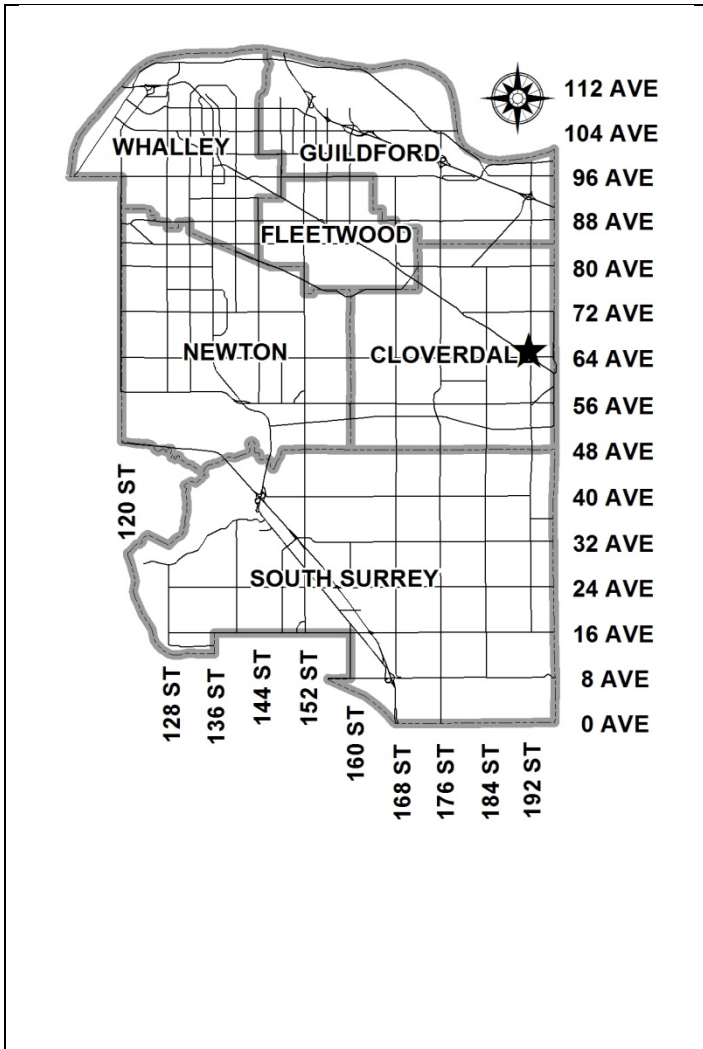


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0054-00

Planning Report Date: June 17, 2013



PROPOSAL:

- **OCP Amendment** of a portion from Urban to Industrial
- **NCP Amendment** of portions from 22-45 upa (High Density), Riparian Protection Area, Storm Water Pond and Open Space/Park to Riparian Protection Area and Business Park
- **Rezoning** of portions from RA to IB-3 and RF

in order to allow subdivision into two business park lots, two remnant lots and one lot for stream protection.

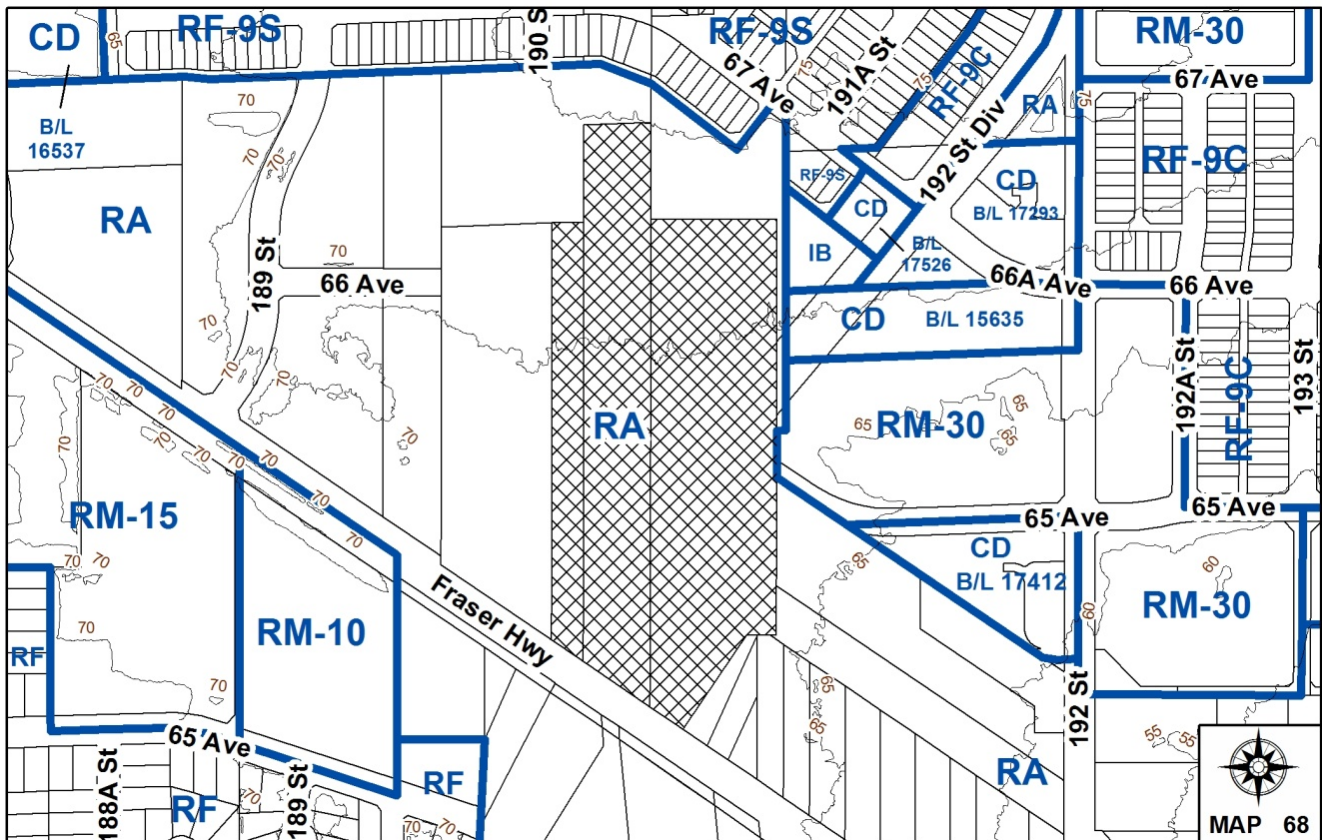
LOCATION: 19007, 19025 & 19047 - Fraser Hwy

OWNER: 0745269 BC Ltd., Inc. No. BC0745269

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATIONS: Business Park, 22 – 45 upa (High Density), Riparian Protection Area, Storm Water Pond and Open Space/Park to Riparian Protection Area and Business Park.



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires amending portions of the East Clayton Neighbourhood Concept Plan (NCP):
 - from Riparian Protection Area and Storm Water Pond to Business Park;
 - from Open Space/Park on Private Property to Business Park; and
 - from 22 – 45 upa (High Density) to Riparian Protection Area.

RATIONALE OF RECOMMENDATION

- The Storm Water Pond NCP designation for the east side of 192 Street Diversion is no longer required, and the proposed riparian protection area will be compensated for as per DFO requirements by relocating a portion within the area now designated for 22-45 upa (High Density) residential development.
- The area currently identified as Riparian Protection Area in the NCP does not accurately reflect the location of McLellan Creek.
- The Open Space/Park on Private Property NCP designation for the west side of 192 Street is proposed to be relocated along 192 Street Diversion and the future 66 Avenue in order to better connect with the East Clayton linear park network.
- The proposed amendments are consistent with the City of Surrey's intention to create viable employment within walking distance to the East Clayton community.
- The intersection of 192 Street Diversion and Fraser Highway is proposed for a future rapid transit stop, and would be an appropriate location for a land use that generates employment.
- The proposed subdivision will result in the dedication of the final portion of the 192 Street Diversion to Fraser Highway, which will provide an important circulation link for the community.

