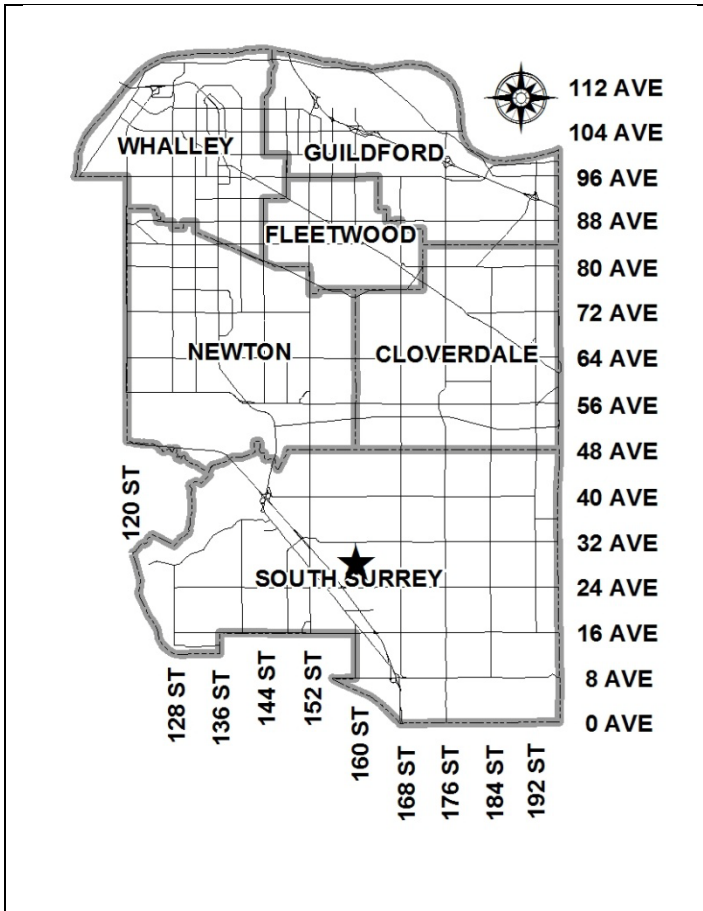


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0068-00

Planning Report Date: April 23, 2012

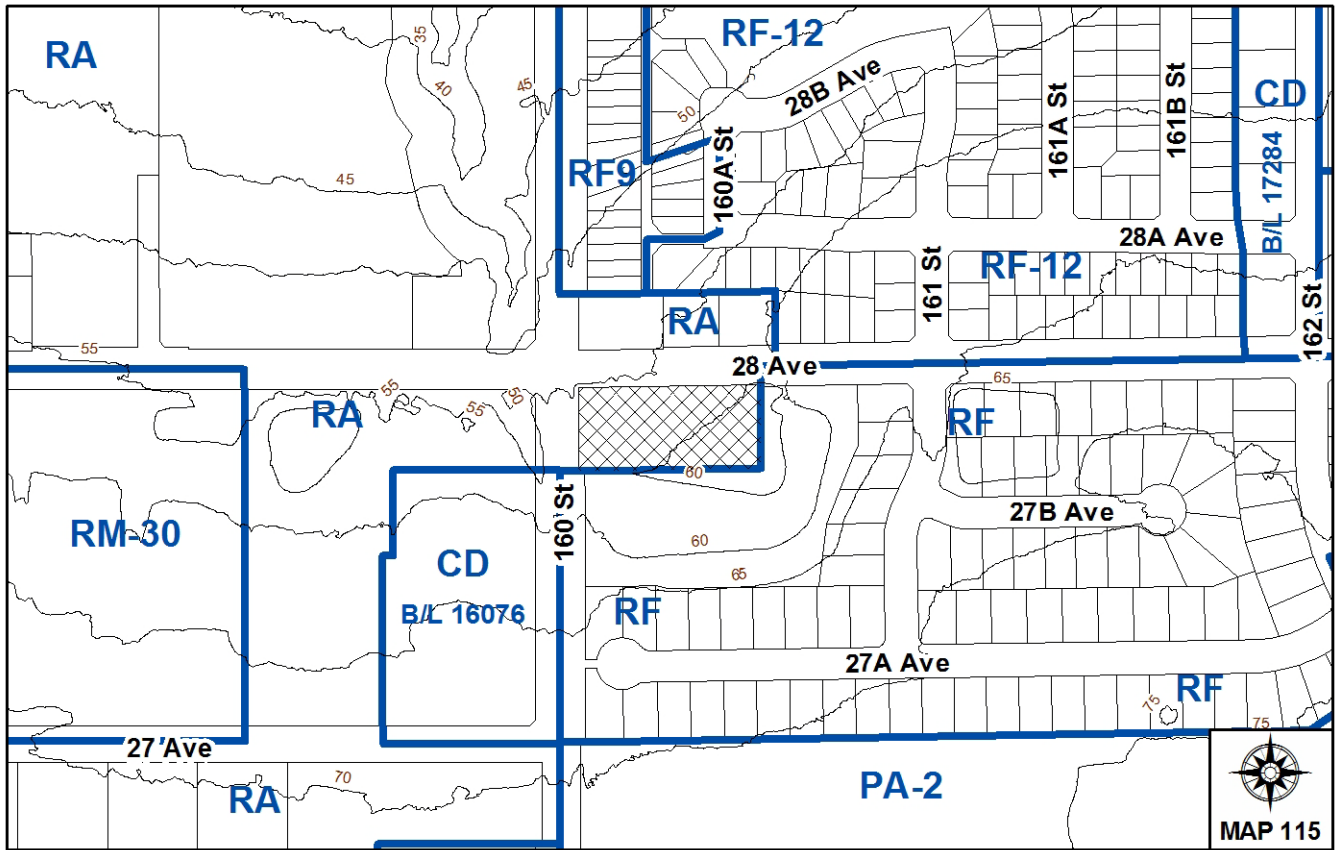


PROPOSAL:

- **OCP amendment** from Suburban to Urban
- **Rezoning** from RA to RF and RF-9
- **Development Variance Permit**

in order to allow subdivision into 8 single family residential lots.

LOCATION: 2786 - 160 Street
OWNER: Elizabeth Morag McJannett
ZONING: RA
OCP DESIGNATION: Suburban
NCP DESIGNATION: Low Density 6-10 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a variance to reduce the minimum side yard setback of the RF Zone from 1.8 m (6 ft.) to 1.3 m (4.2 ft.) for proposed Lot 5.

RATIONALE OF RECOMMENDATION

- Complies with Morgan Heights NCP Designation.
- The proposed density and building form are appropriate for this part of Morgan Heights.
- The OCP amendment is necessary in order to allow development of the subject property in accordance with the Morgan Heights NCP.
- In order to encourage consistency in the widths of the dwellings that will ultimately be constructed on the RF lots, staff support the DVP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone Block 1 from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (By-law No. 12000) and Block 2 from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing (Appendix IX).
4. Council approve Development Variance Permit No. 7912-0068-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback of the RF Zone from 1.8 m (6 ft.) to 1.3 m (4.2 ft.) for proposed Lot 5.
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) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) applicant to address the tree deficit;
 - (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 to specifically identify the allowable driveway and garage location on proposed Lot 5.

REFERRALS

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

School District: Projected number of students from this development:
 3 Elementary students at Pacific Heights Elementary School
 1 Secondary student at Earl Marriott Secondary School
 The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by the spring of 2013.

Parks, Recreation & Culture: Parks, Recreation and Culture has no objection to the proposed rezoning.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 28 Avenue):	Single Family Dwellings.	OCP: Suburban / Grandview Heights NCP: Single Detached 4-6 upa	RA
