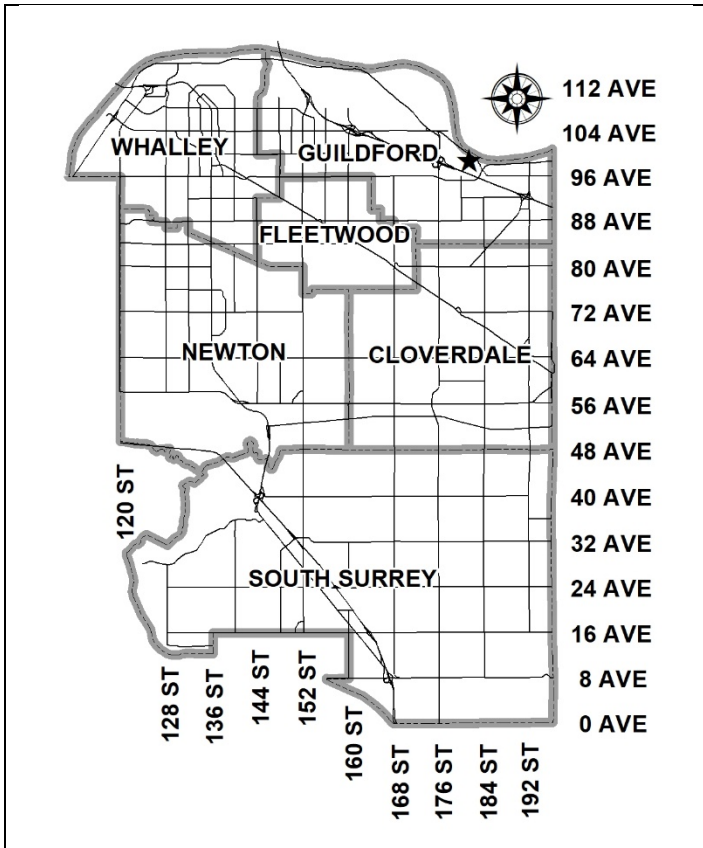


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0109-00

Planning Report Date: March 11, 2019



PROPOSAL:

- **NCP Amendment** of a portion of the site from "Suburban Residential 2 to 4 UPA gross" to "Single Family Residential 4-6 UPA"
- **OCP Amendment** for a portion of the site from Suburban to Urban
- **Rezoning** from RA to RF and RQ
- **Development Variance Permit**

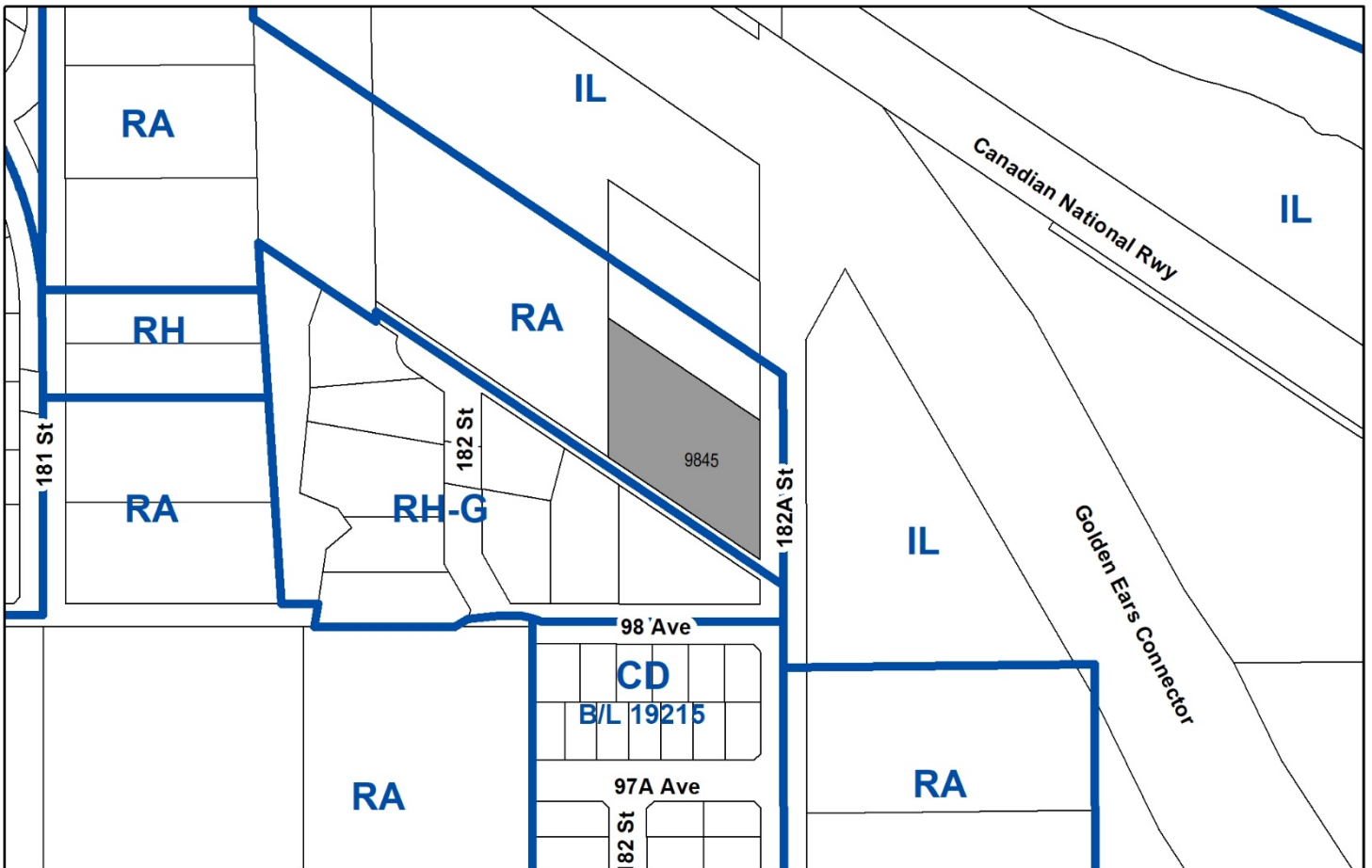
to allow subdivision into 4 single family lots.

LOCATION: 9845 - 182A Street

ZONING: RA

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential 2-4 UPA
 Gross and Landscape Buffer



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The eastern portion of the site does not comply with the "Suburban Residential 2 to 4 UPA gross" designation in the South Westminster NCP or the Suburban designation in the OCP.
- Proposed Lots 1 and 2 do not meet the lot width requirements of the RQ Zone.

RATIONALE OF RECOMMENDATION

- To the south of the subject site along the west side of 182A Street are 10 single family small lots (CD based on RF-13) and along the east side of 182A Street are lands designated for townhouses. The proposed RF Zone is an appropriate density transition zone on the eastern portion of the subject site.
- The proposed overall gross site density is 10 units per hectare (4 units per acre) which complies with the Suburban OCP designation and LAP designation.
- The proposed reductions to the RQ lot widths for proposed Lots 1 and 2 are supportable given the 50 metre (164 ft.) depth of these lots, which significantly exceeds the requirements of the RQ Zone. The proposed lot areas also exceed the minimum RQ requirement.

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. 7918-0109-00 from Urban to Suburban (Appendix VIII) 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 the portion of the subject site shown as Block A on the Survey Plan attached in Appendix I from "One-Acre Residential Zone" (RA) to "Quarter Acre Residential Zone (RQ)" and the portion of the subject site shown as Block B on the Survey Plan attached in Appendix I from "One-Acre Residential Zone" (RA) to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7918-0109-00 (Appendix X) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RQ Zone from 24 metres (79 ft.) to 18 metres (59 ft.) for proposed Lots 1 and 2.
5. 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) input from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized landscaping plan and landscaping cost estimate for a landscape buffer along the northern edge of the site to the specifications and satisfaction of the Planning and Development Department;
 - (f) provision of community benefit for proposed Lots 3 and 4, to satisfy the OCP Amendment policy for Type 2 applications.
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (i) registration of a Section 219 Restrictive Covenant for a landscaped buffer along the northern edge of the subject site and to alert owners to adjacent industrial lands and potential future noise associated with the industrial business; and
 - (j) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
6. Council pass a resolution to amend the South Westminster NCP to redesignate the eastern portion of the site (proposed Lot 3 and 4) from "Suburban Residential 2 to 4 UPA gross" to "Single Family Residential 4-6 UPA", as shown in Appendix VII, when the project is considered for final adoption.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
School District:	<p>Projected number of students from this development:</p> <p>1 Elementary student at Bothwell Elementary School 1 Secondary student at Fraser Heights Secondary School</p> <p>(Appendix IV)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer of 2020.</p>
Parks, Recreation & Culture:	No concerns.
Ministry of Transportation & Infrastructure (MOTI):	No concerns.
Trans Mountain Pipeline Inc.:	Trans Mountain Pipeline Inc. has no concerns with the project.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling that is to be demolished.

