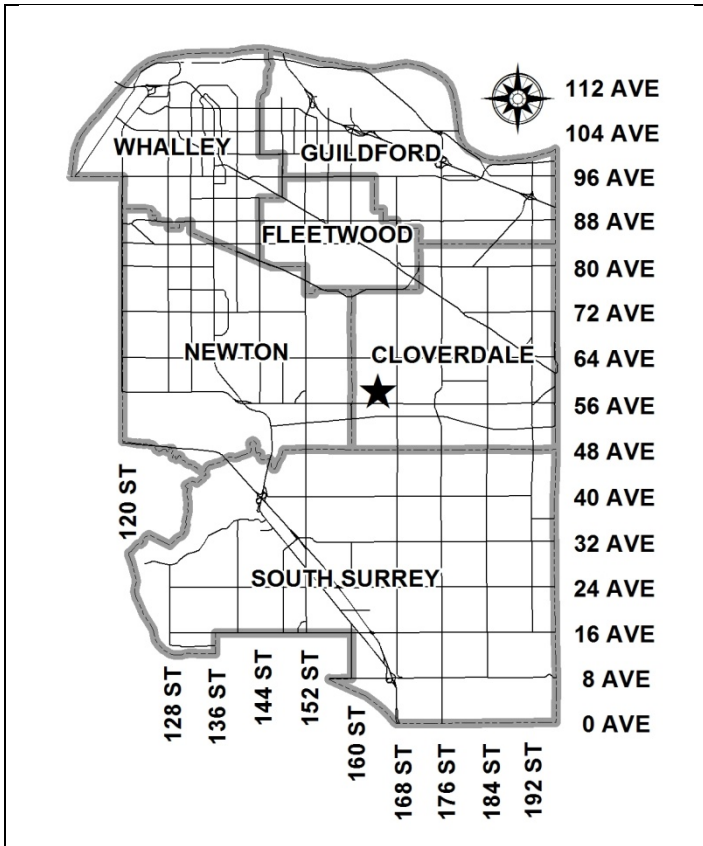


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0356-00

Planning Report Date: May 27, 2013



PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **NCP Amendment** from Half Acre Cluster to Urban Transitional
- **Rezoning** from RA to CD (based on RH-G)

in order to allow subdivision into six (6) large single family lots.

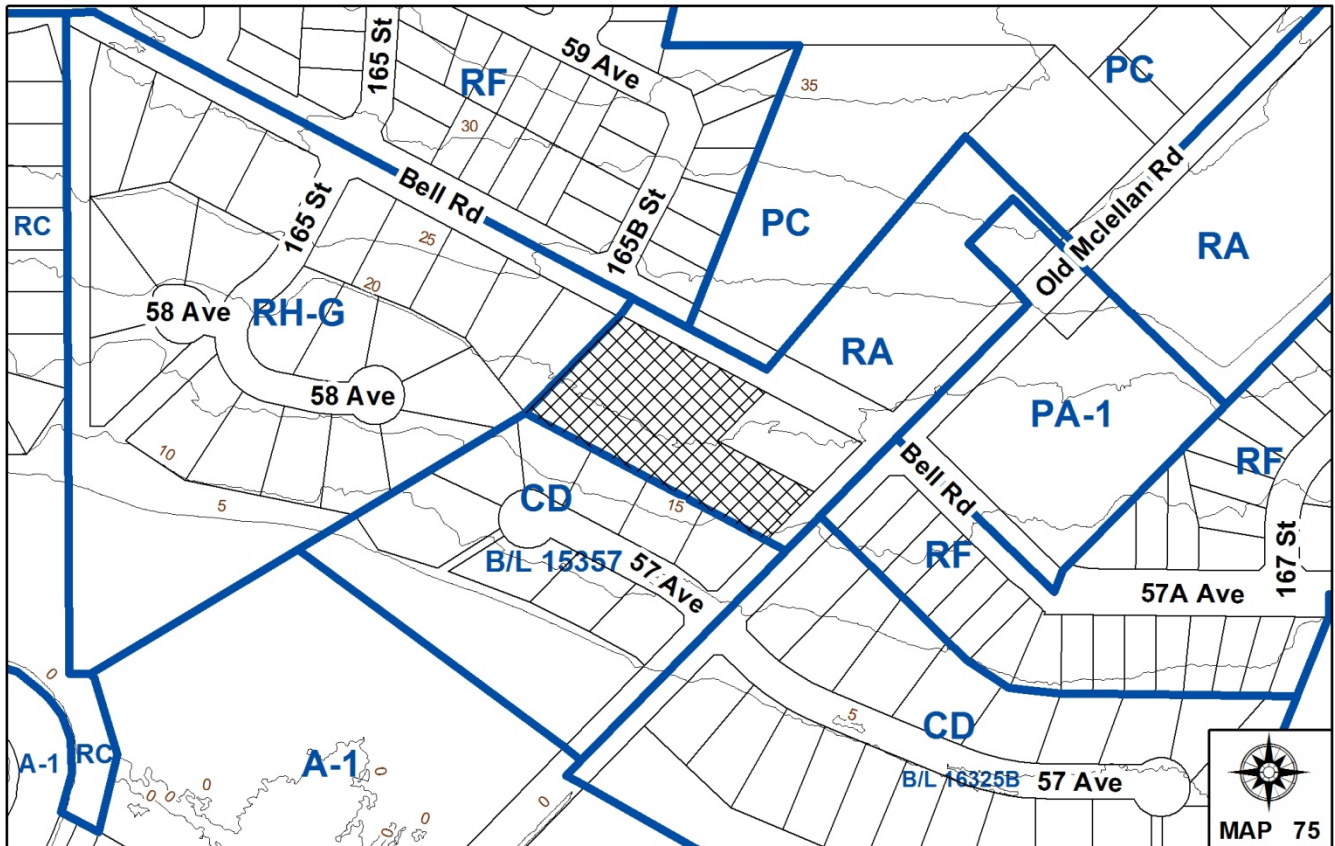
LOCATION: 16577 - Old McLellan Road

OWNER: Donna Marie Hulbert

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Half Acre Cluster



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an amendment to the Official Community Plan (OCP) to redesignate the subject site from Suburban to Urban.
- Seeking an amendment to the West Cloverdale South Neighbourhood Concept Plan (NCP) from Half Acre Cluster to a new designation, Urban Transitional.