East:	City of Surrey Storm Water Detention Pond.	OCP: Urban / Morgan Heights NCP: Low Density 6-10 upa	RF
South:	City of Surrey Storm Water Detention Pond.	OCP: Urban / Morgan Heights NCP: Low Density 6-10 upa	RF
West (Across 160 Street):	Oliver Park.	OCP: Suburban / Morgan Heights NCP: Park/Open Space	RA

JUSTIFICATION FOR PLAN AMENDMENT

The OCP amendment is necessary in order to allow development of the subject property in accordance with the Morgan Heights NCP.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is currently zoned "One Acre Residential Zone (RA)" and is designated Suburban in the OCP and Low Density 6-10 upa in the Morgan Heights NCP.
- The property adjacent to the subject property to the south and east is a City of Surrey storm water detention pond.

Proposal

- The applicant proposes to subdivide the land into 8 single family lots; 4 RF-9 lots fronting 160 Street with rear lane access, and 4 RF lots fronting 28 Avenue. All of the lots conform to the respective minimum requirements of RF-9 and RF Zone in terms of lot area, width and depth, with the exception of proposed Lot 5, which is 14 m wide, rather than the minimum required 15 m wide.
- In order to address parking related concerns associated with RF-9 Zoned lots, the applicant has increased the lot depth, which provides for better vehicular transitions into the garage.
- The proposed 1 metre increase in the depth of the RF-9 lots results in one RF lot (Lot 5) that is 14 m wide. The General Provisions of the Zoning By-law authorizes the Approving Officer to consider this width reduction since Lot 5 has a proposed lot area that is substantially larger than that required under the RF Zone. In order to achieve consistency in the widths of the dwellings that will be constructed on the RF lots, the applicant is requesting a Development Variance Permit to vary the minimum side yard setback of the RF Zone from 1.8 m (6 ft.) to 1.3 m (4.2 ft.) on proposed Lot 5.
- The proposed lots range in size from approximately 309 m² (3,326 sq. ft.) to 372 m² (4,004 sq. ft.), for the RF-9 lots and from to 609 m² (6,555 sq. ft.) to 653 m² (7,029 sq. ft.), for the RF lots. The proposed lots range in width from approximately 10.06 m (32.8 ft.) to 15 m (49 ft.).
- A Section 219 Restrictive Covenant will be registered on proposed Lot 1 to ensure garage and driveway locations are acceptable.

