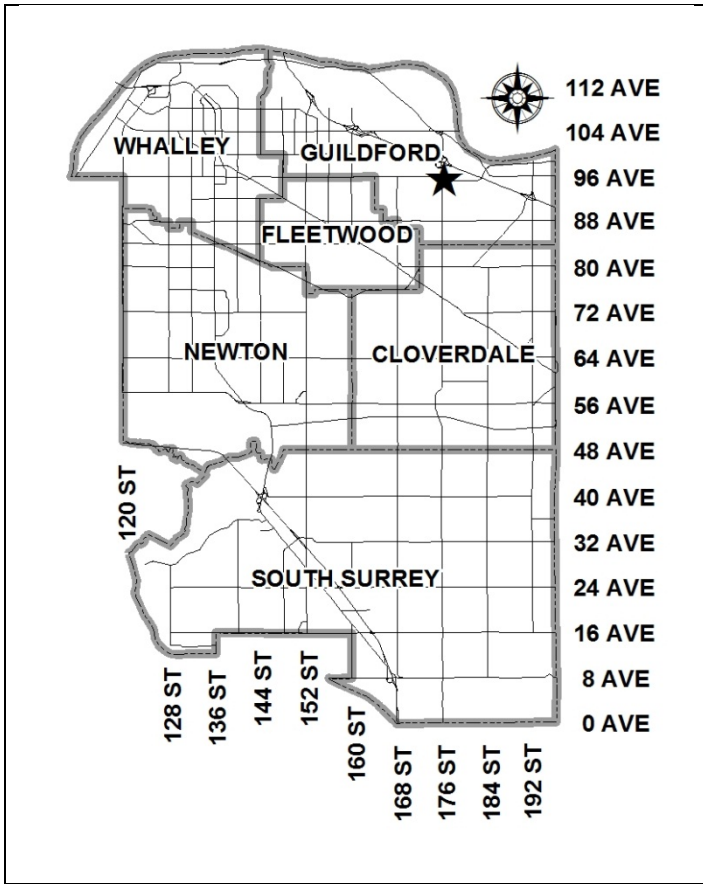


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0179-00

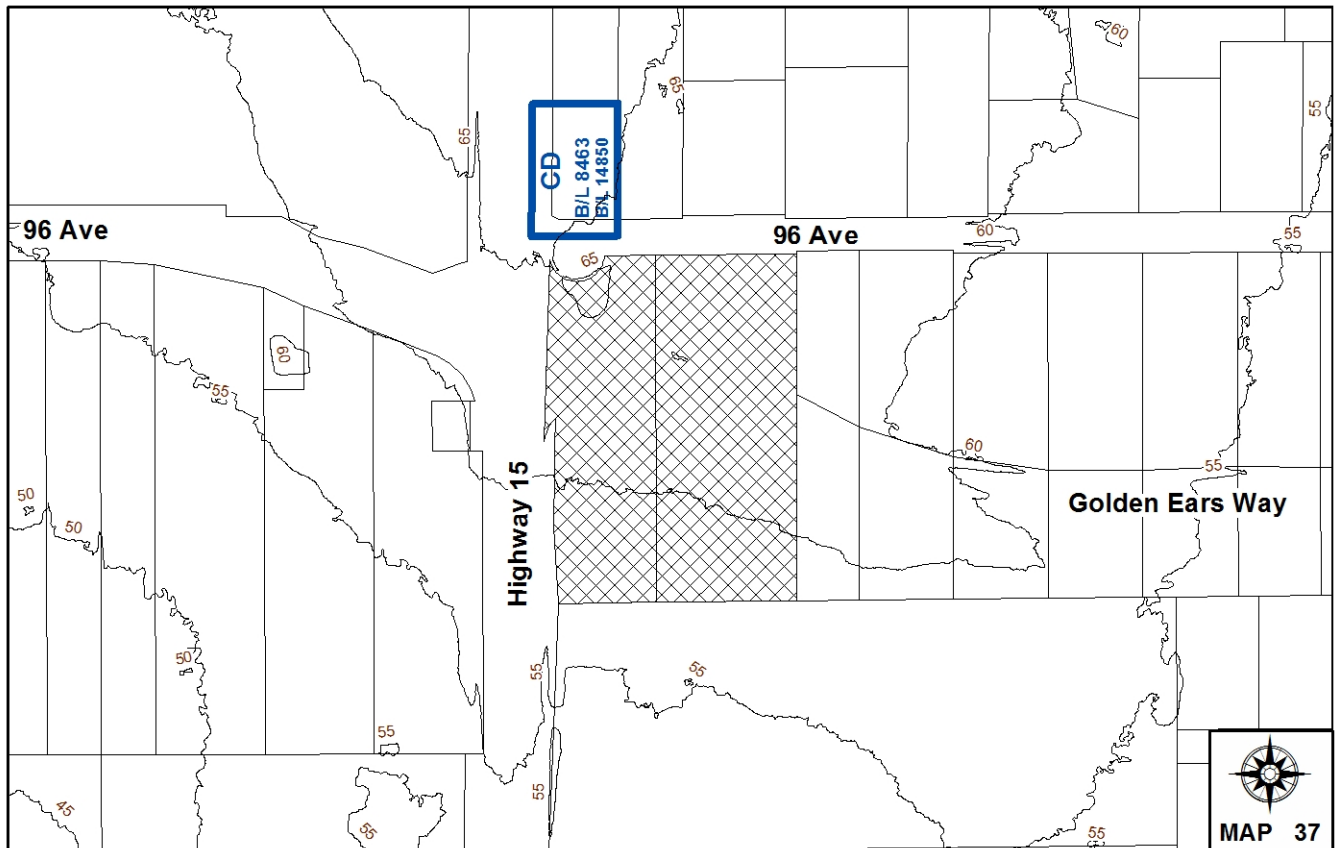
Planning Report Date: December 16, 2013



PROPOSAL:

- **Development Variance Permit**
 in order to vary the works and services requirement to facilitate a 3-lot subdivision including 1 lot for Golden Ears Way.

LOCATION: 17622 and 17664 - 96 Avenue
OWNER: South Coast British Columbia Transportation Authority & Greater Vancouver Transportation Authority
ZONING: RA
OCP DESIGNATION: Suburban
NCP DESIGNATION: Light Industrial and Landscape Buffer



RECOMMENDATION SUMMARY

- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking waiving of servicing requirements for proposed Lot 2 and deferral of servicing requirements for proposed Lots 1 and 3.

RATIONALE OF RECOMMENDATION

- The proposed road alignment complies with the Anniedale-Tynehead Neighbourhood Concept Plan (NCP).
- Proposed Lot 2 is entirely encumbered by the Golden Ears Way.
- Works and services with respect to proposed Lots 1 and 3 can be achieved in the future when these lots develop to the ultimate land use.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7913-0179-00 (Appendix IV) varying the following, to proceed to Public Notification:
 - (a) to vary the Surrey Subdivision and Development By-law, No. 8830, by deferring until building permit stage, the works and services along Highway No. 15 and 96 Avenue and service connections to proposed Lots 1 and 3; and
 - (b) to vary the Subdivision & Development By-law, by waiving works and services along Highway No. 15 and service connections to proposed Lot 2.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (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.

REFERRALS

Engineering: The Engineering Department can support the issuance of the Development Variance Permit subject to the completion of Engineering servicing requirements as outlined in Appendix III.

SITE CHARACTERISTICS

Existing Land Use: Golden Ears Way and vacant rural residential land encumbered by Golden Ears Greenway, BC Hydro and Fortis BC Gas rights-of-way.

Adjacent Area:

Direction	Existing Use	Anniedale /Tynehead NCP Designation	Existing Zone
North (Across 96 Avenue):	On western portion: Development Application No. 7912-0228-00 which received Third Reading to allow for a daycare. On eastern portion: Single family dwellings on acreages.	Light Industrial	CD (By-law No. 8463 amended by 14850) and RA
East:	On northern lot: Single family dwelling. On southern lot: Vacant lot.	Light Industrial and Buffer Area	RA
South:	Acreage with a single family dwelling and outbuildings.	High Density Residential	RA
West (Across Highway No. 15):	Vacant acreage and Tynehead Regional Park.	Road Interchange and Buffer Area	RA