RATIONALE OF RECOMMENDATION

- The proposed lot sizes are similar in size to the existing Suburban-designated lots to the west and south, and will provide an appropriate transition between the existing Urban residential lots to the north-west and Suburban residential lots to the east, west and south.
- Generally meets the intent of City Policy No. O-23, which guides residential development near the Agricultural Land Reserve boundary.
- The applicant will provide community benefit contributions for the proposed Type 2 OCP Amendment

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 be set for Public Hearing.
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 requirements of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the shortfall in replacement trees to satisfaction of the Planning and Development Department;
 - (e) provision of a community benefit to satisfy the OCP Amendment policy for Type 2 OCP amendment applications;
 - (f) the applicant address the cash-in-lieu for parkland requirement, comparable to other gross density developments; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
5. Council pass a resolution to amend the West Cloverdale South Neighbourhood Concept Plan to redesignate the subject site from Half Acre Cluster to a new designation, Urban Transitional, when the project is considered for final adoption.

REFERRALS

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

School District: **Projected number of students from this development:**

3 Elementary students at Surrey Centre Elementary School
2 Secondary students at Lord Tweedsmuir Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring of 2014.

Parks, Recreation & Culture: Parks has no concerns.

Agriculture and Food Security Advisory Committee (AFSAC): The project was reviewed at the April 11, 2013 AFSAC meeting wherein the AFSAC recommended that the application be approved.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will be demolished.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across Bell Road):	Single family dwelling, City-owned Surrey Centre Cemetery and church site.	Urban Single Family and Institutional	RF, PC and RA
East:	Single family dwelling.	Half Acre Cluster	RA
East (Across Old McLellan Road):	Single family dwellings (including a replica of the Charles Bell House, which is currently under construction).	Half Acre Cluster and Urban Single Family	CD (By-law No. 16325B) and RF
South:	Single family dwellings on half-acre type lots.	Half Acre Cluster	CD (By-law No. 15357)
West:	Single family dwellings on half-acre type lots.	Half Acre Cluster	RH-G

JUSTIFICATION FOR OCP AND NCP AMENDMENTS

OCP Amendment

- The proposed subdivision has a unit density of 10 units per hectare (4 units per acre). As the site is less than 200 metres (656 ft.) from the Agricultural Land Reserve (ALR) boundary, the maximum unit density allowed under the Suburban designation in the OCP is 5 uph (2 upa).
- A Type 2 Official Community Plan (OCP) Amendment is proposed to redesignate the subject site from Suburban to Urban (Appendix VII).
- A Type 2 OCP Amendment requires the applicant to demonstrate significant community benefit to alleviate any additional pressure on City services as a result of the proposed development.
- The applicant has agreed in writing, to provide a voluntary community benefit contribution for the proposed Urban single family lots in the amount of \$4,500 per lot for a total of \$27,000. This contribution, which will be collected prior to the project being considered for final adoption, is consistent with contributions provided for similar other Type 2 OCP Amendments in the area for single family development.
- Although the proposed Urban designation is not consistent with the existing Suburban designation on the lands to the west and south of the subject site, large lots, ranging in size from approximately 805 square metres (8,665 sq.ft.) to 1,475 square metres (0.4 acre), are proposed that provide an appropriate transition between the existing Urban and Suburban residential lots in the area.
- The applicant notes that the OCP was amended in 2007 (Development Application No. 7905-0019-00) to redesignate the south side of Bell Road/57A Avenue, east of Old McLellan Road, immediately east of the subject site, from Suburban to Urban to permit the creation of 16 Urban-designated, RF-zoned lots.

NCP Amendment

- An amendment to the West Cloverdale South Neighbourhood Concept Plan (NCP) is required to redesignate the subject site from Half Acre Cluster to a new designation, Urban Transitional (Appendix VIII).
- In support of the proposed NCP Amendment, the applicant provided the following justification:
 - The West Cloverdale South NCP was amended from Half Acre Cluster and Parks/Open Space to Urban Single Family in order to create 16 RF lots to the east along Bell Road;
 - The lot widths and lot areas of the existing Urban-designated RF lots to the north and east of the subject site are a minimum of 15 metres (50 ft.) and 560 square metres (6,000 sq.ft.), respectively; and

- The lot widths and lots areas of the proposed lots are significantly larger than standard RF-zoned lots, and will provide an appropriate transition between the existing Urban-designated RF lots to the north and east, and the existing Suburban-designated RH-G-zoned and CD-zoned lots to the west and south.
- The applicant will also be required to provide amenity contributions in accordance with Schedule G of the Zoning By-law for West Cloverdale South NCP.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject property is located near the south-west corner of Bell Road and Old McLellan Road, and is approximately 0.6 hectare (1.6 acres) in size. The property is zoned "One-Acre Residential Zone (RA)", designated Suburban in the Official Community Plan (OCP) and Half Acre Cluster in the West Cloverdale South Neighbourhood Concept Plan (NCP).
- The Agricultural Land Reserve (ALR) is located approximately 125 metres (410 ft.) southwest of the subject site.
- The subject property is also located within a transition area and is subject to City Policy No. O-23 (Residential Buffering Adjacent to the ALR / Agricultural Boundary). The policy defines two sub-transition areas for residential lands in proximity to the ALR or the Agricultural designation boundary: an Outer Ring Transition Area between the 200-metre (656 ft.) line and the ALR / Agricultural boundary, and an Inner Ring Transition Area between the existing Urban designation boundary and the 200-metre (656 ft.) line.
- The subject site is located entirely within the Outer Ring Transition Area (i.e. within 200 metres / 656 feet of the ALR). In accordance with City Policy No. O-23, half-acre subdivisions including gross density development may be considered within the Outer Ring Transition Area provided the separation distance and landscape buffer requirements of the policy are met.
- Currently, two (2) rows of gross density residential lots ranging in size from 914 square metres (9,840 sq.ft) to 1,945 square metres (0.5 acre), as well as a landscaped buffer (approximately 22 to 50 metres [72 to 165 ft.] in width), exist between the subject property and the ALR to the south. As a result, the proposed subdivision complies with the separation distance and landscaped buffer requirements of the policy.

Current Proposal

- The applicant is proposing the following in order to allow six (6) oversized transitional urban lots:
 - OCP Amendment from Suburban to Urban;
 - NCP Amendment from Half Acre Cluster to Urban Transitional; and