Building Design Guidelines & Lot Grading

- The applicant retained Tynan Consulting Ltd., as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed lots (Appendix IV).
- The designs for the proposed lots include Neo-Traditional, Classical-Modern, and Traditional. The new homes would meet modern development standards relating to overall massing, and balance in each design, and to proportional massing between individual elements.

- The roofing will reflect the desirable style objectives, and will require a minimum pitch of 9:12.
- The only permissible roof materials would consist of asphalt shingles with a shake profile, and a raised ridge cap.
- A preliminary Lot Grading Plan, submitted by Coastland Engineering & Surveying Ltd. has been reviewed by the Building Division and is generally acceptable.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. The information has been reviewed by staff and found to be generally acceptable, however a final Lot Grading Plan is required prior to Final Adoption.

Trees and Landscaping

- Trevor Cox, Certified Arborist of Diamond Head Consulting Ltd., prepared the Arborist Report and Tree Replacement Plan for the subject site (Appendix V). The Arborist Report indicates there are 19 trees on the subject site that require protection. The following is a table providing the breakdown by species:

Tree Species	Total # of Trees	Total Retained	Total Removed
Apple	2	0	2
Cherry/Plum	2	0	2
Black Cottonwood	4	0	4
Western Red Cedar	1	0	1
Douglas Fir	8	0	8
Holly	1	0	1
Red Alder	1	0	1
Total	19	0	19

- The applicant conducted an assessment of tree retention and has determined that all 19 protected onsite trees must be removed. A number of trees are proposed to be removed in order to accommodate the widening of 160 Street, and because they conflict with the proposed building envelopes. The trees that do not conflict with the building envelope or the construction of 160 Street are proposed to be removed because they have poor retention potential.
- Despite the removal of trees on the subject site, the applicant will be required to replant the trees on a 2 to 1 replacement basis for coniferous trees and a 1 to 1 replacement for deciduous trees.
- This will require a total of 33 replacement trees on the subject site. The applicant is proposing to replant 20 replacement trees, therefore the deficit of 13 replacement trees will require a cash-in-lieu payment of \$3,900 representing \$15,000 per acre of land, to the City's Green Fund in accordance with the City's Tree Protection By-law prior to final approval of this application.

PRE-NOTIFICATION

Pre-notification letters were sent on March 30, 2012 to 396 households within 100 metres (328 ft.) of the subject site. Staff received no comments.

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.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard setback of the RF Zone from 1.8 m (6 ft.) to 1.3 m (4.2 ft.) for the east side of proposed Lot 5.

Applicant's Reasons:

- The applicant is requesting the above variance in order to achieve consistency in the widths of the dwellings that will be constructed on the RF lots.

Staff Comments:

- In order to address parking related concerns associated with RF-9 Zoned lots, the applicant has increased the lot depth, which provides for better vehicular transitions into the garage. This additional depth results in a reduction in the width of proposed Lot 5.
- In order to encourage consistency in the widths of the dwellings that will ultimately be constructed on the RF lots, staff support the variance, as requested.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	NCP Plan
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Rezoning Block Plan
Appendix IX.	Development Variance Permit No. 7912-0068-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/kms

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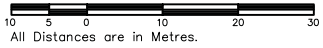
SUBDIVISION DATA SHEET

Proposed Zoning: RF and RF-9

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.11 ac
Hectares	0.45 ha
NUMBER OF LOTS	
Existing	1
Proposed	8
SIZE OF LOTS	
Range of lot widths (metres)	10.06 m – 15 m
Range of lot areas (square metres)	295 m ² -653 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	17.8 uph / 7.2 upa
Lots/Hectare & Lots/Acre (Net)	20.7 uph / 8.4 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	37.5%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	57.5%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Side Yard Setbacks	YES

**PROPOSED SUBDIVISION PLAN OF LOT A
SECTION 24 TOWNSHIP 1 NWD PLAN 15156**

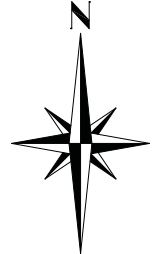
SCALE 1:500



All Distances are in Metres.

2786 160th STREET
SURREY B.C.
P.I.D. 000-536-172

Note: This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.



