

PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **NCP Amendment** from Suburban Residential 2-4 UPA Gross to Single Family Residential 4-6 UPA
- **Rezoning** from RA to RF
- **Development Variance Permit**

to allow subdivision into four single family residential lots.

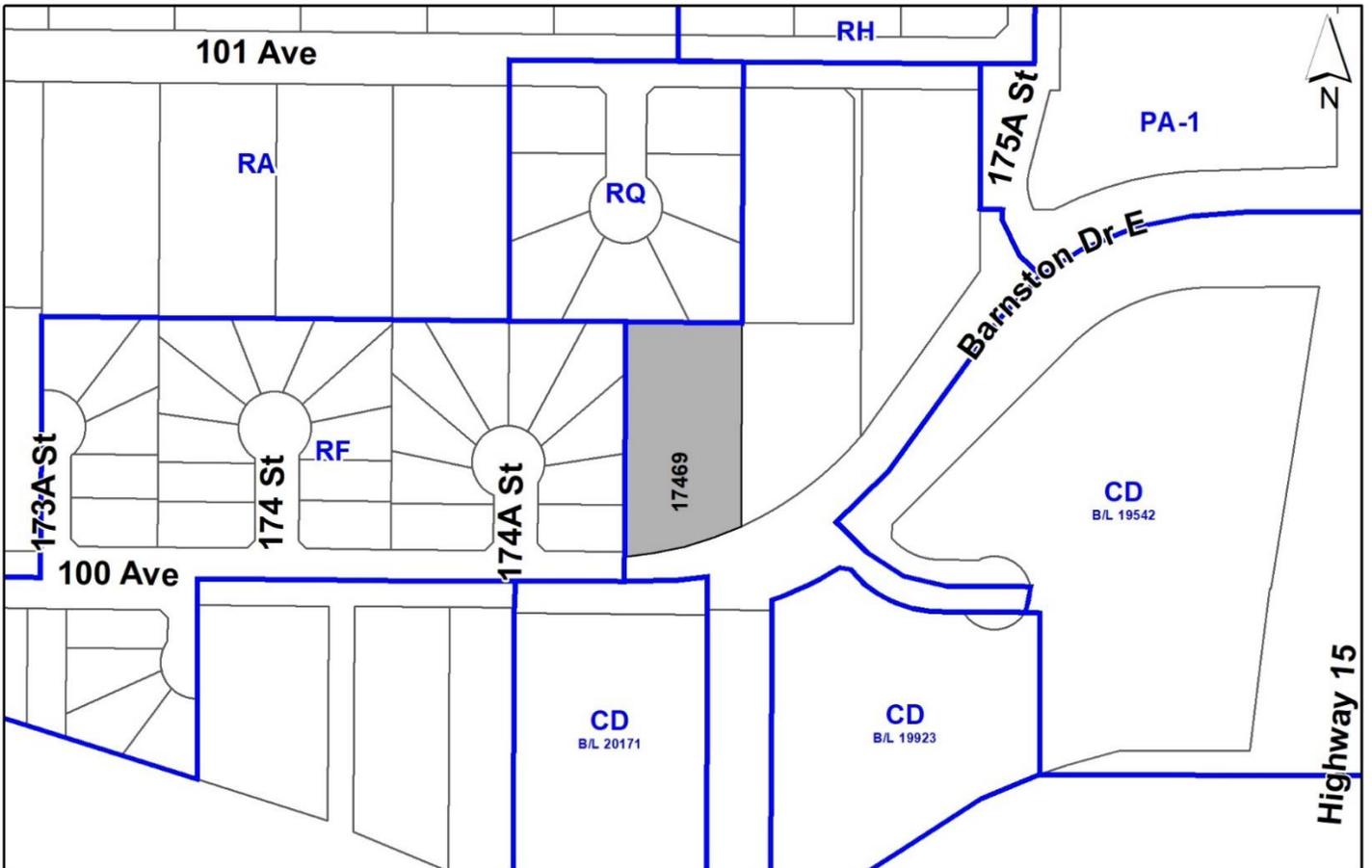
LOCATION: 17469 100 Avenue

ZONING: RA

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Residential 2-4 UPA

Gross



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

- Proposing an amendment to the Official Community Plan (OCP) from Suburban to Urban.
- Proposing an amendment to the Abbey Ridge Local Area Plan (LAP) from Suburban Residential 2-4 UPA Gross to Single Family Residential 4-6 UPA.
- Proposing to reduce the minimum rear setback required from a Trans Mountain Oil pipeline right-of-way to the basement access well for proposed Lot 4 from 7.5 m to 0.0 m.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Abbey Ridge.
- Council has approved five similar development proposals, including OCP amendments from “Suburban” to “Urban”, immediately west of the subject site under Development Application Nos. 7916-0197-00, 7916-0200-00, 7917-0305-00, 7917-0478-00 and 7921-0041-00.
- The proposed Abbey Ridge LAP amendment will accommodate four (4) Single Family Residential (RF) Zoned lots, which is consistent with the established residential lots to the west and provides an appropriate interface between Suburban lots to the north and townhouses to the south (across 100 Avenue.) The proposed unit density of 6.3 UPA complies with the proposed “Single Family Residential 4-6 UPA” designation.
- The proposed development will create a half cul-de-sac consistent with the development pattern around the three other cul-de-sacs to the west established along 100 Avenue under Development Application Nos. 7916-0197-00, 7916-0200-00, 7917-0305-00, 7917-0478-00 and 7921-0041-00.
- The proposed variance will allow for a functional building envelope on proposed Lot 4, which is encumbered by the Trans Mountain Oil (TMO) pipeline right-of-way that runs diagonally through the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Suburban to Urban and a date for Public Hearing be set. (Appendix VII)
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 subject site 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. 7923-0179-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback from 7.5 metres to 0.0 metres from a Trans Mountain Oil pipeline right-of-way to the basement access well for proposed Lot 4.
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) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (e) 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;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) final approval from Trans Mountain Corporation; and
 - (h) registration of a Section 219 Restrictive Covenant requiring increased side yard setbacks for Lots 3 and 4 to a minimum of 2.1 metres on both sides of the lot boundaries to facilitate access to the right-of-way for maintenance and operational purposes.

6. Council pass a resolution to amend the Abbey Ridge Local Area Plan (LAP) to redesignate the property from “Suburban Residential 2-4 UPA Gross” to “Single Family Residential 4-6 UPA” when the project is considered for final adoption. (Appendix VI)

SITE CONTEXT & BACKGROUND

| Direction | Existing Use | OCP/LAP Designation | Existing Zone |
|----------------------------|-------------------------------------|---|---------------------|
| Subject Site | Single Family Dwelling | Suburban/Suburban Residential 2-4 UPA Gross | RA |
| North: | Single Family Dwellings | Suburban/Suburban Residential 2-4 UPA Gross | RQ |
| East: | Single Family Dwelling | Suburban/Suburban Residential 2-4 UPA Gross | RA |
| South (Across 100 Avenue): | Townhouses & Single Family Dwelling | Urban & Suburban/ Townhouse 15-20 UPA Gross & Low-Density Townhouse 12-15 UPA Gross | CD Bylaw 20171 & RA |
| West: | Single Family Dwellings | Urban/Single Family Residential 4-6 UPA | RF |

Context & Background

- The subject site is located at 17469 - 100 Avenue in Abbey Ridge. It is 3,853 square metres in size and the Trans Mountain Oil pipeline diagonally bisects the north side of the property across proposed Lots 3 and 4 (Appendix I). The property is currently zoned RA, it is designated “Suburban” in the OCP and “Suburban Residential 2-4 UPA Gross” in the Abbey Ridge Local Area Plan (LAP).
- A watercourse (Class C roadside ditch) runs along the frontage of the property on the north side of 100 Avenue.

