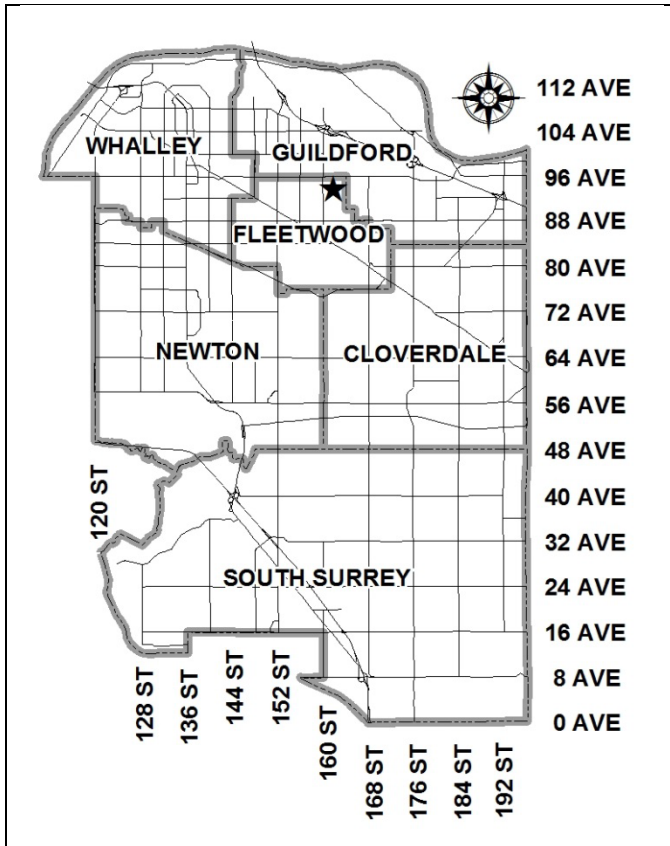


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0025-00

Planning Report Date: October 20, 2014



PROPOSAL:

- **OCPP Amendment** from Suburban to Urban
- **Rezoning** from RH to RF

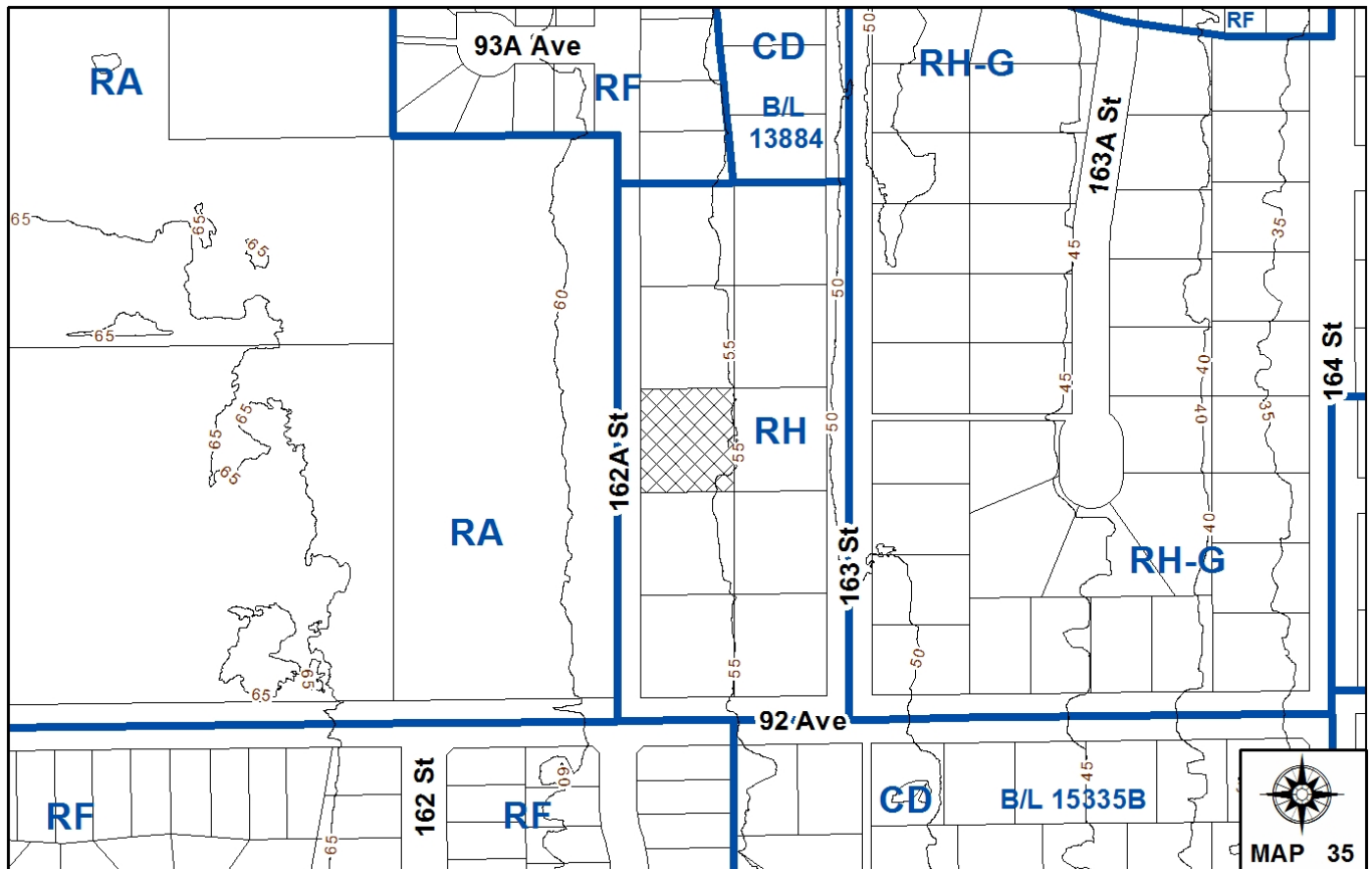
in order to allow subdivision into 2 single family lots.