2
PLAN BCP34932

1
PLAN 21277

REM 2
PLAN 21277

REM 3

14
PLAN

15
PLAN

16
BCP49118

SRW PLAN EPP13746

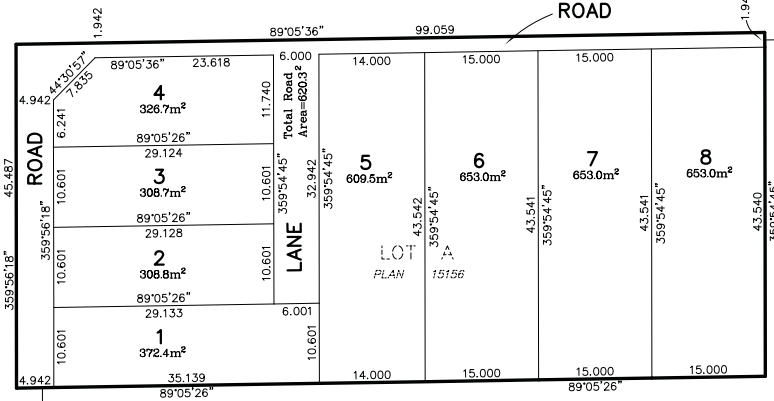
28th AVENUE

ROAD

160th STREET

1
PLAN BCP46684

1
PLAN BCP31682



318
PLAN BCP31594
SRW PLAN BCP30613

318
PLAN BCP31594
SRW PLAN BCP30613



INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **April 16, 2012** PROJECT FILE: **7812-0068-00**

RE: **Engineering Requirements
Location: 2786 160 St.**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

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

- dedicate 4.942 metres fronting 160 Street;
- dedicate 1.942 metres fronting 28 Avenue;
- dedicate 5.0m x 5.0m corner cut at the intersection of 160 Street and 28 Avenue;
- dedicate as road Bylaw road 26155 for north 33 feet of legal subdivision 5, Section 24, Township 1;
- provide SROWs for service connections;
- dedicate 6.0 metres for north/south lane.

Works and Services

- construct 28 Avenue to a Major Collector standard;
- construct a north south lane;
- construct storm sewer on 160 Street to service the site;
- provide water, sanitary, and drainage service connections to each lot;
- pay Latecomer fees.
- pay Development Works Agreement levy.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements for the Development Variance permit.

Bob Ambardar, P.Eng.
Development Project Engineer
LR

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7912-0068-00
 Project Location: 2786 – 160 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The subject site is located adjacent to the northwest corner of the area-defining 360 lot single family residential development bounded by 25A Avenue to the South, 28 Avenue to the north, 160 Street to the west, and 164 Street to the east, identified as Surrey project 7905-0126-00. There is little opportunity to introduce a "new character area" due to the strong influence of the adjacent 360 lot development, which is now approximately 95 percent built-out. The other major development in the area is a 122 lot site (Surrey project 7910-0020-00) located on the north side of 28 Avenue, directly opposite the subject site. Regulations for this 122 lot site were derived from the aforesaid 360 lot site.

Homes at the 360 lot site are regulated by a highly prescriptive building scheme, and so "regulations context" for the subject site should substantially be derived from that building scheme. The as-built environment should also be considered. All homes at the 360 lot site are Two-storey type, ranging in size between 2700 sq. ft. including garage and 3100 sq.ft. including garage. The style of all of the homes can be classified as "Classical Modern", "Neo-Traditional", or "Traditional". Design approvals for this area were based in part on the philosophy that the garage should appear clearly subdominant to other elements. This allowed the creation of a very strong two storey high focal element at the front, on the side opposite the garage which in effect draws attention away from the garage. Ninety percent of homes have a roof slope of 10:12 or greater, and all homes have shake profile asphalt shingle roof with a minimum 40 year warranty and a raised ridge cap. Homes are clad in Hardiplank (dominant) or stucco, and all have generous quantities of stone. Vinyl has not been used on these homes. Yards are landscaped to a high standard. These homes provide ideal architectural context for the subject site.

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

- 1) Context Homes : Homes in the 360 lot site adjacent to the south side of the subject site will provide architectural context for the subject site. Regulations context will be derived from 7905-0126-00 and from 7910-0020-00.
- 2) Style Character : "Neo-Traditional", "Classical-Modern", and "Traditional" styles are characteristic of the 360 lot site, and for continuity styles at the subject site should be similar.

- 3) Home Types : Dominance of Two-Storey home type. All context homes in the surrounding area are Two-Storey type. Basement Entry homes are not found in new developments in this area.
- 4) Massing Designs : New homes at the 360 lot site provide desirable massing context. The homes are well balanced and correctly proportioned homes with a bold, stately appearance. Garages are deliberately understated.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height.
- 6) Exterior Wall Cladding : Vinyl has not been used in this area and is not recommended. Fibre-cement board, cedar, brick, and stone have been used. Brick and stone have been used generously.
- 7) Roof surface : Roof surfaces at the 360 lot site are all shake profile asphalt shingles with a raised ridge cap. The shingles are of a minimum 40 year warranty.
- 8) Roof Slope : Roof pitch 10:12 or higher on most new homes at the 360 lot site.

Dwelling Types/Locations:	Two-Storey.....	80%
	Basement Entry/Cathedral Entry	10%
	Rancher (bungalow).....	10%
	Split Levels.....	0%

Exterior Treatment /Materials: Context homes are clad in Hardiplank with wood wall shingles or Hardipanel with 1x4 vertical wood battens at gable ends. Most homes have a brick or stone accent. There are no vinyl clad homes

Roof Pitch and Materials: All homes at context site have a shake profile asphalt shingle roof.