DEVELOPMENT PROPOSAL

Planning Considerations

- The Abbey Ridge Local Area Plan (LAP) covers approximately 184 hectares of land north of Highway No. 1 and the Anniedale-Tynehead Neighbourhood Concept Plan (NCP), and east of the established Fraser Heights neighbourhood.
- Recently, the north side of 100 Avenue between 173 Street to 175A Street has seen several one acre and one-and-a-half-acre lots designated “Suburban” in the OCP redesignated to “Urban”, rezoned to RF, and subdivided, creating three cul-de-sacs comprised of RF lots.

- The subject site is east of these new developments. The applicant is proposing to amend the OCP and redesignate the property from “Suburban” to “Urban” and amend the Abbey Ridge LAP to redesignate the property from “Suburban Residential 2-4 UPA Gross” to “Single Family Residential 4-6 UPA” in order to follow the pattern of development to the west. In conjunction with the amendments, the applicant proposes to rezone the subject site from RA to RF in order to permit the subdivision of one RA lot into four RF lots.
- The proposal has merit, as it represents a continuation of the development pattern recently established west of the subject site. The development proposal will create a half cul-de-sac, and will create four RF lots, consistent with the new developments to the west. The cul-de-sac will be completed once the property to the east develops in the future.
- The development proposal provides an appropriate interface between new and established areas.
- Proposed Lots 1 to 4 will exceed the minimum size and depth requirements of the RF zone. Lot sizes range from 575 – 1,248 square metres and lot depths range from 28 – 61 metres. Proposed Lots 3 and 4 are encumbered by the Trans Mountain Oil right-of-way. Despite this encumbrance, the lots’ developable areas remain large enough to achieve typical single family dwellings.
- Part 4 Section E.18(a) of Zoning By-law 12000 states that the setback of principal buildings on lots containing a natural gas transmission right-of-way at the rear of the lot line shall not be less than 7.5 metres and such setback shall be measured at 90 degrees to the gas right-of-way boundary closest to the building line. City staff have interpreted this to also include the Trans Mountain Oil pipeline right-of-way.
- A future housekeeping amendment to the Zoning By-law No. 12000 will be implemented to clarify that the same setbacks required from Natural Gas Transmission rights-of-way also apply to Trans Mountain Oil pipeline rights-of-way. The intent of the setback provision is to allow a functional yard with accessory buildings outside of the right-of-way area.
- A Development Variance Permit is proposed for Lot 4 since a 7.5 metre setback from the future principal building basement access well to the Trans Mountain right-of-way will not allow for a functional building envelope to be achieved.
- The applicant acknowledges that varying the setback to 0.0 metres to the basement well will limit their opportunities to locate accessory buildings or structures on the lot as they are not permitted within the right-of-way.

| | Proposed |
|----------------------------|---------------------------|
| Lot Area | |
| Gross Site Area: | 3,860 square metres |
| Road Dedication: | 460 square metres |
| Undevelopable Area: | 837 square metres |
| Net Site Area: | 2,563 square metres |
| Number of Lots: | 4 |
| Unit Density: | 13.3 uph |
| Range of Lot Sizes | 575 - 1,248 square metres |
| Range of Lot Widths | 15 metres |
| Range of Lot Depths | 28 - 61 metres |

Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: The School District has advised that there will be approximately 4 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

2 Elementary students at Bothwell Elementary School
1 Secondary student at Fraser Heights Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring/Summer 2025.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

Parks, Recreation & Culture:

- Parks will accept cash-in-lieu of the 5% unencumbered parkland subdivision dedication requirement. The land valuation is to be based on the most recent PLA or PLA extension date.
- Parks notes no city/park tree removals are proposed or accepted through this application.
- If boulevard trees shown to be retained in the arborist report are removed or damaged during construction, the full appraised value of the trees will be required as compensation.
- Bothwell Elementary School Park is the closest active park and contains amenities including an outdoor sports field, and natural area. The park is 850 metres walking distance from the development.

Trans Mountain:

- Trans Mountain has reviewed the proposed subdivision application and provided conditions of approval to staff and the applicant.
- A referral was sent on January 22, 2024 regarding the proposed Development Variance Permit (DVP) to reduce the minimum rear yard setback of the RF Zone from 7.5 metres to 0.0 metres from a Trans Mountain oil pipeline right-of-way to the basement access well for proposed Lot 4. Approval from Trans Mountain Corporation will be a subject condition prior to final adoption.
- Trans Mountain has requested increased side yard setbacks of 2.1 metres on proposed Lots 3 and 4 for maintenance access purposes. These larger setbacks will be secured via Restrictive Covenant.

Transportation Considerations

- The applicant is required to construct the following improvements to support the proposal:
 - Dedication and construction of the north side of Barnston Drive East to the City's collector road standard and extension of the Abbey Ridge Greenway; and
 - Dedication and construction of a new cul-de-sac (174B Street) to the City's local road standard.
- The subject site is anticipated to generate approximately one vehicle every fifteen minutes in the peak hour, according to industry standard rates. The anticipated site-generated traffic is below the City's threshold for requiring a transportation impact assessment.
- The subject site is proposed to be accessed via the new 174B Street.

- The subject site is not presently serviced by public transit. The closest bus stop north of Highway 1 is at 168 Street and 104 Avenue, serviced by Bus 337 that goes from Surrey Central Station through Guildford Exchange to the Fraser Heights area and back.

Environmental Considerations

- In a Qualified Environmental Professional (QEP) assessment of roadside watercourse report prepared on September 14, 2023 by Ryan Preston of BlueLines Environmental Ltd., a watercourse along the frontage of 17469 - 100 Avenue was determined to be an unregulated Class C manmade ditch that reflects a historic municipal drainage system that has been significantly altered through recent upland development and installation of formal municipal storm sewers.
- City staff has accepted this determination and will not require a Development Permit for Sensitive Ecosystems.
- Any proposed infill or modification to the ditch will require input from Drainage Engineering.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" under Metro Vancouver's Regional Growth Strategy (RGS). The proposal complies with the RGS designation which is intended for residential neighbourhoods and centres.

Official Community Plan

Land Use Designation

- The subject site is designated "Suburban" in the Official Community Plan (OCP). The proposal does not comply with the designation.

Amendment Rationale

- Council has approved five similar residential development projects, that also included OCP amendments from "Suburban" to "Urban", immediately west of the proposed development under Development Application Nos. 7916-0197-00, 7916-0200-00, 7917-0305-00, 7917-0478-00 and 7921-0041-00.
- The development proposal will follow the pattern of development established west of the subject site with the creation of RF lots around three cul-de-sacs.

- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the current Abbey Ridge LAP designation, as described in the Community Amenity Contribution section of this report.

Public Consultation for Proposed 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.
- No other agencies and organizations are considered to be affected by the proposed OCP Amendment that requires specific consultation.

Themes/Policies

- The proposal is consistent with the following OCP Themes/Policies:
 - A.1.3c – Accommodate urban land development according to the following order of growth management: serviced infill areas and redevelopment sites in appropriate locations within existing residential neighborhood, when developed compatible with existing neighborhood character.

(The subject site is in an area of Abbey Ridge that has recently redeveloped. The development proposal follows the pattern of development that has been established in recent years. The proposed design guidelines ensure that future homes are compatible with the existing neighbourhood character based on the context homes in recent developments.)

- A3.3 – Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability and to enhance public open spaces and greenspaces within existing neighbourhoods.