LOCATION: 9274 - 162A Street

OWNERS: Jaswant K Samra
 Gurnam S Samra

ZONING: RH

OCPP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed subdivision is consistent with the existing lot configuration to the north of the subject site.
- The proposed subdivision provides an appropriate transition between the existing adjacent Suburban lots to the east and the mostly undeveloped 6-acre Urban-designated lot to the west.
- The applicant has agreed to provide a community benefit contribution of \$4,850 for the proposed Type 2 OCP Amendment based on one (1) new lot, however, for consistency, staff recommend that \$9,700 be provided, based on the two (2) proposed Urban lots.

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 the subject site from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (e) provision of community benefit for proposed Lots 1 and 2, to satisfy the OCP Amendment policy for Type 2 applications.

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:**

1 Elementary student at Serpentine Heights Elementary School
1 Secondary student at North Surrey 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 September 2015.

SITE CHARACTERISTICS

Existing Land Use: Existing house, on the northern portion, to be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling (under application no. 7913-0248-00 for 2 single family lots; Pre-Council).	Suburban	RH
East:	Single family dwellings.	Suburban	RH
South:	Single family dwelling.	Suburban	RH
West (Across 162A Street):	Single family dwelling on mostly treed 6-acre lot.	Urban	RA

DEVELOPMENT CONSIDERATIONSBackground

- The 0.19-hectare (0.45-acre) subject site consists of one property located at 9274 – 162A Street, north of 92 Avenue in Fleetwood.
- The site is designated Suburban in the Official Community Plan (OCP) and is zoned "Half-Acre Residential Zone (RH)". Like the surrounding half-acre lots, the subject lot was created in 1991.
- The site contains an existing single family dwelling on the northern portion of the lot, which will be retained as part of the development.
- The southern portion of the lot is encumbered by a 3.0-metre (10-ft.) wide right-of-way for services along the property line.
- The subject lot is one (1) of five (5) lots along this portion of 162A Street designated Suburban in the OCP. The remainder of the block to the north, is designated Urban in the OCP.

Current Proposal

- The applicant is proposing to amend the OCP to redesignate the site from Suburban to Urban and to rezone the site from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" in order to permit subdivision into two (2) single family lots which will front onto 162A Street.
- Proposed Lots 1 and 2 exceed the minimum requirements of the RF Zone with lot areas of 1,016 square metres (10,936 sq. ft.) and 842 square metres (9,063 sq. ft.), respectively.

- Proposed Lots 1 and 2 meet the minimum width requirements of the RF Zone and conform to the Infill Policy with lot widths of 24.61 metres (81 ft.) and 20.4 metres (67 ft.), respectively.
- The proposed lot sizes and dimensions are consistent with those on the existing RF-zoned lots to the north, on the east side of 162A Street, which were created in 2001.
- The applicant is proposing to retain the existing house on proposed Lot 1 and has provided a Location Certificate to verify that it meets the density and setback requirements of the RF Zone. The existing house will have a floor area ratio (FAR) of 0.30 and lot coverage of 18% on the new lot, which is less than the maximum permitted FAR of 0.46 and 30% lot coverage for the RF Zone.