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 from Urban to Industrial and a date for Public Hearing be set (Appendix IV).
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 879 of the Local Government Act.
3. a By-law be introduced to rezone Block B of the site as shown on the attached Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Business Park 3 Zone (IB-3)" (By-law No. 12000) and Block C of the site as shown on the attached Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" and a date be set for Public Hearing (Appendix I).
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from Senior Government agencies for the relocation of McLellan Creek;
 - (d) the applicant to provide habitat compensation as per City Policy No. P-15 for the setback relaxation from the watercourse, to the satisfaction of the General Manager, Engineering and the General Manager, Parks, Recreation and Culture;
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 1 and 4 to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on the southern portion of proposed Lot 4 until future consolidation with adjacent properties to the west;
 - (i) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 5 until future consolidation with adjacent properties to the north, east and west; and

- (j) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 3 until such time as it rezones in the future as per the designations in the East Clayton NCP and consolidates with the adjacent property to the east (6481 - 192 Street);
 - (k) registration of a 4.5-metre (15 ft.) wide right-of-way for pedestrian access north of McLellan Creek to accommodate a public pathway; and
 - (l) registration of a 3.0-metre (10 ft.) wide right-of-way for pedestrian access along the eastern portion of the site to accommodate a public pathway, with cash-in-lieu to be provided for the ultimate construction of the pathway.
5. Council pass a resolution to amend of the East Clayton NCP to redesignate portions of the site from 22 – 45 upa (High Density), Riparian Protection Area, Storm Water Pond and Open Space/Park on Private Property to Riparian Protection Area and Business Park 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.

Parks, Recreation & Culture: The proposed riparian area conveyance for park, as required by DFO, is acceptable. A P-15 agreement is required for monitoring and maintenance of replanting in the conveyed riparian areas.

Department of Fisheries and Oceans (DFO): The proposed habitat compensation concept is generally consistent with DFO policy. Final Acceptance will be required once the habitat compensation concept plan is finalized.

SITE CHARACTERISTICS

Existing Land Use: Two vacant residential acreage parcels, and one residential acreage parcel with an existing dwelling to be demolished. A Class B (yellow-coded) watercourse (McLellan Creek) traverses the southern portion of the site.

Adjacent Area:

| Direction | Existing Use | NCP Designation | Existing Zone |
|------------------|---|---|------------------------------|
| North: | Vacant remnant lots (with special residential small lots further north) | Business Park (and 10 – 15 upa Special Residential further north) in the East Clayton NCP | RA (and RF-9S further north) |

| Direction | Existing Use | NCP Designation | Existing Zone |
|---|--|---|-------------------------------|
| East (South of 65 Avenue): | Remnant acreage parcels and vacant residential lot under Application No. 7912-0343-00 for townhouses (Third Reading), single family dwelling on acreage parcel with Class B watercourse under application No. 7913-0030-00 for townhouses and commercial uses (Pre-Council), and single family dwellings | Business Park, 22 – 45 upa (High Density), Riparian Protection Area and Specialty Community-Oriented Commercial in the East Clayton NCP | RA |
| East (Across unopened 192 St. Diversion): | Townhouses | 15 – 25 upa (Medium-High Density) in the East Clayton NCP | RM-30 and CD By-law No. 15635 |
| South (Across Fraser Hwy.): | Residential lots, and non-conforming automotive service use | Open Space and Townhouse / Cluster (8 – 15 upa) in the North Cloverdale East NCP | RA |
| West: | Acreage residential lots, one vacant and one with an existing dwelling | Business Park in the East Clayton NCP | RA |

SITE CONTEXT

- The 5.68-hectare (14-acre) subject site consists of three properties (19007, 19025 and 19047 - Fraser Highway) located on the north side of Fraser Highway in East Clayton, at the intersection of Fraser Highway and the future 192 Street Diversion. The site is at the westernmost edge of the proposed East Clayton Business Park (see Appendix II).
- The subject site is designated Urban in the Official Community Plan (OCP) and Business Park, 22 – 45 upa (High Density), Riparian Protection Area, Storm Water Pond and Open Space/Park on Private Property in the East Clayton Neighbourhood Concept Plan (NCP).
- McLellan Creek, which is a Class B (yellow-coded) watercourse, traverses the southern portion of the site.

JUSTIFICATION FOR PLAN AMENDMENTS

OCP Amendment

- The subject site is designated Urban in the Official Community Plan (OCP).
- The applicant is proposing to redesignate a portion of the site from Urban to Industrial to permit the creation of two (2) Business Park lots (see Appendix IV).
- The proposed OCP amendment from Urban to Industrial is consistent with the East Clayton Neighbourhood Concept Plan (NCP) (see Appendix V).

NCP Amendments

- The subject site has several designations in the East Clayton NCP (see Appendix V):
 - 22 – 45 upa (High Density);
 - Business Park;
 - Riparian Protection Area;
 - Storm Water Pond; and
 - Open Space/Park on Private Property.
- The applicant is proposing to amend the designation for portions of the subject site in the following manner (see Appendix II):
 - from Riparian Protection Area and Storm Water Pond to Business Park;
 - from Open Space/Park on Private Property to Business Park; and
 - from 22 – 45 upa (High Density) to Riparian Protection Area.

Amendment from Riparian Protection Area and Storm Water Pond to Business Park

- In the original East Clayton NCP, a community detention facility (Storm Water Pond "D") was proposed east of the intersection of Fraser Highway and 192 Street Diversion to serve the drainage catchment area in which the subject site is located. This facility was to be funded through development cost charges (DCCs) collected from the development of East Clayton.
- However, the drainage and storm water retention requirements in East Clayton have changed over time.
- Many recently-developed areas in East Clayton, that were originally intended to drain to Pond "D" in the NCP's drainage concept plan, were ultimately made to drain to Community Detention Pond "B" at 65 Avenue and 193 Street or Community Detention Pond "E" north of 68 Avenue and west of 188 Street.
- This revised drainage pattern has rendered the remaining catchment too small to qualify as a DCC-funded community detention facility, and the Engineering Department has indicated that they support removing the requirement for a detention facility on the subject site, provided that the applicant demonstrates the ability to mitigate any impacts of storm water run-off through on-site retention. Consequently, the parcels remaining in this catchment area will be required to provide on-site detention to adequately control the release of storm water into McLellan Creek from these lands.
- As the proposed detention facility was to be located within the (Class B) McLellan Creek riparian area, and was intended to provide a base flow of storm water to the creek system, the area around the detention facility is currently designated as a Riparian Protection Area. An amendment to the Storm Water Pond designation therefore necessitates an amendment to the Riparian Protection Area designation.

- However, the area currently identified as Riparian Protection Area does not accurately reflect the location of McLellan Creek. As a result of a study undertaken by an environmental consultant engaged by the applicant, it appears that the watercourse is located slightly north. The applicant is proposing to align the Riparian Protection Area with the actual location of the watercourse (see Appendix II) and provide for minimum 20-metre (66-ft.) setbacks from the watercourse.
- To satisfy the requirements of Policy P-15, the applicant is proposing to provide habitat compensation works within the 6,162-square metre (1.5-ac.) riparian area surrounding McLellan Creek, which is proposed to be created as Lot 2. This area will be conveyed to the City as park. Parks, Recreation and Culture has confirmed that the park conveyance of proposed Lot 2 is acceptable.
- The proposed amendment of the Storm Water Pond Designation and the proposed reorientation and amendment of the Riparian Protection Area results in the creation of a developable parcel at the northwest corner of Fraser Highway and the future 192 Street Diversion. The applicant is proposing to amend this parcel to Business Park in the East Clayton NCP, and to rezone the parcel (proposed Lot 4) to Business Park 3 Zone (IB-3).
- Staff support the proposed amendment to create an additional business park lot as it is consistent with the City of Surrey's intention to create viable employment within walking distance to the East Clayton community. In addition, this intersection is anticipated to be a future rapid transit stop, and would, therefore, be an appropriate location for a land use that generates employment.

Amendment from Open Space/Park on Private Property to Business Park

- To the west of the future 192 Street Diversion, a portion of the subject site is designated Open Space / Park on Private Property, as per the East Clayton NCP. The intention of this designation was to provide for a pedestrian connection for the residential uses to the north through the future East Clayton Business Park to Fraser Highway.
- The applicant is proposing to redesignate this portion of the subject site to Business Park.
- Staff support relocating the proposed pedestrian connection to the sidewalks of the surrounding streets, such as the future 192 Street Diversion and the future 66 Avenue, as it provides for a more comfortable pedestrian environment and is consistent with the goals of the East Clayton NCP. It also allows for the future subdivision and creation of lots that are more marketable and practical.

Amendment from 22 - 45 upa (High Density) to Riparian Protection Area

- As part of this application, the applicant is proposing to close the portion of the Class-B McLellan Creek watercourse west of the future 192 Street Diversion, and to relocate it to the east side of the future 192 Street Diversion, north of the existing watercourse, on a portion of the site designated 22 - 24 upa (High Density).