Window/Door Details: Rectangular dominant.

Streetscape: The subject site is located in an area with mixed uses, and so the neighbourhood character cannot be described as consistent. Southwest of the site is a recently constructed multifamily site under a CD. The units are "Neo-Traditional" style with 12:12 slope common gable roofs. West of the site is a large residence on RA zoned acreage that is substantially concealed from street views by dense foliage. Northwest of the site is a densely foliated environmental park. North of the site are some small older homes and two large homes on RA zoned lots. Northeast of the site are several new 2800 sq.ft "Neo-Traditional" Two-Storey being developed under Surrey project 7910-0020-00, which has a building scheme with regulations similar to the large 360 lot Morgan Heights development to the east and southeast of the subject site. The area-defining 360 lot site contains two-storey type, ranging in size between 2700 sq. ft. including garage and 3100 sq.ft. including garage. The style of all of the homes can be classified as "Classical Modern", "Neo-Traditional", or "Traditional". The garage appear clearly subdominant to other elements on the home (desirable context). Most of these homes have a roof slope of 10:12 or greater, and all homes have shake profile asphalt shingle roof with a minimum 40 year warranty and a raised ridge cap. Homes are clad in Hardiplank (dominant) or stucco (no vinyl), and all have generous quantities of stone. Yards are landscaped to a high standard. These homes provide ideal architectural context for the subject site.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Classical Modern", "Neo-Traditional", or "Traditional". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- the new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey, including the 360 lot area-defining development to the south identified as Surrey project 7905-0126-00.
- a new single family dwelling *constructed* on any *lot* meets common or better year 2010 design standards (as interpreted by the consultant), which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.
- the garage element shall appear understated in relation to other elements.

2.2 Proposed Design Solutions:

Dwelling Types/Location: No Basement Entry. Other types permitted.

Interfacing Treatment with existing dwellings) Strong relationship with neighbouring "context homes" in the 360 lot Morgan Heights subdivision (Surrey project 7905-0126-00) and with the adjacent 122 lot site to the north (7910-0020-00). Homes will therefore be "Neo-Traditional", "Classical-Modern", and "Traditional" styles only. Similar home types and sizes. Similar massing characteristics and design. Similar roof types, roof pitch, roofing materials. Similar siding materials.

Restrictions on Dwellings No Basement Entry type.

Exterior Materials/Colours: Stucco, Cedar, Hardiplank, Brick, and Stone. **No Vinyl**

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 9:12.

Roof Materials/Colours: Only 40 year quality or better shake profile asphalt shingles with a raised ridge cap in "charcoal grey", brown, or black will be permitted.

In-ground basements: Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lot 4: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 20 percent of the width of the front and flanking street elevations of the single family dwelling, and the upper floor shall be set back a minimum of 0.9 metres [3'- 0"] from said one-storey elements;

Landscaping: *High modern urban standard required.* Due to substantial differences in lot size and zoning within the subject site, planting regulations should be specific to the zone. The following regulations are recommended:

- (i) Shrubs: on *lots* 1-3 inclusive, provide a minimum of 12 shrubs of which not less than four shrubs shall be of a minimum 0.6 metres [24 inch] planting height, and the balance shall be of a minimum 3 gallon pot size;
- (ii) Shrubs: on corner *lot* 4, provide a minimum of 20 shrubs of a minimum 3 gallon pot size of which not less than 8 are planted in the flanking street sideyard at the north side of the *lot*;
- (iii) Shrubs: on *lots* 5 - 8 inclusive, provide a minimum of 20 shrubs of which not less than 10 shrubs shall be of a minimum 0.6 metres [24 inch] height, and the balance shall be of a minimum 3 gallon pot size.

On every lot, sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete permitted where driveways are connected to a rear lane.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: March 19, 2012

Reviewed and Approved by:  Date: March 19, 2012

TREE PRESERVATION SUMMARY

Project Location: 2786 160th Street, Surrey, BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site: 1.13 acre parcel with a single residence upon it. Field type of areas in the back of the site. Several sheds and outbuildings on the site.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	19	(A)
Number of Protected Trees declared high risk due to natural causes	0	(B)
Number of Protected Trees to be removed	19	(C)
Number of Protected Trees to be Retained (A-B-C)	-	(D)
Number of Replacement Trees Required (C-B) x 2	33	(E)
Number of Replacement Trees Proposed	20	(F)
Number of Replacement Trees in Deficit (E-F)	13	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	20	(H)
Number of Lots Proposed in the Project	8	(I)
Average Number of Trees per Lot (H / I)	2.50	