(A required 2.7 metre wide statutory right of way for a multi-use pathway (MUP) along 100 Avenue will become a pedestrian network that will connect the area to Fraser Heights Greenway and adjacent regional parks per the objective of the Abbey Ridge LAP.)

- A3.5 - Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character. Specifically, support including secondary suites into Single Family Zones where the size, depth and width of a lot supports the additional parking requirements of a secondary suite.

(Proposed design guidelines will ensure that future homes on the subject site are compatible with the modern and transitional modern styles established by recent developments in the area. (please refer to Lot Grading and Building Scheme section of the planning report) Secondary suites are proposed for all four lots and with the large lot configurations proposed, the three parking spaces required in Zoning Bylaw 12000 as amended will be met.)

Secondary Plans

Land Use Designation

- The subject site is designated "Suburban Residential 2-4 UPA Gross" in the Abbey Ridge Local Area Plan (LAP). The proposal does not comply with the designation.

Amendment Rationale

- Three (3) cul-de-sacs have been established to the immediate west of the subject site and are comprised of urban-designated single family residential lots, zoned RF. Amending the LAP from "Suburban Residential 2-4 UPA Gross" to "Single Family Residential 4-6 UPA" will allow a continuation of the established lot pattern of RF lots within the block.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential Zone (RF)", and parking requirements.

| RF Zone (Part 16) | Permitted and/or Required | Proposed |
|---------------------------|-------------------------------|---|
| Unit Density: | 14.8 uph | 13.3 uph |
| Yards and Setbacks | | |
| Front Yard: | 7.5 m | 7.5 m |
| Side Yard: | 1.8 m or variable 1.2 m/2.4 m | 1.8 m or variable (2.1 m for Lots 3 and 4 per Trans Mountain requirement) |
| Rear: | 7.5 m | 0.0 m to the Trans Mountain ROW for Lot 4)* |
| Lot Size | | |
| Lot Size: | 560 m ² | Between 575 – 1,248 m ² |
| Lot Width: | 15 m | 15 m |
| Lot Depth: | 28 m | 28 – 61 m |
| Parking (Part 5) | Required | Proposed |
| Number of Spaces | 3 | 3 |

*Variance Requested

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- The majority of the homes in the area are within newly developed subdivisions. The style of the homes are modern and transitional modern with mid-scale massing characteristics. Based on context homes that interface the proposed subdivision, styles recommended for this site will include 2 or 3-storey split levels with stucco, hardiplank, vinyl, brick and stone exterior materials. Natural and subdued primary colours for the exterior are the only colours permitted. Roof pitches acceptable are a minimum of 4:12 to a maximum of 12:12. Shake profile concrete roof tiles, asphalt shingles or metal roof with raised ridge caps are permitted in grey, brown and black.
- A preliminary lot grading plan, submitted by Centras Engineering Ltd., and dated May 19, 2023, has been reviewed by staff and found to be generally acceptable. The applicant does not propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Setback Variance

- The applicant is requesting the following variance:
 - to reduce the minimum rear setback required from a Trans Mountain Oil pipeline right-of-way to the basement access well for proposed Lot 4 from 7.5 m to 0.0 m.
- The proposed variance will allow for proposed Lot 4 to achieve a functional building envelope despite the encumbrance of the Trans Mountain Oil pipeline diagonally bisecting the north side of the property and Trans Mountain's requirement for a minimum 2.1 metre side yard setback for maintenance access purposes.
- Staff support the requested variance to proceed for consideration.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,136 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Suburban/Abbey Ridge Local Area Plan designation.

- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption, The current rate for the Guildford Community Area is \$16,020 per unit for single family dwellings/lots.

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 new 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. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 18, 2024 and the Development Proposal Signs were installed on September 22, 2023. Staff received no responses from neighbouring properties.
- The subject development application was reviewed by the Fraser Heights Community Association and the Surrey Board of Trade. Staff received no responses.

TREES

- Adrian Szabunio, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

Table 1: Summary of Proposed Tree Preservation by Tree Species:

| Tree Species | Existing | Remove | Retain |
|---|----------|--------|--------|
| Alder and Cottonwood Trees | | | |
| Alder | 0 | 0 | 0 |
| Cottonwood | 1 | 1 | 0 |
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Honey Locust | 7 | 6 | 1 |
| BigLeaf Maple | 2 | 1 | 1 |
| Willow | 1 | 1 | 0 |
| Coniferous Trees | | | |
| Douglas Fir | 17 | 12 | 5 |
| Western Red Cedar | 6 | 5 | 1 |
| Hemlock | 2 | 2 | 0 |

| | | | |
|--|-----------|-----------------|----------|
| Sitka Spruce | 2 | 2 | 0 |
| Cypress | 1 | 1 | 0 |
| Total (excluding Alder and Cottonwood Trees) | 38 | 30 | 8 |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | | | |
| | | 15 | |
| Total Retained and Replacement Trees Proposed | | | |
| | | 23 | |
| Estimated Contribution to the Green City Program | | | |
| | | \$25,300 | |

- The Arborist Assessment states that there are a total of 38 mature trees on the site, excluding Alder and Cottonwood trees. One (1) existing tree, approximately 2.5% of the total trees on the site, is a Cottonwood tree. The applicant proposes to retain 8 trees as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 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 proposed total of 61 replacement trees on the site. The applicant is proposing 15 replacement trees. The deficit of 46 replacement trees will require a contribution in the amount of \$25,300 (\$550 per tree) to the Green City Program.
- In addition to the replacement trees, boulevard street trees will be planted on 100 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 23 trees are proposed to be retained or replaced on the site with an estimated contribution of \$25,300 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Proposed Subdivision Layout and Concept Plan
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Abbey Ridge Local Area Plan
- Appendix VII. OCP Redesignation Map
- Appendix VIII. Cosmos Aerial Photo
- Appendix IX. Development Variance Permit

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

DQ/ar

LAND DEVELOPMENT ENGINEERING REVIEW

File: 7823-0179-00

Location: 17469 100 Ave

Applicant: Common Ground Consulting Ltd
Address: 15292 Croydon Dr Unit 204, Surrey, BC
Phone:
Fax:
Email: manveer@commonground-consulting.com
Owner: Iqbal S Sahota

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> OCP Amendment | <input checked="" type="checkbox"/> NCP Amendment | <input type="checkbox"/> ALR Exclusion |
| <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> LUC Amendment | <input checked="" type="checkbox"/> Subdivision |
| Existing Land Use: RA | | Existing Lots: 1 |
| Proposed Land Use: RF | | Proposed Lots: 4 |
| <input type="checkbox"/> DP | <input type="checkbox"/> DVP | |

Land Development Engineering Contacts:
 Richard Huynh, Engineering Project Coordinator
 604-591-4297 , Richard.Huynh@surrey.ca
 Daniel Sohn, P.Eng., Development Process Manager
 604-591-4757 , Daniel.Sohn@surrey.ca

Attachments:
 Project Layout
 Road Right-of-Way Requirements Sketch

Distribution:
 Applicant
 Transportation Planning Manager
 Sewer Engineer
 Water Engineer
 Drainage Planning Manager
 Development Services Project Supervisor
 Parks Planning Analyst

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| | | |
| 1 | January 9, 2024 | Original |
| No. | Date | Revision |

LAND DEVELOPMENT ENGINEERING REVIEW

File 7823-0179-00, Map #026

Background

Official Community Plan amendment from Suburban to Urban, Local Area Plan amendment from 2-4 units per acre to up to 6 units per acre, Rezoning from RA to RF and Subdivision from one (1) lot to four (4) single family lots. This review was based on Centras Engineering Ltd. Preliminary Key Plan dated June 7, 2023.