- The closure and relocation of this portion of the watercourse requires the approval of Senior Government Agencies, such as the Federal Department of Fisheries and Oceans (DFO) and the Provincial Ministry of the Environment (MOE). Preliminary support for the concept has been provided by DFO.
- Staff support the proposed relocation, as it provides for a large and viable headwater for McLellan Creek downstream from 192 Street Diversion.
- The relocated portion of the watercourse will be created as part of proposed Lot 2 and will be conveyed to the City for park purposes. Parks, Recreation and Culture has confirmed that the conveyance of this proposed lot to the City as park is acceptable.

Future Amendments to the Business Park Designation

- City staff are in the process of preparing a report to Council that proposes amending the portion of the East Clayton NCP currently designated as Business Park.
- With the subject site being the location of a future rapid transit station, there is merit in recognizing this area for transit-oriented development (TOD). Furthermore, property owners in the area have expressed concern about the viability of the Business Park designation as there has been limited success regarding the development of the lands designated for Business Park. As such, City staff have been working closely with a representative group of the property owners in this area, in order to explore an alternative land use and development concept for the Business Park lands.
- This concept follows the parameters of TOD by proposing a mixture of office/commercial and residential designations separated by 66 Avenue. The intention of the office/commercial designation is to provide for higher-order employment opportunities that retain the jobs-to-resident balance envisioned in the East Clayton NCP.
- The NCP amendment and rezoning proposed as part of the subject application are consistent with the existing Business Park designation in the NCP and the alternative land use and development concept under review for this area of East Clayton.

DEVELOPMENT CONSIDERATIONS

Current Application

- The current proposal is to rezone a 1.57-hectare (3.9-acre) portion of the subject site from One-Acre Residential Zone (RA) to Business Park 3 Zone (IB-3) and a 1,420-square metre (0.35-acre) portion to be rezoned to Single Family Residential (RF) in order to allow subdivision into (see Appendix II):
 - two Business Park lots (proposed Lots 1 and 4);
 - one lot (proposed Lot 2) for riparian protection which will be conveyed to the City as park;
 - one remnant lot (proposed Lot 5) for future business park development; and
 - one remnant lot (proposed Lot 3) for future multi-family development.

Proposed Business Park 3 (IB-3) Lots

- The proposed IB-3 lots (proposed Lots 1 and 4) are intended to be buildable once the rezoning and subdivision are approved and subsequent Development Permits are approved by Council.
- The IB-3 Zone was introduced concurrently with the rezoning of a site at 15332/60 – 32 Avenue (application No. 7912-0217-00) under text amendment By-law No. 17936. This by-law received Third Reading on May 27, 2013. The IB-3 Zone will be in order for consideration of Final Adoption concurrently with either of the IB-3 rezoning applications.
- The IB-3 Zone is intended to be applied to future business park developments throughout the City in order to focus commercial and retail uses in Town Centres and to preserve the integrity of business parks.
- The IB Zone permits light impact industrial businesses to have associated retail sales. Associated retail will not be permitted in the IB-3 Zone.
- The IB-3 Zone restricts eating establishments in size to a maximum floor area of 200 sq. m (2,153 sq.ft.) and a maximum seating capacity of 100. This allows for small scale restaurants to be located in business parks but does not allow for large scale restaurants or banquet halls.
- The proposed 0.75 floor area ratio (FAR), 60% lot coverage and 7.5-metre (25 ft.) setbacks under the IB-3 Zone are consistent with the IB Zone.
- Proposed Lot 1 (at the northeast corner of Fraser Highway and the future 192 Street Diversion intersection) will have an approximate site area of 5,260 square metres (1.3 acres). Access to this proposed lot will be limited to a right-in/ right-out access from 192 Street Diversion. A 3.0-metre (10-ft.) wide statutory right-of-way for public access will be required along the eastern edge of proposed Lot 1 for a future connection between Fraser Highway and a future multi-use pathway that is to be constructed south of the McLellan Creek watercourse (and is not part of the subject application). Cash-in-lieu of construction will be required. A 3.0-metre (10-ft.) wide statutory right-of-way will be required from the property to the east when that property develops, in order to provide an ultimate 6.0-metre (20-ft.) wide walkway.
- Proposed Lot 4 (at the southwest corner of the future 192 Street Diversion and 66 Avenue intersection) will be approximately 10,483 square metres (2.6 acres) in area. Access to this proposed lot will be from 66 Avenue.
- To facilitate business development applications by shortening turn-around time to permit the developer to respond more quickly to market conditions, the application review process for proposed industrial developments was modified in 1998 to permit industrial rezoning to proceed in advance of Development Permit applications (Corporate Report No. R1426, March 2, 1998).
- This modified process allows an industrial developer to design and construct a building for a specific tenant, after the zoning is in place, rather than having to submit a Development Permit application to run concurrently with the rezoning application.
- From the City's perspective, the modified process is intended to prompt more land owners to apply for industrial rezoning and therefore, enhance the supply of industrial land.

- While the requirement for a Development Permit is deferred, all engineering servicing requirements need to be addressed through the rezoning process.
- The applicant does not have a major tenant for this land and as such, has applied for a rezoning only at this time. A Development Permit application will be submitted once the applicant secures a specific tenant. The applicant will be required to obtain Council approval of a Development Permit prior to issuance of a building permit.

Proposed Remnant RA-Zoned Lot

- Proposed Lot 5 is located on the west side of the future 192 Street Diversion, north of the future 66 Avenue. Proposed Lot 5 will be approximately 2 hectares (5 acres) in area, and will remain zoned RA.
- A "no-build" restrictive covenant will be required to be registered on this lot until it is consolidated with one or more adjacent properties (6734 – 190 Street, 19132 – 67 Avenue, 18985 - Fraser Highway, 6601 - 192 Street Diversion, 6639 – 192 Street Diversion, as shown on Appendix VII).

Proposed Remnant RF-Zoned Lot

- Proposed Lot 3 is located southeast of the intersection of 65 Avenue and the future 192 Street Diversion. This lot will be approximately 1,420 square metres (15,285 sq.ft.) in area and will be rezoned from RA to RF in order to create a remnant, single family lot.
- As per the East Clayton NCP, this remnant parcel is intended to be rezoned to permit high density residential development (22 – 45 upa High Density Residential) in the future.
- A "no-build" restrictive covenant will be required to be registered on proposed Lot 3 until it is consolidated with the adjacent property to the east (6481 – 192 Street).
- A 3.0-metre (10-ft.) wide multi-use pathway is to be constructed along the southern edge of proposed Lot 3. This pathway will be within a 4.5-metre (15 ft.) wide statutory right-of-way for public access. The pathway is a portion of a larger network that will connect through the East Clayton neighbourhood once completed.

Proposed Riparian Protection / Park Lots

- Proposed Lot 2 consists of McLellan Creek and the surrounding riparian protection area, with a total lot area of 6,428 square metres (1.6 acres), which includes a 6,162-square metre (1.52-acre) portion south of proposed 65 Avenue and a 266-square metre (2,860-sq.ft.) portion hooked across proposed 65 Avenue.
- In order to satisfy the requirements of Policy No. P-15, the applicant is creating and conveying the creek riparian setback area for open space purposes (see Appendix II). Parks, Recreation and Culture confirmed that the conveyance of this land to the City as open space is acceptable. This lot will remain zoned RA.

- The 3.0-metre (10-ft.) wide multi-use pathway noted above is to continue through the proposed riparian protection area to the 192 Street Diversion, north of the existing McLellan Creek watercourse, with a crossing over the watercourse to be constructed by Parks, Recreation and Culture. This pathway will also be within a 4.5-metre (15 ft.) wide statutory right-of-way for public access.

Road Dedication

- The subject site is bisected by two roads, including the final section of 192 Street Diversion, which is a major component of the East Clayton transportation network from Fraser Highway to 72 Avenue, and ultimately north to Highway No. 1.
- Under this application, the applicant will be required to dedicate land for the completion of 192 Street Diversion, and will be required to dedicate and construct an east-west road that is identified as 66 Avenue west of 192 Street Diversion and as 65 Avenue east of 192 Street Diversion.

Tree Preservation/Replacement

- Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VI). The Arborist Report has assessed and inventoried only those to be removed in order to accommodate road construction within the subject site, specifically 192 St Diversion, 65 Avenue and 66 Avenue. Those trees located on the individual lots that are to be created through subdivision will be assessed at the time of development, as these lots will either have “no build” covenants registered over them, or will be subject to future Development Permit applications.
- The Arborist indicates that there are twenty-nine (29) protected trees within the subject site to be removed in order to accommodate road construction.
- The following chart provides a summary of the proposed removal of trees by species:

| Tree Species | Total No. of Trees | Proposed for Retention | Proposed for Removal |
|---------------------|--------------------|------------------------|----------------------|
| Cherry | 3 | 0 | 3 |
| Douglas-fir | 4 | 0 | 4 |
| Horse chestnut | 1 | 0 | 1 |
| Poplar (Cottonwood) | 12 | 0 | 12 |
| Poplar (Lombardy) | 4 | 0 | 4 |
| Spruce (Sitka) | 3 | 0 | 3 |
| Western Redcedar | 2 | 0 | 2 |
| Total | 29 | 0 | 29 |

PRE-NOTIFICATION

Pre-notification letters were sent out on March 16, 2012 with revised letters sent out on May 27, 2013. Staff received one telephone call in response to the pre-notification letters and development proposal sign.