- Rezoning from One-Acre Residential (RA) to Comprehensive Development (CD) based on the Half-Acre Residential Gross Density Zone (RH-G).
- As the proposed CD Zone is based on the Half-Acre Residential Gross Density Zone (RH-G), the applicant has agreed to provide \$160,500 as cash-in-lieu to address the parkland requirements of the RH-G Zone.
- The subject site is entirely within 200 metres (656 ft.) of the ALR.
- The OCP states that a maximum density of 5 uph (2.0 upa) is permitted in the Suburban designation where a site is 200 metres (656 ft.) or less from the edge of the Agricultural Land Reserve (ALR).
- As the gross density of the proposed development is 9.1 units per hectare (4.0 upa) an OCP re-designation from Suburban to Urban is required to accommodate the proposed density.
- The proposed lots are larger than typical RF-zoned lots, and are similar in size to many of the existing Suburban residential lots in the area.
- Proposed Lot 1 is approximately 1,475 square metres (0.4 acre) in size with a lot width of 24 metres (78 ft.). Proposed Lots 2 to 4 are approximately 1,105 square metres (11,895 sq.ft.) in size with lot widths of 18 metres (60 ft.).
- Proposed Lots 1 to 4 (Block A) will front Bell Road and are similar in size to the existing RH-G-zoned lots fronting Bell Road to the west. The proposed lots provide an appropriate transition from the existing Suburban lots to the west with the existing Urban (RF-zoned) lots to the east across Old McLellan Road on Bell Road.
- Proposed Lots 5 and 6 (Block B) will front Old McLellan Road and are approximately 805 square metres (8,665 sq.ft.) in size with lot widths of 16.2 metres (52 ft.). Proposed Lots 5 and 6 are similar in size to the existing Suburban residential lots to the south.
- The applicant has agreed to dedicate 0.942 metre (3.0 ft.) along the north lot line adjacent to Bell Road for future road widening and to provide a 0.5-metre (1.6 ft.) statutory right-of-way along the northern property line to accommodate servicing requirements.
- As part of the associated Servicing Agreement, the applicant will install the sidewalk, grassed boulevard and street lights along the Bell Road frontage of the subject site. The sidewalk will provide a connection to the existing sidewalk to the west.

Old McLellan Road

- The subject site borders Old McLellan Road, which is listed as a heritage corridor on the Surrey Community Heritage Register. On February 26, 2007, Council approved the Old McLellan Road Heritage Character Guidelines in order to preserve and maintain the heritage character of the corridor.
- The guidelines are divided into four (4) character context groups that represent four sections of the Old McLellan Road corridor. The subject site is located within the Natural Character

section of this corridor, which incorporates guidelines to maintain the natural character that once existed in the area.

- Proposed Lots 5 and 6 will front Old McLellan Road, and in order to preserve the natural character of the corridor, the applicant has agreed to the following:
 - Three (3) mature trees near the east property line along Old McLellan Road will be preserved;
 - No sidewalk will be constructed along the frontage of proposed Lots 5 and 6 and permeable pavers are proposed for the driveways of the proposed Lots 5 and 6 in order to help preserve existing trees and to maintain the natural character; and
 - Proposed Lots 5 and 6 will include a minimum 9.0-metre (30 ft.) front yard setback (see CD By-law section) to ensure the future dwellings are set back further from Old McLellan Road.

Proposed CD By-law

- The proposed CD By-law (Appendix IX) is based on the requirements of the Half-Acre Residential Gross Density Zone (RH-G) with modifications to density, lot coverage, setbacks, lot sizes and open space in order to provide a transition between Urban and Suburban residential lots.
- The table below provides a comparison between the proposed CD By-law, the RH-G Zone and CD By-law No. 15357, which is the existing zone for the nine (9) suburban residential lots located south of the subject site.

	Proposed CD By-law		RH-G Zone	CD By-law No. 15357
Density	Block A: 0.32	Block B: 0.45	0.32	0.45
Lot Coverage	Block A: 25%	Block B: 45%	25%	40%
Setbacks				
Front Yard	Block A 7.5 metres (25 ft.)	Block B 9.0 metres (30 ft.)	7.5 metres (15 ft.)	4.5 metres (15 ft.)
Side Yard	3.0 metres (10 ft.), 2.5 metres (8 ft.) for proposed Lots 2 to 4	1.8 metres (6 ft.)	3.0 metres (6 ft.)	1.8 metres (6 ft.)
Lot Sizes	Block A Lot size: 1,100 sq.m. (11,840 sq.ft.) Lot width: 18 metres (60 ft.) Lot Depth: 60 metres (195 ft.) Block B Lot size: 800 sq.m. (8,610 sq.ft.) Lot width: 16 metres (52 ft.) Lot Depth: 50 metres (164 ft.)		Lot size: 1,120 sq.m. (12,000 sq.ft.) Lot width: 24 metres (80 ft.) Lot Depth: 30 metres (100 ft.)	Lot size: 900 sq.m. (9,700 sq.ft.) Lot width: 18 metres (60 ft.) Lot Depth: 24 metres (78 ft.)
Open Space	12.8% cash-in-lieu parkland		15% land set aside	35% land set aside

- The proposed CD By-law proposes a floor area ratio (FAR) of 0.32 for proposed Lots 1 to 4 (Block A) and an FAR of 0.45 for proposed Lots 5 and 6 (Block B). Proposed Lots 1 to 4 are similar in size to the existing RH-G lots to the west, and therefore, house sizes will be comparable. Proposed Lots 5 and 6 are smaller and similar in size to the existing lots to the south, and as a result, the FAR will reflect the maximum floor area ratio of 0.45 permitted under CD By-law No. 15357.
- The requirements of the proposed CD By-law will address the compatibility of the proposed lots with the existing RH-G lots to the west and the existing CD-zoned lots to the south.
- CD By-law No. 16325B, which governs the Suburban-designated lots to the east of Old McLellan Road, is also based on the RH-G Zone, but incorporates minor variations to the lot sizes. The FAR of 0.32 and the lot coverage of 25% in CD By-law No. 16325B are consistent with the RH-G Zone.

Building Design Guidelines

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme, dated March 21, 2013. The character study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix V).

Lot Grading and Tree Preservation

- A preliminary lot grading plan submitted by Hunter Laird Engineering Ltd. and dated May 7, 2013 has been reviewed by staff and found generally acceptable, although minor revisions are required. The applicant proposes to have in-ground basements on all proposed lots. However, the feasibility of in-ground basements cannot be confirmed until the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.
- Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation / Replacement Plans. These reports have been reviewed by staff and will require minor revisions prior to consideration of Final Approval.
- Staff worked with the applicant to maximize tree retention on the subject site. Unfortunately, most of the mature trees are located near the centre of the property, which allows fewer opportunities for tree retention.
- The chart below provides a summary of the tree retention and removal by species:

TREE CHART	ON-SITE TREES			OFF-SITE CITY TREES		
	Tree Species	Total Trees	Retention	Removal	Total Trees	Retention
Western Red Cedar	33	9	24	5	3	2
Douglas Fir	14	3	11	1	0	1
Big Leaf Maple	13	0	13	1	0	1
Bitter Cherry	4	0	4	1	0	1
Ornamental Plum	2	0	2	-	-	-
Grand Fir	1	0	1	-	-	-
Holly	1	0	1	-	-	-
Pacific Yew	1	1	0	-	-	-
Paper Birch	1	0	1	-	-	-
Red Alder	2	0	2	1	0	1
Scouler's Willow	1	0	1	-	-	-
Sitka Spruce	2	2	0	-	-	-
Horse Chestnut	1	0	1	-	-	-
Goldchain Tree	1	0	1	-	-	-
Unknown Species	1	0	1	-	-	-
Hawthorn	1	0	1	-	-	-
TOTAL	79	15	64	9	3	6

- According to the tree summary, 79 mature trees are identified on the subject site. Fifteen (15) of the trees are to be retained, while 64 are proposed for removal (Appendix VI).
- There are an additional nine (9) off-site trees located within the City road right-of-way along Bell Road and Old McLellan Road. The applicant proposes to remove six (6) of the off-site trees in order to facilitate the installation of service connections for the proposed lots.
- Based on the tree replacement requirements under the Tree Protection By-law (No. 16100), a total of 136 replacement trees are required. Currently, a total of 29 replacement trees are proposed, resulting in a deficit of 107 trees. The applicant will be required to provide cash-in-lieu to the City Green Tree Fund as a result of the shortfall in replacement trees.
- In response to concerns raised by staff regarding tree removal on the subject site, the applicant has agreed to work with their arborist to explore opportunities to install additional replacement trees on the proposed lots.