DEVELOPMENT CONSIDERATIONS

- The subject site comprises two fee-simple lots located at the southeast corner of Highway No. 15 and 96 Avenue in the Anniedale-Tynehead NCP area. The subject site is bisected by Golden Ears Way which runs east-west through these two lots. The site is designated Suburban in the Official Community Plan, is designated Light Industrial and Landscape Buffer within the Anniedale-Tynehead NCP and is zoned One-Acre Residential Zone (RA).
- The subject site is owned by the South Coast British Columbia Transportation Financing Authority (BCTFA).
- Now that the Golden Ears Bridge project has been completed, the Transportation Authority is divesting itself of lands that were purchased for the Golden Ears project but that are now surplus, and no longer required for transportation purposes.
- As a result, the BCTFA has submitted a subdivision application to consolidate and resubdivide the subject properties into 3 new lots as shown in Appendix II.
- Proposed Lot 1 is located north of Golden Ears Way and is 0.821 hectare (2.03 acres) in size. This lot is surplus to the road project needs and the BCTFA intends to sell this proposed lot to an outside party. Under the Anniedale-Tynehead NCP (see Appendix V), proposed Lot 1 is deemed appropriate for light industrial uses.
- Proposed Lot 2 is 0.90 hectare (2.22 acres) in size and is completely occupied by, and forms part of, Golden Ears Way, which links Highway No. 15 to the Golden Ears Bridge. Proposed Lot 2, since it comprises a section of existing road allowance, will remain in the ownership of the BCTFA.
- Like the remaining portion of Golden Ears Way, a provincial highway, BCTFA has elected to create proposed Lot 2 rather than dedicate as road. Under the Community Charter only the Province and municipalities are able to own dedicated roads.
- Proposed Lot 3 is 1.39 hectares (3.43 acres) in size and is located south of Golden Ears Way. The recently constructed Golden Ears Greenway runs along the northern edge of proposed Lot 1, along the edge of Golden Ears Way. Under the Anniedale-Tynehead NCP, proposed Lot 3 is intended to act as a buffer/transition area between the intersection of Highway No. 15 and Golden Ears Way and the proposed future multi-family developments to the southeast (see Appendix V).
- The applicant has submitted a Development Variance Permit application to vary the works and services requirements of the Subdivision and Development By-law, which are triggered by the proposed subdivision.
- As a condition of subdivision, a no-build Restrictive Covenant will be required on proposed Lot 1 and 3 until adequate services are provided.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To vary the Surrey Subdivision and Development By-law No. 8830, by :
 - Waiving works and services along Highway No. 15 and service connections for proposed Lot 2; and
 - Deferring until building permit stage for proposed Lots 1 and 3, the works and services along Highway No. 15 and 96 Avenue and the provision of service connections.

Applicant's Rationale:

- Proposed Lots 1 and 3 are not being developed to the ultimate proposed land use at this time.
- Proposed Lot 2 is completely occupied by, and forms part of, Golden Ears Way, which links Highway No. 15 to the Golden Ears Bridge. Proposed Lot 2, since it comprises a section of existing road allowance, will remain in the ownership of the Transportation Authority. As a result works and services are not required for proposed Lot 2.

Staff Comments

- The required works and services and site servicing connections for proposed Lots 1 and 3 can be achieved when these lots are developed to the ultimate land uses envisioned under the Anniedale-Tynehead NCP.
- In the interim, a no-build Restrictive Covenant will be placed on proposed Lots 1 to 3 until such time as the lots are re-subdivided, rezoned or a Building Permit is submitted.
- As proposed Lot 2 forms part of Golden Ears Way and will remain in the ownership of the BCTFA, works and services are not required.
- Staff support the proposed variances.

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.	Development Variance Permit No. 7913-0179-00
Appendix V.	Anniedale-Tynehead NCP for the Subject Area

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SUBDIVISION DATA SHEET

Existing Zoning: RA

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	7.68 acres
Hectares	3.11 hectares
NUMBER OF LOTS	
Existing	2
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	145 – 150 metres
Range of lot areas (square metres)	0.82 – 1.30 hectares
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	NO
MODEL BUILDING SCHEME	
	NO
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	YES
Building Retention	NO
Others	NO

PLAN EPP

PROPOSED SUBMISSION PLAN OF LOT 1 EXCEPT PART ON PLANS 50683, BCP40622 AND EPP640 AND LOT 2 ALL OF SEC 32 TP 8 NND PLAN 22480