- A resident called to inquire about the type of development proposed, generally, within this designation and whether industrial lots will directly abut the residential lots to the north.

(Staff responded by explaining that the IB-3 Zone does not permit heavy industrial and large format retail, but does permit light impact industrial uses, distribution centres, office buildings and other uses that are enclosed and do not generate heavy industrial-type emissions. Staff noted that these existing residential lots would be buffered in some manner as required in a subsequent Development Permit. Staff also explained that a lot will be created for the purposes of riparian protection through this application.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

- Pursuant to Section 879 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.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|---|
| Appendix I. | Lot Owners, Action Summary, Project Data Sheets and Survey Plan |
| Appendix II. | Proposed Subdivision Layout and Location of Relocated Watercourse |
| Appendix III. | Engineering Summary |
| Appendix IV. | OCP Redesignation Map |
| Appendix V. | NCP Plan and Proposed Amendment |
| Appendix VI. | Summary of Tree Survey and Tree Preservation |
| Appendix VII. | Map of adjacent properties |

Original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CA/da

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- (d) Civic Address: 19007 - Fraser Highway
Owner: 0745269 B.C. Ltd., Inc. No. BCo745269
Director Information:
Jaswinder Singh Dhaliwal
Balbir Singh Chana
Gian Singh Sohanpaul
- Officer Information as at January 9, 2013
Balbir Singh Chana (President)
Jaswinder Singh Dhaliwal (Secretary)
Gian Singh Sohanpaul (Treasurer)
- PID: 006-875-939
Lot 24 Section 16 Township 8 New Westminster District Plan 33747

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate a portion of the site.
- (b) Introduce a By-law to rezone portions of the site.

SUBDIVISION DATA SHEET

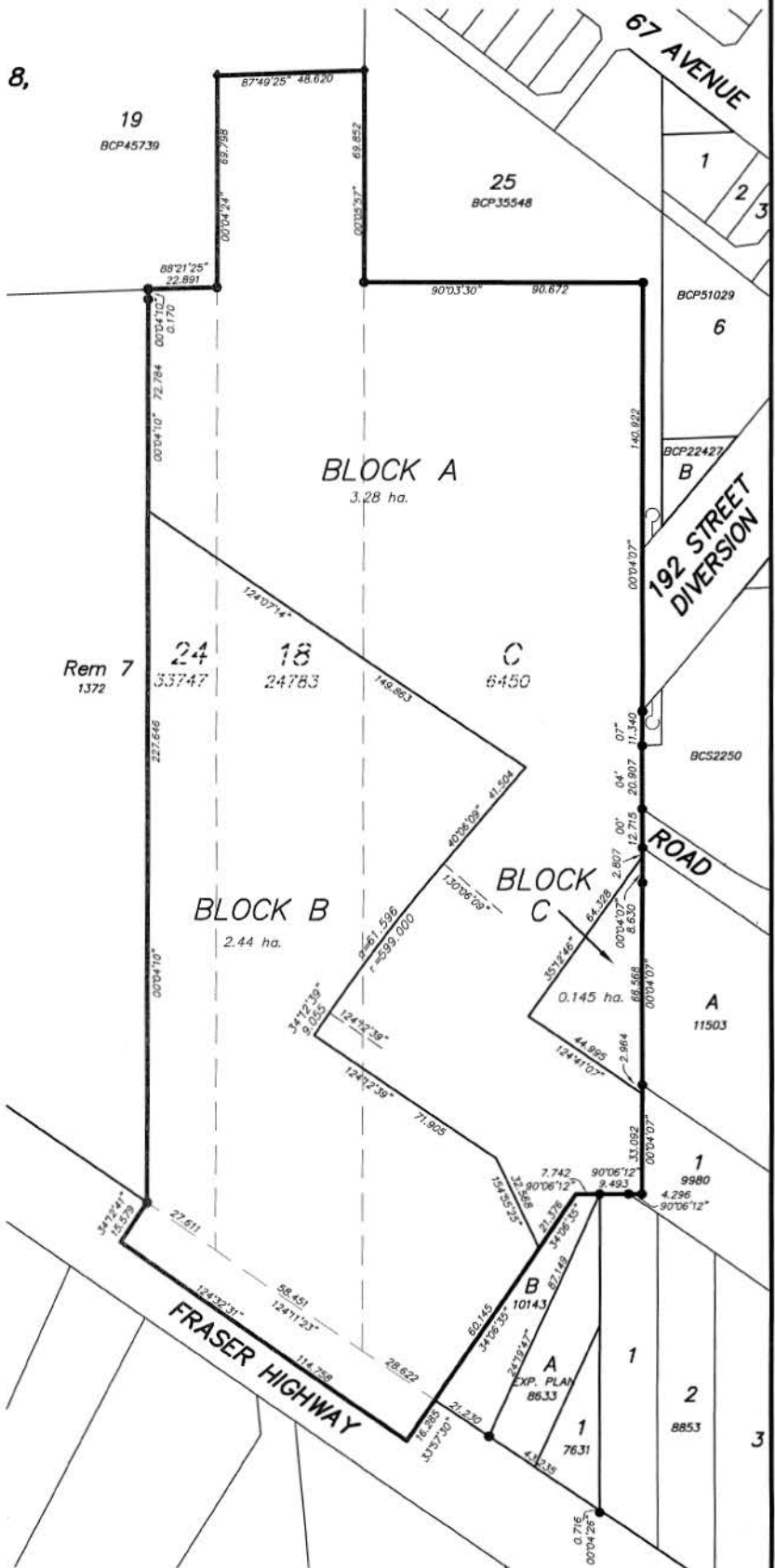
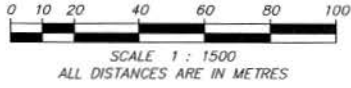
Proposed and Existing Zoning: IB-3, RF and RA

| Requires Project Data | Proposed |
|--|--|
| GROSS SITE AREA | |
| Acres | 14.0 |
| Hectares | 5.68 |
| NUMBER OF LOTS | |
| Existing | 3 |
| Proposed | 5 |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 15 metres - 119 metres |
| Range of lot areas (square metres) | 1,420 - 20,364 sq.m. |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 0.9 lots per hectare / 0.4 lots per acre |
| Lots/Hectare & Lots/Acre (Net) | 1.1 per hectare / 0.5 lots per acre |
| SITE COVERAGE (in % of gross site area) | |
| Buildings and Structures | |
| Estimated Road, Lane & Driveway Coverage | |
| Total Site Coverage | |
| PARKLAND | |
| Area (square metres) | 6,162 sq.m. |
| % of Gross Site | 10% |
| Required | |
| PARKLAND | |
| 5% money in lieu | NO |
| TREE SURVEY/ASSESSMENT | |
| | YES |
| MODEL BUILDING SCHEME | |
| | NO |
| HERITAGE SITE Retention | |
| | NO |
| BOUNDARY HEALTH Approval | |
| | NO |
| DEV. VARIANCE PERMIT required | |
| Road Length/Standards | NO |
| Works and Services | NO |
| Building Retention | NO |
| Others | NO |

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW — — — —
OVER PORTIONS OF**

**PARCEL "C" (REFERENCE PLAN 6450) LOT 9
EXCEPT: FIRSTLY: PARCEL "ONE" (REFERENCE PLAN 7631)
SECONDLY: THAT PORTION SHOWN ON PLAN 4500
THIRDLY: PARCEL "B" (REFERENCE PLAN 10143),
PLAN 1372**