Design Guidelines and Lot Grading

- The applicant has retained Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes in the area and based on the findings of the study, proposed a set of design guidelines for the proposed lots (Appendix V). The design guidelines will ensure that the new homes are compatible with the design character of other newer homes on RF-zoned lots in the neighbourhood.
- Based on the proposed grading, basements can be achieved on all proposed lots. A preliminary lot grading plan was submitted by CitiWest Consulting Ltd. and reviewed by staff and was determined to be adequate.

PRE-NOTIFICATION

Pre-notification letters were mailed on March 10, 2014 to 32 surrounding properties, and staff received no letters or phone calls in response.

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed Official Community Plan (OCP) amendment from Suburban to Urban is consistent with recent development in the general area. The properties to the west and further north are designated Urban in the OCP. The properties along 162A Street, south of 92 Avenue, were redesignated to Urban and rezoned from RA to RF under Development Application No. 7903-0072-00 in October 2004.
- The current proposal completes the pattern of development that extended the Urban designation along this portion of 162A Street.
- The applicant is proposing a Type 2 Official Community Plan (OCP) amendment 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 the area as a result of the proposed development.
- Typically, when applicants provide a voluntary community benefit contribution to meet this requirement, they make a contribution for all lots under application. However, the applicant has confirmed their offer to provide a voluntary community benefit contribution for only one

of the proposed Urban single family lots in the amount of \$4,850. This is not consistent with other Type 2 OCP Amendment applications in the area.

- Staff recommend that Council require this contribution for each of the proposed lots. This contribution will be collected prior to the project being considered for Final Adoption.
- The following nearby development applications have created, or propose to create lots that are compatible in size with the lots proposed under the subject application:

North (9292 – 162A Street), immediately adjacent to subject site

- Two (2) CD-zoned (based on RF) lots are being proposed under Development Application No. 7913-0243-00 and the applicant is also seeking to amend the OCP to redesignate the site from Suburban to Urban. This application is Pre-Council.

North, at 93A Avenue

- RF-zoned lots were created under Development Application Nos. 7994-0097-00 and 7999-0141-00, in 1996 and 2001, respectively. The sites were already designated Urban in the OCP, and therefore community benefit was not required.

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.

TREES

- Mike Fadum, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder			
Cottonwood			
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple			
Cherry	1	0	1
Crabapple			
Katsura			
Maidenhair Tree			
Mountain Ash			
Paper Birch			
Red Maple			

Tree Species	Existing	Remove	Retain
Trembling Aspen			
Coniferous Trees			
Atlas Cedar			
Deodar Cedar			
Douglas Fir			
Falsecypress			
Norway Spruce	1	0	1
Scots Pine			
Spruce			
Western Red Cedar			
Total (excluding Alder and Cottonwood Trees)	2	0	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		N/A	
Total Retained and Replacement Trees		2	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of two (2) protected trees on the site. None of the existing trees are Alder or Cottonwood trees. It was determined that all trees can be retained as part of this development.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 31, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The subject site is designated Suburban in the OCP, however the lots to the north and on the west side of 162A Street are designated Urban in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The subject site does not contain any environmentally sensitive features, riparian areas or Green Infrastructure Network, nor areas identified in the Biodiversity Conservation Strategy.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• N/A
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

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.	Aerial Map of Subject Area

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

LM/da

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DRV 10/16/14 9:10 AM

Information for City Clerk

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

1. (a) Agent: Name: Sunny Sandher
 Citiwest Consulting Ltd.
 Address: 9030 - King George Blvd, Unit 101
 Surrey, BC V3V 7Y3

 Tel: 604-591-2213
 Fax: 604-591-5518

2. Properties involved in the Application

- (a) Civic Address: 9274 - 162A Street
- (b) Civic Address: 9274 - 162A Street
 Owners: Gurnam S Samra
 Jaswant K Samra
 PID: 017-465-761
 Lot 1 Section 36 Township 2 New Westminster District Plan LMP1446

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.459
Hectares	0.1859
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	20.4 – 24.6
Range of lot areas (square metres)	842 – 1,016
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10.76 lots/ha & 4.36 lots/acre
Lots/Hectare & Lots/Acre (Net)	10.76 lots/ha & 4.36 lots/acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	60
Estimated Road, Lane & Driveway Coverage	6
Total Site Coverage	66
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

BENCHMARK & CONTROL
ALL ELEV. ARE GEODETIC AND REFER TO MON. NO.
ELEV.
LEGAL DESCRIPTION OF PROPERTY
LOT 1, SEC. 36, TWP. 2, RWD, PL LMP1446



162A STREET

246.87

E1991-0101

10.00

9292

A

B

9305

163 STREET

2

9269

9274

1

1016m²

41.31/41.29

11.94

12.00

24.61

3.70

10.46

24.60

45.02

10.29

20.40

9274

2

842m²

41.29

1.80

BASED ON RT ZONE

20.40

E1991-0132

E1991-0133

9252

A

B

9245

- NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. DISCHARGE RIGHT OF WAY ON LOT 2.
 4. HOUSE ON LOT 1 TO BE RETAINED (LOCATION TO BE CONFIRMED).