B.C.C.S. SEC.017

- LEGEND
- DENOTES CENTER ALIGNMENT FOUND
 - DENOTES STANDARD IRON POST FOUND
 - DENOTES STANDARD IRON POST SET
 - DENOTES MARKING
 - m/2 DENOTES SQUARE METRES



SCALE 1 : 500

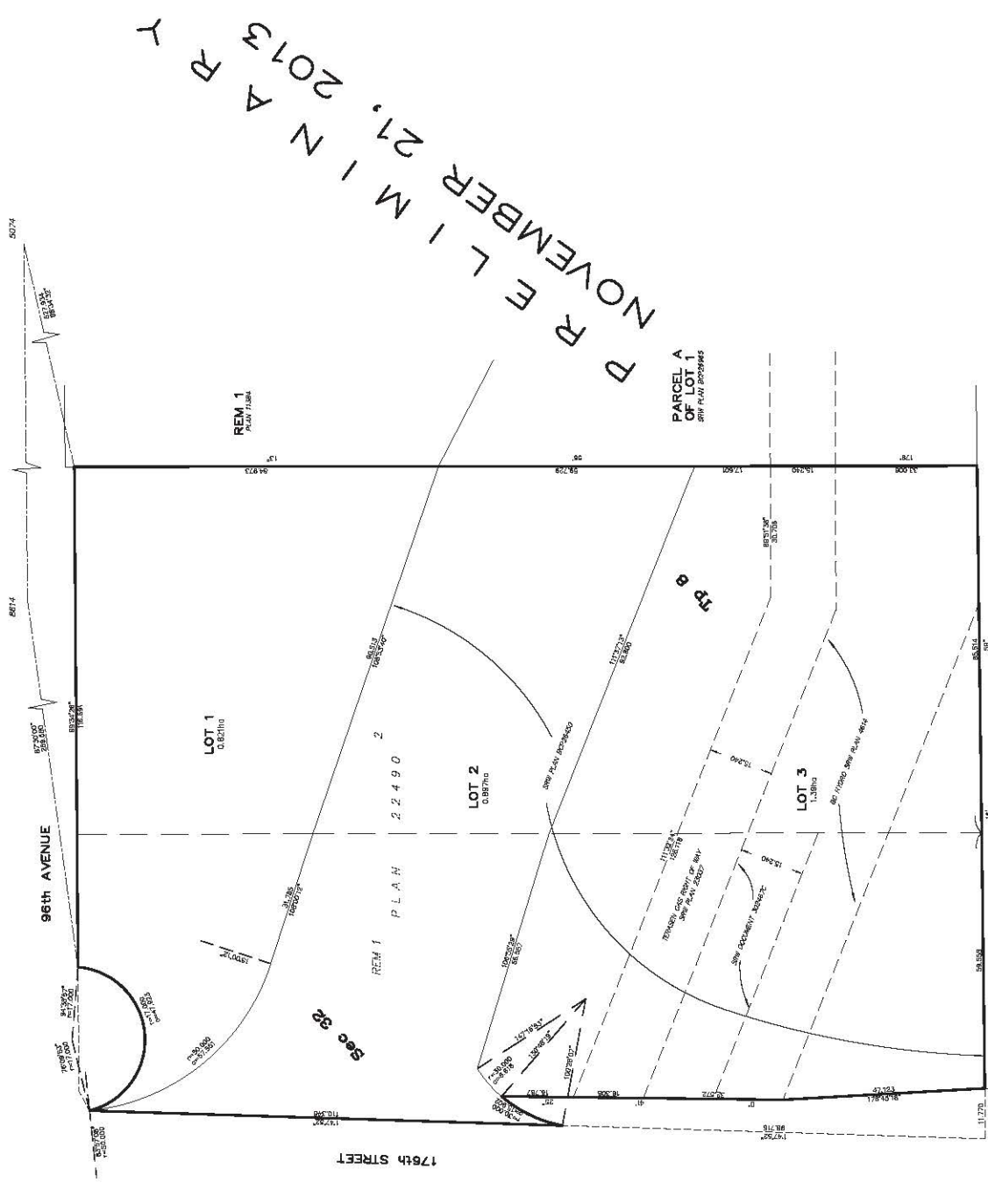


ALL DIMENSIONS ARE IN METRES TO NEAREST MILLIMETER UNLESS OTHERWISE INDICATED

THE BOUNDARY LINES SHOWN ON THIS PLAN ARE BASED ON THE DATA PROVIDED BY THE CLIENT AND THE SURVEYOR'S FIELD NOTES AND MEASUREMENTS. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE BOUNDARY LINES AND HAS FOUND THEM