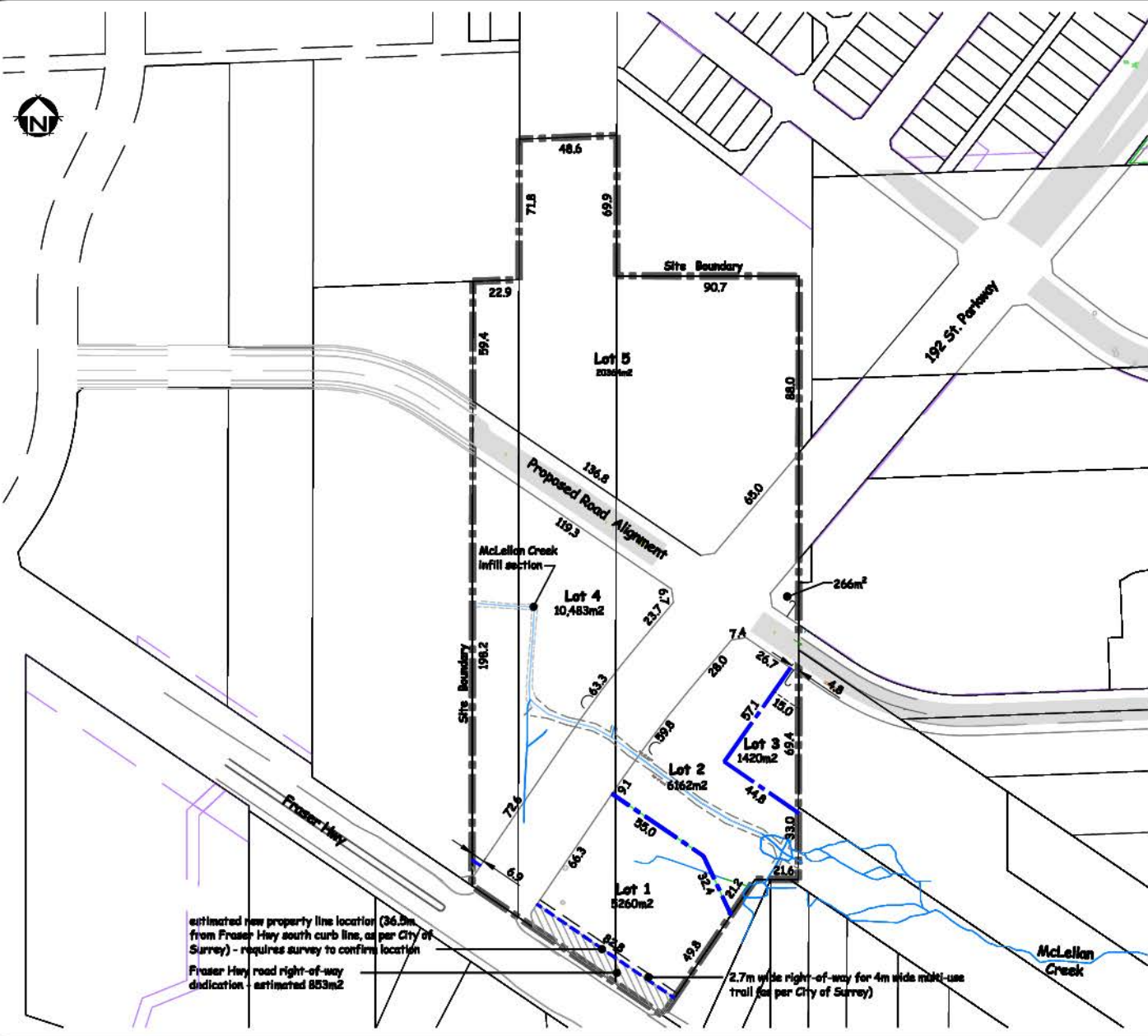
**LOT 18, PLAN 24783,
AND
LOT 24, PLAN 33747
ALL OF SECTION 16, TOWNSHIP 8,
NEW WESTMINSTER DISTRICT**



CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 05th DAY OF JUNE, 2013.

[Signature]
B. C. L. S.

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

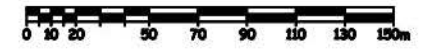


estimated new property line location (36.5m from Fraser Hwy south curb line, as per City of Surrey) - requires survey to confirm location

Fraser Hwy road right-of-way dedication - estimated 853m²

Jaswinder Dhaliwal/Taranjit Chana
192nd Street Diversion
 19047, 19025 & 19007 Fraser Hwy, Surrey

SUBDIVISION CONCEPT

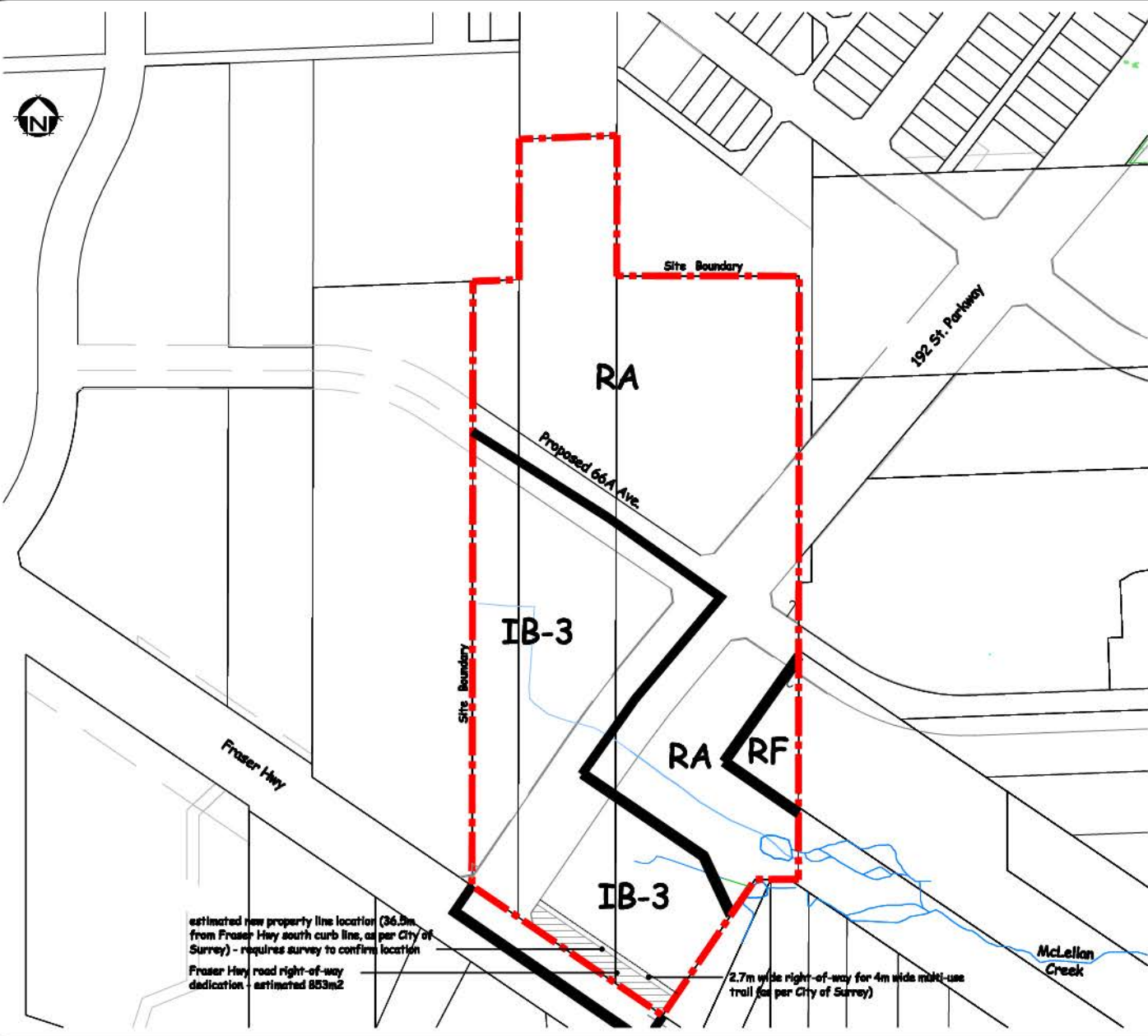


- NOTE:**
 This plan is conceptual only, is subject to change due to:
 - Baseline and approval by appropriate municipal, regional, provincial and federal governments and outside agencies
 - Full environmental, geotechnical and soil assessments.
 - Legal and topographical survey.
 - Trees survey and assessment.
 - Park dedication requirements or cash in lieu of.
 - School site acquisition requirements and/or charges.
 - Storm water detention requirements.
 - Road dedication requirements.
 - Environmentally sensitive areas and setback requirements.
 - Building locations.
 - Right-of-way and/or assessment requirements.