CitiWest Consulting Ltd.

No.101-8030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
TELEPHONE 604-591-2213 FAX 604-591-5519
E-MAIL: office@citwest.com



GURNAM S. SAMRA
9274 - 162A STREET, SURREY, BC, V4N 2B8, PH: 604-782-8436

PRELIMINARY LOT LAYOUT

SUBDIVISION AT 9274 - 162A STREET, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: SS	Job No. 13-3071	Of
P.W. P.U.	Date SEP / 2014	Revision 1
Approved:	destroy all prints bearing previous number	

No.	Date	Revision	Dr	Ch
1	14/09/30	REVISED LOTT BUILDING LOCATION	JW	SS

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

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

DATE: **October 14, 2014** PROJECT FILE: **7814-0025-00**

RE: **Engineering Requirements
Location: 9274 162A Street**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Provide 0.5 metre wide statutory rights-of-way (SROW) along 162A Street.

Works and Services

- construct the east side of 162A Street to the Typical Half Road standard complete with 6.0m minimum pavement;
- construct storm sewer, water and sanitary sewer connections to the fronting mains on 162A street for both lots; and
- cap and abandon the existing connections currently located within the existing SRW along the south side of the subject site.

A Servicing Agreement is required prior to Rezone and Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

MS



Planning

February-21-14

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.

There are no new capital projects proposed at Serpentine Heights Elementary School and no new capital projects identified for North Surrey Secondary School. The enrolment growth shown in the tables below including buildout estimates for the area being developed. However, the projections for Serpentine Heights does not include the potential growth from future South Port Kells - Tynehead NCP development East of 168th Ave as the timing of service extensions and timing of new housing development is somewhat speculative for that area. The school district has identified a future elementary school site acquisition proposal in the Tynehead NCP Area in the East half of Serpentine Heights school catchment, but funding is not likely for a number of years for this project (subject to actual growth trends). The School District has received capital project approval for a new North Clayton Area Secondary School which is projected to be completed by 2016. It is anticipated that there would be a secondary enrolment move of the area East of 168th Street in North Surrey Secondary School's catchment to the proposed new North Clayton Area Secondary School when it opens. The new North Clayton Area Secondary is much needed as it would relieve overcrowding and reduce portables at three existing secondary schools, including Lord Tweedsmuir, Clayton Heights and North Surrey, with enrolment moves from all three schools.

THE IMPACT ON SCHOOLS

APPLICATION #: 14 0025 00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

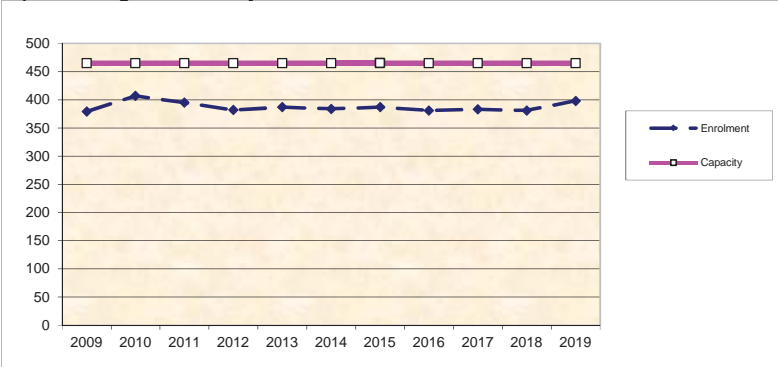
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

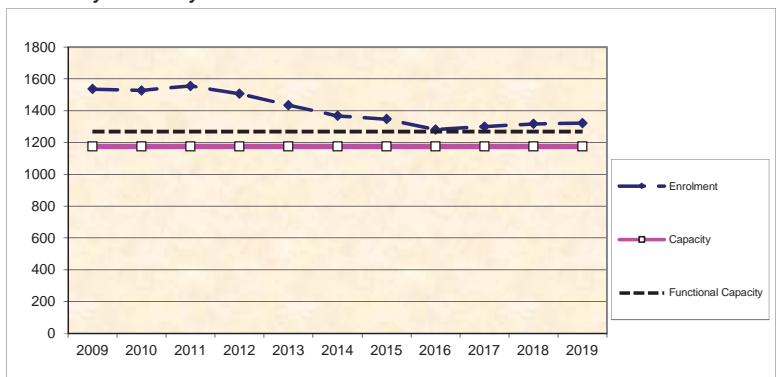
September 2013 Enrolment/School Capacity