TO BE IN SUBSTANTIAL AGREEMENT WITH THE DATA PROVIDED BY THE CLIENT. THE SURVEYOR HAS CONDUCTED A VISUAL CHECK OF THE BOUNDARY LINES AND HAS FOUND THEM TO BE IN SUBSTANTIAL AGREEMENT WITH THE DATA PROVIDED BY THE CLIENT.

This plan was prepared by the author and is not to be construed as a legal document. It is the responsibility of the client to verify the accuracy of the information provided.

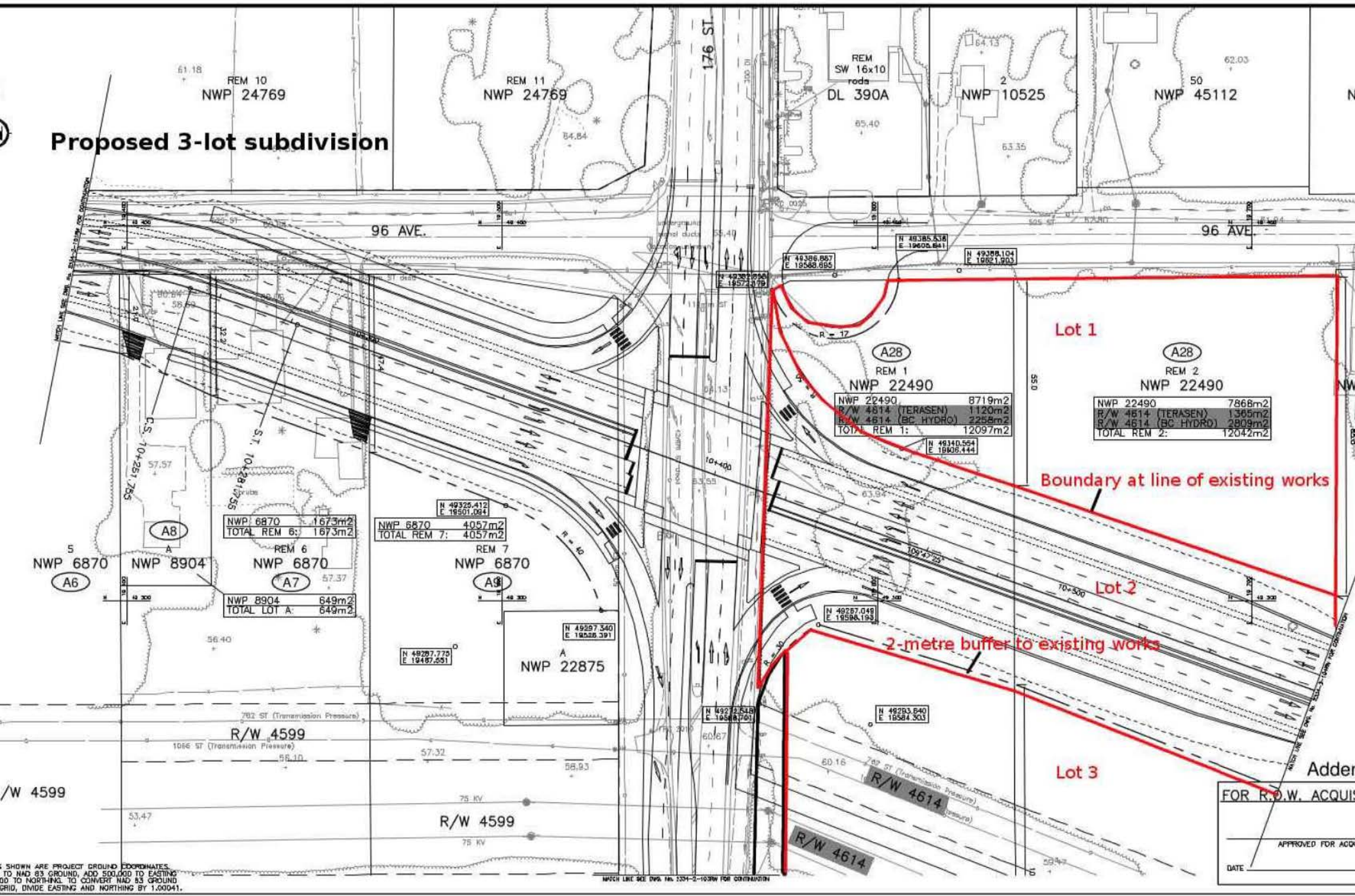
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D R E F L I M I N A R Y
NOVEMBER 27, 2013