3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

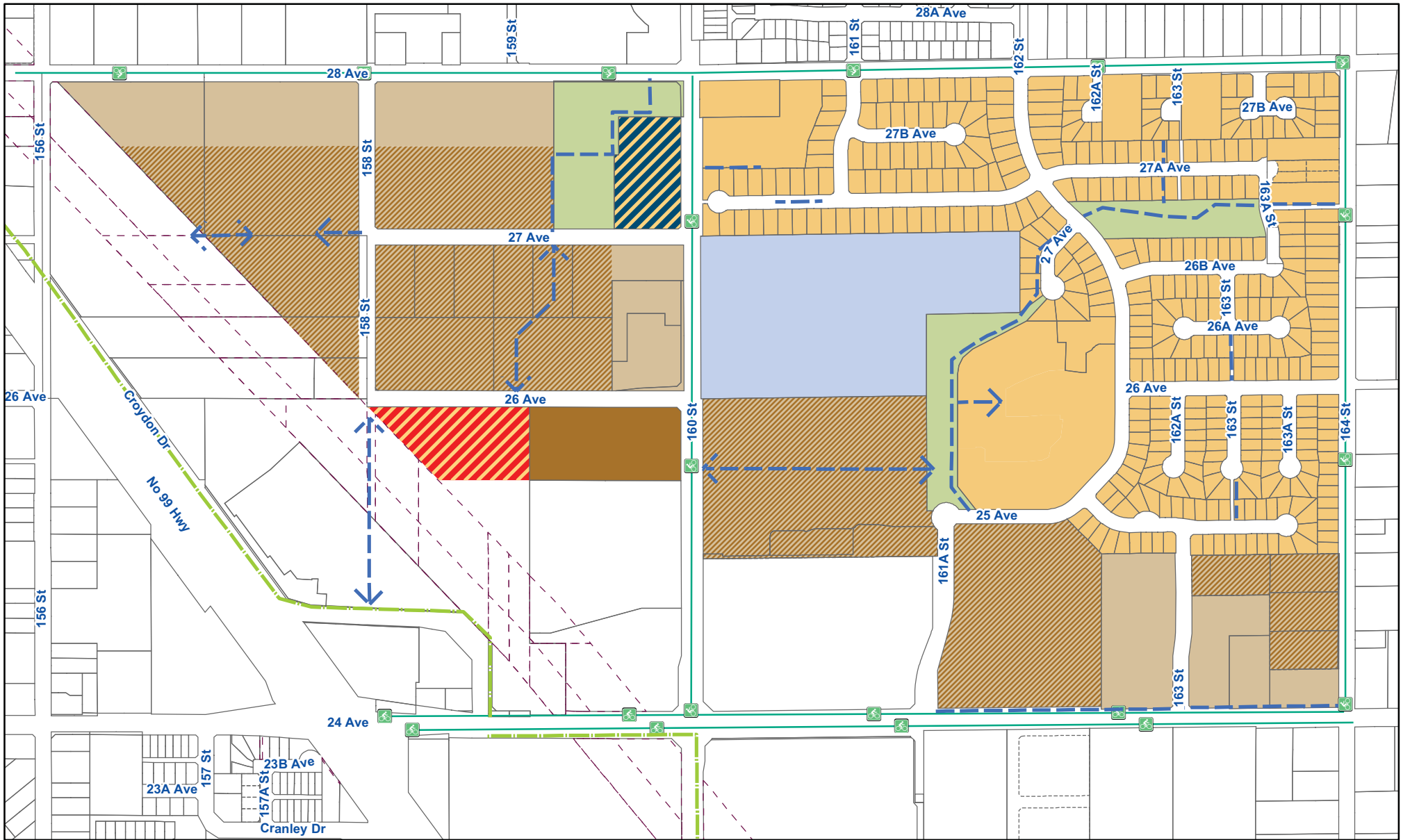
Summary prepared and submitted by:

Arborist











March 23, 2012




Date



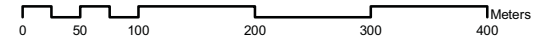
GRANDVIEW HEIGHTS AREA # 1 MORGAN HEIGHTS
 CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: June 25, 2007

-  Mixed Commercial Residential
-  Care and Assisted Living Facility 10-15 upa Option
-  6-10 upa Low Density
-  10-15 upa Medium Density
-  20-30 upa Medium High Density
-  High Density Residential (30-60 upa)
-  Park / Open Space
-  School