Adjacent Area:

Direction	Existing Use	LAP Designation	Existing Zone
North:	Single family dwelling with several accessory buildings over two lots.	Industrial and Landscape Buffer	RA and IL
East (Across 182A Street):	Vacant treed lot.	Landscape Buffer	IL
South (Across unopened lane operating as a driveway):	Single family dwelling.	Suburban Residential 2-4 UPA Gross	RH-G
West:	Single family dwelling on acreage.	Suburban Residential 2-4 UPA Gross	RA

DEVELOPMENT CONSIDERATIONS

- The subject site is 4,048 square metres (1-acre) in area and is located on the west side of 182A Street. The site is approximately 30 metres (98 ft.) north of 98 Avenue in East Fraser Heights. The subject site is designated Suburban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The subject site is also located within the Abbey Ridge Local Area Plan (LAP) area, which was adopted by Council on February 6, 2017 (Corporate Report No. R032; 2017). The subject site is designated "Suburban Residential 2-4 UPA".
- The Abbey Ridge LAP also identifies a northern strip of the subject site as "Landscape Buffer" to provide a buffer to the "Industrial" designated land to the north.

Current Proposal

- The applicant is proposing to rezone the eastern portion of the site from "One-Acre Residential Zone" (RA) to "Single Family Residential Zone (RF)" and the western portion of the site from "One-Acre Residential Zone" (RA) to "Quarter Acre Residential Zone (RQ)" to allow for subdivision into four (4) single family lots.
- Proposed Lots 1 and 2 are proposed to be RQ Zoned and are approximately 932 square metres (10,031 sq.ft.) in area, 18.6 metres (61 ft.) in width, and 49.5 metres (162 ft.) in depth. Both lots will front future Parsons Drive. Both lots meet the minimum area and depth requirements of the RQ zone but a variance is requested for lot width (see By-law Variance section.)
- Proposed Lots 3 and 4 are proposed to be RF Zoned and are 690 square metres (7,427 sq.ft.) and 773 square metres (8,320 sq.ft.) in area, 20 metres (66 ft.) and 30 metres (98 ft.) in width

respectively and both lots are 32 metres (105 ft.) in depth. Both lots will front 182A Street and comply with all requirements of the RF Zone.

Neighbourhood Character Study and Building Scheme

- Michael 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 few homes in the immediate neighbourhood can be considered to provide acceptable architectural context for future redevelopment. The guidelines, a summary of which is attached (Appendix V), recommend updated design standards.
- As the property to the north is designated industrial, the building scheme will include clauses that provide better sound proofing along the north elevations of the proposed homes.

Lot Grading Plan

- Preliminary lot grading plans were prepared and submitted by Aplin Martin Consultants Ltd. The plans have been reviewed by staff and found to be generally acceptable.
- Due to existing on-site grades and shallow storm servicing, the applicant is proposing fill up to 2 metres (7-ft.) in depth over proposed Lots 1 and 2 that will taper onto the neighbouring property to the west at 9873 - 182A Street. Two approximately 1-metre (3 ft.) tall tiered retaining walls are proposed along the rear of the properties that will allow for access to maintain the 7.5 metre (25 ft.) wide buffer area along the north property line. A 1.2-metre (4 ft.) high, 20-metre (66-ft.) long retaining wall is proposed along the eastern property line of proposed Lot 2 and the rear lot line of proposed Lot 3.
- The applicant has support from the owner of the property to the immediate west (9873 - 182A Street), indicating that they have reviewed the proposed lot grading plan and have no objections.
- Basements are proposed for all lots. Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been submitted and accepted by the City's Engineering Department.

Landscape Buffer and Industrial Interface

- The lands to the north of the subject site are designated industrial in the Abbey Ridge Local Area Plan which also stipulates a buffer is required between the subject site and the industrial lands. The applicant is proposing a landscape buffer that ranges from 5 metres (16 ft.) width along Lot 4 and 7.5-metre (25 ft.) width along Lots 1 and 2. When the industrial designated lands to the north redevelop in the future, additional buffer width will be added on those lands.

- The applicant will register a restrictive covenant on the subject lots to protect the buffer and to alert owners that the future dwellings will be adjacent to industrial lands. The building scheme will also include sound proofing clauses to mitigate future noise from industrial lands.

Affordable Housing Strategy

- On April 9, 2018 Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As a condition of Final Adoption of the Rezoning By-law, the applicant will be required to provide a \$1,000 per unit contribution to the Affordable Housing Reserve Fund, totaling \$4,000 for the 4 proposed lots.

PRE-NOTIFICATION

- A development sign was installed on January 14, 2019 and pre-notification letters were mailed on January 11, 2019. Staff received no comments.
- The applicant also held an open house with 5 neighbors and the Fraser Heights Community Association (FHCA) in attendance on January 21, 2019, and no concerns were raised.

JUSTIFICATION FOR OCP AMENDMENTS

- The proposed Official Community Plan (OCP) amendment, from Suburban to Urban (Appendix VIII), is required for proposed Lots 3 and 4 which are 669 square metres (7,201 sq. ft.) and 713 square metres (7,674 sq. ft.) in area respectively, which is below the minimum 930 square metres (10,000 sq. ft.) lot area requirements of the RQ Zone. The RF zone is the appropriate zoning for these lots but requires an OCP Urban designation.
- To the south of the subject site along the west side of 182A Street are 10 single family small lots (CD based on RF-13) with sizes ranging from 383 square metres (4,123 sq. ft.) to 398 square metres (4,284 sq. ft.). To the south of the subject site along the east side of 182A Street are lands designated for townhouses. The proposed RF Zone is an appropriate density transition from townhouses and small lots to the proposed RQ zoned lots on the west portion of the site and future suburban lots to the west under the Local Area Plan.
- The proposed overall gross site density is 10 units per hectare (4 units per acre) which complies with the Suburban designation.

- The applicant is proposing a Type 2 Official Community Plan (OCP) amendment from Suburban to Urban (Appendix VIII) for a portion of the site. A Type 2 OCP Amendment requires the applicant to demonstrate significant community benefit to alleviate any additional pressure on the area as a result of the proposed development.
- In order to alleviate any additional pressure on the area as a result of the proposed development, the applicant is volunteering a \$4,850/lot community benefit contribution, totaling \$9,700 for the two (2) proposed RF lots, which is consistent with that collected under similar development applications. This contribution will be collected prior to the project being considered for Final Adoption.

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.

JUSTIFICATION FOR LOCAL AREA PLAN AMENDMENT

- The overall site density is 10 units per hectare (4 upa) which falls within the 2-4 units per acre gross density designation of the Abbey Ridge Local Area Plan (LAP). However, proposed Lots 3 and 4 do not meet the minimum lot area to be considered “Suburban” type lots and as such an LAP Amendment is required for these lots.
- The existing Kinder Morgan gas right-of-way along the south of Lot 3 makes orientating Lots 3 and 4 along Parsons Drive problematic and requires both lots to front 182A Street.
- The Kinder Morgan gas right-of-way impacts the southern portion of proposed Lot 3. No structures or landscaping is allowed within this right-of-way.
- To the south of the subject site along the west side of 182A Street are 10 single family small lots (CD based on RF-13) with sizes ranging from 383 square metres (4,123 sq. ft.) to 398 square metres (4,284 sq. ft.) which were created in 2017 under Development Application No. 7916-0029-00. To the south of the subject site along the east side of 182A Street are lands designated for townhouses and two of these properties are currently under Development Application No. 7918-0251-00. The proposed RF Zone is an appropriate density transition from the proposed townhouses and small lots to the proposed RQ zoned lots on the west portion of the site and future suburban lots to the west under the LAP.

TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood	2	1	1
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Cherry	3	1	2
Sweet Cherry	3	3	0
Crimson King Maple	3	3	0
Horse Chestnut	2	2	0
Linden	1	0	1
Lombardy Poplar	2	2	0
Norway Maple	3	1	2
Coniferous Trees			
Blue Spruce	3	3	0
Douglas Fir	9	4	5
Norway Spruce	2	2	0
Sitka Spruce	2	2	0
sp. Spruce	2	2	0
Total (excluding Alder and Cottonwood Trees)	36	22	14
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		22	
Total Retained and Replacement Trees		37	
Contribution to the Green City Fund		\$12,400	

- The Arborist Assessment states that there are a total of 36 protected trees on the site, excluding Alder and Cottonwood trees. 2 existing trees, approximately 5% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 15 trees can be retained as part of this development proposal which are all located within the landscape buffer. The proposed tree retention was assessed taking into consideration the location of services, retaining walls, building footprints, road dedication and proposed lot grading.
- 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 45 replacement trees on the site. Since only 22 replacement trees can be accommodated on the site (based on an average of 3 trees per lot plus 10 trees within the buffer), the deficit of 23 replacement trees will require a cash-in-lieu payment of \$9,200, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 37 trees are proposed to be retained or replaced on the site with a contribution of \$9,200 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 15, 2019. 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	<ul style="list-style-type: none"> The property is within the Abbey Ridge Local Area Plan.
2. Density & Diversity	<ul style="list-style-type: none"> All homes will include secondary suites.
3. Ecology & Stewardship	<ul style="list-style-type: none"> Large treed buffer will be planted as part of the application.
4. Sustainable Transport & Mobility	<ul style="list-style-type: none"> Site fronts a multi-use pathway.
5. Accessibility & Safety	<ul style="list-style-type: none"> CPTED principles incorporated with house design along both Parsons Drive and 182A Street.
6. Green Certification	<ul style="list-style-type: none"> N/A
7. Education & Awareness	<ul style="list-style-type: none"> Neighbourhood open house was held to inform residents on the proposed development.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the RQ Zone from 24 metres (78 ft.) to 18 metres (59 ft.) for proposed Lots 1 and 2.

Applicant's Reasons:

- The subject RQ lots are large lots at 932 square metres (10,031 sq. ft.).
- The lots are oriented on an angle and have angular frontages of 22.5 metres (74 ft.) due to the orientation of Parsons Drive.
- A reduction of 5.4 metres (18 ft.) to 18.6 metres (61 ft.) is sufficient width to construct an attractive house on the lot.
- The minimum lot depth for an RQ lot is 30 metres (98 ft.) whereas the subject lots are over 50 metres (164 ft.) in depth to achieve the minimum lot area for an RQ lot.