PRE-NOTIFICATION

Pre-notification letters were sent on March 27, 2013 advising property owners in the area of the proposed rezoning and subdivision into six (6) residential lots. Staff received one (1) letter from an area resident with the following concerns (*staff comments in italics*):

- The existing trees on the subject site should be retained to the greatest extent possible.

(Fifteen mature trees on the subject property are to be retained. A total of 29 replacement trees are proposed. The applicant will provide cash-in-lieu to the City Green Tree Fund as a result of any shortfall in replacement trees. The applicant has also agreed to work with their arborist to explore opportunities to install additional replacement trees on the proposed lots.)

- The density, lot coverage and open space requirements should reflect the neighbourhood.

(The proposed CD By-law is based on the existing lots to the west (zoned RH-G) and the existing lots to the south (zoned CD By-law No. 15357), and will provide an appropriate transition between the Urban and Suburban residential lots.)

- The project proposes to increase the density in the neighbourhood, and thus the applicant should be required to provide improvements to Bell Road.

(In accordance with the standard requirements of the Subdivision and Development By-law, the applicant will be required to install a sidewalk, grassed boulevard and street lights along the Bell Road frontage of the subject site.)

- The proposed subdivision will increase traffic and noise in the neighbourhood.

(The proposed development is not expected to generate a significant amount of traffic or noise.)

- The lot grading plan should ensure that drainage from the proposed lots will not impact neighbouring properties.

(Drainage from the proposed lots will not negatively impact the existing properties in the neighbourhood. Proposed swales, as well as the existing easements on the properties to the south, will provide appropriate drainage measures.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	OCP Redesignation Map
Appendix VIII.	NCP Amendment Plan
Appendix IX.	Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

DN/da

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Clarence Arychuk
Hunter Laird Engineering Ltd.
Address: 65 - Richmond Street, Unit 300
New Westminster, BC V3L 5P5
Tel: (604) 525-4651 - Work

2. Properties involved in the Application

(a) Civic Address: 16577 - Old McLellan Road

(b) Civic Address: 16577 - Old McLellan Road
Owner: Donna Marie Hulbert
PID: 024-048-585
Parcel "A" (Explanatory Plan 15363) of Lot 2 Section 12 Township 2 New Westminister
District Plan 10728 and of Parcel "G" (Explanatory Plan 8644) Marked Reserve on Plan 1752
Section 12 Township 2 New Westminister District

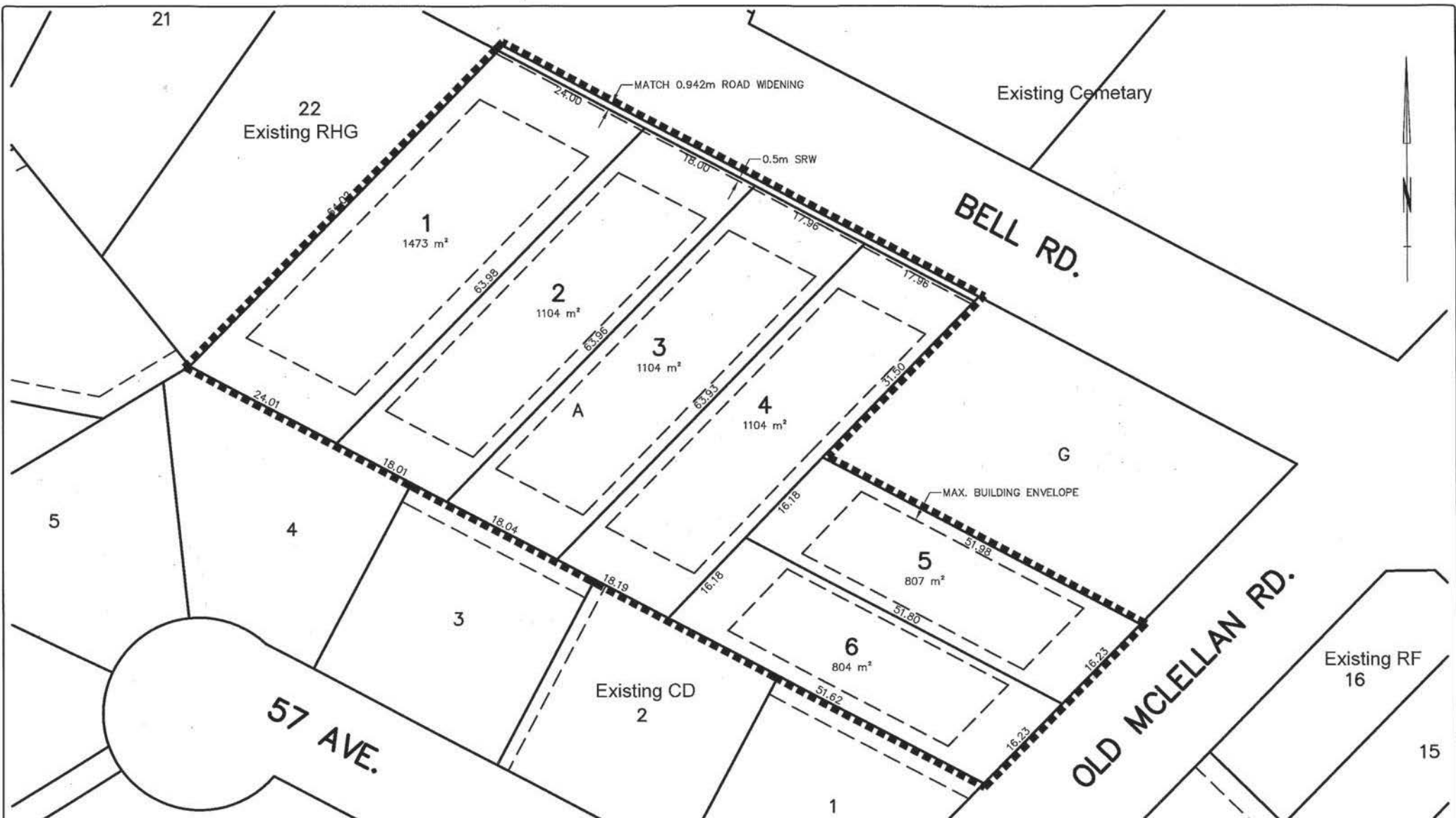
3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the site from Suburban to Urban.
- (b) Introduce a By-law to rezone the property to CD.

