. Accessibility & Safety (E1-E3)	• CPTED principles incorporated and parkland added for outdoor community gathering spaces.
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• Consultation with Fraser Heights Community Association.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential), Project Data Sheets and Survey Plan
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Tree Preservation Summary Table and Preservation/Replacement Plan
- Appendix VII. Proposed CD By-law
- Appendix VIII. Hyperlink to Planning Report 7914-0322-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

HC/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF and CD (based on RF-G)

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	1.46	
Hectares	0.59	
NUMBER OF LOTS		
Existing	2	
Proposed	6 RF and 3 CD (based on RF-G)	
SIZE OF LOTS		
	RF	CD based on RF-G
Range of lot widths (metres)	15.5 to 17.3 m	13.9 to 14.0 m
Range of lot areas (square metres)	560 to 571 sq m	390 to 391 sq m
DENSITY		
	RF	CD based on RF-G
Lots/Hectare & Lots/Acre (Gross)	15.7 uph / 6.4 upa	17.6 uph / 6.8 upa
Lots/Hectare & Lots/Acre (Net)	18.2 uph / 7.2 upa	25.6 uph / 10.4 upa
SITE COVERAGE (in % of gross site area)		
	RF	CD based on RF-G
Maximum Coverage of Principal & Accessory Building	40%	45%
Estimated Road, Lane & Driveway Coverage	10%	10%
Total Site Coverage	50%	55%
PARKLAND		
Area (square metres)	114 sq m	
% of Gross Site	2%	
Required		
PARKLAND		
Money in lieu required and volunteered	YES - 5% for RF and 15% for CD	
TREE SURVEY/ASSESSMENT		
	YES	
MODEL BUILDING SCHEME		
	YES	
HERITAGE SITE Retention		
	NO	
FRASER HEALTH Approval		
	NO	
DEV. VARIANCE PERMIT required		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
 REZONING BYLAW NO. _____ OF LOT 7 PLAN 45831
 AND PART OF LOT 8 PLAN EPP69708 BOTH OF
 SECTION 25 B5N R1W NEW WESTMINSTER DISTRICT**