- The applicant has undertaken a preliminary house design and are confident they will be able to construct an attractive house that will be in keeping with the surrounding established neighbourhood.

Staff Comments:

- A reduction to the proposed RQ lot widths is supportable due to the 50 metre (164 ft.) depth of the proposed lots which significantly exceeds the RQ Zone requirement. Both lots meet the minimum lot area of the RQ Zone.
- The proposed 18 metres (59 ft.) lot width will allow for an appropriately dimensioned house to be constructed as confirmed by the applicant.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Block Plans and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	NCP Amendment Plan
Appendix VIII.	OCP Redesignation Map
Appendix IX	Footprint analysis for Lots 3 and 4
Appendix X	Development Variance Permit No. 7918-0109-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

JKS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

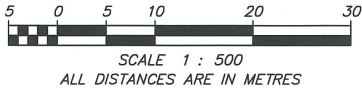
SUBDIVISION DATA SHEET

Proposed Zoning: RF and RQ

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.0
Hectares	0.4
NUMBER OF LOTS	
Existing	1
Proposed	4 (2 RF and 2 RQ)
SIZE OF LOTS	
Range of lot widths (metres)	18.6 to 30 metres
Range of lot areas (square metres)	609 m ² to 990 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10 uph / 4 upa
Lots/Hectare & Lots/Acre (Net)	12.1 uph / 4.9 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	35%
PARKLAND	
Area (square metres)	CIL
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
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
Lot Widths	YES

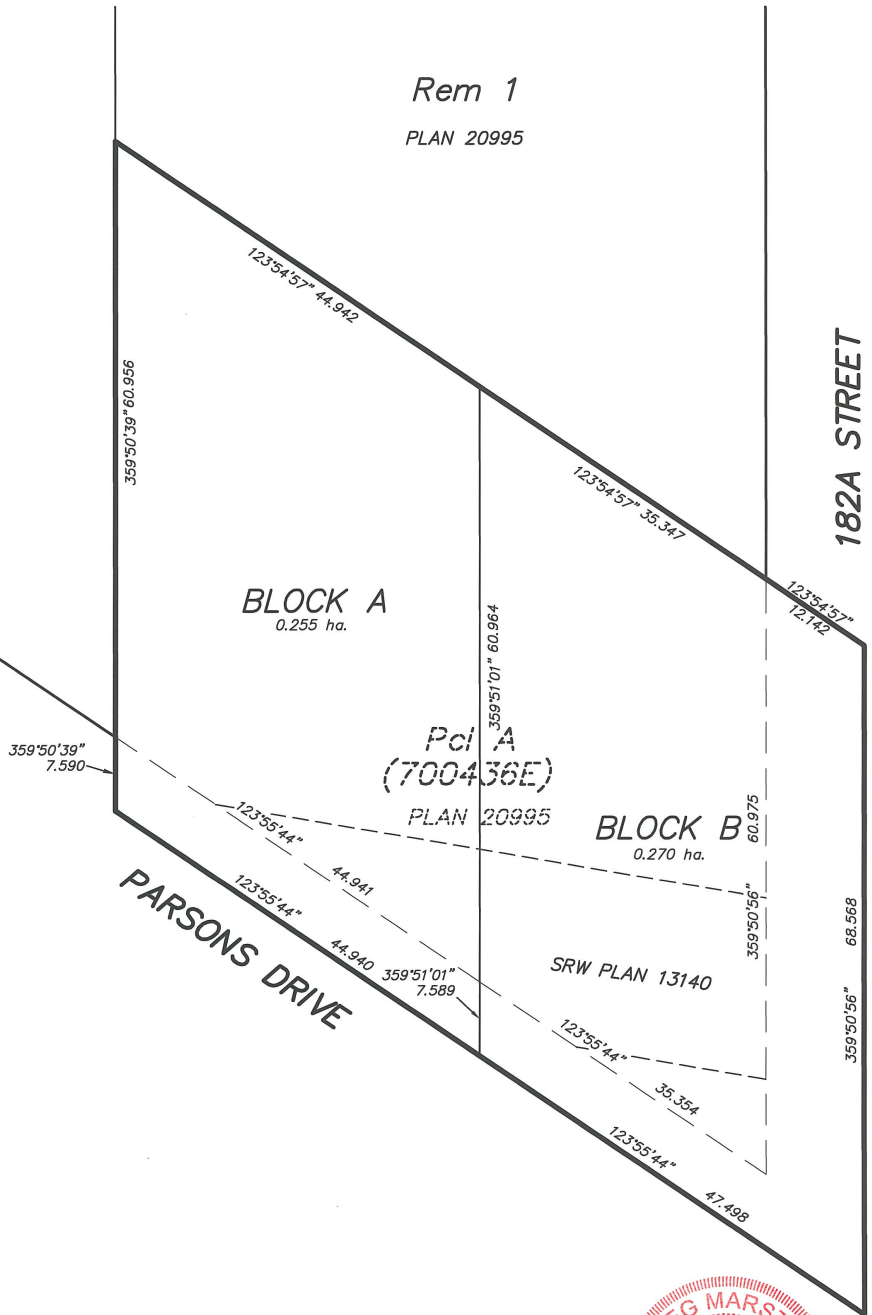
**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW — — — —
PARCEL "A" (700436E),
LOT 1, DISTRICT LOT 121, GTOUP 2,
NEW WESTMINSTER DISTRICT, PLAN 20995**

BCGS 92G.007



Rem G
PLAN 911

Rem 1
PLAN 20995



 **MURRAY & ASSOCIATES**
PROFESSIONAL LAND SURVEYORS
201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189

CERTIFIED CORRECT ACCORDING TO SURVEY
DATED 20TH DAY OF FEBRUARY, 2019.

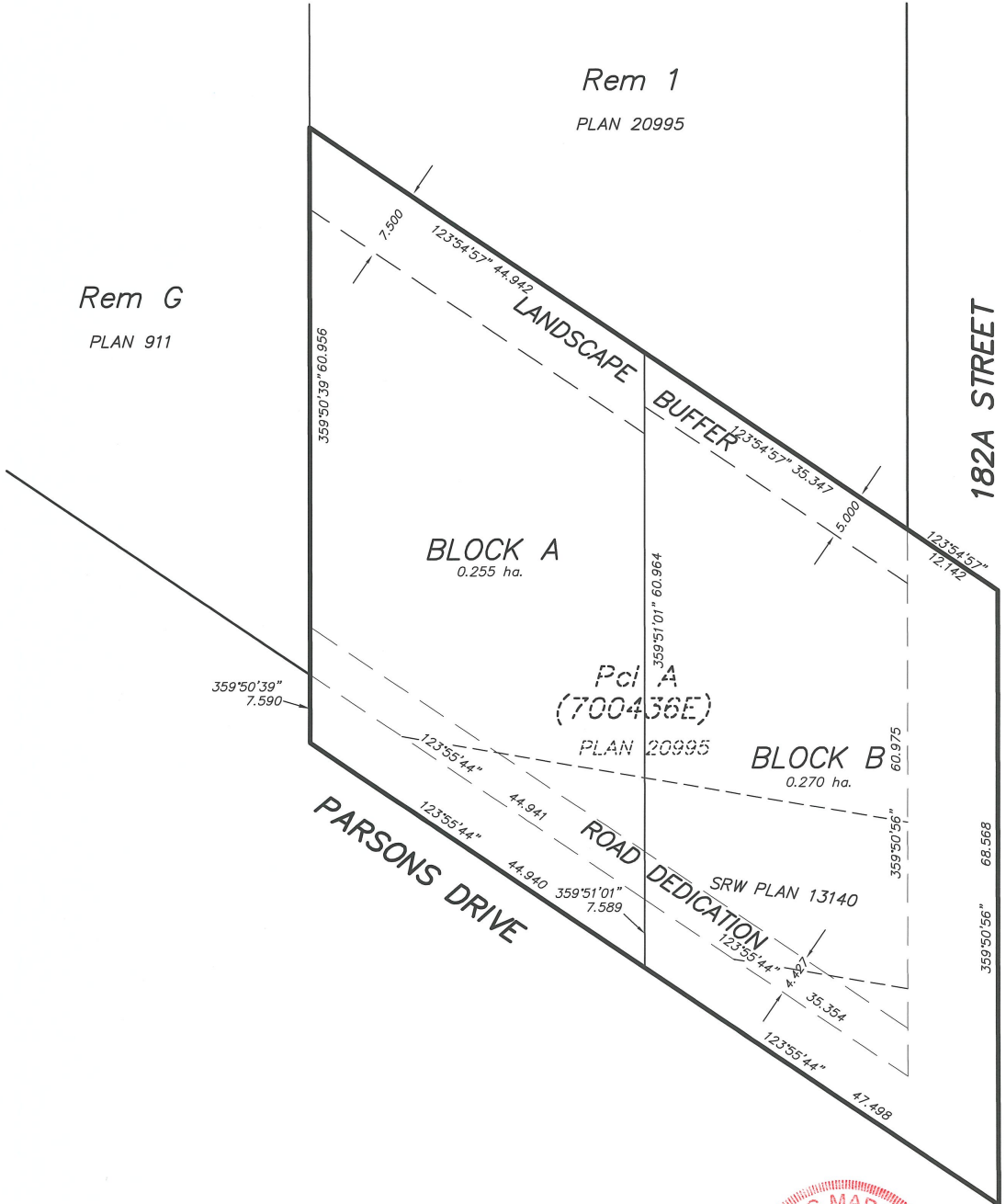
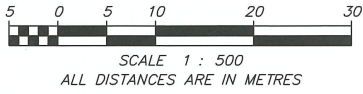


GREGORY MARSTON B. C. L. S.