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	1.6	
Hectares	0.6	
NUMBER OF LOTS		
Existing	1	
Proposed	6	
SIZE OF LOTS		
Range of lot widths	16.2 to 24.0 metres	
Range of lot areas	805 to 1,475 square metres	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	9.1 lots / hectare (3.7 lots / acre)	
SITE COVERAGE (in % of gross site area)		
	Block A	Block B
Maximum Coverage of Principal & Accessory Building	25%	45%
Estimated Road, Lane & Driveway Coverage	10%	10%
Total Site Coverage	35%	55%
PARKLAND		
	n/a	
Area (square metres)		
% of Gross Site		
Required		
PARKLAND		
12.8% cash 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	
Others	NO	



Proposed Subdivision Plan (Alt. B)

Aspen Developments Ltd.
7912-0356-00

- CD Zone
- Based on suburban density of 3.75 upa



HunterLaird
ENGINEERING LTD.
May 2013
#6029

INTER-OFFICE MEMO

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

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

DATE: **May 22, 2013** PROJECT FILE: **7812-0356-00**

RE: **Engineering Requirements
Location: 16577 Old McLellan Road**


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

- dedicate 0.942-metres along Bell Road for a 22 m collector road; and
- register 0.5-metre statutory right-of-way along Bell Road.

Works and Services

- construct Bell Road frontage to the Collector standard;
- construct sanitary sewer along Old McLellan Road;
- pay applicable latecomers and SDR fees; and
- provide each lot with a storm, water, and sanitary service connection.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

sk



Tuesday, February 26, 2013
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7912-0356-00

SUMMARY

The proposed 6 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

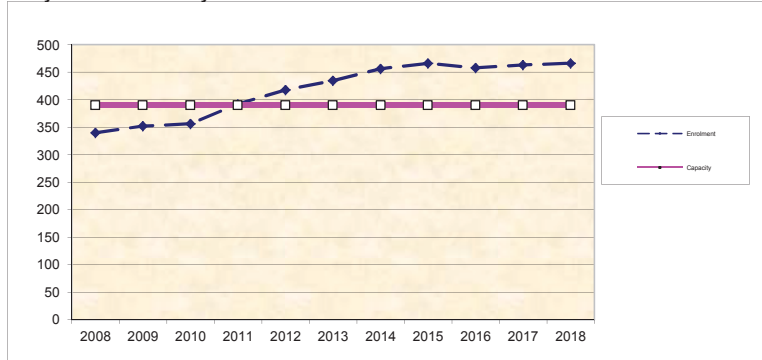
Elementary Students:	3
Secondary Students:	2

September 2012 Enrolment/School Capacity

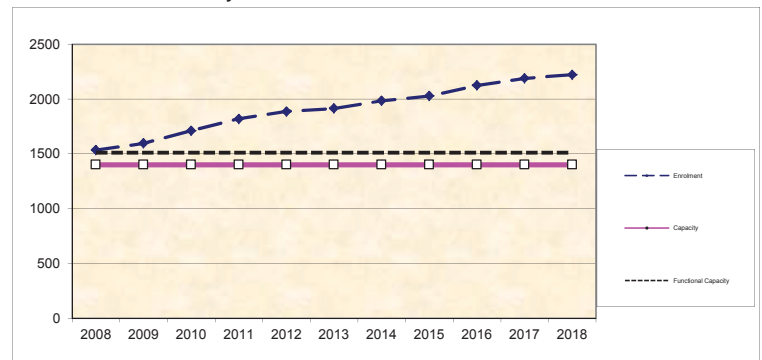
Surrey Centre Elementary	
Enrolment (K/1-7):	55 K + 363
Capacity (K/1-7):	40 K + 350
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1887
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.
 The school district has recently completed an eight classroom addition to AJ McLellan Elementary which is a neighbouring school catchment to of Surrey Centre Elementary. The elementary school capacity below reflects the adjusted lower capacity with full day Kindergarten implementation. There is no capital project identified for Surrey Centre Elementary in the recent 2012-2016 Five Year Capital plan, and one or two portables may be required to cover any space shortfall in the next few years. The school district has completed purchase a site for a new secondary school in the Clayton North Area, and the Ministry has recently announced approval for the new secondary school to help relieve overcrowding at Lord Tweedsmuir and Clayton Heights. The proposed development will not have an impact on these projections.

Surrey Centre Elementary



Lord Tweedsmuir Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7912-0356-00
 Project Location: 16577 Old McLelland Road, 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:

Of all lots surveyed in the study area, 31 percent are either serviced, vacant lots or contain structures that are not suitable for use as architectural context at the subject site, including the Cloverleaf Motessori School and the Bell Road Cemetery.

This area was built out over a time period spanning from the 1960's to the present (homes are currently under construction in this area). The age distribution from oldest to newest is: 1960's (9%), 1970's (9%), 2000's (36%), post 2010's (27%), and "under construction" (18%). A majority of homes in this area have a floor area over 3550 sq.ft. Home size distribution is: 2001 - 2500 sq.ft. (9%), 2501 - 3000 sq.ft. (27%), 3001 - 3550 sq.ft. (9%), and over 3550 sq.ft. (55%). Styles found in this area include: "Old Urban" (18%), "Craftsman Heritage" (27%), "Neo-Heritage" (18%), and "Neo-Traditional" (36%). All homes are Two-Storey type.

Massing scale (front wall exposure) characteristics include: mid-scale massing (27%), mid-scale massing with proportionally consistent, well balanced massing design (45%), and mid to high scale massing (27%). The scale (height) range for front entrance structures include: one storey front entrance (45%), one storey front entrance veranda in heritage tradition (18%), 1 ½ storey front entrance (27%), and "proportionally exaggerated 1 ½ storey high front entrance (9%).

The range of roof slopes found in this area is: 5:12 (8%), 7:12 (8%), 8:12 (8%), 9:12 (15%), 10:12 (8%), 12:12 (38%), and greater than 12:12 (15%). Main roof forms (largest upper floor truss spans) include: main common hip roof (36%), main common gable roof (45%), main Boston hip roof (9%), and main Boston gable roof (9%). Feature roof projection types include: common Hip (13%), common Gable (73%), Dutch Hip (7%), and Carousel Hip (7%). Roof surfaces include: Interlocking tab type asphalt shingles (36%), shake profile asphalt shingles (55%), and cedar shingles (9%).