Serpentine Heights Elementary	
Enrolment (K/1-7):	50 K + 337
Capacity (K/1-7):	40 K + 425
North Surrey Secondary	
Enrolment (8-12):	1435
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

Serpentine Heights Elementary



North Surrey 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 #: 7914-0025-00
 Project Location: 9274 – 162A Street, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

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

1. Residential Character

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

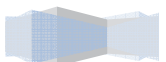
The area surrounding the subject property consists mainly of newer homes built about 10 years ago with very few homes built approximately 15-20 years ago. The styles of the homes in the area are mainly “west coast modern” and “split-level” homes which range from 1500sf up to 3000 sf.

Homes in the neighborhood include the following:

- Majority of the homes surrounding the property are approximately 10 years old “west coast modern” style homes with mid-scale massing characteristics. These homes have various roof pitches from 5:12 up to 7:12 slope roofs with one to two street facing feature projections. Roof surfaces are either asphalt shingles or cedar shingles and the cladding is primarily stucco or vinyl siding with stone or brick accents. These newer homes can be used as context homes.
- There are only very few homes that are approximately 15-20 year old “Split-Level” homes under 1500 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly vinyl siding.

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

- 1) Context styles of homes for the proposed building scheme are “West Coast Modern”.
- 2) All context homes are 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly west coast modern context.



- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 5:12 for the newer context homes.

Dwelling Types/Locations: 2 storey split levels.

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

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

Window/Door Details: Rectangle or arched.

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

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

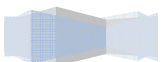
Dwelling Types/Location: 2 storey or 3 storey split levels.

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

Restrictions on Dwellings None.

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

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours



such as pink, rose, peach, salmon are not permitted.

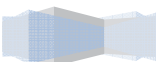
- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Concrete tiles, shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
- 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

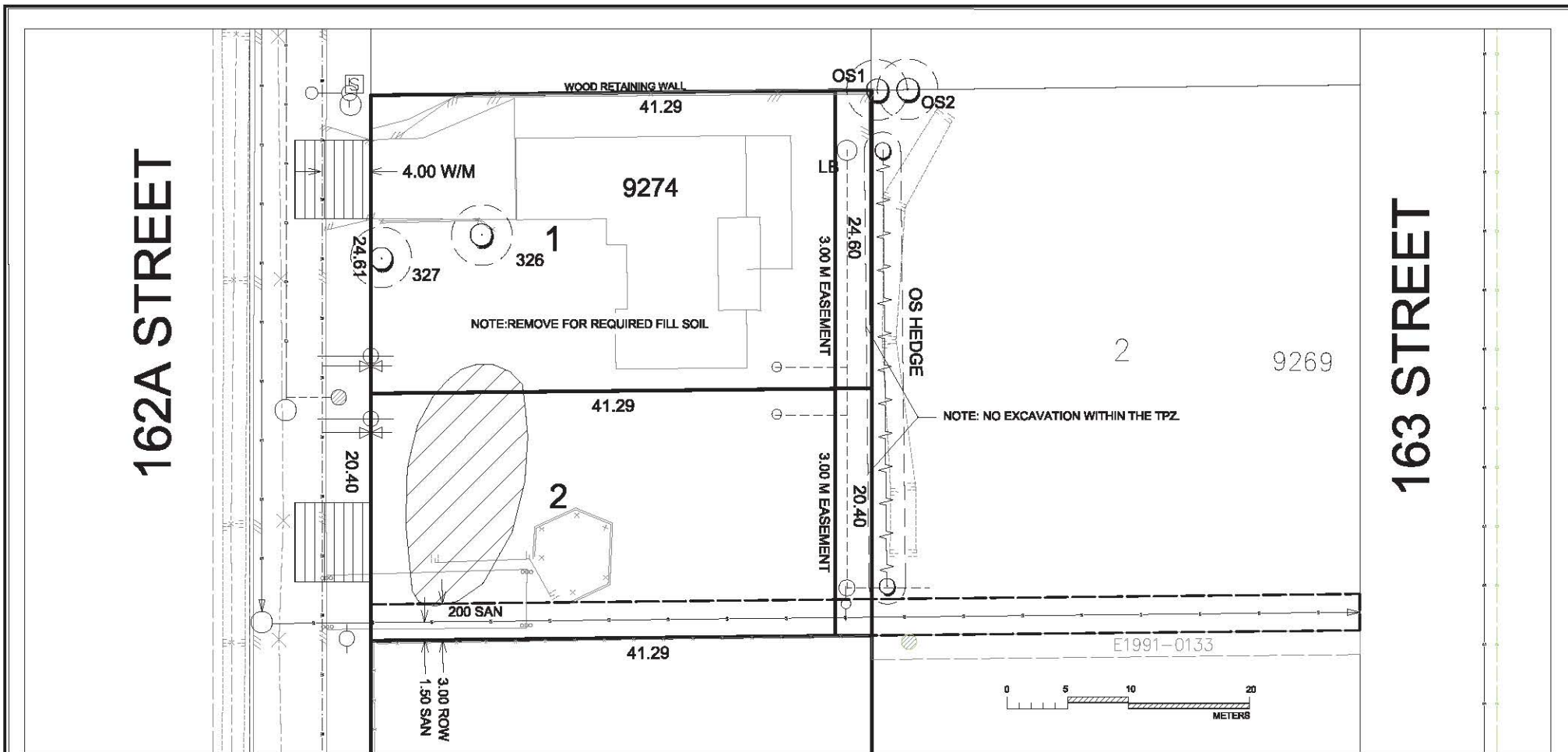
Summary prepared and submitted by: Simplex Consultants Ltd.