FILE 10146-14 C3D

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY
OFFICIAL COMMUNITY PLAN BYLAW _ _ _ _ _
PARCEL "A" (700436E),
LOT 1, DISTRICT LOT 121, GROUP 2,
NEW WESTMINSTER DISTRICT, PLAN 20995**

BCGS 92G.007



 **MURRAY & ASSOCIATES**
PROFESSIONAL LAND SURVEYORS
201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189







CERTIFIED CORRECT ACCORDING TO SURVEY
DATED 20TH DAY OF FEBRUARY, 2019.

GREGORY MARSTON
B. C. L. S.
FILE 10146-13 C3D

David Haffner
Single Family Subdivision
9845 182A St., Surrey, BC



CONCEPT

-  Site Boundary
-  Minimum principal building setback from property line
-  3.0m wide proposed greenway
-  7.0m wide streamside protection area from top-of-bank - Class B ditch; Requires confirmation by a professional environmental specialist

Hazard Lands Development Permit Area
steep slopes area
10-30m wide steep slopes buffer area

15% cash-in-lieu of parkland to reduce minimum standard lot size for RQ zoning (Municipality to confirm)

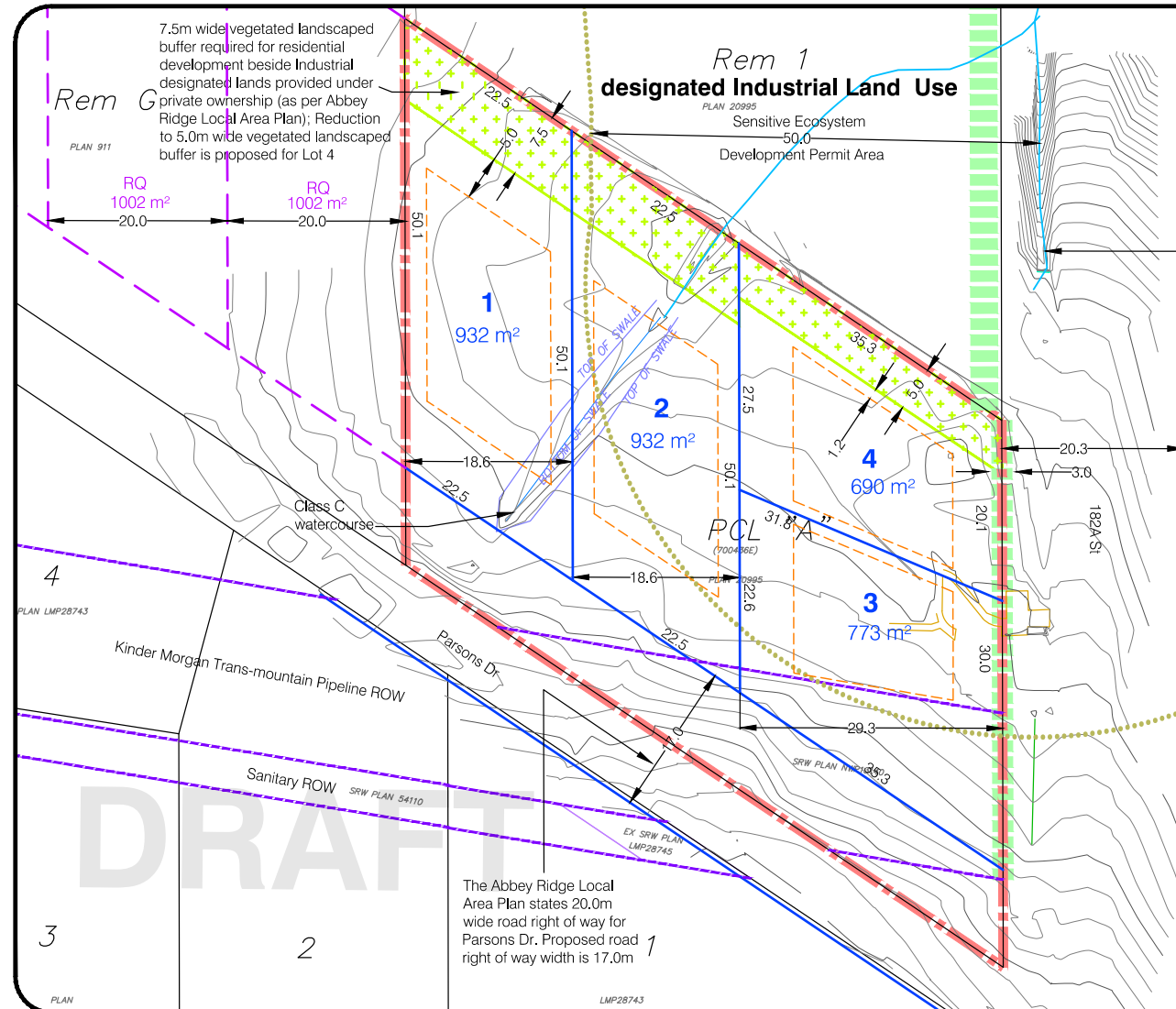
House size assumes 2 floors with 2nd floor being max 80% of main floor size

Minimum 5.0m wide rear yard space required between the landscaped buffer and rear face of a single family dwelling.

Minimum building setback from Industrial designated property is 12.5m, as per Abbey Ridge Local Area Plan; Minimum 6.2m building setback is proposed for lot 4

Lots 1 and 2 require Development Variance Permit for lot width reduction from 20.0m to 18.6m for RQ zone

Development Variance Permit needed for Lot 3 and 4 front yard setback reduction to 5.5m & side yard setback reduction to 1.2m from common property line for ability to maximize house size



Class B watercourse; location approximate - requires survey to accurately locate

REM 12
PLAN 19756

Rem G
PLAN 911

Rem 1
designated Industrial Land Use
PLAN 20995

Sensitive Ecosystem
Development Permit Area

7.5m wide vegetated landscaped buffer required for residential development beside Industrial designated lands provided under private ownership (as per Abbey Ridge Local Area Plan); Reduction to 5.0m wide vegetated landscaped buffer is proposed for Lot 4

The Abbey Ridge Local Area Plan states 20.0m wide road right of way for Parsons Dr. Proposed road right of way width is 17.0m

LEGAL DESCRIPTION PID 007-441-771 District Lot 121 Plan NWP20995 NWD Parcel A Lot 1, PCL A (700436E)	GROSS SITE AREA 0.40 ha / 1.00 ac NET SITE AREA 0.33 ha / 0.82 ac	EXISTING DESIGNATIONS OCP: Suburban LAP: Suburban / landscape buffer Zoning: RA PROPOSED DESIGNATIONS OCP: Suburban & Urban LAP: Suburban, Landscape Buffer & Urban Zoning: RQ & RF	LOT YIELD Existing: 1 lots Proposed: 4 lots DENSITY Gross: 10 uph / 4 upa Net: 12.1 uph / 4.9 upa
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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.



APLIN MARTIN
Project 17-521
4 March 2019

Drawing
1

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Feb 19, 2019** PROJECT FILE: **7818-0109-00**

RE: **Engineering Requirements
Location: 9845 - 182A Street**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 9.5 m along Parsons Drive toward ultimate 17.0 m Local Through Road allowance.
- Dedicate 3.0 m x 3.0 m corner cut at 182A Street and Parsons Drive.
- Register 0.5 m statutory right-of-way on 182A Street and Parsons Drive.

Works and Services

- Construct west side of 182A Street to Local Through Road standard, including multi-use path.
- Construct north side of Parsons Drive to Half Road standard.
- Construct on-lot stormwater mitigation features per the Abbey Ridge Local Area Plan.
- Construct water main along site frontage on Parsons Drive and 182A Street.
- Construct low pressure sanitary system on Parsons Drive and 182A Street.
- Provide a water, sanitary, and storm service connection to each lot.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Acting Development Services Manager

MB



Planning

January 30, 2019

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.

Bothwell Elementary 10 year enrolment projections currently show a trend of growth. As of September 2018, their operating capacity was 76% 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). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2019/2020 Capital Plan submission to the Ministry, the District is requesting to purchase a new site on the east side of the Highway to build a new school. This new school is targeted to open sometime after 2028. There has been no Ministry funding approval for this project. Until then, enrolment growth at Bothwell elementary will be accommodated by portables.

Fraser Heights Secondary is currently operating at 103% capacity. The school's 10 year projections show enrolment to remain constant around 1400 students. However, with development starting to occur in the area, these projections may be too conservative. As a result, the District has requested as part of their 2019/2020 Capital Plan submission to the Ministry a 300 capacity addition for the school, targeted to open in 2024. There has been no Ministry funding approval for this project.