THIS PLAN LIES WITHIN THE GREENBELT LAND-USE/ ZONING DISTRICT.

Proposed 3-lot subdivision



AS SHOWN ARE PROJECT GROUND COORDINATES. TO HAD 83 GROUND, ADD 500.00 TO EASTING AND TO NORTHING. TO CONVERT HAD 83 GROUND GRID, DIVIDE EASTING AND NORTHING BY 1.00041.

<p>VERIFY SCALES</p> <p>BAR IS 20mm ON ORIGINAL DRAWING</p> <p>IF NOT 20mm ON THIS SHEET, ADJUST SCALES ACCORDINGLY</p>		<p>CONCEPTUAL NOT FOR CONSTRUCTION</p>		<p>ASSOCIATED ENGINEERING</p> 		<p>PROJECT No. 022334</p> <p>SCALE 1:500</p> <p>DRAWN Grant Harder 04/06/25</p> <p>DESIGNED Lester Morr 04/06/25</p> <p>CHECKED Norm D'Andrea 04/06/25</p> <p>APPROVED</p> <p>DATE INITIAL</p>		<p>TRANS LINK</p> <p>Property Acquisition PLAN Sta. 10+220.000 to Sta. 10+570.000</p>		<p>The Golden E Greater Vancouver Transit</p> <p>DRAWING NUMBER 2334-2-102RW</p>	
<p>REVISIONS</p>	<p>DATE</p>	<p>BY</p>	<p>DESCRIPTION</p>	<p>DATE</p>	<p>BY</p>	<p>DESCRIPTION</p>	<p>DATE</p>	<p>BY</p>	<p>DESCRIPTION</p>	<p>DATE</p>	<p>BY</p>

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

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

DATE: **December 10, 2013**

PROJECT FILE: **7813-0179-00**

RE: **Engineering Requirements
Location: 17622 96 Ave**

SUBDIVISION/ DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Variance Permit:

Property and Right-of-Way and legal document Requirements

- Provide 0.5 metre wide statutory rights-of-way (SROW) along 96 Avenue site frontage;
- Provide SROW for public access over Golden Ears Greenway;
- Register no-build restrictive covenant (except for road/Golden Ears Way) on lot 2; and
- Register no-build/no-disturbance restrictive covenant on Lots 1 and 3.

Works and Services

- Works and Services will apply when Lots 1 and/or 3 redevelop in the future.

A Servicing Agreement is not required prior to Subdivision and Development Variance Permit.



Rémi Dubé, P.Eng.
Development Services Manager

HB

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0179-00

Issued To: SOUTH COAST BC TRANSPORTATION AUTHORITY
("the Owner")

Address of Owner: c/o Properties Department
400, 287 - Nelson's Court
New Westminster, BC V3L 0E7

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: 000-522-473

Lot 1 Section 32 Township 8 New Westminster District Plan 22490 Except Plans 50683, BCP40622 and EPP640

17622 - 96 Avenue

Parcel Identifier: 000-522-481

Lot 2 Section 32 Township 8 New Westminster District Plan 22490

17664 - 96 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Subdivision and Development By-law, 1986, No. 8830, as amended is varied as follows:
 - (a) In Part V – Highway Dedication, Servicing and Construction Standards, Section 24(a), the requirement to provide vehicular highway systems, pedestrian highway systems, pedestrian highway systems, water supply, sanitary sewer, drainage works, underground wiring, and street lighting is:
 - i. Waived for proposed Lot 2; and
 - ii. Deferred for proposed Lots 1 and 3 until building permit stage.
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.