Date: February 8, 2014

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

Date: February 8, 2014

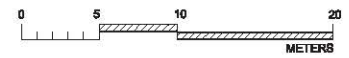




LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
- TREE TO BE REMOVED
- PROPOSED FILL > 0.5 M

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS



STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

#105, 8277 129 ST
 Surrey, British Columbia
 V3W 0A8
 Ph: (778) 583-0300
 Fax: (778) 583-0302
 Mobile: (804) 240-0309
 Email: mfadum@fadum.ca

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PROJECT TITLE
9274 162A ST.
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PROTECTION PLAN

CLIENT

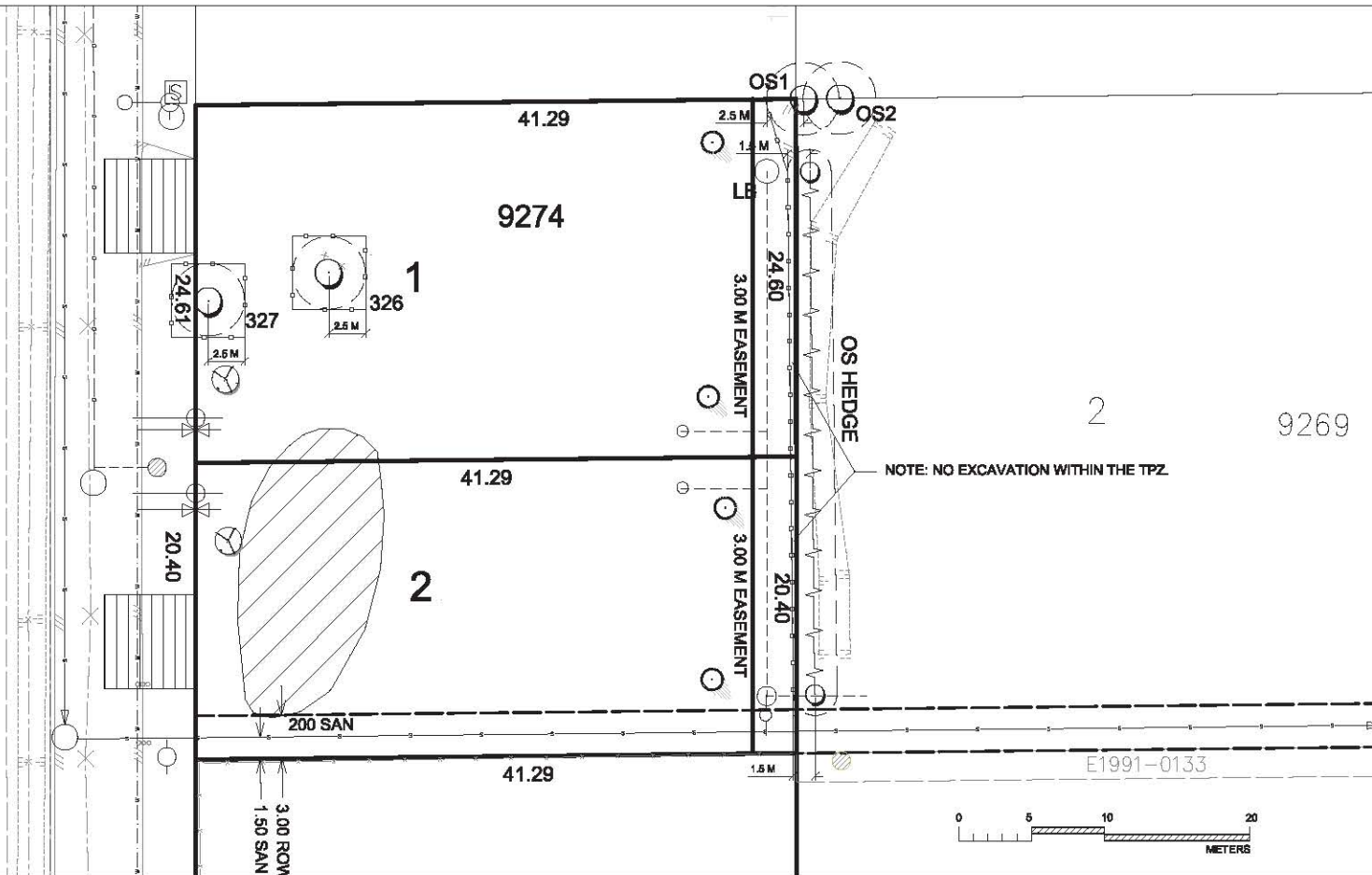
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 DATE: FEBRUARY 7, 2014