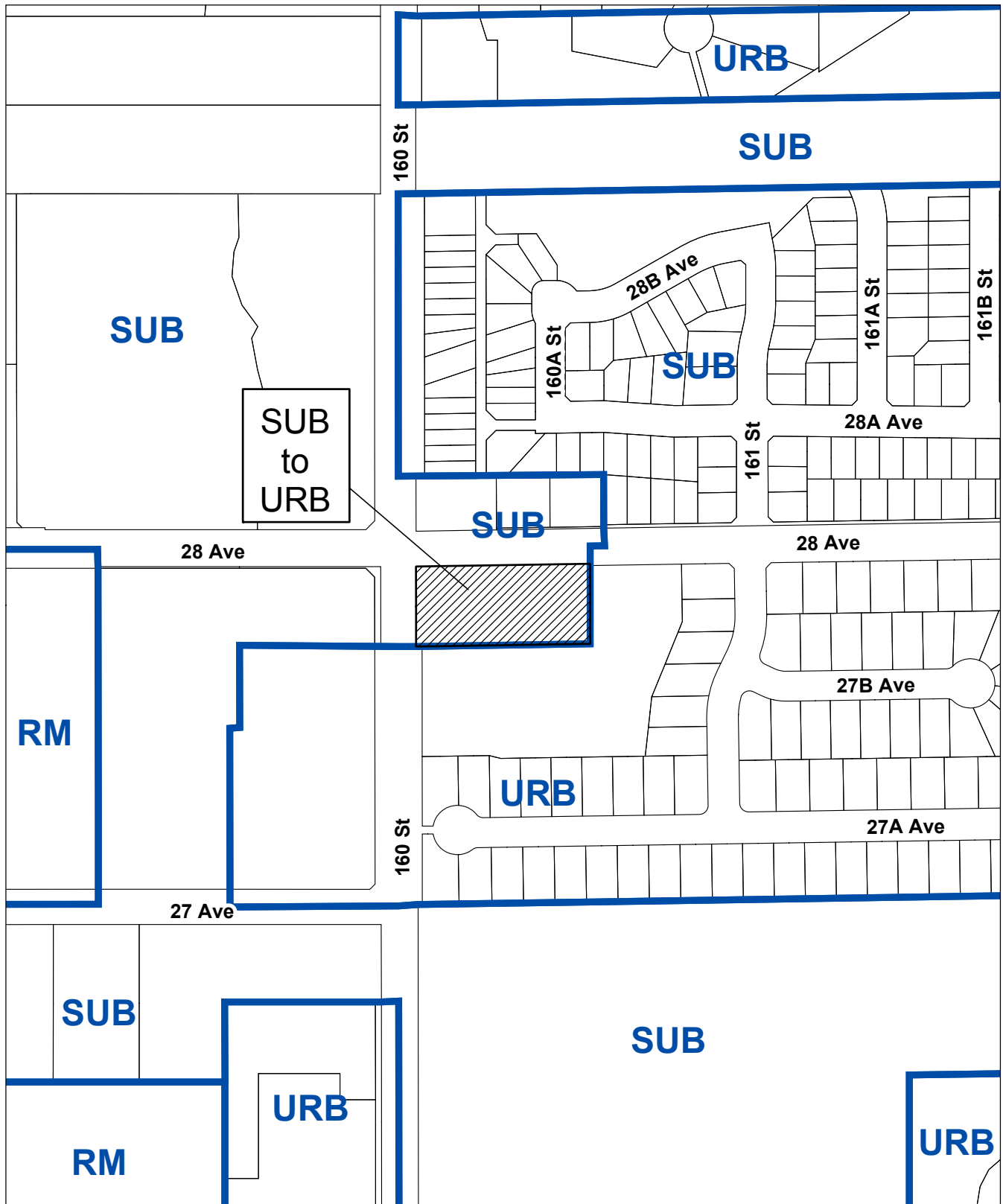
-  Bicycle Friendly
-  Offstreet Multi Use Pathway
-  Pioneer Greenway