The development site is located within the Abbey Ridge Neighbourhood Concept Plan (NCP). The applicant will be required to service the site in accordance with the NCP Stage II Servicing Report.

This Review represents the key issues that the Engineering Department is aware of at this time. The issues listed may not be fully comprehensive and exhaustive and the applicant is required, as part of the planning and design process (including Public Hearing) to identify and resolve all items relating to the proposed land development.

Property and Right-of-Way Requirements

The following road right-of-way dedication, as illustrated on the Road Right-of-Way Requirements sketch attached, is required on existing roads fronting the site:

- Dedicate 1.942m parallel to 100 Avenue, meet the curve to the east on Barnston Drive.
- Dedicate varying widths to achieve minimum 12.0m from centerline along 100 Avenue.
- Dedicate 3.0m x 3.0m corner cut at 100 Avenue and 174B Street.
- Register 2.7 m statutory right of way for the MUP, along 100 Avenue.

The following road right-of-way dedication, as illustrated on the marked up Project Layout attached, is required for proposed roads within the site:

- Dedicate 14.0m radius cul-de-sac bulb for 174B Street.
- Register 0.5m statutory right of way, along all development frontages.

The applicant should address all road dedication and rights-of-way issues prior to finalizing layout or commencing legal survey or detailed design.

Servicing Requirements

These Works are required as a condition of this Rezone and Subdivision.

Transportation/Traffic Management

100 Avenue – Collector

- Construct north side of 100 Avenue to the Collector standard. The applicant will be responsible for construction of the through local road standard (5.5-metre wide pavement, 3.2m boulevard curb and gutter and street lights) and the City will complete to the ultimate standard by funding the additional pavement to the ultimate 7.0-metre width from centerline plus incremental cost to upgrade to the Collector standard pavement structure, 4.0m MUP (with 2.2m within SRW) and street lighting.

174B Street - Local

- Construct western half of R=11m cul-de-sac without sidewalk to SSD-R.13. Maintain minimum 6m wide pavement.

Access

- Construct 6.0m wide concrete letdowns onto cul-de-sac.

The site is located adjacent to an Arterial Highway under the jurisdiction of the Ministry of Transportation and Infrastructure (MoTI) Referral to MoT's District office (604-660-8300) will be required to confirm road dedication or improvement requirements.

Drainage/Environmental

The following City storm drainage facilities are located in the vicinity to the site:

- 675 mm concrete storm main along 100 Avenue.
- Class 'C' open road ditch along north side of 100 Avenue.

The following storm drainage facilities are required:

- Construct adequately sized storm main to service lots and entire cul-de-sac bulb.
- Removal of existing culverts will be required prior to ditch infill works.

A stormwater management plan must be completed to the satisfaction of Surrey Drainage Engineering to assess the 5 year post development flows (minor system) and 100 year post development flows (major system) within the catchment. The applicant is required to confirm downstream capacity from all fronting storm mains to the nearest trunk storm main (>20 ha catchment area).

Storm servicing must comply with the Abbey Ridge LAP requirements, water quality/sediment control inlet chamber is to be installed as a component of the on-site drainage system before discharge at the inspection chamber. A restrictive covenant is required to be registered on the title of the land to require the owner/operator to maintain and keep functional the water quality/sediment control inlet chamber. This proposed cul-de-sac is not included in the LAP, however road ROW LIDs are to be implemented similar to adjacent cul-de-sac along 100 Avenue block where possible.

An adequately-sized service connection, complete with inspection chamber, must be provided to each lot. Abandonment of surplus connection(s), if any, is also required.

Provide an ESC Plan that is developed in accordance with Best Management Practices to meet the performance requirements as set out in By-law 2006, No. 16138, during building construction and servicing.

Water

The following City water facilities are located in the vicinity to the site:

- 200 mm PVC watermain along 100 Avenue.

The following water facilities are required:

- Construct 100 mm watermain extension into new 174B Street cul-de-sac.

An adequately-sized metered service connection must be provided to each lot. Metering features can be located at the property line or within the building (if the service is 75mm or greater), in accordance with the Water Meter Design Criteria Manual & Supplementary Specifications. Calculations are to be submitted to confirm the size of the metered domestic service connection and the size of the fire service required for the proposed development. Abandonment of surplus connection(s), if any, is also required.

Through normal processing by the Planning and Development Department - Building Division, the on-site fire protection requirements will be reviewed at building permit application stage and may require additional improvements to the building to meet the B.C. Building Code.

Sanitary Sewer

The following City sanitary sewer facilities are located in the vicinity to the site:

- 200 mm PVC sanitary main along 100 Avenue.

The following sanitary sewer facilities are required:

- Construct minimum 200 mm sanitary main extension into new 174B Street cul-de-sac.

The applicant is required to complete a sanitary sewer capacity analysis downstream of the subject application due to the proposed Land use plan amendment which will result in increased population and subsequent sanitary demand. The applicant will be required to resolve any downstream pipe capacity constraints.

An adequately-sized service connection (minimum size 150mm), complete with inspection chamber, must be provided to each lot. Connection to a low-pressure sanitary sewer requires the registration of a restrictive covenant for the maintenance of the on-site pump by the property owner. Abandonment of surplus connection(s), if any, is also required.

Commercial Utilities

The development must be serviced with hydro, gas, telecommunication and cablevision in accordance with utility company requirements and City standards.

Project Management

A Servicing Agreement must be executed before the proposed Rezone/Subdivision/BP can be completed.

The following legal documents are known at this time to be required for this project:

- Register 0.5m statutory right of way, along all development frontages.
- Register 2.7 m statutory right of way for the MUP, along 100 Avenue.
- Register a restrictive covenant to maintain and keep functional the water quality/sediment control inlet chambers.

All Engineering legal documents required for this project must be executed prior to issuance of the Servicing Agreement.