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

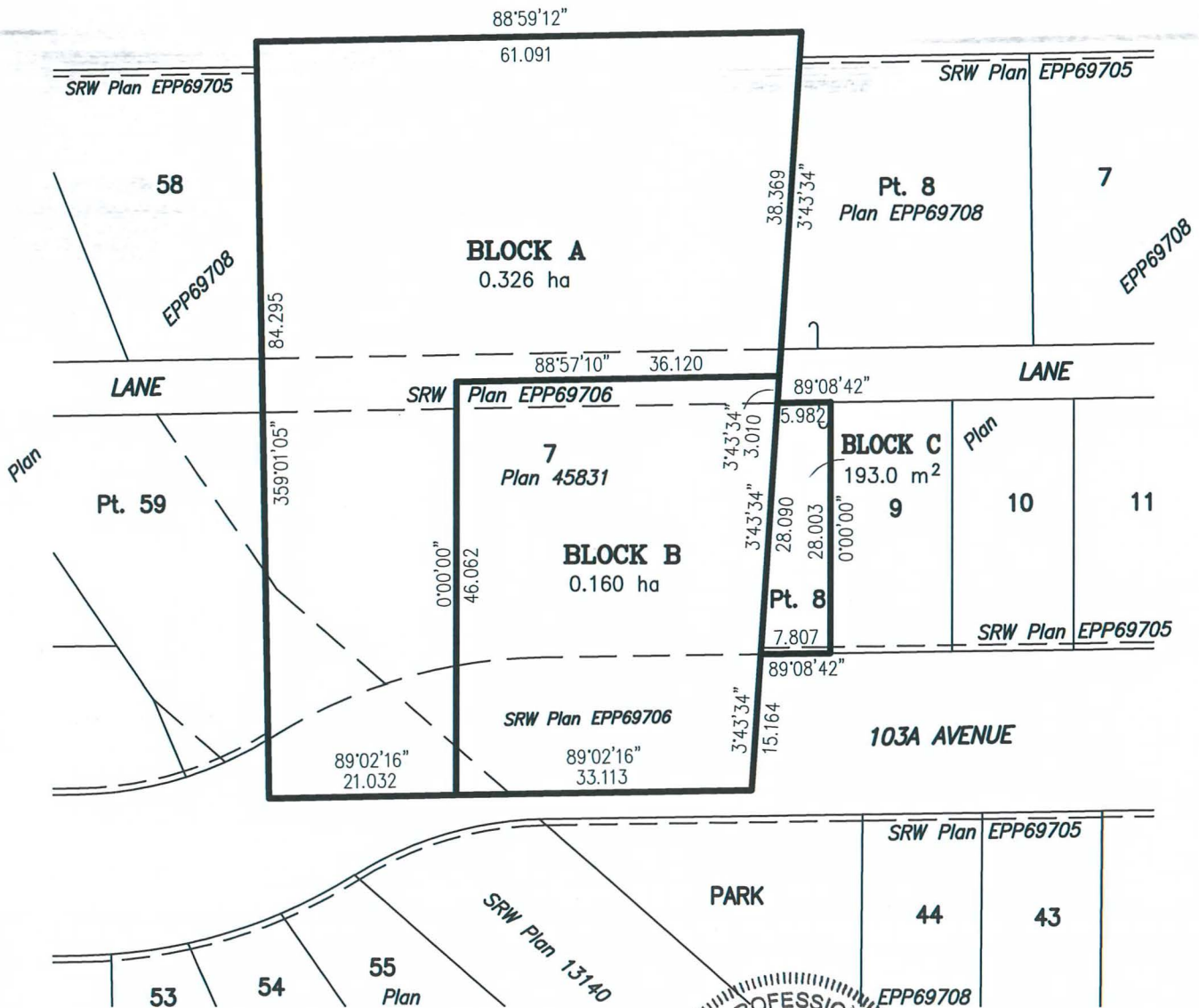
0 10 20 30 40 50 m



SCALE - 1 : 750

All distances are in metres

104 AVENUE



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
 File: 5492-ZONING-14






Certified correct to survey dated
 this 12th day of June, 2018.

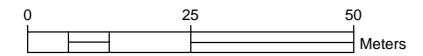
Sean Costello, B.C.L.S.

This plan lies within the Metro Vancouver Regional District

Qualico Developments Inc.
 Single Family Subdivision Completion
 16580 & 16612 104 Ave Surrey, BC

SUBDIVISION CONCEPT

-  RF
-  CD (Based on RF-G)
-  Undevelopable Park Dedication



LEGAL DESCRIPTION
 PID: 004-681-746
 PID: 030-383-374

GROSS SITE AREA
 0.59 hectares / 1.46 acres (approx.)

NET SITE AREA
 RF:
 0.33 hectares / 0.83 acres (approx.)
 CD (Based on RF-G):
 0.12 hectares / 0.29 acres (approx.)

EXISTING DESIGNATIONS
 Zoning: CD (Bylaw 9963)
 NCP: N/A
 OCP: Urban

PROPOSED DESIGNATIONS
 Zoning: RF, CD (Based on RF-G)
 NCP: N/A
 OCP: Urban

LOT YIELD
 Existing Number of Lots: 2
 Proposed Number of Lots: 9 + 1 Park Lot

NET DENSITY
 RF: CD (Based on RF-G):
 6 Lots 3 Lots
 18.2 uph / 7.2 upa 25.0 uph / 10.3 upa



NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jun 07, 2018** PROJECT FILE: **7817-0576-00**

RE: **Engineering Requirements
Location: 16580 and 16612 104 Avenue**

REZONE/SUBDIVISION

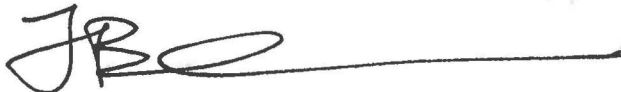
Property and Right-of-Way Requirements

- Dedicate 2.808 m along 104 Avenue for the ultimate 30.0 m Arterial Road Standard.
- Dedicate necessary lands for 103A Avenue to achieve the ultimate 18.0 m Through Local Road Standard.
- Dedicate 6.0 m lane.
- Provide a 0.5 m SRW along the frontages of 104 Avenue and 103A Avenue.

Works and Services

- Ensure grading at the property line along 104 Avenue is within +/- 300mm of the centreline elevation.
- Construct 103A Avenue to the 18.0 m Through Local Road Standard.
- Construct a 6.0 m lane.
- Construct 6.0 m concrete driveway letdowns for all lots except lots 1 through 5 which are required to take access via the lane.
- Provide on-site storm water management features to control post development runoff.
- Provide water, storm and sanitary mains to service the development.
- Provide storm, water, and sanitary service connections to each lot.
- Register applicable restrictive covenants as determined through detailed design.
- Provide a copy of the Kinder Morgan Permit to allow for the construction of the works and services.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.
Development Engineer

CE4



Planning May 18, 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.

Ten-year enrolment projections at Bothwell Elementary currently show a trend of slow and steady growth. As of September 2017, their operating capacity was 66% and it is expected to grow to 149% by 2027. This growth is attributed to the increased density being considered along the bluff to the north of Highway 17 (South Fraser Perimeter Road). Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time.

Fraser Heights Secondary is currently operating at 117% capacity. As it serves all the elementary schools located to the north of Highway 1, consideration is being given to submit as part of a future capital plan an addition to the secondary school to support this growth.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0576 00

SUMMARY

The proposed 9 Single family with suites are estimated to have th on the following schools:

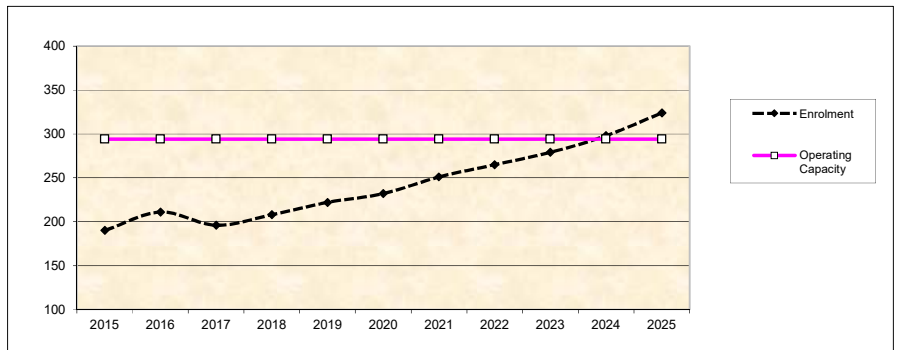
Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

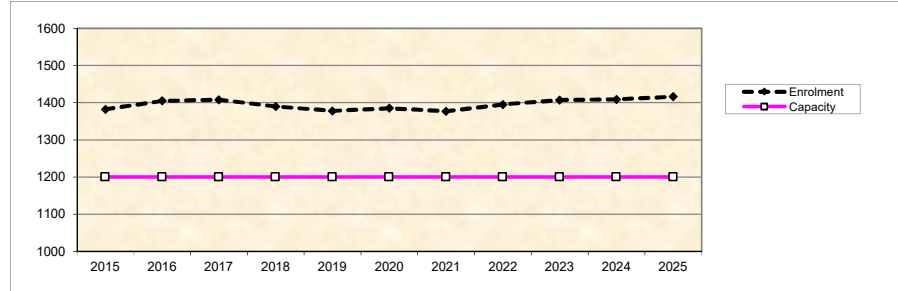
September 2017 Enrolment/School Capacity

Bothwell Elementary	
Enrolment (K/1-7):	23 K + 173
Operating Capacity (K/1-7)	38 K + 256
Fraser Heights Secondary	
Enrolment (8-12):	1408
Capacity (8-12):	1200

Bothwell Elementary



Fraser Heights 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.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0576-00
Project Location: 16580 and 16624 - 104 Avenue, 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, which fronts 104 Avenue, is surrounded on the west, east, and south sides by a new development, Surrey project 14-0322-00; a 58 lot urban development including RF, RF-G, and CD (based on RF) zones. The area encompassing the 58 lot site is now void of structures and the site has been cleared of vegetation other than trees to be retained. There is no housing stock to evaluate in this area in the 16500 and 16600 blocks on the south side of 104 Avenue. The emerging (future) character area is best described by homes implied by building scheme regulations for project 14-0322-00.

West of 165 Street, on the south side of 104 Avenue are four homes less than 15 years old, constructed under regulations for Surrey project 03-0020-00. These homes are 3000 sq.ft. "Neo-Traditional" style Two-Storey homes. Massing designs are mid-scale, with proportionally consistent, well balanced, architecturally interesting projections. These homes have 8:12 roof slopes, and are configured with a main common hip roof and several street-facing common gable projections articulated with battens over Hardipanel or wood wall shingles. The homes are clad with vinyl at the sides and rear and horizontal Hardiplank and stone at the front. Trim and detailing standards are high. Landscapes are average to above-average. These homes provide good context for the subject site.

Homes in the 16500 and 16600 blocks on the north side of 104 Avenue are 2600-3000 sq.ft. Two-Storey type or are 1400-1600 sq.ft. Bungalows. There are a variety of modern urban (1980's) styles. Massing designs range from low-scale Bungalows, to mid-scale, to high scale, including one Two-Storey home with an exaggerated two storey high front entrance portico. Massing designs do not meet post year 2016 design standards and so these homes are not recommended to provide specific context at the subject site. Garages are all located at the rear due to the arterial status of 104 Avenue. Roof slopes range from 4:12 to 7:12. Roof surfaces include asphalt shingles and one red metal standing seam roof. Homes have either stucco or vinyl cladding and most homes have a masonry stone accent.

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

- 1) **Context Homes:** There are a few homes in this area including 16496, 16506, and 16522 - 104 Avenue, and 10399 - 165 Street that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF and RF-G zone subdivisions now meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF and RF-G zoned subdivisions, rather than to emulate specific components of the aforesaid context homes. New homes should also be consistent with regulations contained in the building scheme for the surrounding site identified as Surrey project 14-0322-00
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional", "Neo-Heritage", and compatible styles including compatible manifestations of the "West Coast Contemporary" style as determined by the consultant that provide a style bridge between old urban and modern urban. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** Home types found in the immediate area include Two-Storey and Bungalow, 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 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 two 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.
- 7) **Roof surface :** Roof surfacing materials have been used in this area include shake profile asphalt shingles, and standing-seam metal. 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. 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. These regulations are similar to those of the surrounding site, 14-0322-00
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 7:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 7:12 slope may be required to meet maximum height as specified in the RF and RF-G bylaws. A provision is also recommended to allow slopes less than 7:12 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 subject site is surrounded on the west, east, and south sides by recently cleared land to allow the development of Surrey project 14-0322-00. West of the site are 3000 sq.ft. "Neo-Traditional" Two-Storey homes less than 15 years old. These are well balanced, proportionally consistent homes with desirable mid-scale massing characteristics, designed and finished to a high modern urban standard. North of the site (north side of 104 Avenue) are a variety of homes from the 1980s, including Bungalows in the 1400 - 1600 sq.ft. size range and Two-Storey homes in the 2600 - 3000 sq.ft. size range. All homes in this area have a shake profile asphalt shingle roof other than one home with a red metal standing seem roof. Wall cladding materials include stucco, vinyl, cedar, and masonry. Landscape standards range from modest to average quality given the era of construction.