T-1
 SHEET 1 OF 2



162A STREET

163 STREET



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
- PROPOSED FILL > 0.5 M
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- CONIFEROUS REPLACEMENT TREE (3.0 M HT. MINIMUM)
- TREE PROTECTION FENCING

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

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PROJECT TITLE
9274 162A ST.
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION AND REPLACEMENT PLAN

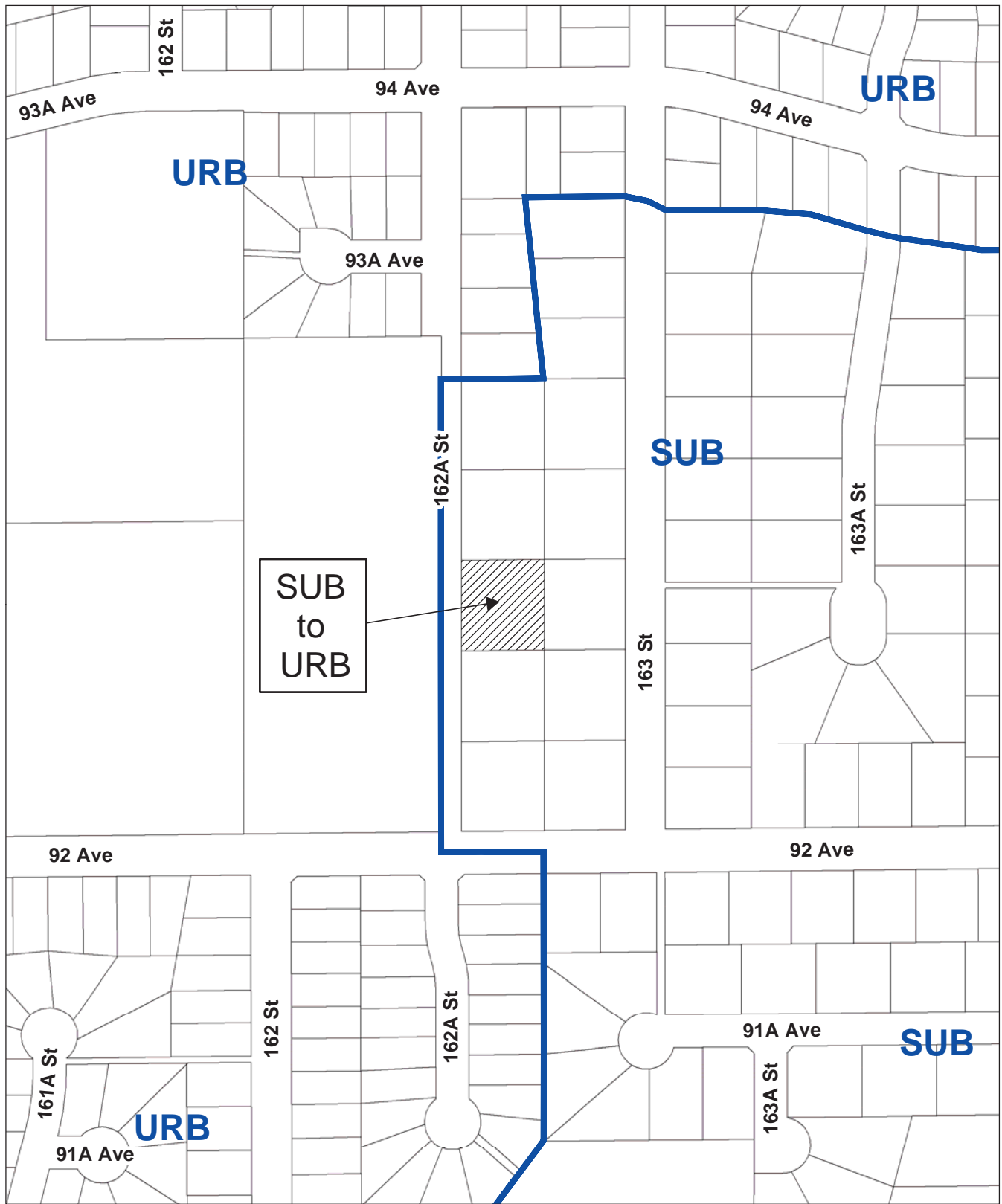
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DATE
FEBRUARY 7, 2014