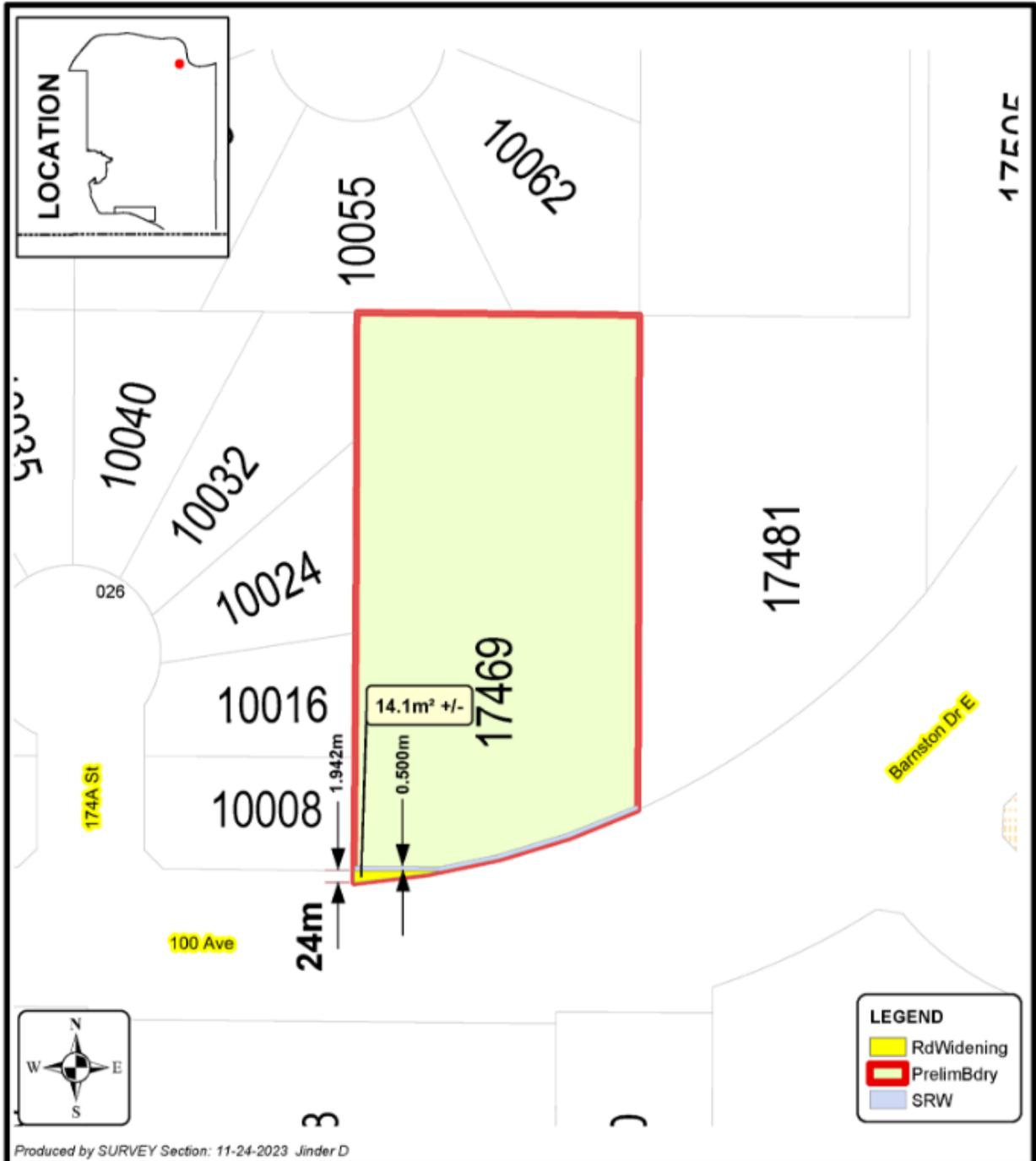
Financial

A processing fee of \$8,331.75 (GST included) is required for the Servicing Agreement.

The following charges and levies must be paid as a condition of the Servicing Agreement:

- Latecomers # 5717-0067-00-2 - Water
- Latecomers # 5816-0197-00-1 - Sanitary
- Latecomers # 5916-0197-00-1 - Drainage

Right-of-way requirement sketch



Produced by SURVEY Section: 11-24-2023 Jinder D



SUBJECT PROPERTY
17469 100th Avenue
PROJECT: 7823-0179-00

**ENGINEERING
DEPARTMENT**

The data provided is compiled from various sources and IS NOT warranted as to its accuracy or sufficiency by the City of Surrey.
This information is provided for information and convenience purposes only.
Lot sizes, Legal descriptions and encumbrances must be confirmed at the Land Title Office. Managed Documents/Land Development Road comments/ Road ROW memos/Road ROW PDF memos 2023/03-0179

Preliminary Project Layout

CONSULTANT KEY PLAN GENERAL NOTES:

- CLIENT AND CONSULTANT SHALL APPROVE TO CITY OF SURREY'S STORMWATER MANAGEMENT PLAN, INCLUDING THE PROPOSED STORMWATER MANAGEMENT PLAN, BEFORE ANY CONSTRUCTION COMMENCES.
- ALL ELEVATIONS AND MARKERS ARE GEOMETRIC AND REFER TO CITY OF SURREY'S STORMWATER MANAGEMENT PLAN, INCLUDING THE PROPOSED STORMWATER MANAGEMENT PLAN, BEFORE ANY CONSTRUCTION COMMENCES.
- ALL DIMENSIONS FROM LAND MARKS ARE METRIC. MARKS SHOULD BE SET TO THE NEAREST MILLIMETER. THE CONSULTANT TO CONDUCT A SURVEY TO VERIFY THE ACCURACY OF THE MARKS AND TO RECORD THE CONSTRUCTION AND OPERATING MARKS.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURREY AND THE PROVINCE OF BRITISH COLUMBIA. THE CONSULTANT SHALL PROVIDE ALL NECESSARY INFORMATION TO THE CONTRACTOR TO OBTAIN THESE PERMITS AND APPROVALS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURREY AND THE PROVINCE OF BRITISH COLUMBIA. THE CONSULTANT SHALL PROVIDE ALL NECESSARY INFORMATION TO THE CONTRACTOR TO OBTAIN THESE PERMITS AND APPROVALS.
- THE CITY OF SURREY'S STORMWATER MANAGEMENT PLAN AND THE PROVINCE OF BRITISH COLUMBIA'S STORMWATER MANAGEMENT ACT AND REGULATIONS SHALL APPLY TO THIS PROJECT. THE CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURREY AND THE PROVINCE OF BRITISH COLUMBIA. THE CONSULTANT SHALL PROVIDE ALL NECESSARY INFORMATION TO THE CONTRACTOR TO OBTAIN THESE PERMITS AND APPROVALS.
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SHADING LEGEND:

- RECOMMENDATION FOR THIS RESTRICTION, NUMBER RECOMMENDATION (BY LOCALITIES CONTRACTOR)
- PARAMETER INFORMATION TO CITY OF SURREY
- SHADING DETAIL DRAWING SDD-02 TO SDD-03
- SHADING DETAIL DRAWING SDD-04 TO SDD-05
- MINIMUM SLOPE/INVERT/ASPHALT TYPICAL AND 500 TO SLOPE/INVERT
- TREES TO BE RETAINED
- TREES TO BE REMOVED

LEGAL ENCUMBRANCES:

- 4 LOT SUBDIVISION PLAN
- 0.5m ROW ALONG 100 AVENUE AND 174B STREET FOR SIDEWALK, MAINTENANCE AND SERVICE CONNECTIONS
- 0.5m ROW ALONG 100 AVENUE AND 174B STREET FOR SIDEWALK, MAINTENANCE AND SERVICE CONNECTIONS
- REQUIRE CONSENT FOR ONSET STORM WATER MITIGATION
- DRAINAGE EXISTENCES ON LOT 3 AND LOT 4

STORMWATER ICS LOCATED WITHIN DRIVEWAYS INSTALLED IN METER BOXES PER SURREY STD. SDD-G.1.1 WITH H2O BEARING LID.

CONCRETE DRIVEWAY AND CONCRETE CURB DRAWING SDD-05.1.1 AND SDD-05.2.1

PLAN 000000-00
DATE: 2023.05.19
CONSULTANT PROJ. NO.: 23022
DRAWING TYPE: KEY PLAN

SCALE: 1:500
SHEET NO.: 03
REV: 1

DATE: 2023.05.19
DRAWN: RS
CHECKED: SO

CLIENT: COMMON GROUND CONSULTING
#204 - 15292 CROYDON DR.
SURREY, BC

TITLE: KEY PLAN
17489 100 AVE
PLAN VIEW

DATE: June 7, 2023

CONSULTANT: CENTRAS Engineering Ltd
#118-2400 CROYDON DRIVE SURREY BC V3Z 4S3
ES&C: PLAN TO PRACTICE & LICENSED

CITY OF SURREY

NOT BEING USED IN THE ORIGINAL CONTRACT. THE CONSULTANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF SURREY AND THE PROVINCE OF BRITISH COLUMBIA. THE CONSULTANT SHALL PROVIDE ALL NECESSARY INFORMATION TO THE CONTRACTOR TO OBTAIN THESE PERMITS AND APPROVALS.