Main wall cladding materials include: horizontal cedar siding (10%), horizontal vinyl siding (10%), Hardiplank siding (40%), Stucco cladding (30%), and wood wall shingles (10%). Feature wall trim materials used on the front facade include: No feature veneer (14%), Brick feature veneer (7%), Stone feature veneer (43%), Wood wall shingles accent (36%). Wall cladding and trim colours include: Neutral (50%), and Natural (50%).

Covered parking configurations include: Double garage (60%), Triple garage (40%).

A variety of landscaping standards are evident, ranging from "none", with lot currently under construction, to modest standards on numerous lots, to an above average modern urban landscape standard features numerous shrub plantings on 18% of lots. One lot has an extraordinary modern urban landscape standard. Driveway surfaces include: gravel (9%), asphalt (9%), exposed aggregate (55%), and stamped concrete driveway (27%).

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

- 1) **Context Homes:** Eighty two percent of existing neighbouring homes provide suitable architectural context for use at the subject site, and 18 percent of homes are considered 'non-context'. Context homes include: 16576 - Bell Road, 16562 - Bell Road, 16548 - Bell Road, 5867 - 165B Street, 16571 - Bell Road, 16602 - 57A Avenue, 16603 - Old McLellan Road, 16548 - Old McLellan Road, and 16563 - Old McLellan Road. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with aforesaid context homes.
- 2) **Style Character :** New homes should have a suburban-estate character. Styles suited for this objective include "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All homes in the surrounding area are Two-Storey type. However, "home type" is no longer regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RH(G) (or CD based on RH(G)) zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and proportions should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ two storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is an estate home area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** 91 percent of homes have an asphalt shingle roof, and 9 percent have a cedar shake roof. The recommendation is to permit "shake profile asphalt shingles or better", which include cedar shingles, shake profile concrete roof tiles, and new environmentally sustainable roof products that have a strong shake profile.

- 8) **Roof Slope :** Roof slopes of 8:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: This is an old growth neighbourhood in transition to a modern urban / suburban standard. There are only a few old urban homes remaining. Most homes are above-average quality RF zone homes or are new suburban estate-quality RH-G or CD zoned suburban-estate homes with desirable mid-scale massing designs. In general, mass allocations are distributed in a proportionally correct and balanced manner across the façade of most homes. Main roof forms are common hip or common gable at an 8:12 or steeper slope. All homes have common gable projections articulated with either cedar shingles or with Hardiboard and 1x4 vertical wood battens. Ninety percent of homes have an asphalt shingle roof, and 10 percent have a cedar shingle roof. A variety of wall cladding material are evident including stucco, cedar, wood wall shingles, brick, and stone. The colour range includes only natural and neutral hues. Landscaping standards range from "none" on lots currently under construction, to "modest", to "average", to "extraordinary".

2. Proposed Design Guidelines

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

- 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. New homes are readily identifiable as one of the following styles: "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

**Interfacing Treatment
with existing dwellings)**

Strong relationship with neighbouring "context homes", including 16576 - Bell Road, 16562 - Bell Road, 16548 - Bell Road, 5867 - 165B Street, 16571 - Bell Road, 16602 - 57A Avenue, 16603 - Old McLellan Road, 16548 - Old McLellan Road, and 16563 - Old McLellan Road. Homes will therefore be in a compatible style range, including "Traditional" (including

English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style.(note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development. “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 8:12.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.

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 Lots: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 35 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: March 21, 2013

Reviewed and Approved by:  Date: March 21, 2013

TREE PRESERVATION SUMMARY

Project Location: 16577 Old McLellan Road, Surrey, BC
 Registered Arborist: Lesley Gifford, B.App Sc.
 ISA Certified Arborist (PN5432A)
 Certified Tree Risk Assessor (56)
 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: Approximately 1.6 acre parcel with one residence and a wooded natural area in the rear of the lot. City trees located on Bell and Old McLellan Road.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified (9 offsite city trees)	88	(A)
Number of Protected Trees declared high risk due to natural causes	_____	(B)
Number of Protected Trees to be removed	71	(C)
Number of Protected Trees to be Retained (A-B-C)	18	(D)
Number of Replacement Trees Required (C-B) x 2	134	(E)
Number of Replacement Trees Proposed	29	(F)
Number of Replacement Trees in Deficit (E-F)	105	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	47	(H)
Number of Lots Proposed in the Project	6	(I)
Average Number of Trees per Lot (H / I)	7.80	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached _____

This plan will be available before final adoption _____

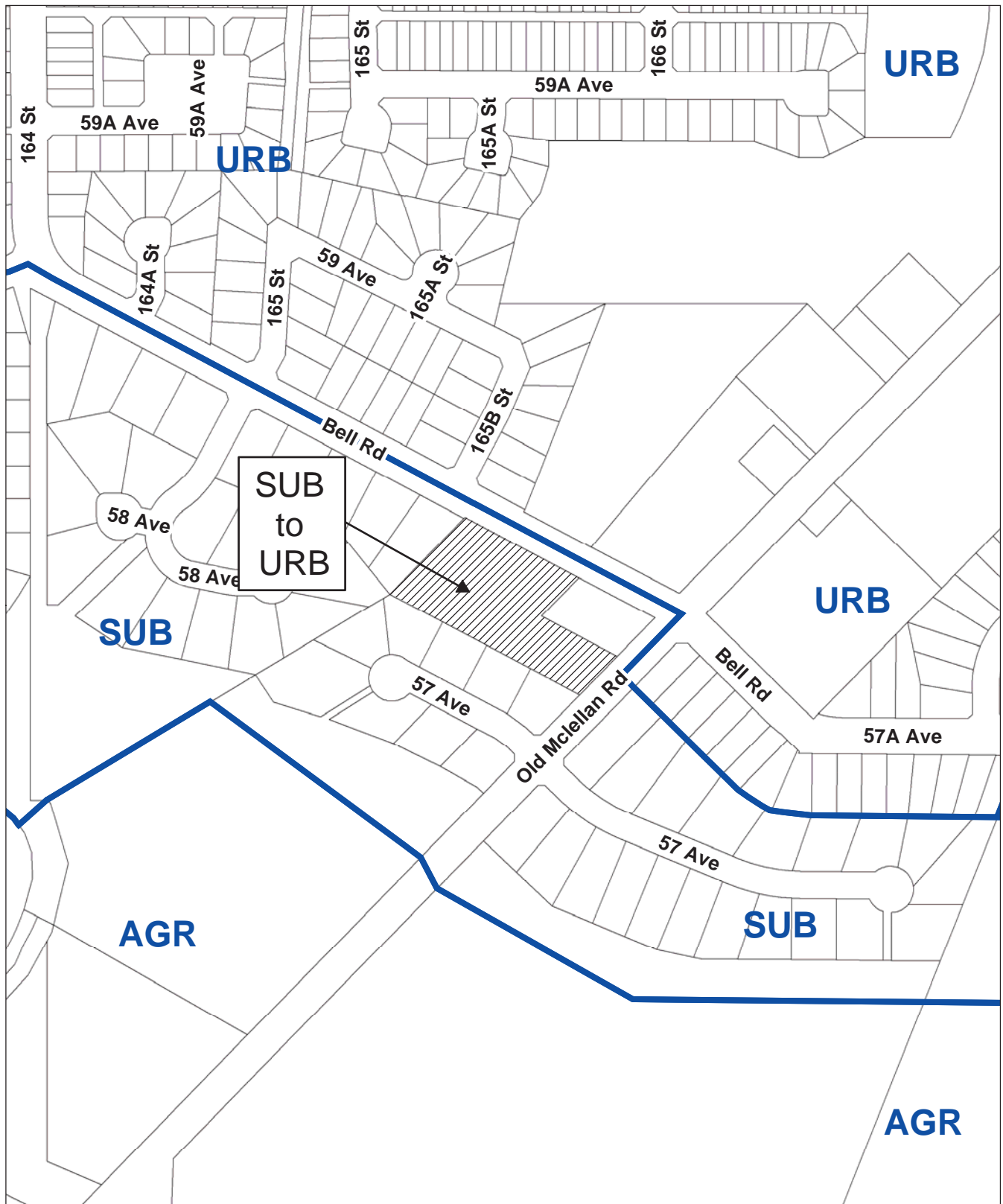
Summary prepared and submitted by:



Arborist

May 1, 2013

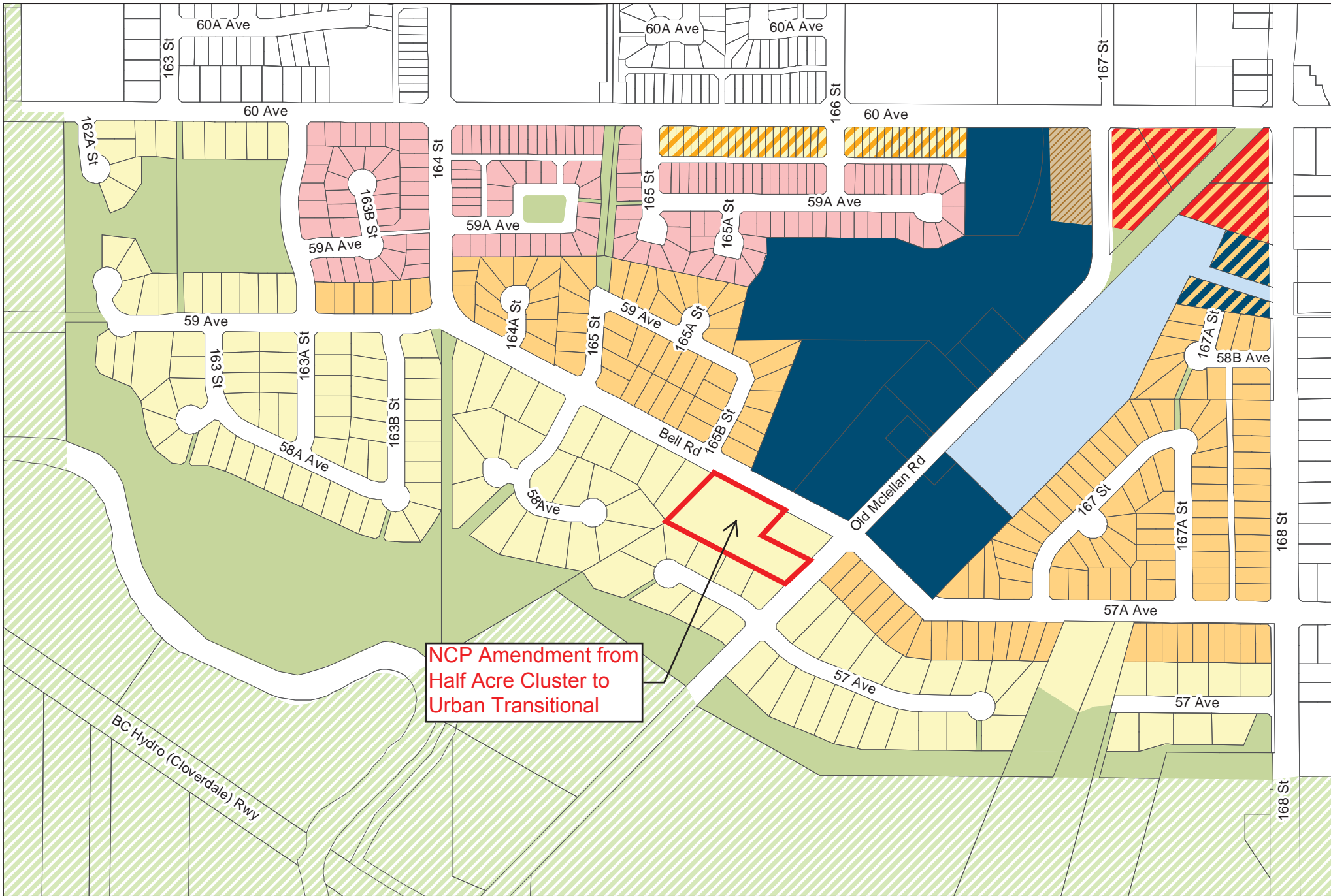
Date



OCP Amendment

Proposed amendment from Suburban to Urban





**NCP Amendment from
Half Acre Cluster to
Urban Transitional**

- | | | |
|---------------------------|--------------------|-----------------------------|
| Half Acre Cluster | Rowhouse (10) | Institutional / Residential |
| Urban Single Family | Rowhouse (15) | Commercial / Residential |
| Small Lots | Institutional | A.L.R. |
| Semi-Detached Residential | Parks / Open Space | School |

WEST CLOVERDALE SOUTH LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



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.

CITY OF SURREY

BY-LAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 024-048-585
 Parcel "A" (Explanatory Plan 15363) of Lot 2 Section 12 Township 2 New Westminster District Plan 10728 and of Parcel "G" (Explanatory Plan 8644) Marked Reserve on Plan 1752 Section 12 Township 2 New Westminster District

16577 - Old McLellan Road

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* on *urban transition lots*, where *density bonus* is provided.

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by G.A. Rowbotham, B.C.L.S. on the 22nd day of May, 2013.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. One *single family dwelling*, which may contain 1 *secondary suite*.