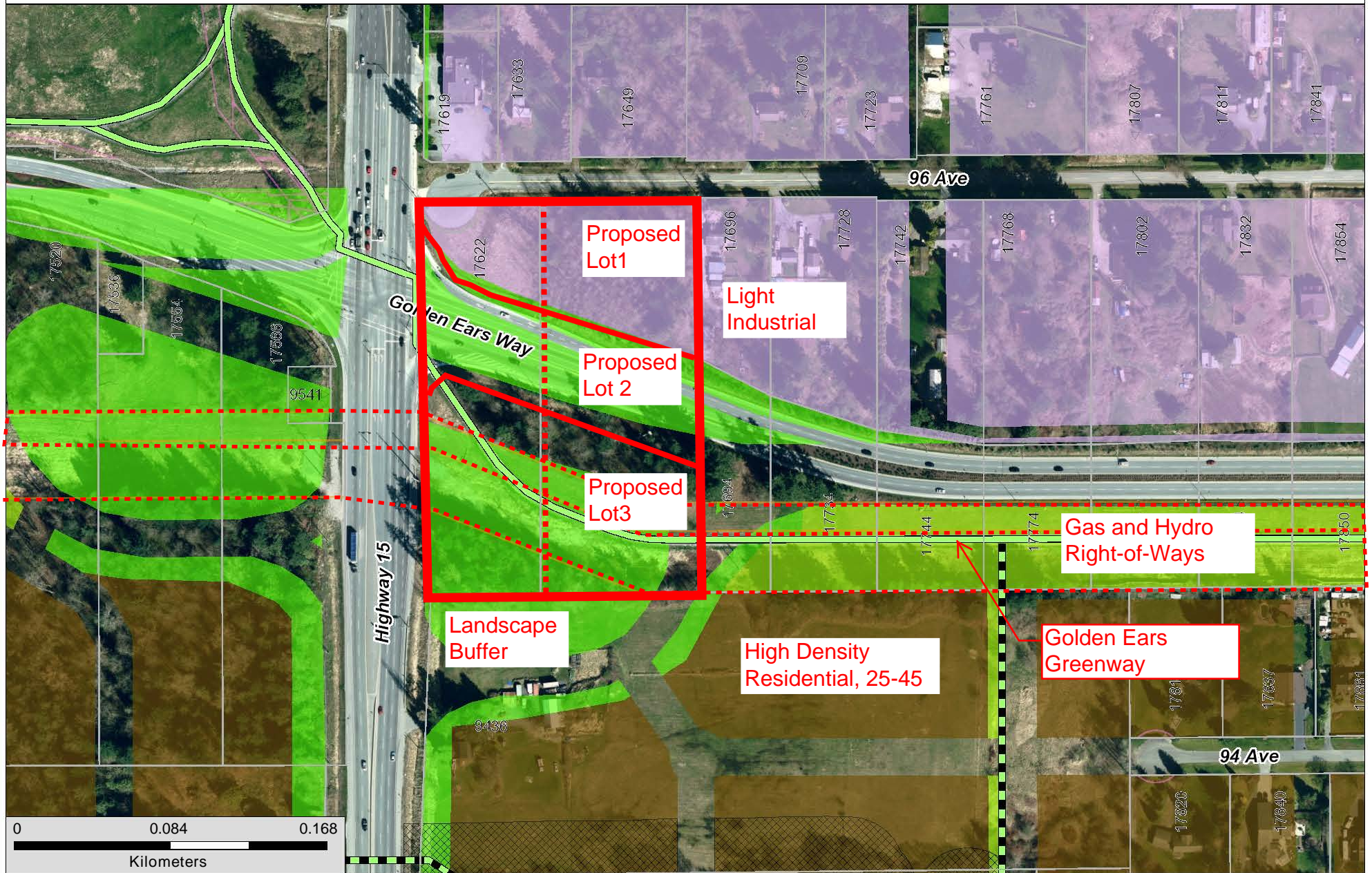
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan



Anniedale-Tynehead NCP Land Use Concept



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

Enter Map Description



Scale: 1: 2,807

Map created on: December-02-13