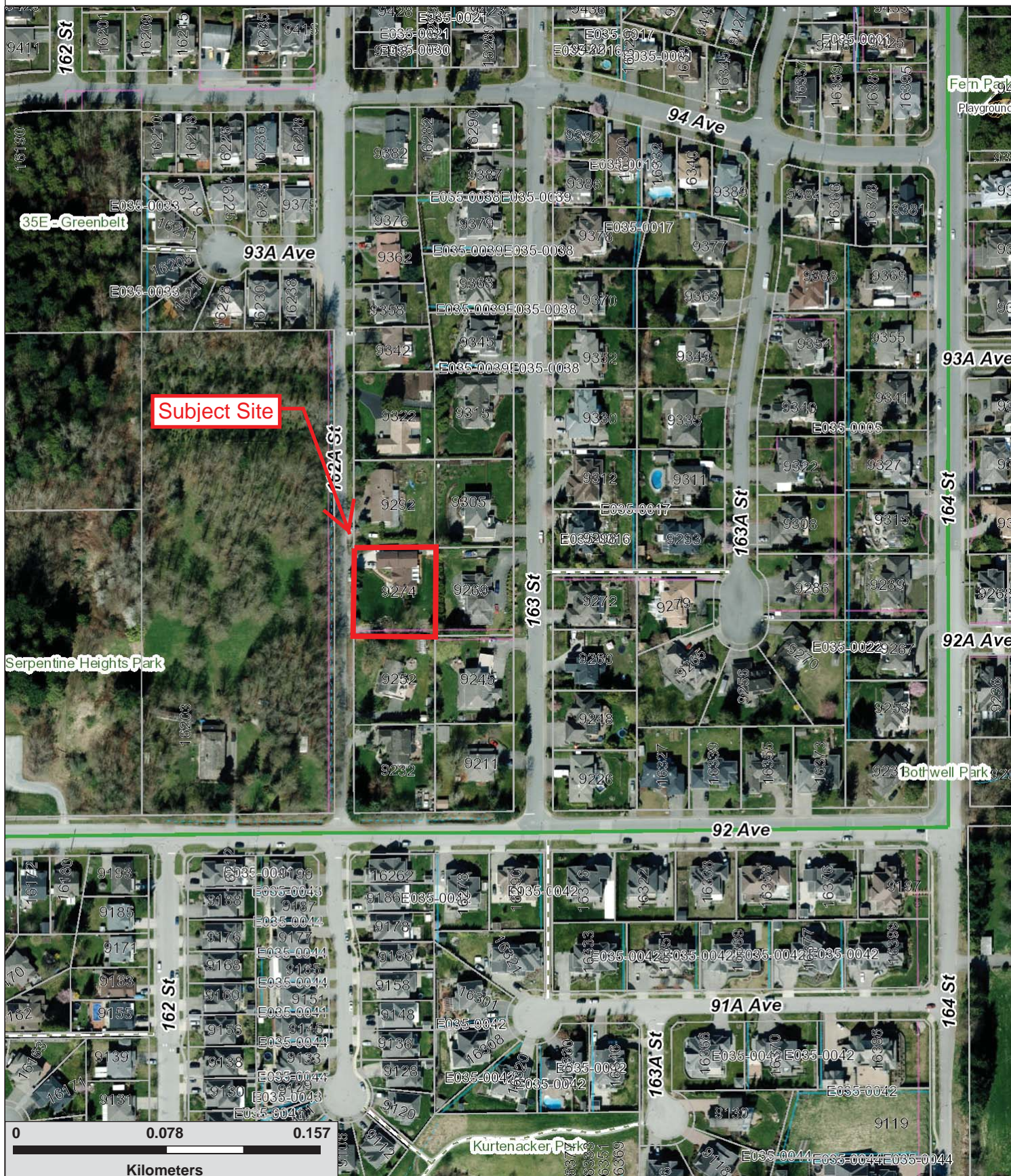
T-2
SHEET 2 OF 2



OCP Amendment 7914-0025-00

Proposed amendment from Suburban to Urban





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: 1:2,614
Map created on: September-10-14