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 are homes in this area that could be considered to provide acceptable architectural context including 16496, 16506, and 16522 - 104 Avenue, and 10399 - 165 Street. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2016) RF and RF-G zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF and RF-G zoned subdivisions, rather than to specifically emulate the aforesaid two context homes. New homes should also integrate seamlessly with new homes implied by building scheme regulations for the surrounding site 14-0322-00.

Exterior Materials/Colours: Stucco, Cedar, Vinyl, Fibre-Cement Board, 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 (consistent with 14-0322-00). “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, 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.

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: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: March 15, 2018

Reviewed and Approved by:  Date: March 15, 2018



van der Zalm + associates inc.

**Table 2 Tree
Preservation
Summary**

Address: 16580 104th Avenue, Surrey, B.C.

Registered

Arborist: Kelly Koome

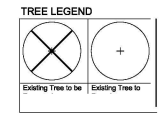
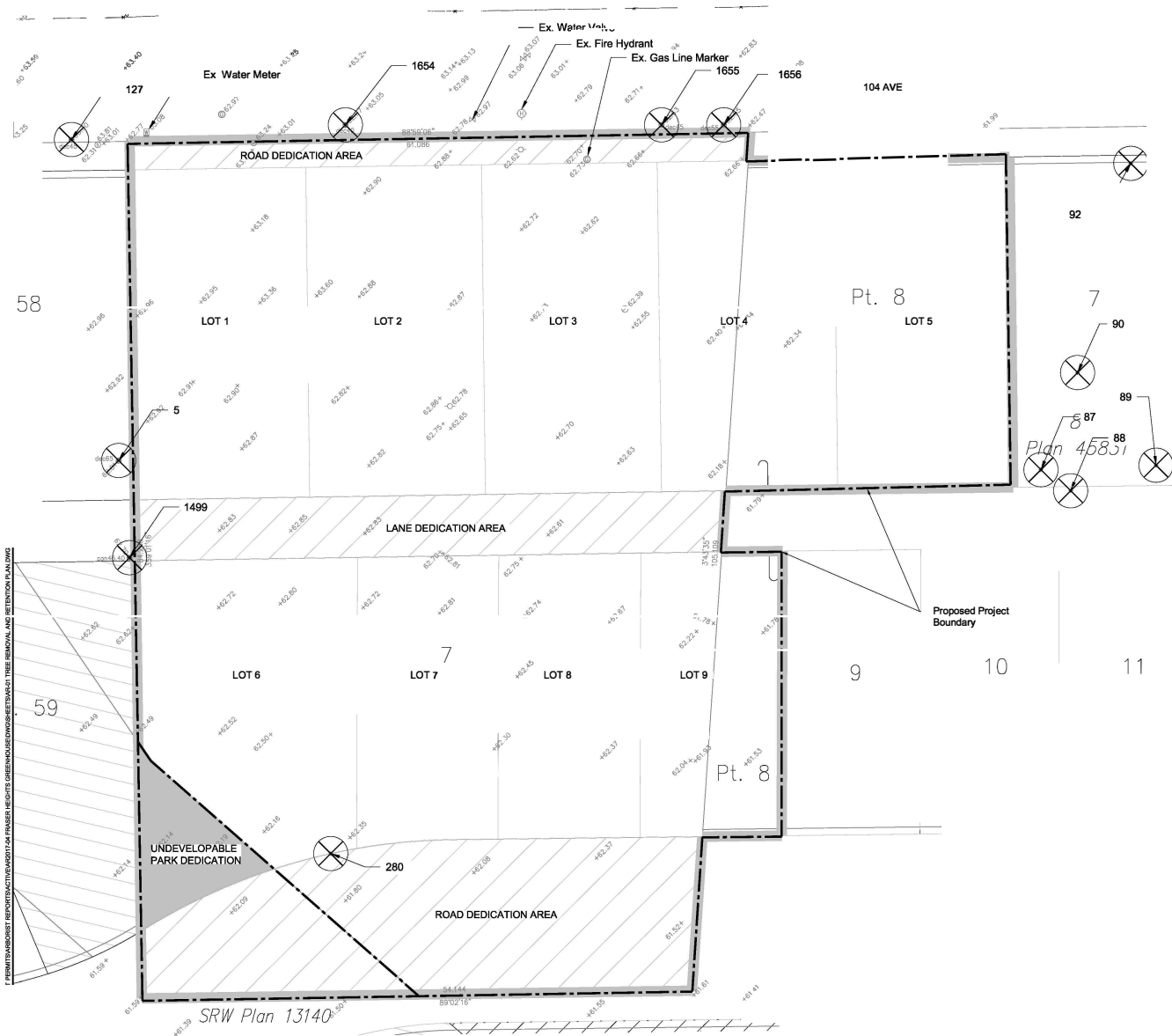
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	3
Protected Trees to be Removed	3
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{0}{0} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\frac{3}{3} \times \text{two (2)} = 6$	6
Replacement Trees Proposed (9 new lots with 3 replacement trees per lot = 27 required replacement trees)	27
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{0}{0} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\frac{0}{0} \times \text{two (2)} = 0$	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0
Protected Off-Site Trees to be Retained	0

Summary, report and plan prepared and submitted
by:

(Arborist)

Jun 20, 2018

NOTE: Trees #5, 87, 88, 89, 90, 92, 127, 280, 1499 were removed under development application #14-0322. Trees #1654, 1655, 1656 were not and therefore reflected in this report's Replacement Tree Summary Table 2 & Summary of Tree Preservation by Tree Species Table 3



- Note:**
1. Contact Arborist (Kelly Koome, 604 882 0024, kkoome@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ)
 2. Read this plan together with the arborist report prepared by Kelly Koome dated July 12th, 2017, and updated Jun 20, 2018.
 3. Trees #5, 87, 88, 90, 92, 127, 280, 1499 were removed under development application #14-0322.

No.	By:	Description	Date
5	MW	Issue for Subdivision	Apr. 17, 2018
4	LJ	Issue for Subdivision	Apr. 9, 2018
3	LJ	Issue for Subdivision	Feb. 07, 2018
2	FW	Issue for Subdivision	July 12, 2017
1	DV	Issue for Subdivision	June 30, 2017

REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
Fraser Heights Development

Location:
16580 - 104 Avenue,
Surrey, BC

Stamp:

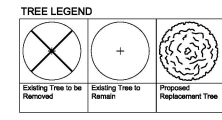
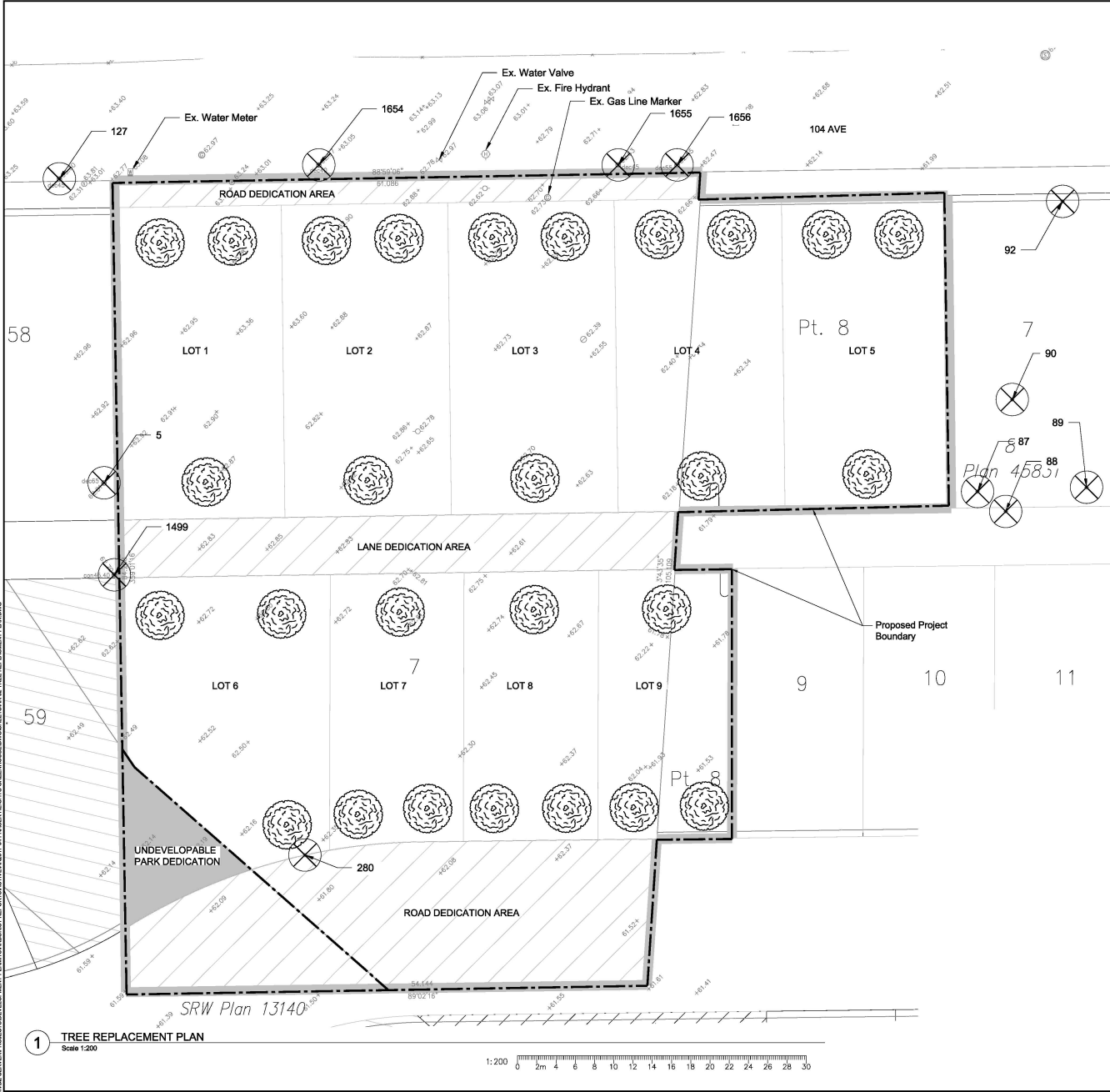
Original Sheet Size:
24"x36"