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0109 00

SUMMARY

The proposed 4 single family lots are estimated to have the following impact on the following schools:

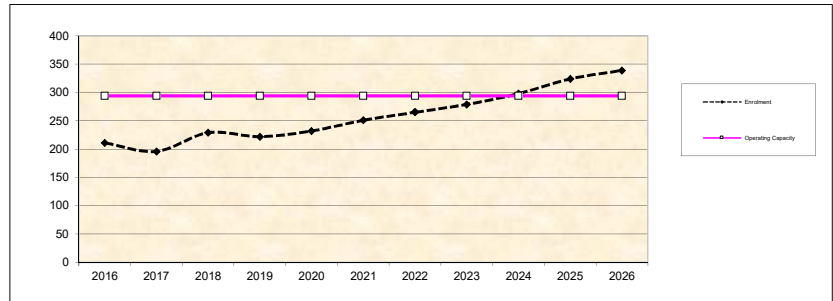
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

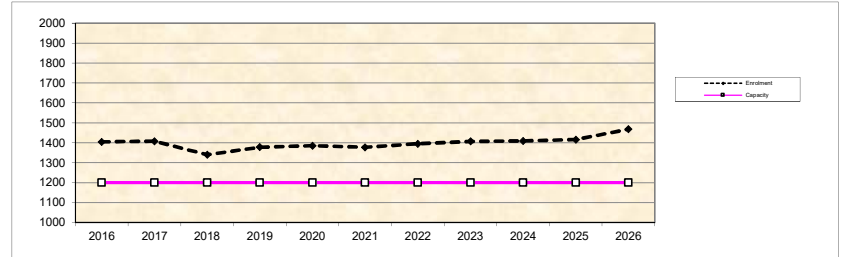
September 2018 Enrolment/School Capacity

Bothwell Elementary	
Enrolment (K/1-7):	35 K + 194
Operating Capacity (K/1-7)	38 K + 256
Fraser Heights Secondary	
Enrolment (8-12):	1340
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: 18-0109-00
Project Location: 9845 - 182A 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 home is a late 1950's / early 1960's low profile Bungalow with 3:12 pitch main common hip roof with one street facing common hip projection. The roof surface is raised metal seam. Walls are clad in yellow stucco and windows are trimmed with green shutters. The home is to be demolished concurrent with development of the subdivision.

North of the site is a property at 9855 - 182A Street, which is split zoned with RA zoning at the south half and Light Industrial zoning (IL) at the northern half. The home is a 3000 sq.ft Bungalow with 2/3 above-ground basement, with self-contained living and sleeping areas on the upper floor. Massing is box-like, with upper floor walls fully exposed to street views. The home has a 2:12 pitch common gable roof with tar and gravel surface. The home is clad in grey vinyl. This is not considered a context home for the current era.

East of the site are industrial lands concealed behind dense vegetation and beyond that the Golden Ears Connector.

South of the industrial lands on the east side of 182A Street are RA zoned lands, with no structures visible from the street.

Adjacent to the south side of the site at 18249 - 98 Avenue is a 1990's "Rural Heritage" style Two Storey home with full width covered entrance veranda in the heritage tradition. The home has a 5:12 pitch main gable roof with single common gable projection at the upper floor and a common hip roof at the covered entrance veranda. The roof is surfaced with shake profile concrete roof tiles, and the home is clad entirely in horizontal vinyl. Although this is the best context home in the area, it does not meet post year 2017 standards for suburban developments.

South of the home above, on the west side of 182A Street is a new subdivision, Surrey project 16-0029-00, which a 37 lot CD (based on RF-13) zone project. The site is cleared and serviced, but construction has not begun. Although the lots at this site are considered "compact lots", the site contains a modern building scheme that can provide "regulations context" for the subject site.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2017 suburban residential 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. Proposed homes should also meet or exceed standards found in building scheme regulations for the aforesaid CD (based on RF-13 zone) site to the south, identified as Surrey project 16-0029-00.

- 2) **Style Character** : 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 suburban zoned subdivisions such as "RQ". 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 in this area are one storey high. Building scheme regulations for the site to the south permit entrance heights ranging 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** : A range of cladding materials have been used in this area, including vinyl and cedar. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post year 2016 developments.
- 7) **Roof surface** : A range of roof surfacing materials have been used in this area including concrete roof tiles, asphalt shingles, and tar and gravel. 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.
- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. 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 upper floor windows can be installed without interference with the roof structure below.

Streetscape: North of the site is an old, large Bungalow with above-ground basement, and a box-like massing design. The home has a 2:12 slope common gable roof with a tar and gravel surface. Walls are clad in vinyl. East of the site are industrial lands and the Golden Ears connector, which are concealed by dense vegetation. South of this are RA zoned lands with no structures visible from the street. Adjacent to the south side of the subject site is a 1990's Rural Heritage Two-Storey home with covered entrance veranda. South of this home is a new 37 lot RF-13 zoned subdivision, Surrey project 16-0029-00, which has been cleared and serviced, but at which construction has not yet begun.

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)

Existing neighbouring homes do not provide suitable context for the proposed RQ and RF zone homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in suburban developments constructed in Surrey subsequent to the year 2016. Standards should also meet or exceed standards in the building scheme of the nearby site to the south, Surrey project 16-0029-00.

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

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 30 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 15 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey.

Park: There is a public linear park adjacent to the east side of lot 4 CPTED principles will therefore apply, in which low (4 ft. max.) transparent type fencing with dwarf shrubs are installed along the park interface to provide opportunities for passive surveillance of the park by residents. Also, windows are required in high traffic rooms on said sides of the dwelling to provide unrestricted views of the park. Lastly, due to the constant exposure to the public, the massing design and finishing quality on park facing sides of the dwelling should result in a thoughtfully designed and articulated interface to present to the public.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** May 18, 2018

Reviewed and Approved by:  **Date:** May 18, 2018

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 18-0109-00


Address: 9845 182A Street Surrey, BC

Registered Arborist: Corey Plester #PN-8523

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)	38
Protected Trees to be Removed	23
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	15
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = <u>1</u> - All Other Trees Requiring 2 to 1 Replacement Ratio 22 X two (2) = <u>44</u> 	45
Replacement Trees Proposed	22
Replacement Trees in Deficit	23
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All Other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2 	2
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist: 	Date: February 19, 2019
--	-------------------------



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

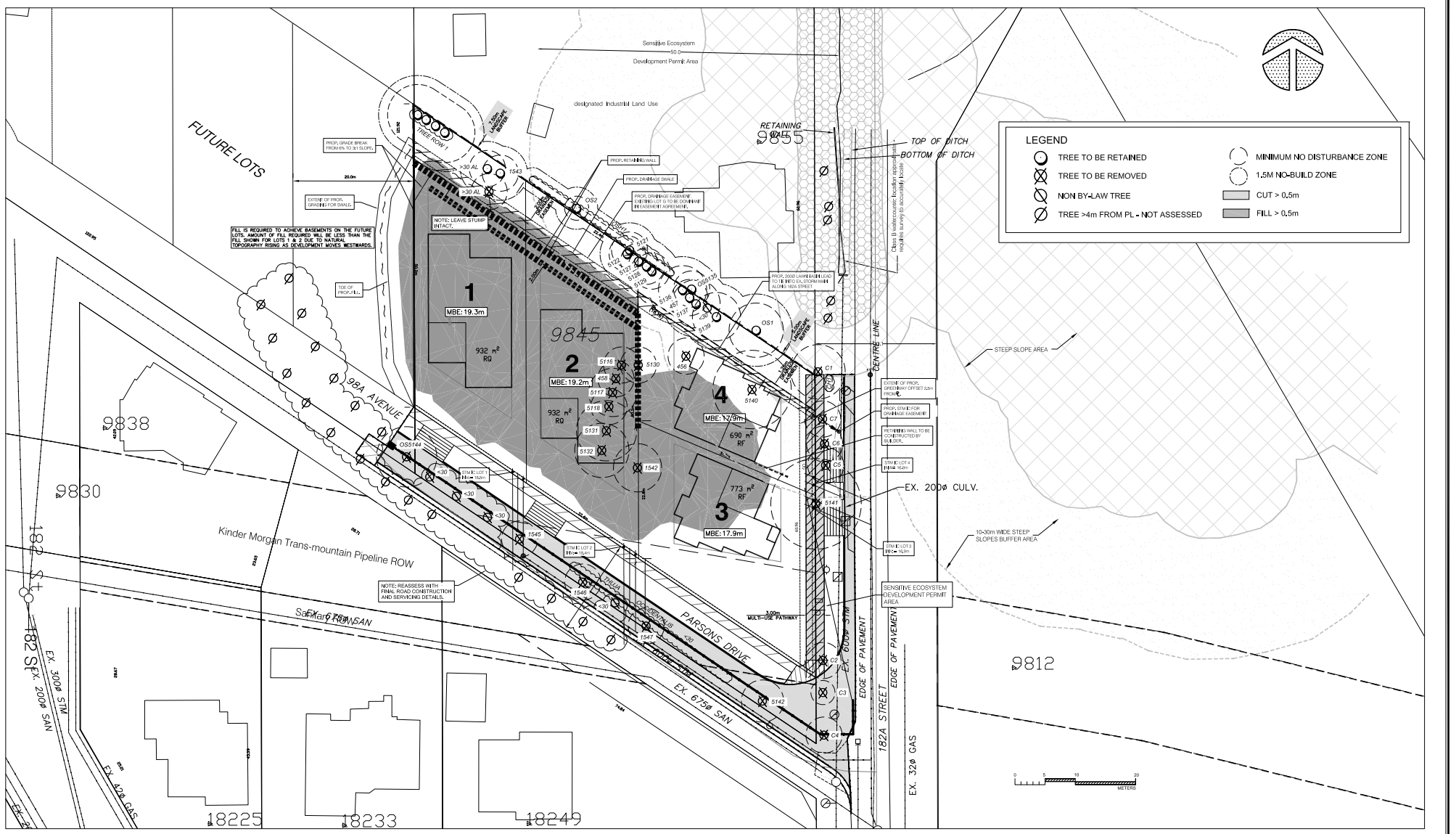


Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	2	1	1
Deciduous Trees			
Apple	1	1	0
Cherry	3	1	2
Cherry, Sweet	3	3	0
Maple, Crimson King	3	3	0
Chestnut, Horse	2	2	0
Linden	1	0	1
Poplar, Lombardy	2	2	0
Maple, Norway	3	1	2
Coniferous Trees			
Spruce, Blue	3	3	0
Douglas-fir	9	0	9
Spruce, Norway	2	2	0
Spruce, Sitka	2	2	0
Spruce sp.	2	2	0
Total (Not including Alder and Cottonwood)	36	22	14
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		22	
Total Retained and Replacement Trees		37	