2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision, the *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a]. The maximum *unit density* may be increased to 10 *dwelling units* per hectare [4 u.p.a.], calculated on the basis of the entire *Lands*, if amenities are provided in accordance with Schedule G of the Surrey Zoning By-law, 1993, No. 12000, as amended.
2. (a) Block A
 - i. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*; and
 - ii. For *building* construction within a *lot*, the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*.
- (b) Block B
 - i. For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*; and

- ii. For *building* construction within a *lot*, the *floor area ratio* shall not exceed 0.45, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*.

E. Lot Coverage

The maximum lot coverage shall be as follows:

- 1. **Block A:** The *lot coverage* shall not exceed 25%.
- 2. **Block B:** The *lot coverage* shall not exceed 45%.

F. Yards and Setbacks

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

- 1. **Block A**

<i>Use</i>	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m.* [10 ft.]
<i>Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]

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

*The minimum *side yard* setback required for Lots 2 to 4 shall be 2.5 metres [8 ft.].

- 2. **Block B**

<i>Use</i>	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Building</i>		9.0 m. [30 ft.]	7.5 m. [25 ft.]	1.8 m. [6 ft.]
<i>Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]

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

G. Height of Buildings

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

1. *Principal building*: The *building height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 2 cars or trucks;
 - (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 3.
3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *principal building*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
 - (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 9.0 metres [30 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (b) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

1. *A secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

1. Block A

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,100 sq.m. [11,840 sq.ft.]	18 metres [60 ft.]	60 metres [195 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

2. Block B

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
800 sq. m. [8,610 sq.ft.]	16 metres [52 ft.]	50 metres [164 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RH-G Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__.

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__.

READ A THIRD TIME ON THE _____ th day of _____, 20__.

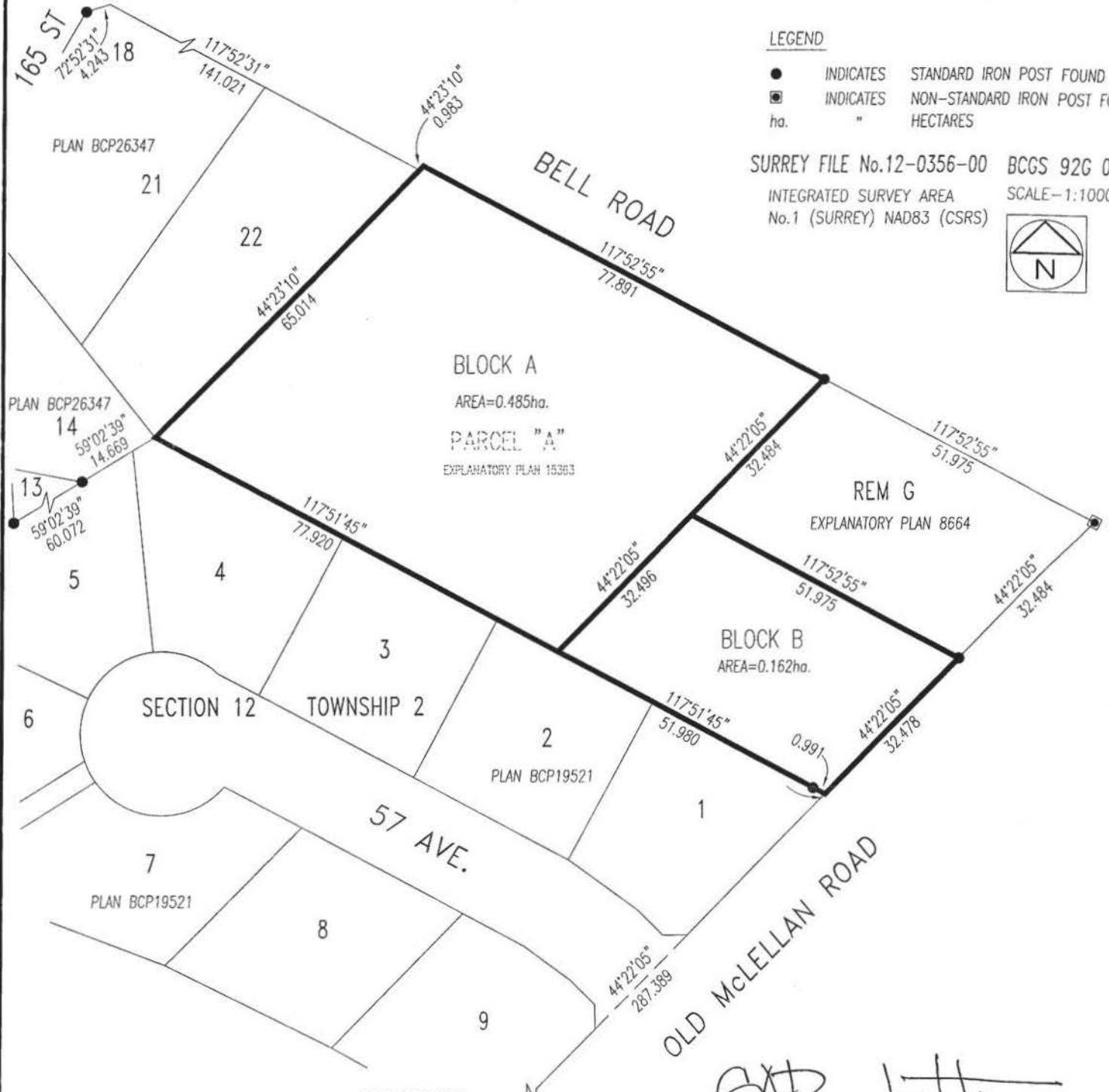
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__.

_____ MAYOR

_____ CLERK

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SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No. _____, OF:
 PARCEL "A" (EXPLANATORY PLAN 15363) OF LOT 2 SEC 12 Tp 2 NWD PLAN 10728
 AND OF PARCEL "G" (EXPLANATORY PLAN 8644) MARKED RESERVE ON PLAN 1752 SEC 12 Tp 2 NWD



LEGEND

- INDICATES STANDARD IRON POST FOUND
- INDICATES NON-STANDARD IRON POST FOUND
- ha. " HECTARES

SURREY FILE No.12-0356-00 BCGS 92G 017
 INTEGRATED SURVEY AREA SCALE-1:1000
 No.1 (SURREY) NAD83 (CSRS)



GRID BEARINGS ARE DERIVED FROM PLAN BCP19521

OLSEN & ASSOCIATES
 B.C. LAND SURVEYORS

204-15585 24th AVE.,
 SURREY, B.C. V4A 2J4
 Phone : 531-4067
 Fax : 531-5811

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL MEASURED DISTANCES
 EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES,
 MULTIPLY GROUND LEVEL DISTANCES BY THE COMBINED FACTOR 0.999600.

G. Rowbotham

B.C.L.S. CERTIFIED CORRECT

Dated this 22nd day of MAY, 2013

THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED. ©