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS AND PROVISIONS ARE THE EXCLUSIVE PROPERTY OF THE CLIENT AND SHALL BE FOLLOWED BY THE CONTRACTOR FOR THIS WORK. ALL DESIGN AND/OR MATERIALS DIMENSIONS MUST NOT BE PASSED FOR CONSTRUCTION UNLESS LABELED OTHERWISE.

1 TREE REMOVAL AND RETENTION PLAN
 Scale 1:200



Drawing Title: TREE REM L AND RETENT ON N
 Drawing #: AR2017-04
 Drawing #: AR-01



- Note:**
- Contact Arborist (Kelly Koome, 604 882 0024, kkoome@vdz.ca) for inspection 72 hrs prior to any grading or excavation within the tree protection zone. (typ)
 - Read this plan together with the arborist report prepared by Kelly Koome dated July 12th, 2017, and updated Jun 20, 2018.
 - Trees #5, 87, 88, 89, 90, 92, 127, 280, 1499 were removed under development application #14-0322.

No.	By:	Description	Date
8	LJ	Issue for Subdivision	June 20, 2018
7	LJ	Issue for Subdivision	June 15, 2018
6	MW	Issue for Subdivision	May 15, 2018
5	MW	Issue for Subdivision	Apr. 17, 2018
4	LJ	Issue for Subdivision	Apr. 9, 2018
3	LJ	Issue for Subdivision	Feb. 07, 2018
2	FW	Issue for Subdivision	July 12, 2017
1	DV	Issue for Subdivision	June 30, 2017

REVISIONS TABLE FOR DRAWINGS
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No.	By:	Description	Date
REVISIONS TABLE FOR SHEET			

Project:
Fraser Heights Development

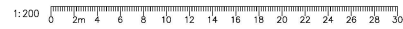
Location:
16580 - 104 Avenue,
Surrey, BC

Drawn: LJ	Stamp:
Checked: MW	
Approved: MVDZ	Original Sheet Size: 24"x36"

Scale:
1:200

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE CONSULTANT BEFORE PROCEEDING. ALL DIMENSIONS SHALL BE THE EXCLUSIVE PROPERTY OF THE CLIENT AND SHALL BE FURNISHED AT THE CLIENT'S RISK. THE WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY.

1 TREE REPLACEMENT PLAN
 Scale 1:200



THIS SHEET IS A PART OF THE PROJECT DRAWINGS. IT IS THE PROPERTY OF VAN DER ZALM + ASSOCIATES INC. AND IS NOT TO BE REPRODUCED OR USED FOR ANY OTHER PROJECT WITHOUT PERMISSION.

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 479 of the Local Government Act, R.S.B.C. 2015 c. 1, 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:

(a) FROM: COMPREHENSIVE DEVELOPMENT ZONE (CD)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 004-681-746

Lot 7 Section 25 Block 5 North Range 1 West New Westminster District Plan 45831 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 12th day of June, 2018, containing 0.160 hectare, called Block B

Portion of 16580 - 104 Avenue

(b) FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 030-383-374

Lot 8 Section 25 Block 5 North Range 1 West New Westminster District Plan EPP69708 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 12th day of June, 2018, containing 193.0 square metres, called Block C

Portion of 16612 - 104 Avenue

(hereinafter both 1.(a) and (b) shall be 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 single family housing on small *urban lots*.

B. Permitted Uses

The *Lands* and *structures* shall be used only for one *single family dwelling*, which may contain 1 *secondary suite*, on each *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision, the maximum *unit density* shall not exceed 26 *dwelling units* per hectare [10 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K of this Zone.
2. (a) 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 areas used for parking, unless the covered parking is located within the *basement*;
 - 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 including garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:
 - (a) staircases;
 - (b) 19 square metres [200 sq. ft.]; and
 - (c) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

- (b) For *building* construction within a *lot*, the *floor area ratio* shall not exceed 0.60, provided that, of the resulting allowable floor area, 28 square metres [300 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where an *accessory building* is greater than 5 square metres [50 sq. ft.] in size that the area in excess of 5 square metres [50 sq. ft.] shall be included as part of the floor area for the purposes of calculating *floor area ratio*;
- (c) The maximum permitted floor area of a second storey for a *principal building* shall not exceed 80% of the floor area of the first storey including attached garage, but not including any portion of the *structure* located within 7.5 metres [25 sq. ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by a *setback* at the second storey level from the wall at the main floor level from either the front or side walls at the main floor level or a combination thereof; and
- (d) notwithstanding the above, the maximum allowable floor area shall be 260 square metres [2,800 sq.ft.].