***TOTALS DO NOT INCLUDE OFFSITE TREES**





LEGEND

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		1.5M NO-BUILD ZONE
	NON-BY-LAW TREE		CUT > 0.5m
	TREE >4m FROM PL - NOT ASSESSED		FILL > 0.5m

NO.	DATE	BY	REVISION	NO.	DATE	BY	REVISION
1	MAY 30/16	MK	CUT/FILL	6	JAN 29/19	MK	GRADING PLAN
2	DEC 04/18	MK	SUBDIVISION CONCEPT	7	FEB 15/19	MK	GRADING PLAN
3	DEC 10/18	MK	SUBDIVISION CONCEPT				
4	JAN 02/19	MK	GRADING PLAN				
5	JAN 03/19	MK	GRADING PLAN				

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 SL
 Surrey, British Columbia
 V3V 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

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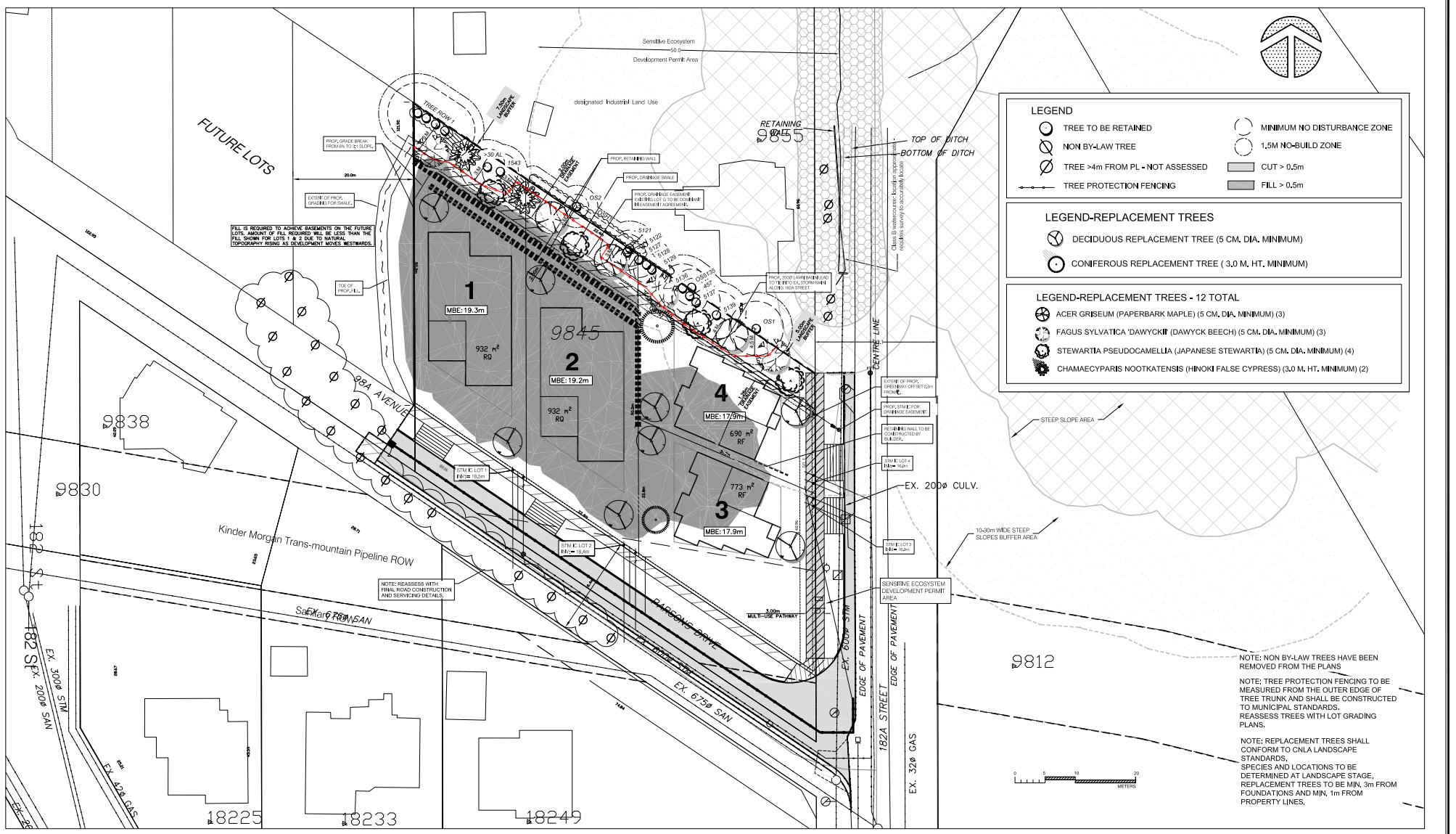
PROJECT TITLE
 9845 182A STREET
 SURREY, B.C.

SHEET TITLE
 T1 - TREE REMOVAL AND PRESERVATION PLAN

CLIENT

DRAWN MK
SCALE AS SHOWN
DATE MAY 3, 2016

T-1
 SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- NON BY-LAW TREE
- TREE >4m FROM PL - NOT ASSESSED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- 1,5M NO-BUILD ZONE
- CUT > 0.5m
- FILL > 0.5m

LEGEND-REPLACEMENT TREES

- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- CONIFEROUS REPLACEMENT TREE (3,0 M. HT. MINIMUM)

LEGEND-REPLACEMENT TREES - 12 TOTAL

- ACER GRISEUM (PAPERBARK MAPLE) (5 CM. DIA. MINIMUM) (3)
- FAGUS SYLVATICA 'DAWYCKII' (DAWYCK BEECH) (5 CM. DIA. MINIMUM) (3)
- STEWARTIA PSEUDOCAMELLIA (JAPANESE STEWARTIA) (5 CM. DIA. MINIMUM) (4)
- CHAMAECYPARIS NOOTKATENSIS (HINOKI FALSE CYPRESS) (3,0 M. HT. MINIMUM) (2)

FILL IS REQUIRED TO ACHIEVE BASEMENTS ON THE FUTURE LOTS. AMOUNT OF FILL REQUIRED WILL BE LESS THAN THE FILL SHOWN FOR LOTS 1 & 2 DUE TO NATURAL TOPOGRAPHY RISING AS DEVELOPMENT MOVES WESTWARDS.

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE. REPLACEMENT TREES TO BE MIN. 3m FROM FOUNDATIONS AND MIN. 1m FROM PROPERTY LINES.



NO.	DATE	BY	REVISION
1	MAY 30/18	MK	CUT/FILL
2	DEC 04/18	MK	SUBDIVISION CONCEPT
3	DEC 10/18	MK	SUBDIVISION CONCEPT
4	JAN 02/19	MK	GRADING PLAN
5	JAN 03/19	MK	GRADING PLAN

NO.	DATE	BY	REVISION
6	JAN 29/19	MK	GRADING PLAN
7	FEB 15/19	MK	GRADING PLAN

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








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PROJECT TITLE
9845 182A STREET
 SURREY, B.C.