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



Printed: 6 Dec. 2011





OCP Amendment

Proposed amendment from Suburban to Urban



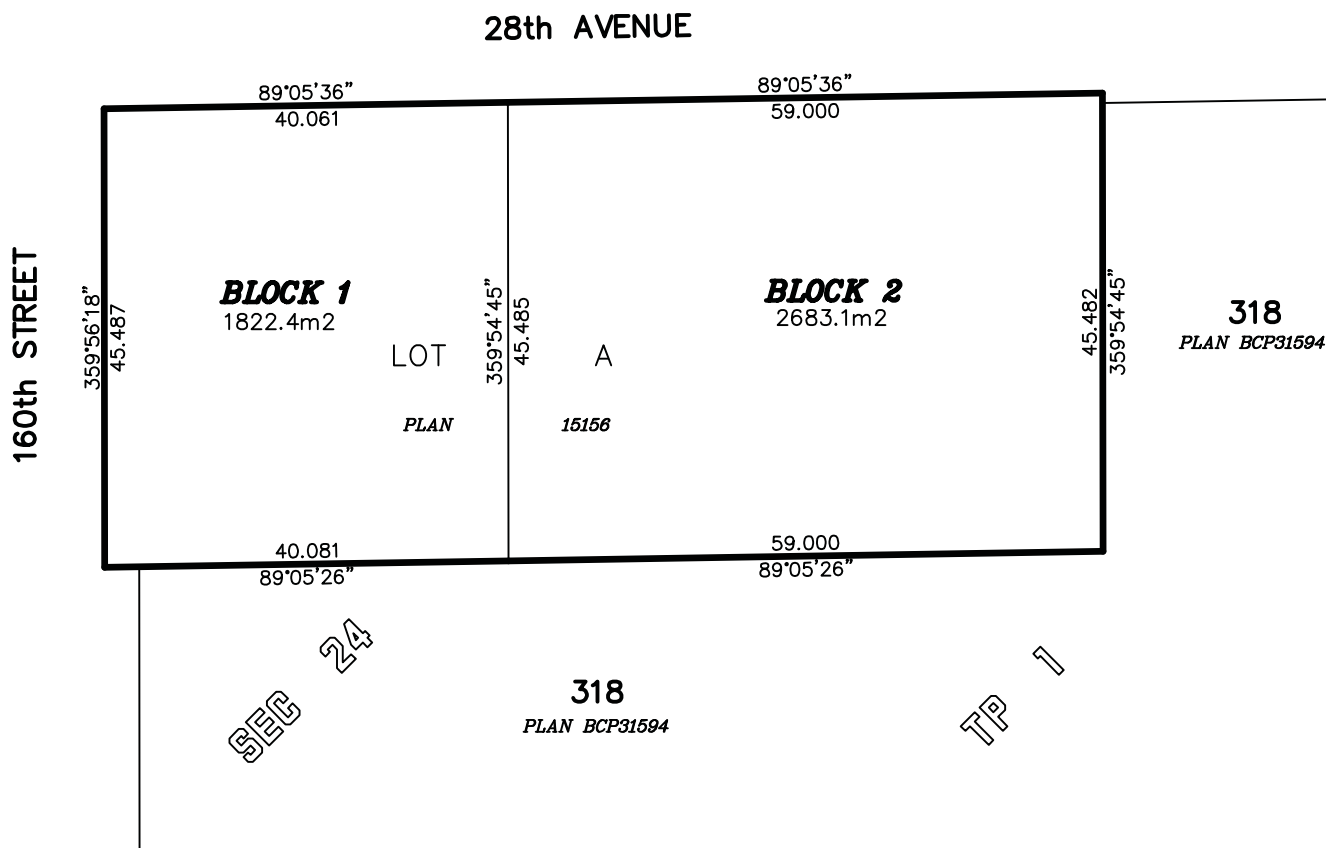
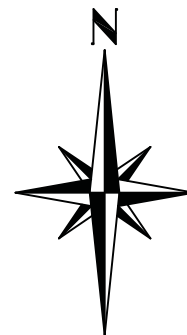
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW _____, OF LOT A SECTION 24
TOWNSHIP 1 NWD PLAN 15156**

SCALE 1:750



All Distances are in Metres.

CITY OF SURREY



Grid Bearings are derived from
OCMS 5744 & 8623

Onderwater Land Surveying
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS1229_RZ

© Certified correct, completed on
the 4th day of April, 2012.

*This Plan Lies Within The
Greater Vancouver Regional District*

B.C.L.S.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0068-00

Issued To: ELIZABETH M MCJANNETT

("the Owner")

Address of Owner: 2786 - 160 Street
Surrey BC
V3S 0B6

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

Parcel Identifier: 000-536-172

Lot A Section 24 Township 1 New Westminster District Plan 15156

2786 - 160 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 17A Single Family Residential (12) Zone (RF-12), the minimum side yard setback from the east property line is reduced from 1.8 metres (6 ft.) to 1.3 metres (4.3 ft.) for Lot 5.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

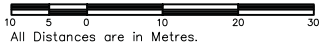
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

**PROPOSED SUBDIVISION PLAN OF LOT A
SECTION 24 TOWNSHIP 1 NWD PLAN 15156**

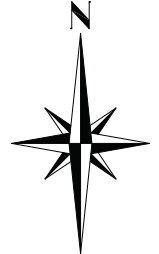
SCALE 1:500



All Distances are in Metres.

2786 160th STREET
SURREY B.C.
P.I.D. 000-536-172

Note: This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.



2
PLAN BCP34932

1
PLAN 21277

REM 2
PLAN 21277

REM 3

14
PLAN

15
PLAN

16
BCP49118

SRW

PLAN

EPP13746

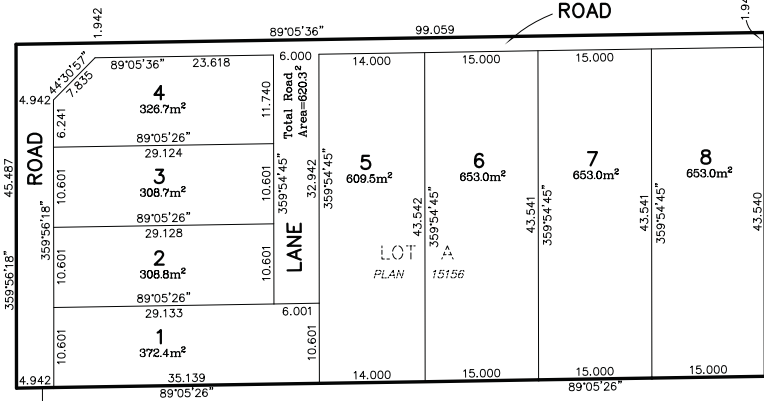
28th AVENUE

ROAD

160th STREET

1
PLAN BCP45684

1
PLAN BCP31682



318
PLAN BCP31594
SRW PLAN BCP30613

318
PLAN BCP31594
SRW PLAN BCP30613