E. Lot Coverage

The maximum *lot coverage* shall be 45%.

F. Yards and Setbacks

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

<i>Use</i>	<i>Setback</i>	<i>Front Yard*</i>	<i>Rear Yard**</i>	<i>Side Yard</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.2 m. [4 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.

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

- * The *front yard setback* may be relaxed at a lower floor level only to 5.5 metres [18 ft.] for a maximum of 50% of the length of the front of the dwelling for all portions of the dwelling excluding the garage. If 50% of the *building face* is *setback* 9 metres [30 ft.] from the *front lot line*, the *setback* to an attached garage whose main access doors face the fronting street may be relaxed to 6.7 metres [22 ft.], except that the *setbacks* for a garage whose main access doors face a *side yard* may be relaxed to 4.5 metres [15 ft.].

With the exception of a garage whose main access doors face a *side yard*, the minimum *front yard setback* of a garage or a carport which forms part of a *principal building* may be reduced to 5.5 metres [18 ft.], as long as at least 50% of the *front yard setback* of the *principal building* remains 7.5 metres [25 ft.] or more.

- ** 50% of the length of the rear *building face* may be *setback* a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building face* is *setback* 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 building:

- (a) The *building height* shall not exceed 9 metres [30 feet]; and
- (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].

2. Accessory buildings and structures: The *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 in accordance with 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 Sub-sections H.2 (a) and (b) shall not exceed 2.

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 car port, or on a parking pad;
 - (c) The total area surfaced or paved for a *driveway* shall be as follows:
 - i. Every *lot* may have one *driveway* with a uniform width of 6 metres [20 ft.] extending from the *lot line* to the garage, car port, or parking pad on the *lot*;
 - ii. The *driveway* width may be expanded provided that the total area of the *driveway* within the *front yard* or required *side yard* does not exceed 33% of the total area of the *front yard* or required *side yard* within which the *driveway* is located;
 - iii. Notwithstanding 3.(c) (ii) additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side *parking spaces*, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side *parking spaces* measured at the required *front yard setback* and is uniformly tapered over the required *front yard* to a width of 6 m [20 ft.] at the *front lot line*; and
 - (d) The number of vehicles parked in a *driveway* within the *front yard* or *side yard* shall not exceed two.
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* or within 1 metre [3 ft.] of the *side lot line*, except as follows:
 - (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended; and
 - (b) Adequate screening, as described in Section I.2 of this Zone is provided.

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. 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:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
390 sq. m. [4,197 sq. ft.]	13.5 metres [44 ft.]	27.5 metres [90 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-G 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.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge Bylaw, 2017, No. 19107, as may be amended or replaced from time to time, and the development cost charges shall be based on the RF-G Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 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

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NO. _____ OF LOT 7 PLAN 45831
AND PART OF LOT 8 PLAN EPP69708 BOTH OF
SECTION 25 B5N R1W NEW WESTMINSTER DISTRICT**