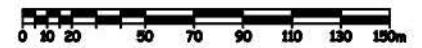
Project 29287
 22 May 2013

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Jaswinder Dhaliwal/Taranjit Chana
 192nd Street Diversion
 19047, 19025 & 19007 Fraser Hwy, Surrey

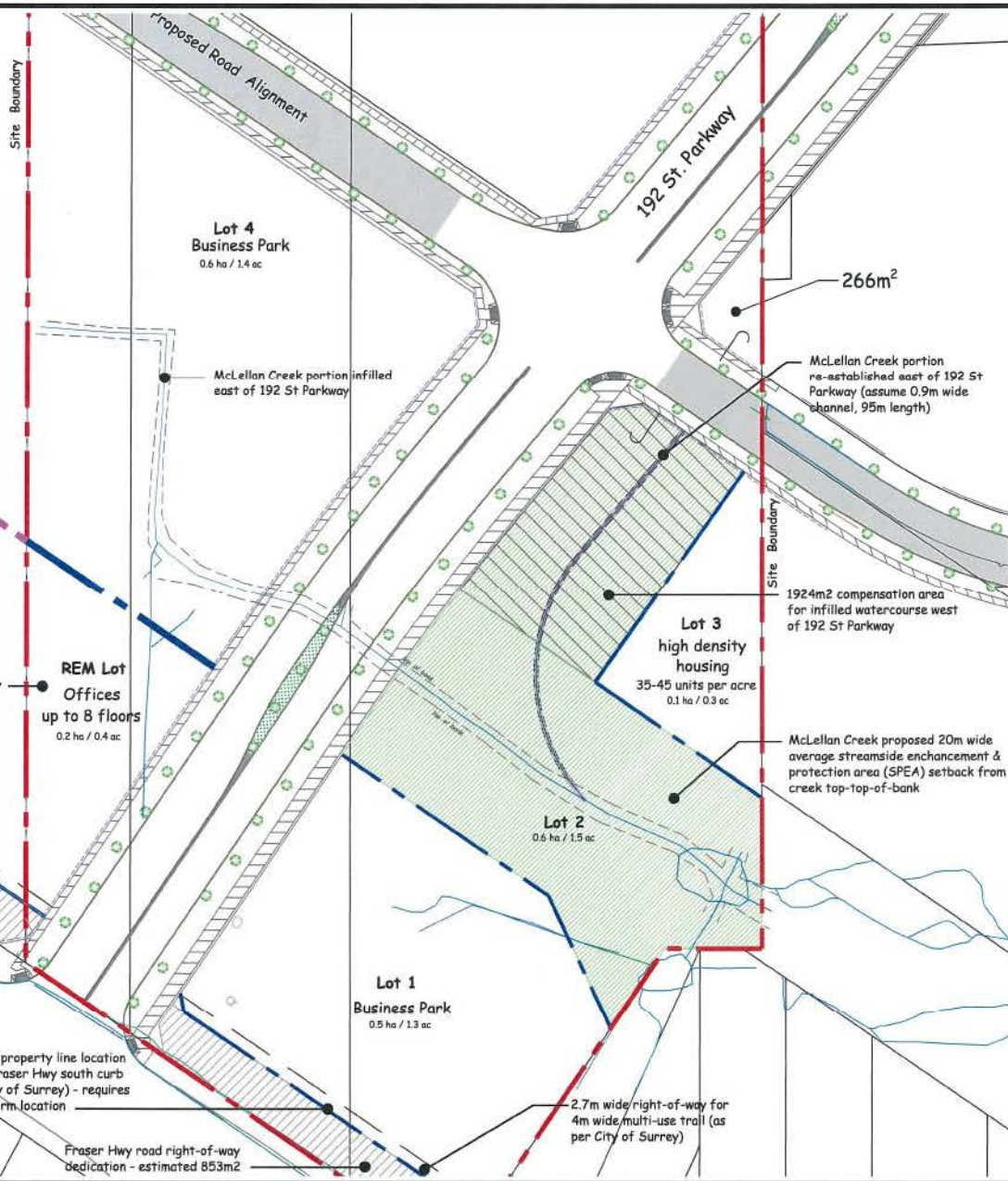
PROPOSED ZONING



- NOTE:**
 This plan is conceptual only, is subject to change due to:
 - Review and approval by appropriate municipal, regional, provincial and federal governments and outside agencies
 - Full environmental, geotechnical and soil assessments
 - Legal and topographical survey
 - Trees survey and assessment
 - Park dedication requirements or cash in lieu of.
 - School site acquisition requirements and/or charges.
 - Storm water detention requirements.
 - Road dedication requirements.
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Project 25287
 22 May 2013



Jaswinder Dhaliwal/Taranjit Chana
 192nd Street Diversion
 19047, 19025 & 19007 Fraser Hwy, Surrey

WATERCOURSE DETAIL with Re-established Portion

WATERCOURSE West of 192 St Parkway
 July 2011 Assessment, ENKON Environmental Ltd.

Channel Length: 95.0m
 Average Channel Width: 0.9m
 Instream Habitat: 85.5m²m
 (based on average bankfull widths of 0.9m)

Riparian impact estimated with infilled creek: 1924m²
 (assumes a 10m wide SPEA width for impact assessment purposed)

SOURCE:
 ENKON Environmental Ltd., Surrey; 19007, 19005 &
 19047 Fraser Highway Watercourse Classification &
 Riparian Area Impact Assessment/Mitigation - July
 2011 Environmental Review Committee Submission



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Project 29267
 3 May 2013

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

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

DATE: **June 11, 2013** PROJECT FILE: **7811-0054-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 19007/25/47 Fraser Hwy**

OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 8.90 metres for Fraser Highway for ultimate 42 m Special Rapid Transit Arterial Road.
- Dedicate 34.0 metres for 192 Street Parkway for ultimate 34 m Arterial Road Standard.
- Dedicate 22.0 metre for 66 Avenue for ultimate 22 m Unique Local Road Standard.
- Dedicate 20.0 metres for 65 Avenue for ultimate 20 m Local Road Stanard.
- Dedicate 5.0 x 5.0 metre corner cuts at intersection of 192 Street Parkway and Fraser Highway.
- Dedicate 3.0 x 3.0 metre corner cuts at intersection of 192 Street Parkway and 65 Avenue, and 192 Street Parkway and 66 Avenue.
- Provide 2.70 m Statutory Right of Way (SRW) along Fraser Highway.
- Provide 0.5 m SRW along frontages of 192 Street Parkway and 65 Avenue.
- Provide a 0.5 m SRW along the south side of 66 Avenue.
- Provide a 1.50 m SRW along the north side of 66 Avenue.
- Provide a 4.5 m SRW along southern edge of Lot 3 fronting the riparian area.

Works and Services

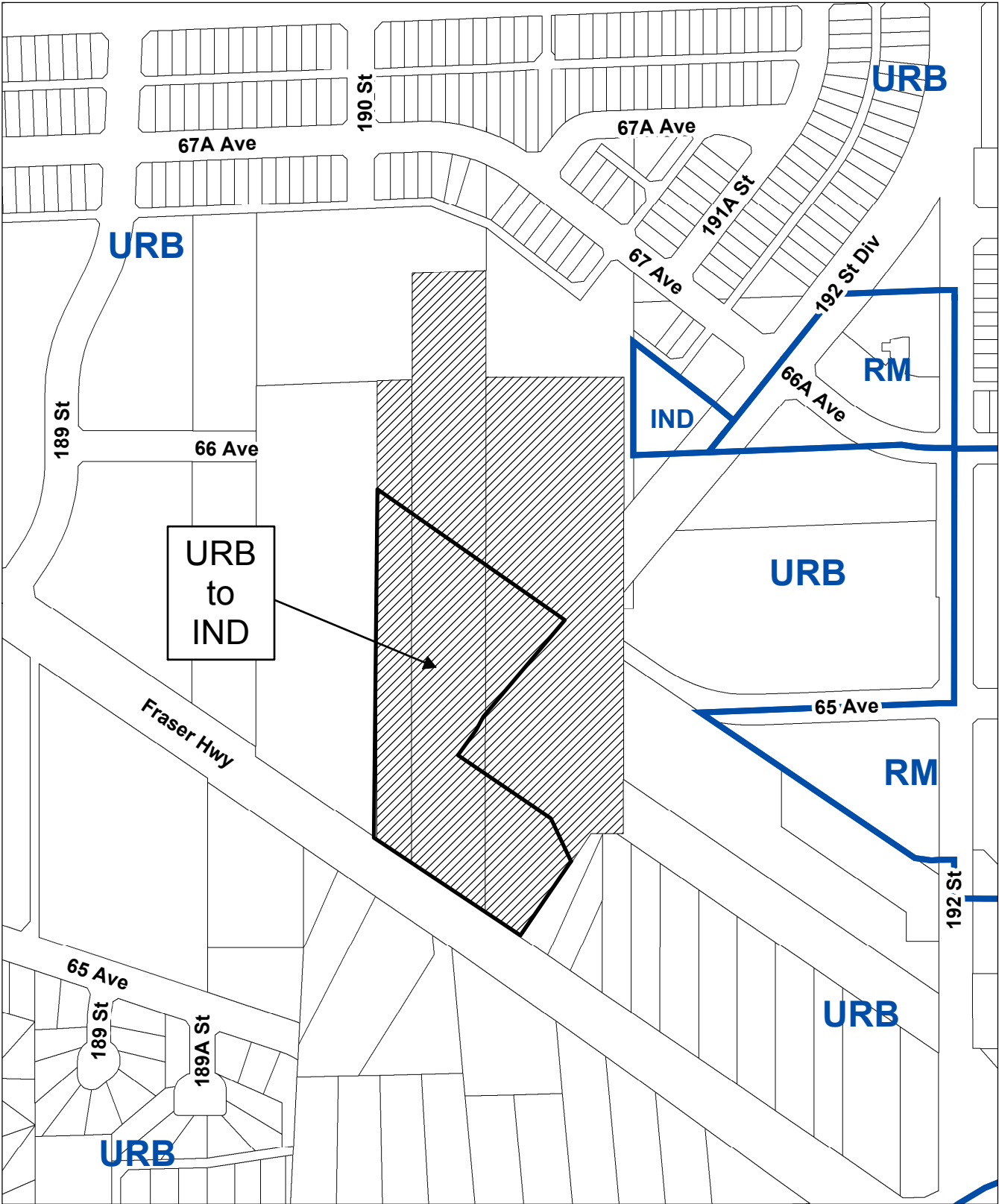
- Construct 66 Avenue to a Unique Through Local Road Standard.
- Construct 65 Avenue to Through Local Road Standards.
- Construct pathway along the southern property line of Lot 3.
- Construct multi-use pathway along Fraser Hwy.
- Construct Drainage pond as per the NCP requirements within Lot 2.
- Construct sustainable drainage features including infiltration features as per the NCP.
- Construct drainage mains to service the proposed development.
- Construct 300 mm watermain along Fraser Highway, 65 Avenue, 66 Avenue and 192 Street Parkway.
- Construct sanitary main along proposed 65 Avenue, 66 Avenue and 192 Avenue Parkway
- Provide 100% cash payment of Sanitary DCC relative to Project 8207-0055-00-1.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager
CE