SHEET TITLE
T2 - TREE PROTECTION PLAN
 CLIENT

DRAWN MK
 SCALE AS SHOWN
 DATE MAY 3, 2018
T-2
 SHEET 2 OF 2









Land Use Designations

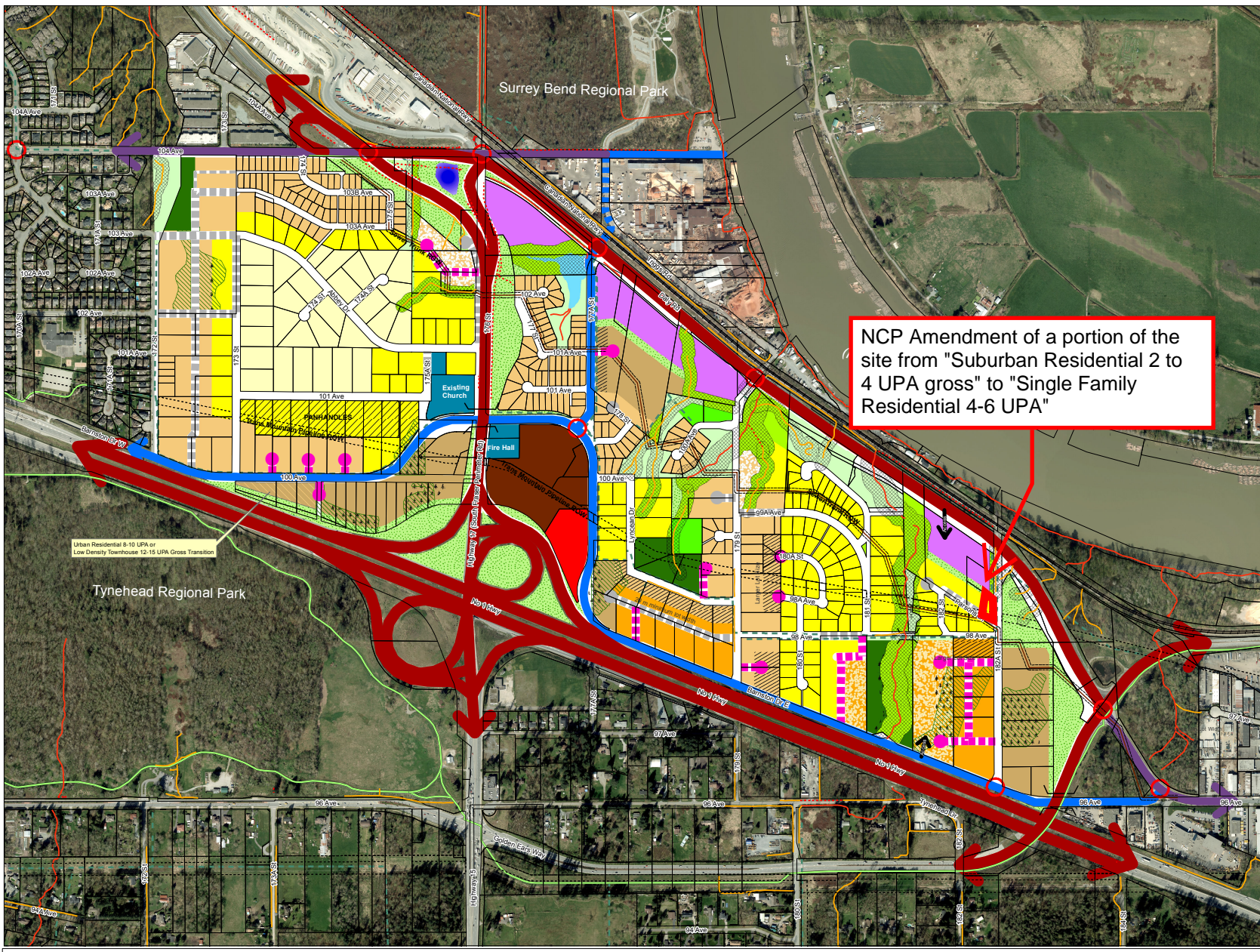
-  Acreage Residential 1-2 UPA
-  Suburban Residential 2-4 UPA Gross
-  Urban Transition 4-5 UPA
-  Low Density Cluster 4-6 UPA Gross
-  Single Family Residential 4-6 UPA
-  Medium Density Cluster 10-12 UPA Gross
-  Urban Residential 8-10 UPA Transition
-  Urban Residential 8-10 UPA
-  Low Density Townhouse 12-15 UPA Gross Transition
-  Low Density Townhouse 12-15 UPA Gross
-  High Density Multiple Residential 30-45 UPA
-  Neighbourhood Commercial
-  Industrial
-  Institutional
-  Existing Natural Area
-  Future Natural Area
-  Existing Neighbourhood Park
-  Future Neighbourhood Park
-  Landscape Buffer
-  Storm Water Pond
-  Wet Land
-  Tree Retention Area

Transportation Network

-  Proposed City Greenway
-  Railway
-  Signalized Intersection
-  Cul De Sac
-  Flex Cul De Sac
-  Provincial Highway
-  Arterial 30m
-  Collector 24m
-  Future Collector 24m
-  Proposed Local 20m
-  Proposed Flex Local Road
-  Proposed Local Lane 6m
-  Proposed Greenways 4m
-  In Service Greenways 4m

Utilities & Other

-  SanitaryTrunkSewer_ROW_10m_AbbyRidge
-  SanitaryTrunkSewer_AbbyRidge
-  Significant Tree Stand
-  Trans Mountain Pipeline ROW (18.6m)
-  Stream Class A
-  Stream Class B
-  Buffer of Fishclass A and AO 30m
-  Buffer of Fishclass B 15m

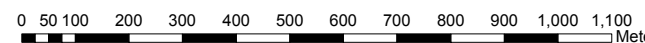


NCP Amendment of a portion of the site from "Suburban Residential 2 to 4 UPA gross" to "Single Family Residential 4-6 UPA"

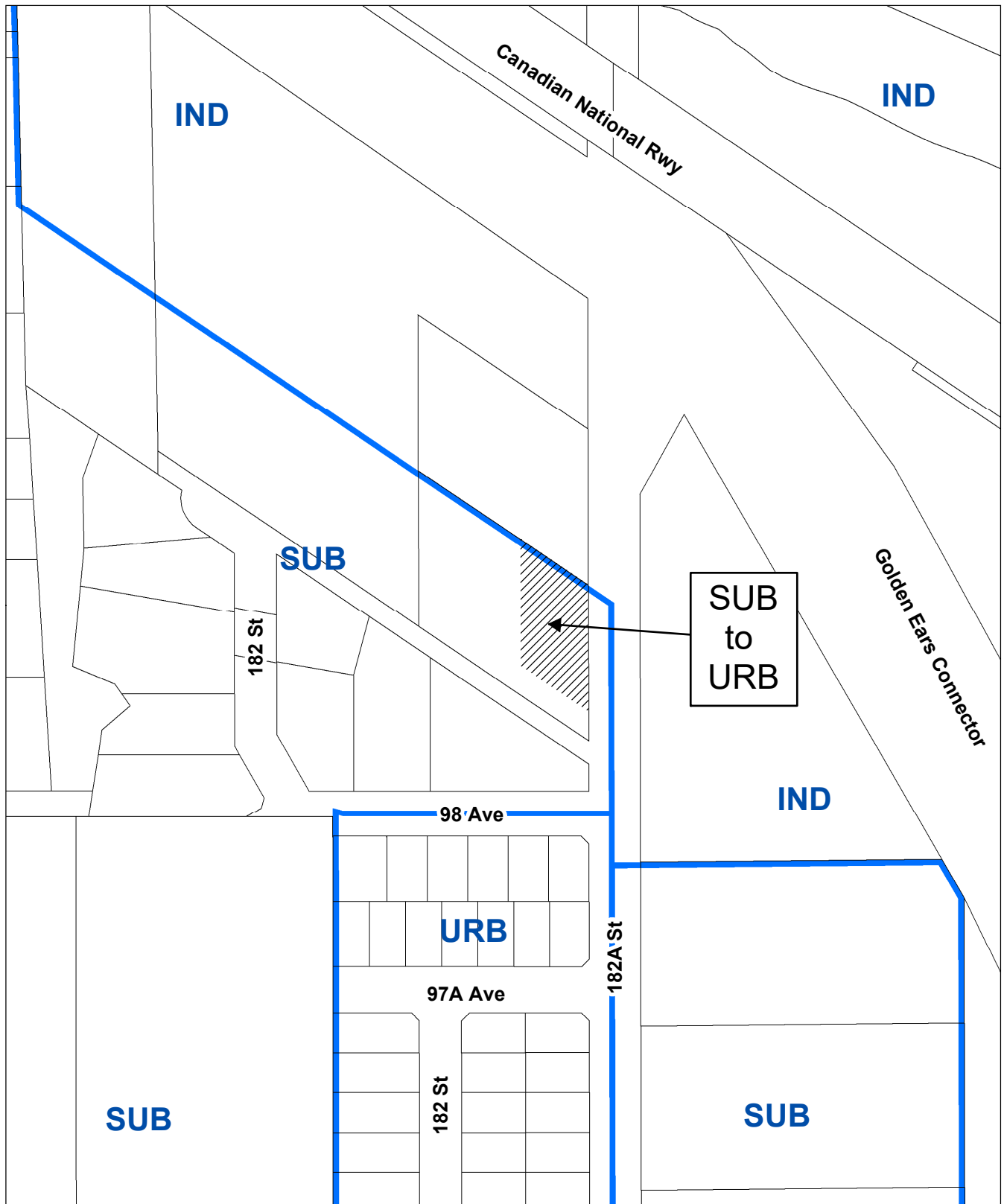
**Abbey Ridge
Stage 2 - Land Use Concept Plan**

Approved by Council at it's Regular Council Meeting of February 6, 2017 - Resolution RES R17-383

City of Surrey Planning and Development Department



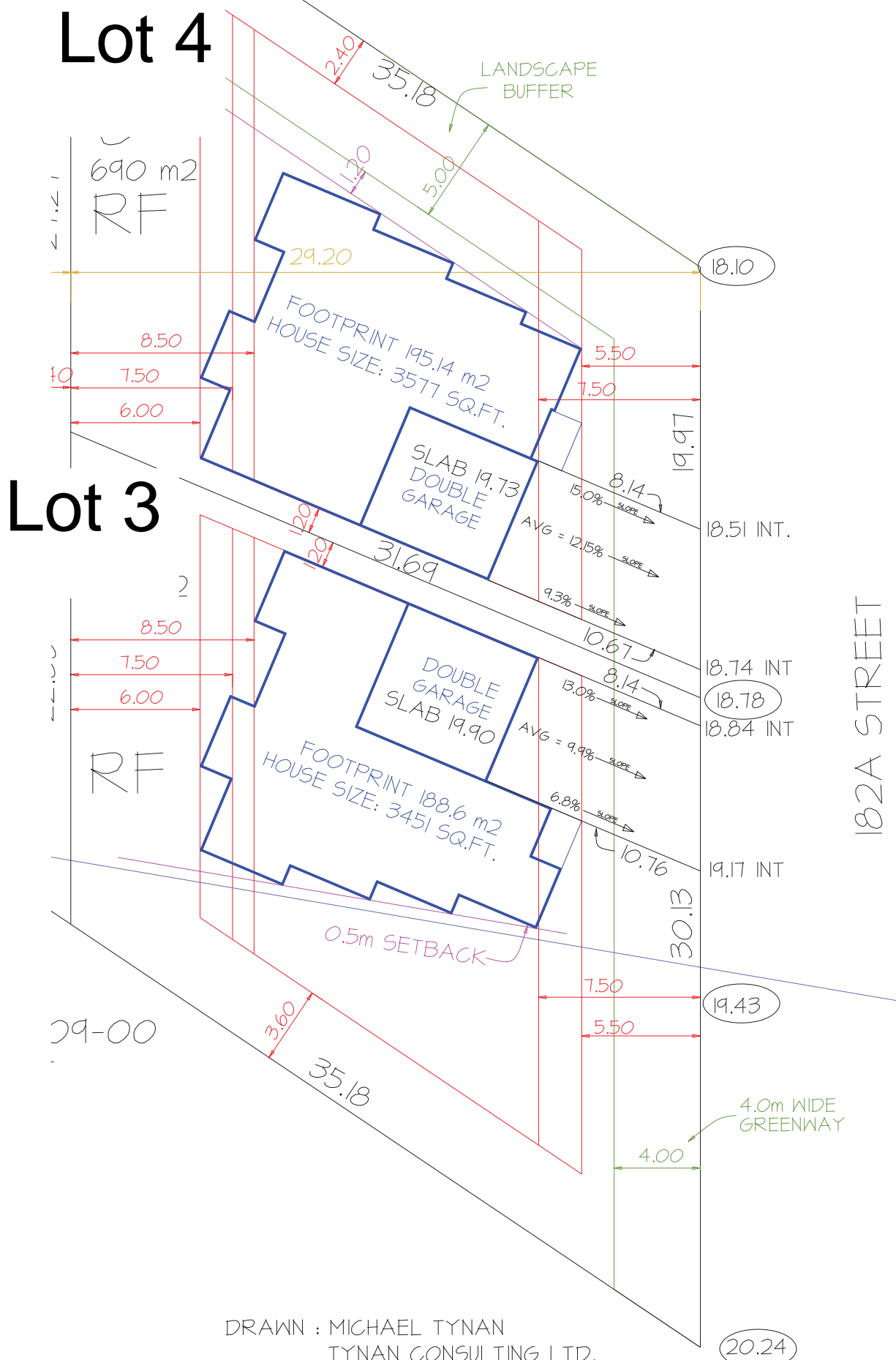
V:\Policy&Long Range\GIS_ANALYSIS\FRASER_HEIGHTS\East_Fraser_Heights_Abby_Ridge\LAND_USE_PLAN\Abby_Ridge_STAGE_II



OCP Amendment 7918-0109-00
Proposed amendment from Suburban to Urban



NOTE : ASSUMES ACCEPTABLE SETBACK FROM INDUSTRIAL LANDS



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0109-00

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: 007-441-771
 Parcel A (700436E) Lot 1 District Lot 121 Group 2 New Westminster District Plan 20995
 9845 - 182A 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 Sub-Section 2.(a) of Section K of Part 15C Quarter Acre Residential Zone (RQ) the minimum lot width is reduced from 24 metres (79 ft.) to 18 metres (59 ft.) for proposed Lots 1 and 2.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

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





Mayor – Doug McCallum

City Clerk

David Haffner
Single Family Subdivision
9845 182A St., Surrey, BC

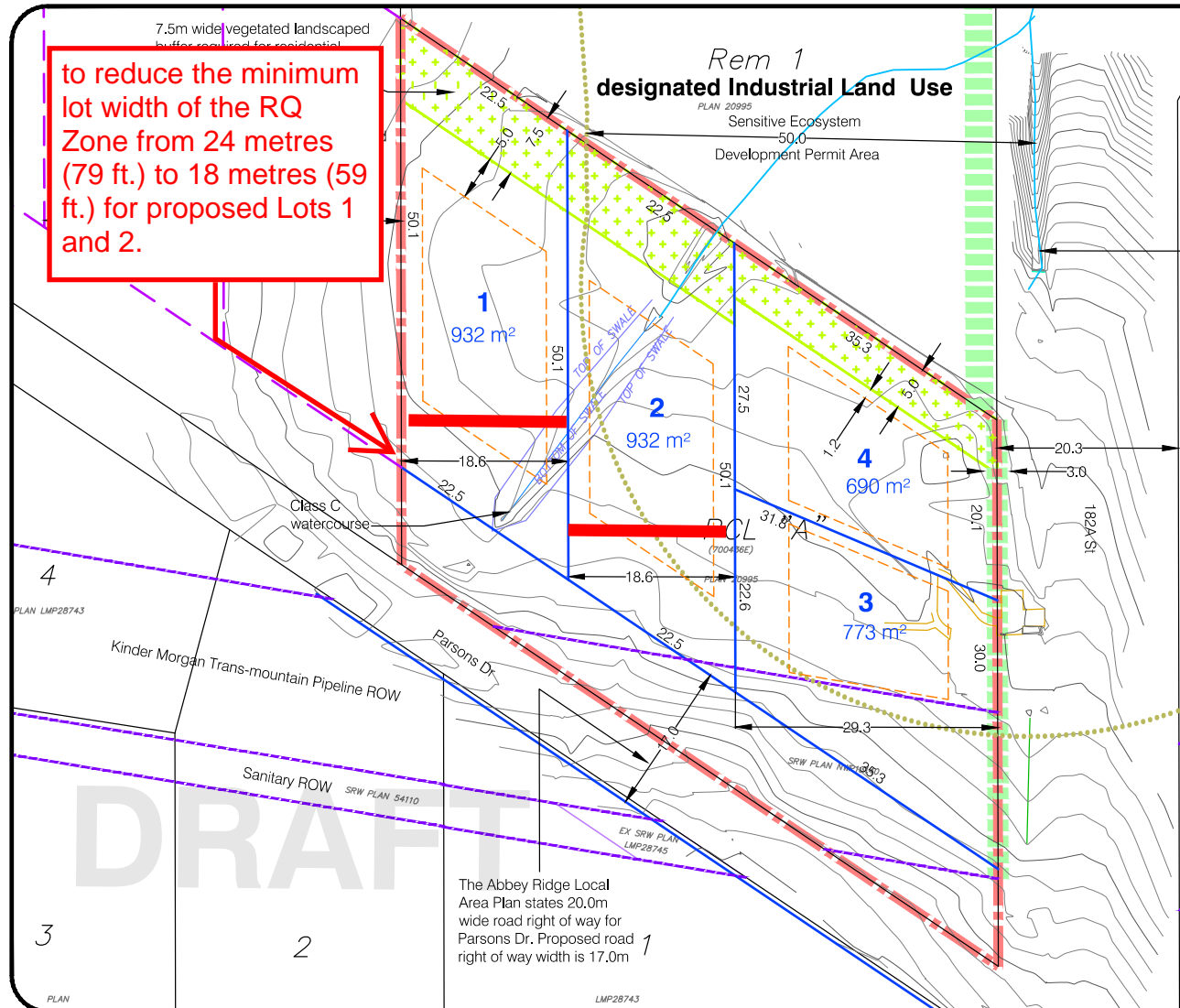


CONCEPT

-  Site Boundary
-  Minimum principal building setback from property line
-  3.0m wide proposed greenway
-  7.0m wide streamside protection area from top-of-bank - Class B ditch; Requires confirmation by a professional environmental specialist

- Hazard Lands Development Permit Area
 - steep slopes area
 - 10-30m wide steep slopes buffer area
- 15% cash-in-lieu of parkland to reduce minimum standard lot size for RQ zoning (Municipality to confirm)
- House size assumes 2 floors with 2nd floor being max 80% of main floor size
- Minimum 5.0m wide rear yard space required between the landscaped buffer and rear face of a single family dwelling.
- Minimum building setback from Industrial designated property is 12.5m, as per Abbey Ridge Local Area Plan; Minimum 6.2m building setback is proposed for lot 4
- Lots 1 and 2 require Development Variance Permit for lot width reduction from 20.0m to 18.6m for RQ zone
- Development Variance Permit needed for Lot 3 and 4 front yard setback reduction to 5.5m & side yard setback reduction to 1.2m from common property line for ability to maximize house size

to reduce the minimum lot width of the RQ Zone from 24 metres (79 ft.) to 18 metres (59 ft.) for proposed Lots 1 and 2.



Class B watercourse; location approximate - requires survey to accurately locate

REM 12
PLAN 19756

DRAFT

The Abbey Ridge Local Area Plan states 20.0m wide road right of way for Parsons Dr. Proposed road right of way width is 17.0m

LEGAL DESCRIPTION PID 007-441-771 District Lot 121 Plan NWP20995 NWD Parcel A Lot 1, PCL A (700436E)	GROSS SITE AREA 0.40 ha / 1.00 ac NET SITE AREA 0.33 ha / 0.82 ac	EXISTING DESIGNATIONS OCP: Suburban LAP: Suburban / landscape buffer Zoning: RA PROPOSED DESIGNATIONS OCP: Suburban & Urban LAP: Suburban, Landscape Buffer & Urban Zoning: RQ & RF	LOT YIELD Existing: 1 lots Proposed: 4 lots DENSITY Gross: 10 uph / 4 upa Net: 12.1 uph / 4.9 upa
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APLIN MARTIN
Project 17-521
4 March 2019

Drawing
1