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

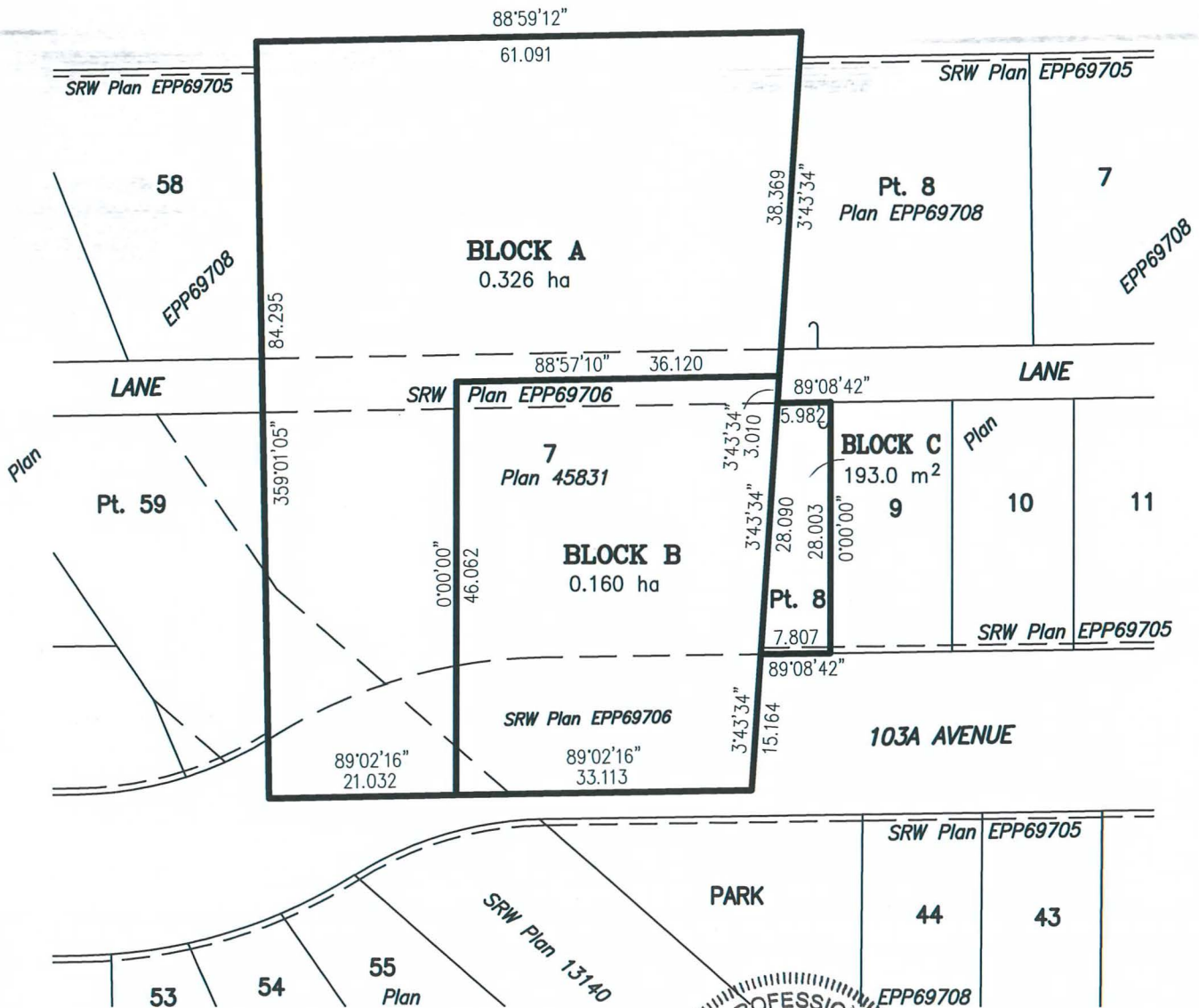
0 10 20 30 40 50 m



SCALE - 1 : 750

All distances are in metres

104 AVENUE



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
File: 5492-ZONING-14



Certified correct to survey dated
this 12th day of June, 2018.

Sean Costello, B.C.L.S.

This plan lies within the Metro Vancouver Regional District

City of Surrey
ADDITIONAL PLANNING COMMENTS

File: 7914-0322-00

Planning Report Date: November 21, 2016

PROPOSAL:

- **Rezoning** from RA to RF, RF-G, CD (based on RF) and CD (based on RF)
- **Development Variance Permit** to allow subdivision into 58 single family lots and park land/open space and to retain two existing houses.

LOCATION:

16624, 16646, 16660 and 16676 - 104 Avenue, 10368, 16575, 16587, 16615, 16647, 16665, 16668, and 16678 - Parkview Place; and portion of Parkview Place

OWNERS:

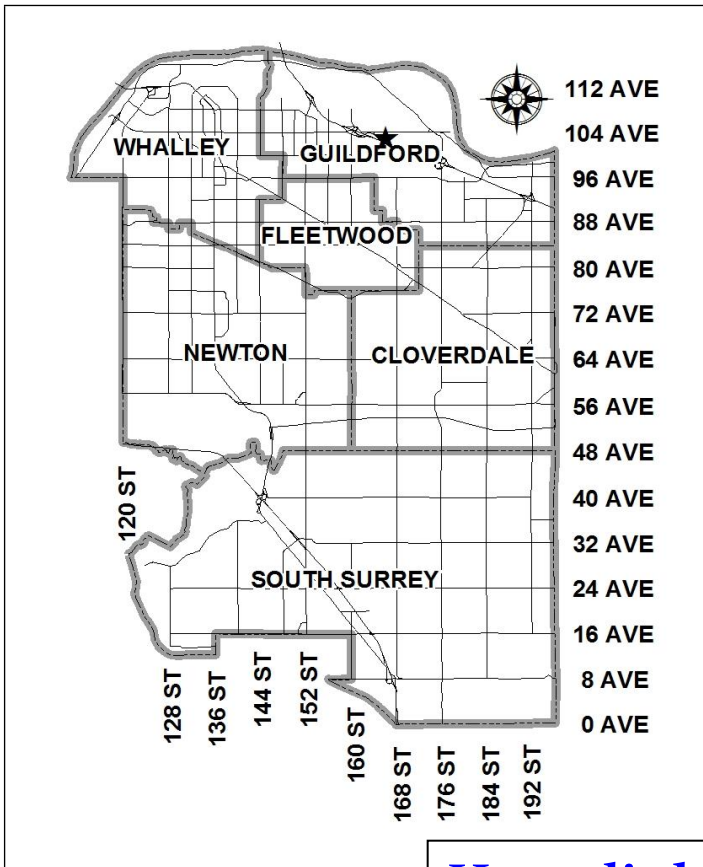
Qualico Developments (Vancouver) Inc. et al.

ZONING:

RA

OCP DESIGNATION:

Urban



[Hyperlink to Report 7914-0322-00 dated Nov. 21, 2016 \(click\)](#)