NOTE: Detailed Land Development Engineering Review available on file

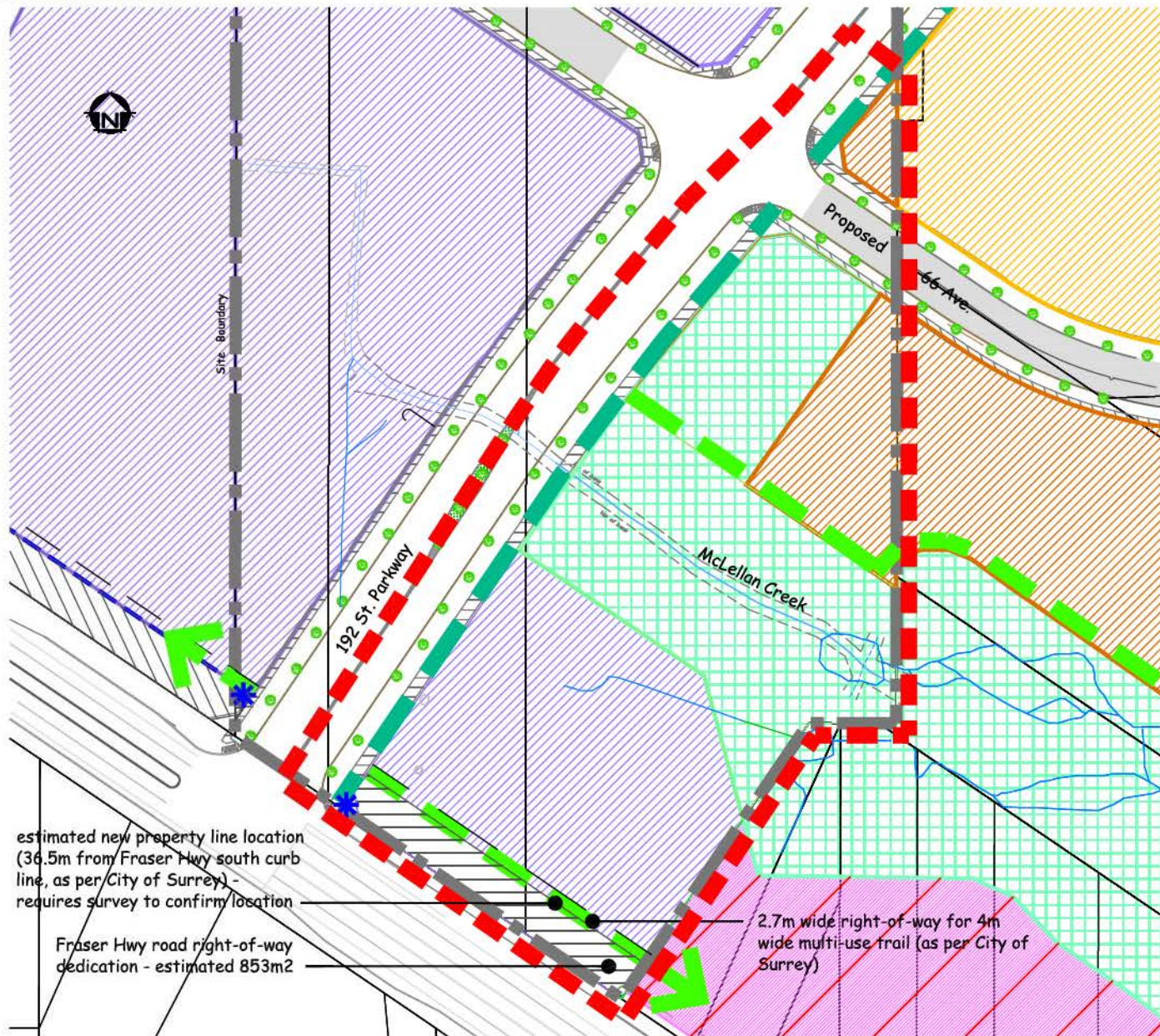


OCP Amendment
Proposed amendment from Urban to Industrial

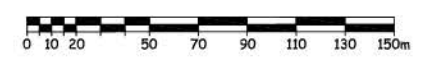


Jaswinder Dhaliwal/Taranjit Chana
 192nd Street Diversion
 19047, 19025 & 19007 Fraser Hwy, Surrey

NEIGHBOURHOOD CONCEPT PLAN PROPOSED AMENDMENT



- Entry Feature
- Medium-High Density (15-25 upa)
- High Density (22-45 upa)
- Business Park
- Specialty Community-oriented Commercial
- Riparian Protection Area
- Road dedication (estimated 763m²)
- Multi-Use Pathway (4m wide)
- Enhanced Walkway
- NCP Amendment Area



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estimated new property line location
 (36.5m from Fraser Hwy south curb
 line, as per City of Surrey) -
 requires survey to confirm location

Fraser Hwy road right-of-way
 dedication - estimated 853m²

2.7m wide right-of-way for 4m
 wide multi-use trail (as per City of
 Surrey)



**APLIN
 MARTIN**
 CONSULTANTS LTD.
301 - 13242 62 Avenue, Surrey, BC Canada V3W 5S5
 1-800-663-6666 (toll-free) Fax: 604-581-1111

Project 29287
 10 June 2013

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3.0 Summary

The site inventory identified 29 trees on the subject site that are protected under the bylaw and proposed for removal due to the proposed road. All the trees (29) are to be removed for the development. The location of protected trees to be removed has been illustrated on the accompanying map.

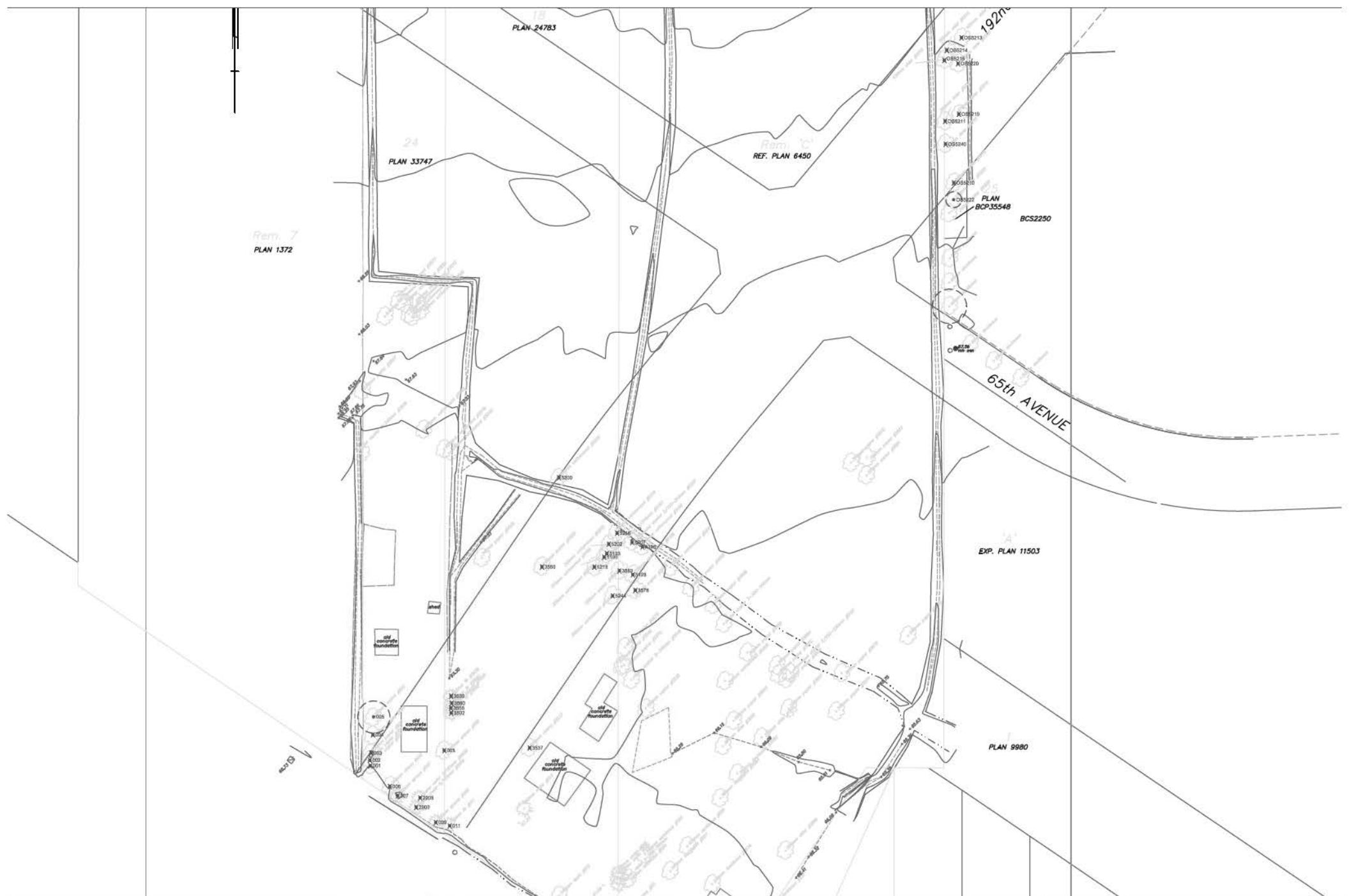
3.1 Tree Retention and Removal by Species

Table 2. Tree species on site summary.

| Tree Species | Total Number of Trees | Total Retained | Total Removed |
|---------------------|-----------------------|----------------|---------------|
| Cherry | 3 | 0 | 3 |
| Douglas-fir | 4 | 0 | 4 |
| Horse chestnut | 1 | 0 | 1 |
| Poplar (Cottonwood) | 12 | 0 | 12 |
| Poplar (Lombardy) | 4 | 0 | 4 |
| Spruce (Sitka) | 3 | 0 | 3 |
| Western Redcedar | 2 | 0 | 2 |
| Total | 29 | 0 | 29 |

Table 4. Tree protection / removal and replacement summary.

| | On site |
|--|-----------|
| Total number of protected trees | 29 |
| Total number of trees to be removed | 29 |
| Totals | 29 |
| Total number of trees to be replaced @ 1:1 | 12 |
| Total number of trees to be replaced @ 2:1 | 17 |
| Totals | 46 |



- LEGEND
- TREE TO BE RETAINED
 - ✕ TREE TO BE REMOVED
 - UNSURVEYED TREE
 - ROOT PROTECTION ZONE
 - ROOT PROTECTION FENCING

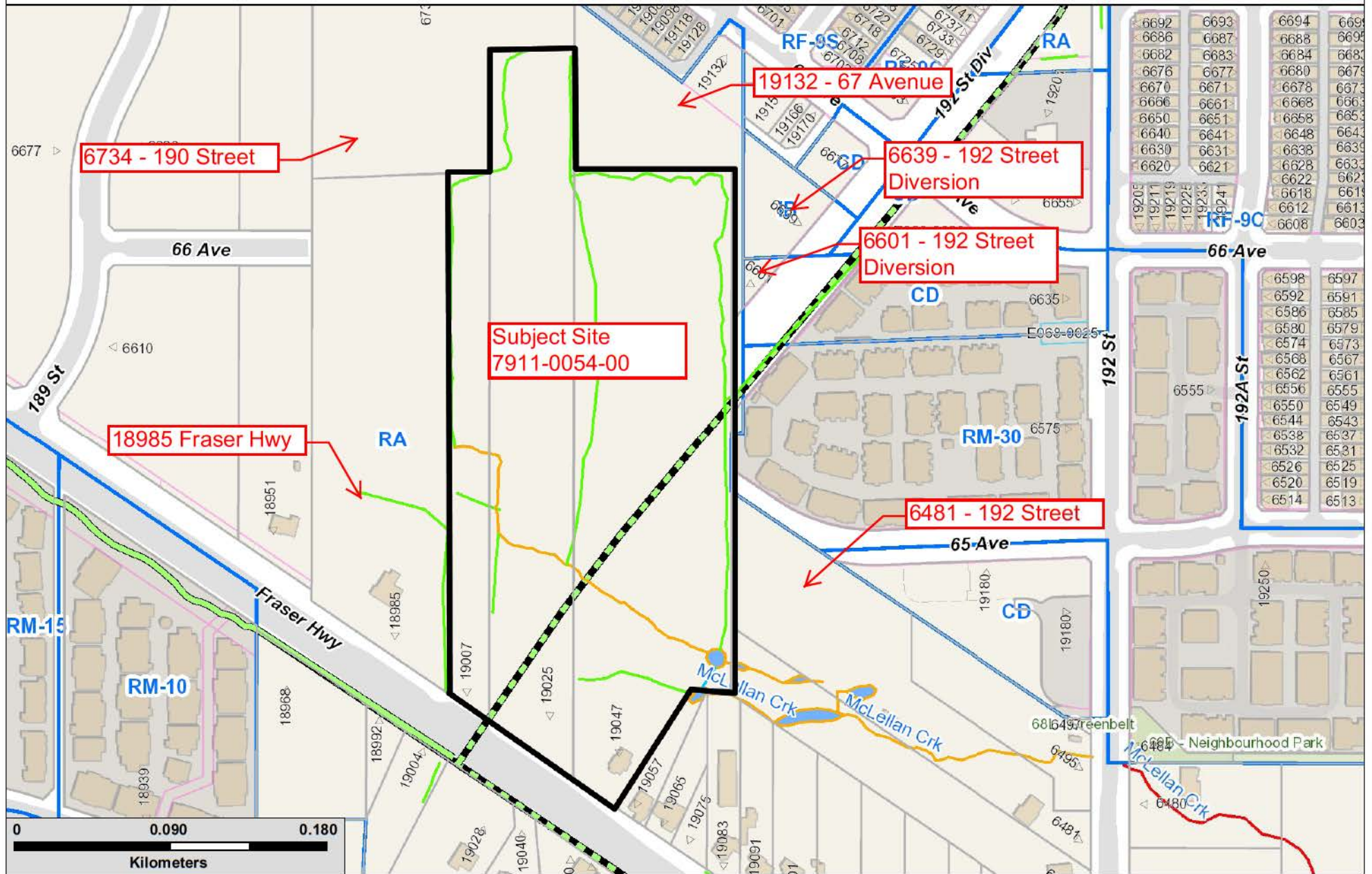
DATE
June 4, 2013

CLIENT
Aplin and Martin
201-12448 82nd Avenue
Surrey, BC V3W 3E9



342 WEST 8TH AVENUE
VANCOUVER, BC V5Y 3X2
PHONE 604.733.4886

TITLE
TREE PROTECTION AND REMOVAL PLAN
19047, 19025, 19007 Fraser Highway, Surrey BC



Subject Site
7911-0054-00

6734 - 190 Street

18985 Fraser Hwy

19132 - 67 Avenue

6639 - 192 Street
Diversion

6601 - 192 Street
Diversion

6481 - 192 Street

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Map created on: May-08-13