NOT FOR CONSTRUCTION

Department: **Planning and Demographics**
 Date: **August 10, 2023**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0179 00**

The proposed development of **4** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

| | |
|---|---|
| School-aged children population projection | 4 |
|---|---|

| | |
|---|---|
| Projected Number of Students From This Development In: | |
| Elementary School = | 2 |
| Secondary School = | 1 |
| Total Students = | 3 |

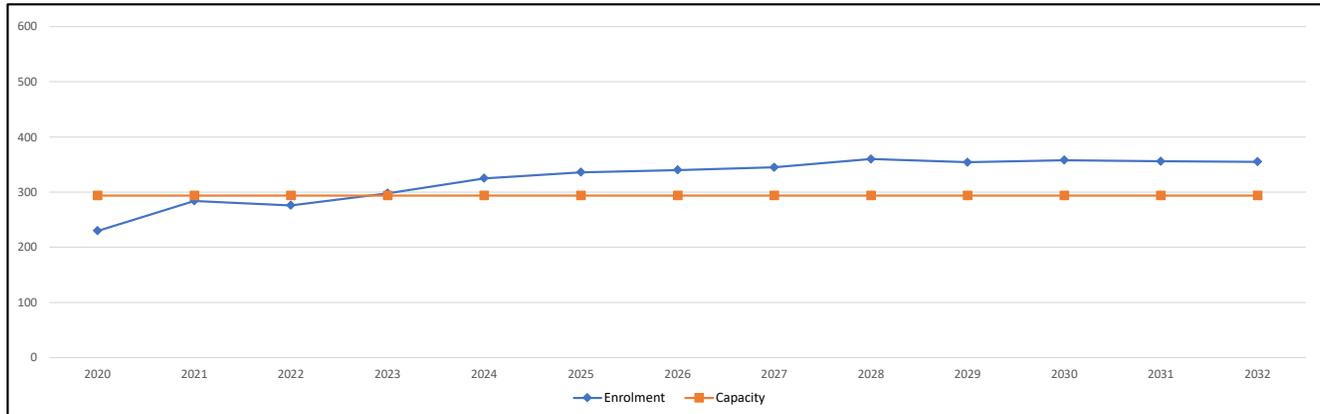
| | |
|--|------|
| Current Enrolment and Capacities: | |
| Bothwell Elementary | |
| Enrolment | 276 |
| Operating Capacity | 294 |
| # of Portables | 1 |
| Fraser Heights Secondary | |
| Enrolment | 1535 |
| Operating Capacity | 1200 |
| # of Portables | 8 |

Summary of Impact and Commentary
 The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

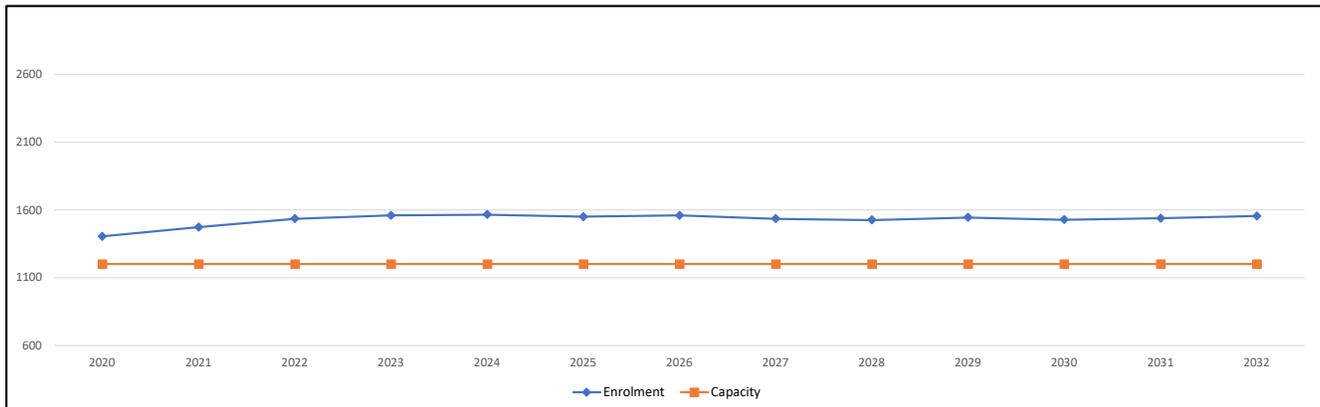
Bothwell Elementary 10 year enrolment projections show a growth trend that can be attributed to the increased density being considered along the bluff to the east of Highway 17 (South Fraser Perimeter Road). With Highway 17 dissecting the Bothwell catchment, as part of the District's 2024/2025 Capital Plan submission to the Ministry, the District is requesting to purchase a new site in the new Abbey Ridge area in the next 3-5 years: followed by, building a new elementary school after 2030. There has been no Ministry funding approval for these project. Until then, enrolment growth at Bothwell elementary will be accommodated by portables.

Fraser Heights Secondary is the only secondary school that serve the communities located on the north side of Highway 1. The school is currently operating at 128% capacity. The school's 10 year projections show enrolment to continue at this level and potentially grow as the Bothwell and Abbey Ridge communities start to build. As a result, the District has requested as part of their 2024/2025 Capital Plan submission to the Ministry a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

Bothwell Elementary



Fraser Heights Secondary



Population: The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

Tree Preservation Summary

Surrey Project No:

Address: 17469 100 Avenue, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Adrian Szabunio PR 5079A

| On-Site Trees | Number of Trees | Off-Site Trees | Number of Trees |
|--|-----------------|--|-----------------|
| Protected Trees Identified * | 39 | Protected Trees Identified | 13 |
| Protected Trees to be Removed | 31 | Protected Trees to be Removed | 0 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 8 | Protected Trees to be Retained | 13 |
| Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 1 X one (1) = 1 - All other species to be removed (2:1) 30 X two (2) = 60 | 61 | Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0 | 0 |
| Replacement Trees Proposed | 15 | Replacement Trees Proposed | - |
| Replacement Trees in Deficit | 46 | Replacement Trees in Deficit | - |
| Protected Trees to be Retained in Proposed Open Space or Riparian Areas | 0 | | |

*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

September 19, 2023

Date

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7923-0179-00
 Project Location: 17469 100 Avenue, Surrey, BC
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms 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:

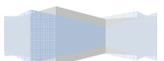
The area surrounding the subject property consists of a majority of newly developed subdivisions along with multi-family developments across 100 Avenue that are nearing completion. The style of homes in the area are modern and transitional modern.

Homes in the neighborhood include the following:

The homes surrounding the property which are approximately 2 years old are modern and transitional modern style of homes with mid-scale massing characteristics. All the homes range from 5000sf up to 6000sf homes. These homes have various roof pitches from 4:12 up to 9:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or cedar shingles and the cladding is primarily hardi, vinyl or stucco with stone or brick.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are traditional craftsman.
- 2) All context homes are 2 or 3 storey homes.
- 3) Front entrances are 1.5 storey in height.
- 4) Massing: Old homes are mostly west coast modern context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.



7) Roof pitch is a minimum 4:12 for the newer context homes.

Dwelling Types/Locations: 2 or 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in hardi siding or vinyl siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include craftsman style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

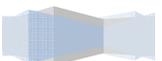
Restrictions on Dwellings No basement entry homes.

Exterior Materials: Stucco, Hardiplank, Vinyl, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

Roof Pitch: Minimum roof pitch must be 4:12 and maximum of 12:12.

Roof Materials: Shake profile concrete roof tiles, or shake profile asphalt



shingles, or a shake profile metal roof with a raised ridge caps are permitted in Grey, Brown, or Black.

In-ground basements: Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front with maximum height of 9'0".

Landscaping: Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.

Tree Planting Deposit: **\$1,000** (to developer)
- 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction

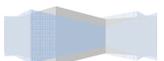
Compliance Deposit: **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: August 17, 2023

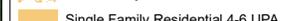
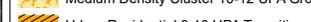
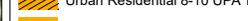
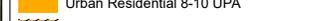
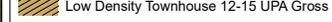
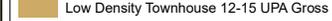
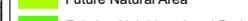
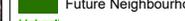
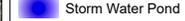
Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: August 17, 2023

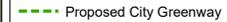
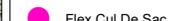
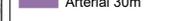


LEGEND

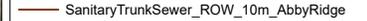
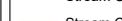
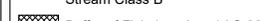
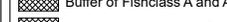
Land Use Designations

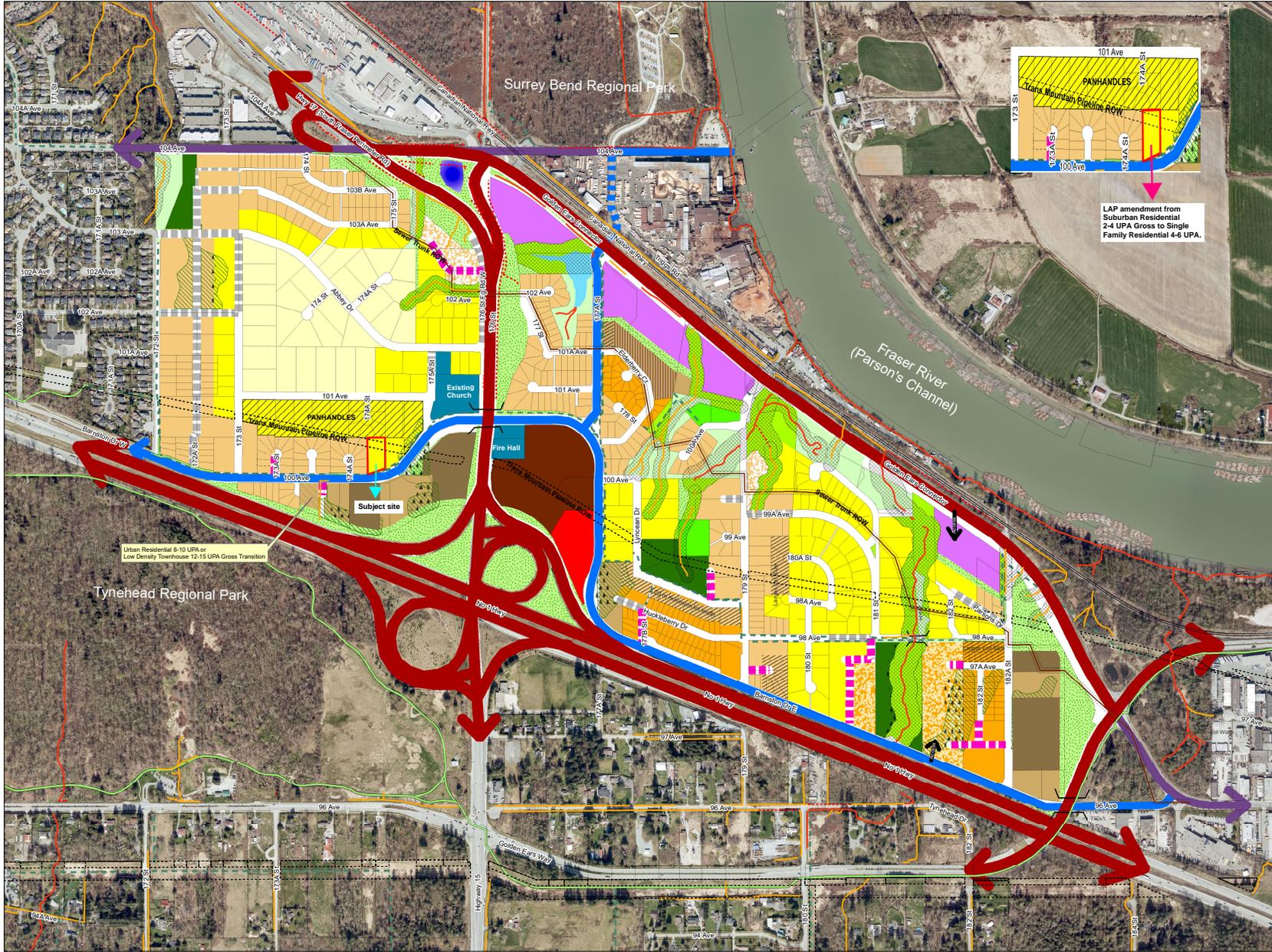
-  Acreage Residential 1-2 UPA
-  Suburban Residential 2-4 UPA Gross
-  Urban Transition 4-5 UPA
-  Low Density Cluster 4-6 UPA Gross
-  Single Family Residential 4-6 UPA
-  Medium Density Cluster 10-12 UPA Gross
-  Urban Residential 8-10 UPA Transition
-  Urban Residential 8-10 UPA
-  Low Density Townhouse 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



**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 Amended 20 Dec 2023

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



175A St

101 Ave

174A St

SUB

OCP Amendment from "Suburban" to "Urban"

URB

URB

URB

174 St

Barnston Dr E

100 Ave

URB

17.3B St

SUB

URB

URB

No-1 Hwy

CR



CITY OF

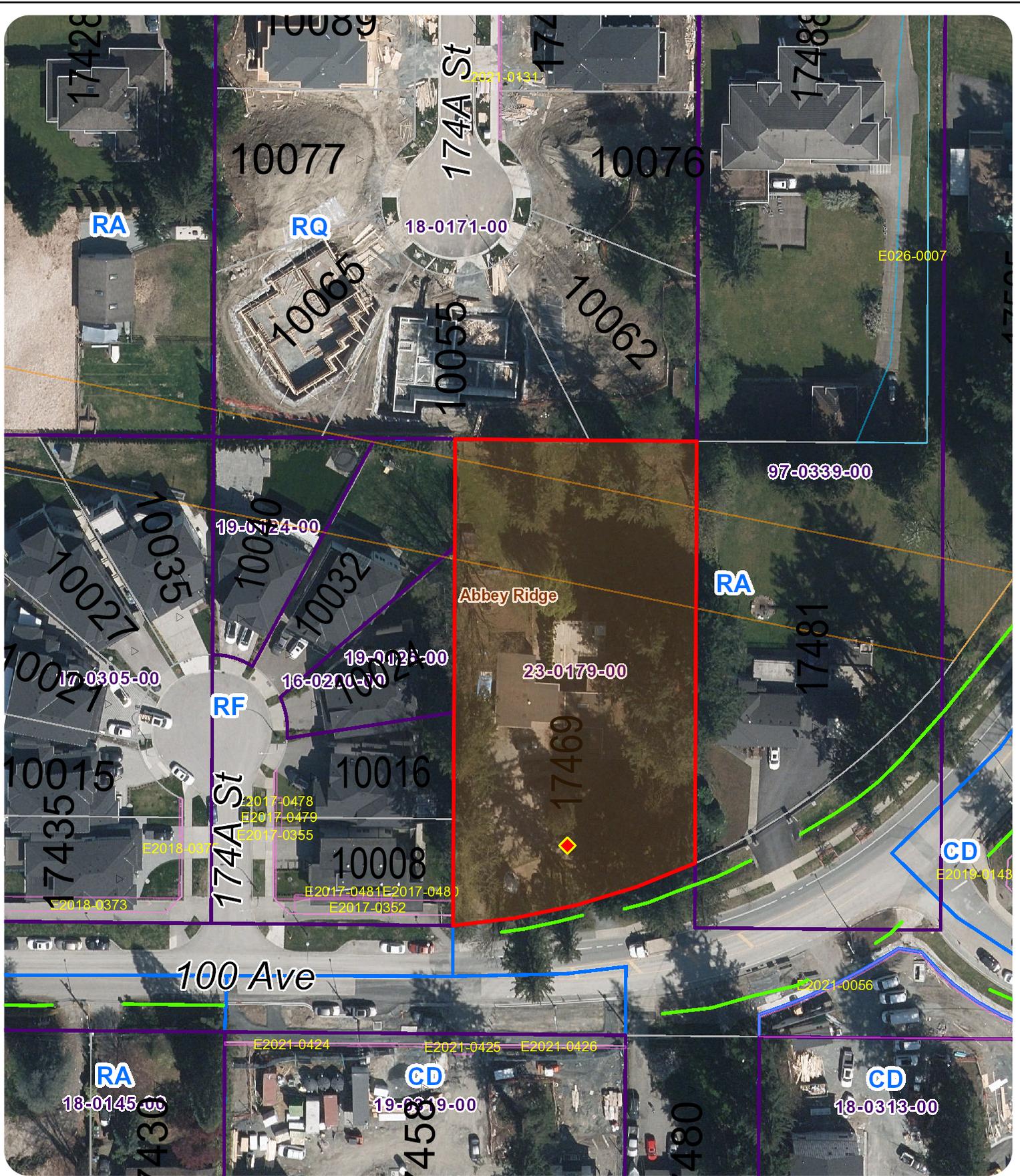
SURREY

the future lives here.

OCP Amendment 23-0179-00

OCP Amendment from "Suburban" to "Urban"

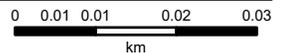




Enter Map Description

Scale: 1:933

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



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0179-00

Issued To:

(the "Owners")

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: 002-378-884

Lot 2 Section 6 Township 9 New Westminster District Plan 70364 Except Part On Plan EPP4725

17469 - 100 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Part 4 General Provisions, Section B.27 Setbacks from Natural Gas Transmission Rights of-Way, sub-section (a) Rear Setback for Principal Buildings, the minimum rear yard setback from the Trans Mountain Oil pipeline right-of-way is reduced from 7.5 metres to 0.0 metres to the basement access well for Lot 4.
5. This development variance permit applies to only the portion of the Land or that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF , 20 .

ISSUED THIS DAY OF , 20 .

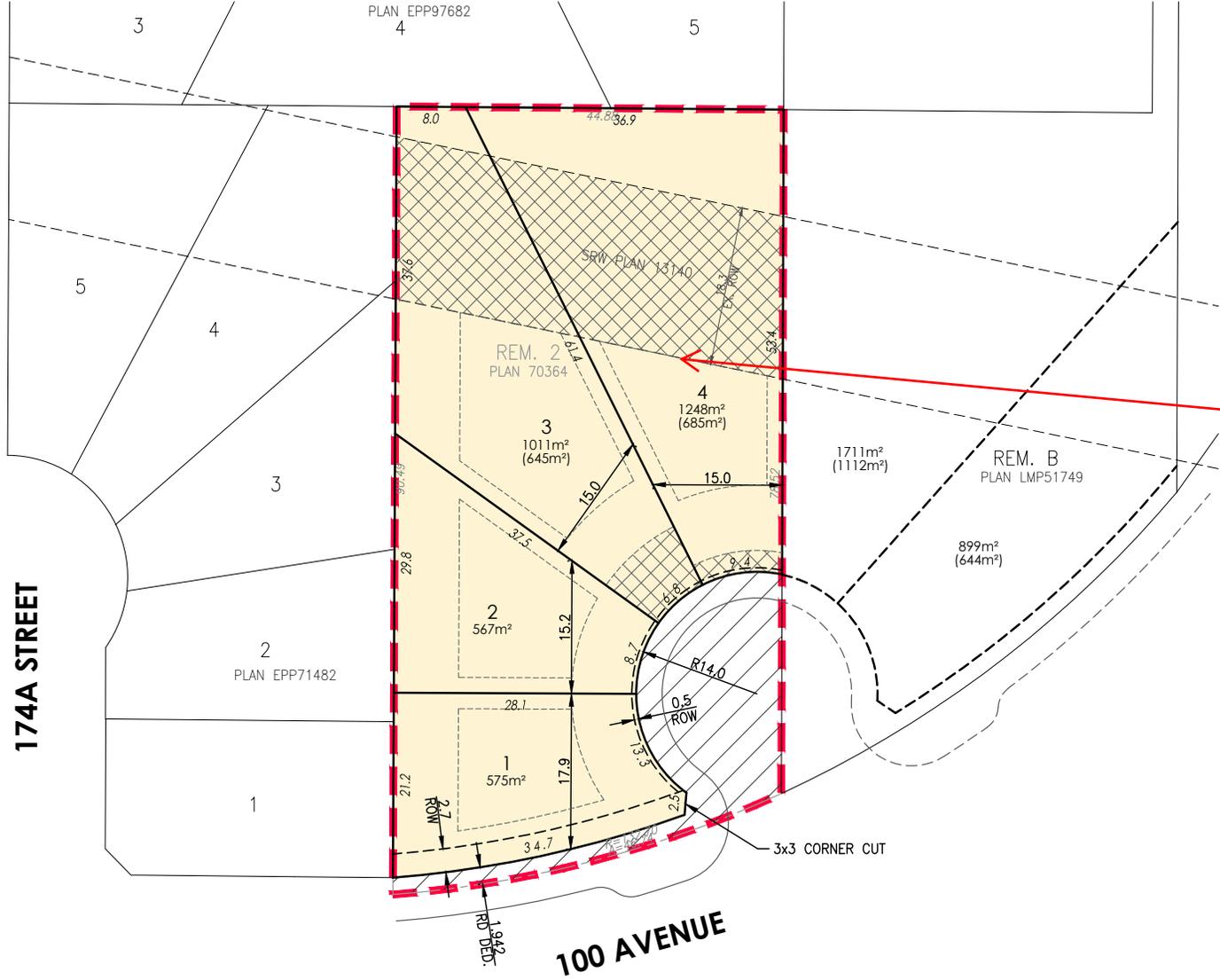
Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

Schedule A



In Part 4 General Provisions, Section B.27 Setbacks from Natural Gas Transmission Rights-of-Way, sub-section (a) Rear Setback for Principal Buildings, the minimum rear yard setback from the natural gas transmission right-of-way is reduced from 7.5 metres to 0.0 metres to the basement access well.



STATISTICS

Gross Site Area: 3,860 sq.m (0.95 Acres)
Proposed Zoning: RF
 Min. Lot Area: 560 sq.m (6,000 sq.ft)
 Min. Lot Width: 15 m (50 ft)
 Min. Lot Depth: 28 m (90 ft)
Proposed # of Lots: 4

PRELIMINARY
 FOR DISCUSSION PURPOSES



CROYDON BUSINESS CENTRE
 #218-2630 CROYDON DRIVE,
 SURREY, BC V3S 6T3
 PHONE: 604-283-2240
 EMAIL: info@centras.ca

| | | | | | | | |
|---------------|--------------------------------|-----------------------|---|-----------------|-----------------------------|-------|-------|
| PROJECT TITLE | RESIDENTIAL SUBDIVISION (OP-1) | | | PROJECT ADDRESS | 17469 100 AVENUE, SURREY BC | | |
| CLIENT | - | | | LEGAL | - | | |
| PROJECT No. | 23022 | MUNICIPAL PROJECT No. | - | DATE | MAY 2023 | SCALE | 1:500 |

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES