

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7918-0421-00

Planning Report Date: June 15, 2020

PROPOSAL:

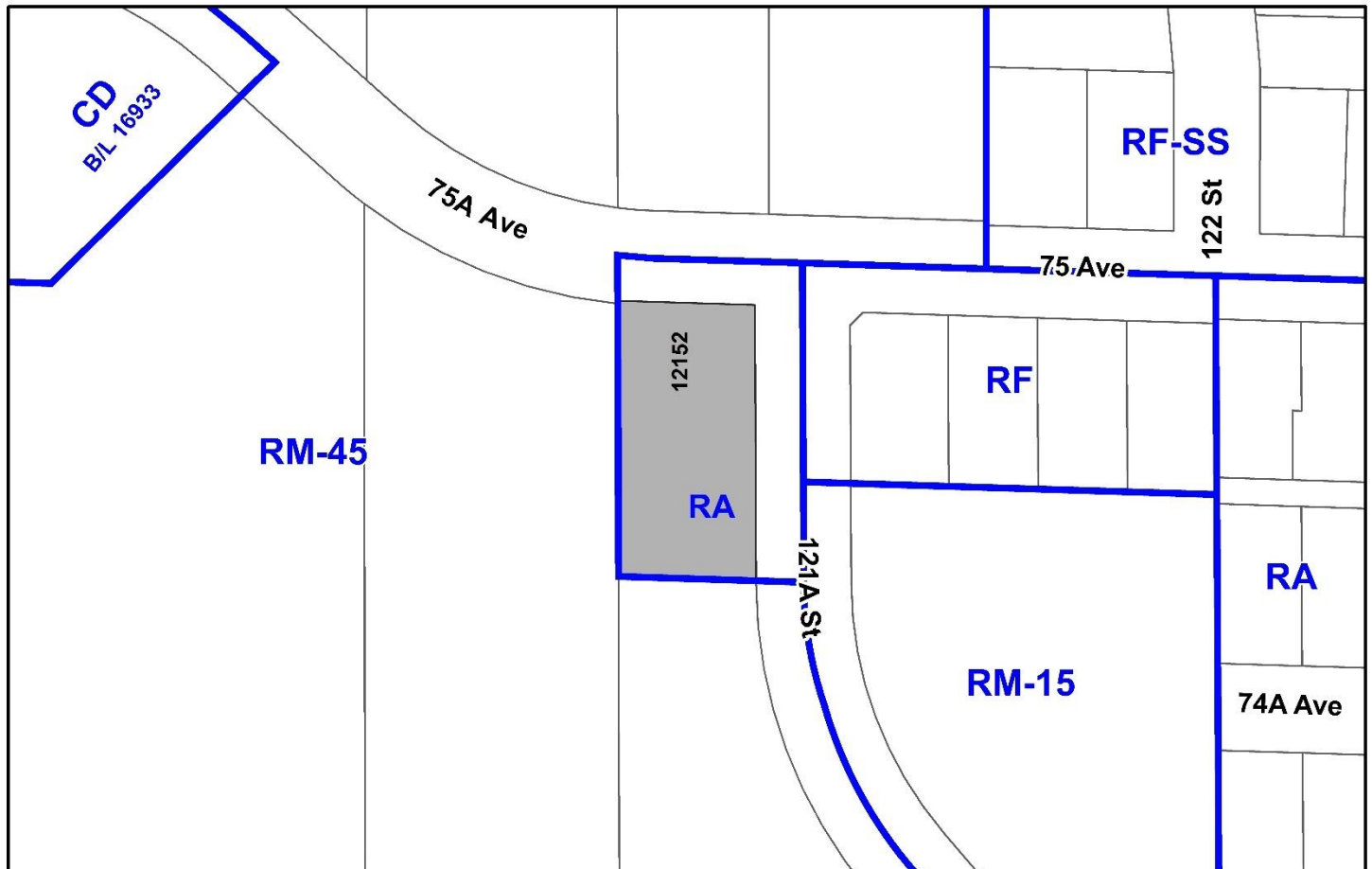
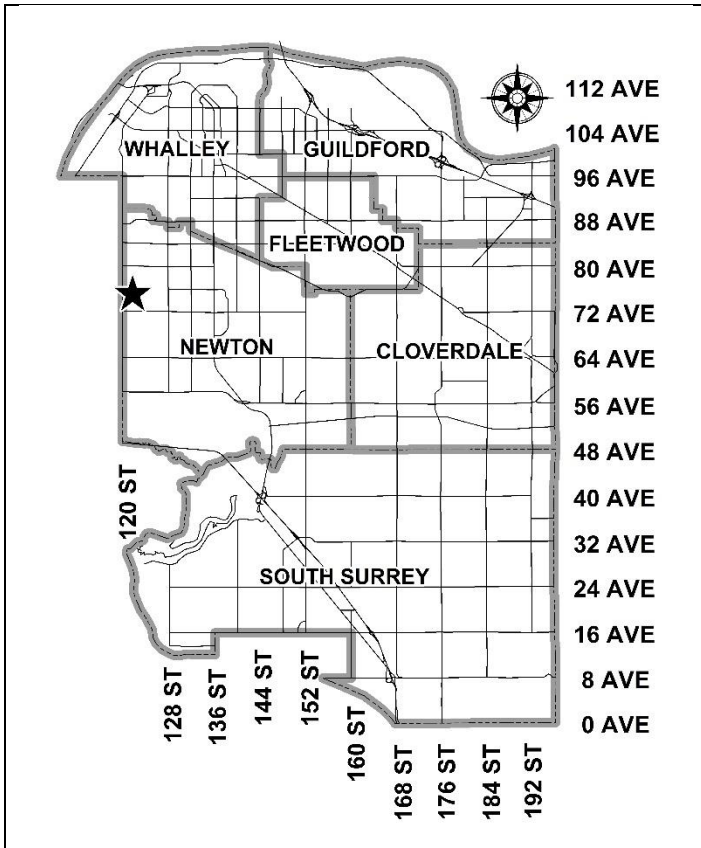
- Development Permit
- Development Variance Permit

to permit the relocation and restoration of the historic Strawberry Hills Hall.

LOCATION: 12152 - 75A Avenue

ZONING: RA

OCF DESIGNATION: Multiple Residential



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Form and Character.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum side yard (flanking) and front yard setback requirements of the RA Zone.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Development Permit requirements in the Official Community Plan for Form and Character.
- The applicant is proposing to retain and restore the existing heritage building, which has been listed on the Surrey Heritage Register since 1998 (Appendix I).
- The Heritage Advisory Commission supports the proposed restoration works.
- The proposed reduced setbacks will achieve historically accurate setbacks to the corner, while removing the building from the property line.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0421-00 generally in accordance with the attached drawings (Appendix II).
2. Council approve Development Variance Permit No. 7918-0421-00 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east side yard (flanking) setback of the RA Zone from 7.5 metres to 3.1 metres to the principal building face; and
 - (b) to reduce the minimum north front yard setback of the RA Zone from 7.5 metres to 4 metres to the principal building face.
3. 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 road dedication plan to the satisfaction of the Approving Officer;
 - (c) resolution of all urban design issues to the satisfaction of the Planning and Development Department; and
 - (d) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Historic meeting hall	Multiple Residential	RA
North (Across 75A Avenue):	Multi-family Residential building	Multiple Residential	RM-45
East (Across 121A Street):	Single Family Residential & Multi-family Residential	Multiple Residential	RM-15 & RF
South:	Multi-family Residential building	Multiple Residential	RM-45
West:	R.A. Nicholson Park	Multiple Residential	RM-45

Background and Building History

- Strawberry Hills Hall is located at 12152 – 75A Avenue. The subject site is 2,022 square metres in area, is designated Multiple Residential in the Official Community Plan, and zoned "One-Acre Residential (RA) Zone". The hall building is approximately 131 square metres in area.
- The Strawberry Hills Hall is listed on the Surrey Heritage Register, added by Council Resolution on November 2, 1998. The hall was completed in 1909, constructed using donations from local residents and built on land donated by an area resident. The hall functioned as a farmer's institute which was an essential part of community life, holding lectures on farming practices, hosting social events, and providing assistance to new settlers.
- The Strawberry Hill area was an attractive place for farming in the early twentieth century, developing into an important agricultural centre supplying fresh produce to metro Vancouver. Strawberry Hills derives its name from the strawberries harvested by the area's Japanese Canadian settlers from between the stumps of old-growth trees.
- The Strawberry Hills Hall is additionally significant as an excellent example of late-nineteenth and early-twentieth century vernacular agricultural hall architecture. Despite later alterations and additions, the simple gable-roofed structure and rectangular plan are still evident, and the all-wood interior remains substantially intact.
- The City, which owns the property, is not proposing a Heritage Revitalization Agreement at this time, as the heritage hall will be retained, restored, and maintained by the Parks Department.

Development Permit

- In lieu of a Heritage Revitalization Agreement, the applicant is proposing a Development Permit to help guide the restoration and rehabilitation of the historic hall. Typical to Development Permit drawings for new construction, the applicant has submitted a Conservation Plan which outlines the existing condition of the building and a rehabilitation plan based on national conservation standards and procedures. The intent of the Conservation Plan is to ensure the long-term conservation of the hall within the City's ownership.
- The proposed Development Permit will allow for:
 - The relocation of the building slightly to the southwest to remove it from the property line, while retaining its historic location at the northeast corner of the property;
 - Structural upgrades, including a new foundation, exterior wall upgrades, seismic connection upgrade, and rear shed addition;
 - Interior upgrades, including new washroom and kitchen facilities, and electrical and lighting upgrades,
 - Exterior upgrades, including new windows in original locations, new exterior cladding, new roof, and accessible entrance;
 - Upgrades to the existing retaining wall and pathway along the south property line of the site; and

- New parking lot, parking configuration, and landscaping features, including a landscaped corner feature honoring the Japanese Canadian farmers who were instrumental in the community prior to WWII.
- While the current RA zoning is to remain, the functions of the property will not be residential in nature. Because the property is City owned, a rezoning to use the site for institutional uses is not required. The City plans on using the building for uses aligned with the PA-1 zone, which allows for the following:
 - Meeting hall;
 - Community resource centre;
 - Community theatre; and
 - Daycare centre.
- Although no specific uses are confirmed for the site at this time, the City has expressed interest in using the site for a daycare, after-hours community rental space, and seniors drop-in centre. These uses would function well in the context of a renovated historical building and will continue the use of the building as a community hub for area residents.
- The building is proposed to be relocated from the northeast corner of the property slightly southwest to remove the building from the property line, while retaining a sense of the original location and allowing for an efficient parking layout. Relocating the building requires setback variances as follows:
 - Reduce the minimum east side yard (flanking) setback from 7.5 metres to 3.1 metres to the principal building face; and
 - Reduce the minimum north front yard setback from 7.5 metres to 4 metres to the principal building face.
- The applicant is proposing to provide 25 parking spaces. This is above the minimum number of parking spaces required for the proposed uses on the site.

DEVELOPMENT PROPOSAL

Planning Considerations

- The proposal complies with the Development Permit requirements in the Official Community Plan for Form and Character. The Conservation Plan will guide the restoration and rehabilitation of the heritage hall, based on national heritage principles.
- The Heritage Advisory Commission supports the proposed restoration works.
- The proposed reduced setbacks will achieve a historically accurate setback to the lot corner, while removing the building from the property line.

Referrals

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix I.
Heritage Advisory Commission (HAC):	The proposal was presented at the February 13, 2019 HAC meeting. The HAC supports the proposal.

POLICY & BY-LAW CONSIDERATIONS

Setback Variances

- The applicant is requesting the following variances:
 - (a) Reduce the minimum east side yard (flanking) setback of the RA Zone from 7.5 metres to 3.1 metres to the principal building face; and
 - (b) Reduce the minimum north front yard setback of the RA Zone from 7.5 metres to 4 metres to the principal building face.
- The proposed reduced setbacks will achieve a historically accurate setback to the lot corner, while removing the building from the property line.
- Staff support the requested variances to proceed for consideration.

PUBLIC ENGAGEMENT

- The Development Proposal Sign was installed on September 26, 2019. Staff have received no responses from the neighbourhood.
- The City Parks Department held a community open house on June 20, 2019. Area residents were invited to the hall and given the opportunity to comment on its restoration and possible future uses. The open house was attended by over 100 residents, who were supportive of the restoration and suggested future uses for the site such as a daycare, seniors centre, community theatre, and art gallery.

DEVELOPMENT PERMITS

Form and Character Development Permit Requirement

- The proposed development is subject to a Development Permit for Form and Character.
- The proposed development generally complies with the Form and Character Development Permit guidelines in the OCP.

- The proposed Development Permit and associated Conservation Plan will allow for:
 - The relocation of the building slightly to the southwest to remove it from the property line, while retaining its historic location at the northeast corner of the property;
 - Structural upgrades, including a new foundation, exterior wall upgrades, seismic connection upgrade, and rear shed addition;
 - Interior upgrades, including new washroom and kitchen facilities, and electrical and lighting upgrades,
 - Exterior upgrades, including new windows in original locations, new exterior cladding, new roof, and accessible entrance; and
 - New parking lot and parking configuration.

Landscaping

- The applicant has provided a Landscape Plan, which will be reviewed and approved by the City Parks Department.
- The Landscape Plan proposes significant planting at the northeast corner of the property, which includes a corner landscape feature honoring the Japanese Canadian strawberry farmers who once resided in the area. The corner feature will also include three old growth stumps.
- The perimeter of the site will be planted with a variety of dogwood species, native grasses, and strawberries.

TREES

- No trees are proposed to be removed as part of this application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Engineering Summary
Appendix II.	Development Permit No. 7918-0421-00
Appendix III.	Development Variance Permit No. 7918-0421-00

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

DZ/cm

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

FROM: **Development Engineer, Engineering Department**

DATE: **April 09, 2020** PROJECT FILE: **7818-0421-00**

RE: **Engineering Requirements (Commercial/Industrial)
Location: 12152 75 Avenue**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Permit (Form & Character) and Development Variance Permit for front and side yard setbacks for the relocation and restoration of the Strawberry Hill Hall:

- Register Restrictive Covenant for onsite Sustainable Drainage Works to meet the Cougar Creek Integrated Stormwater Management Plan requirements.
- Register Restrictive Covenant to require the owner/operator to maintain and keep functional the water quality/sediment control inlet chamber.
- Pay Engineering Processing Fee in the amount of \$1,674.75 (GST included) for the administration of the legal document requirements and/or utility capacity calculation.

BUILDING PERMIT

The following are to be addressed prior to issuance of the Building Permit (BP):

- Provide adequate onsite parking as required.
- Evaluate adequacy of existing services (e.g. driveways, water connection, sanitary and storm sewer connections) and relocate/modify or construct as required through the BP process. This will also include abandonment of redundant service connections as required; video inspection and upgrade of the sanitary and storm service connections with upgrades to the current standards; relocation of water meter to an outside chamber etc.
- Design and construct onsite sustainable drainage works to ensure that the Cougar Creek ISMP requirements are met, including on-lot source control measures and water quality treatment for surface parking.
- A water quality/sediment control inlet chamber is to be installed as a component of the on-site drainage system before discharge at the inspection chamber



Jeff Pang, P.Eng.
Development Engineer
IK1

CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO.: 7918-0421-00

Issued To: CITY OF SURREY
(the "Owner")

Address of Owner: 13450 – 104 Avenue
Surrey, BC V3T 1V8

A. General Provisions

1. This development 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 permit.
2. This development 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: 017-082-200

Parcel "B" (Reference Plan 2880) Lot 13 Section 19 Township 2 New Westminster District Plan 1022

12152 – 75 Avenue

(the "Land")

3. This development permit applies to only that portion of the buildings and structures on the Land shown on Drawing 7918-0421-00(1) which is attached to and forms part of this development permit.
4. The Land has been designated as a development permit area in Surrey Official Community Plan, 2013, No. 18020, as amended.

B. Form and Character

1. The character of the development including landscaping, siting, form, exterior design and finish of buildings and structures on the Land shall be in accordance with the drawings referenced 7918-0421-00(1) through to and including 7918-0421-00(4) (the "Drawings").

2. Minor changes to the Drawings that do not affect the general form and character of the landscaping, siting, form, exterior design and finish of buildings and structures, truck parking specifications, free standing signs, sign design packages and comprehensive sign details on the Land, may be permitted subject to the approval of the City.

C. Administration

1. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
2. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued within two (2) years after the date this development permit is issued. The terms and conditions of this development permit, and any amendment to it, are binding on any and all persons who acquire an interest in the Land.
3. This development permit is only valid for the development that is described in this development permit. If a change to development is considered, a new development permit or an amendment to this permit is required before any work is started.
4. All reports, documents and drawings referenced in this development permit shall be attached to and form part of this development permit.
5. This development permit is issued subject to compliance by the Owner and the Owner's employees, contractors and agents with all applicable City bylaws, including the Tree Protection Bylaw, Erosion and Sediment Control Bylaw and the Soil Removal and Deposition Bylaw, all as may be amended or replaced from time to time.

6. This development permit is NOT A BUILDING PERMIT.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL/DELEGATED OFFICIAL, THE
DAY OF _____, 20__ .

ISSUED THIS _____ DAY OF _____, 20__ .

Mayor

City Clerk

IN CONSIDERATION OF COUNCIL APPROVAL OF THIS DEVELOPMENT PERMIT AND
OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREE TO
THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE
THAT WE HAVE READ AND UNDERSTOOD IT.

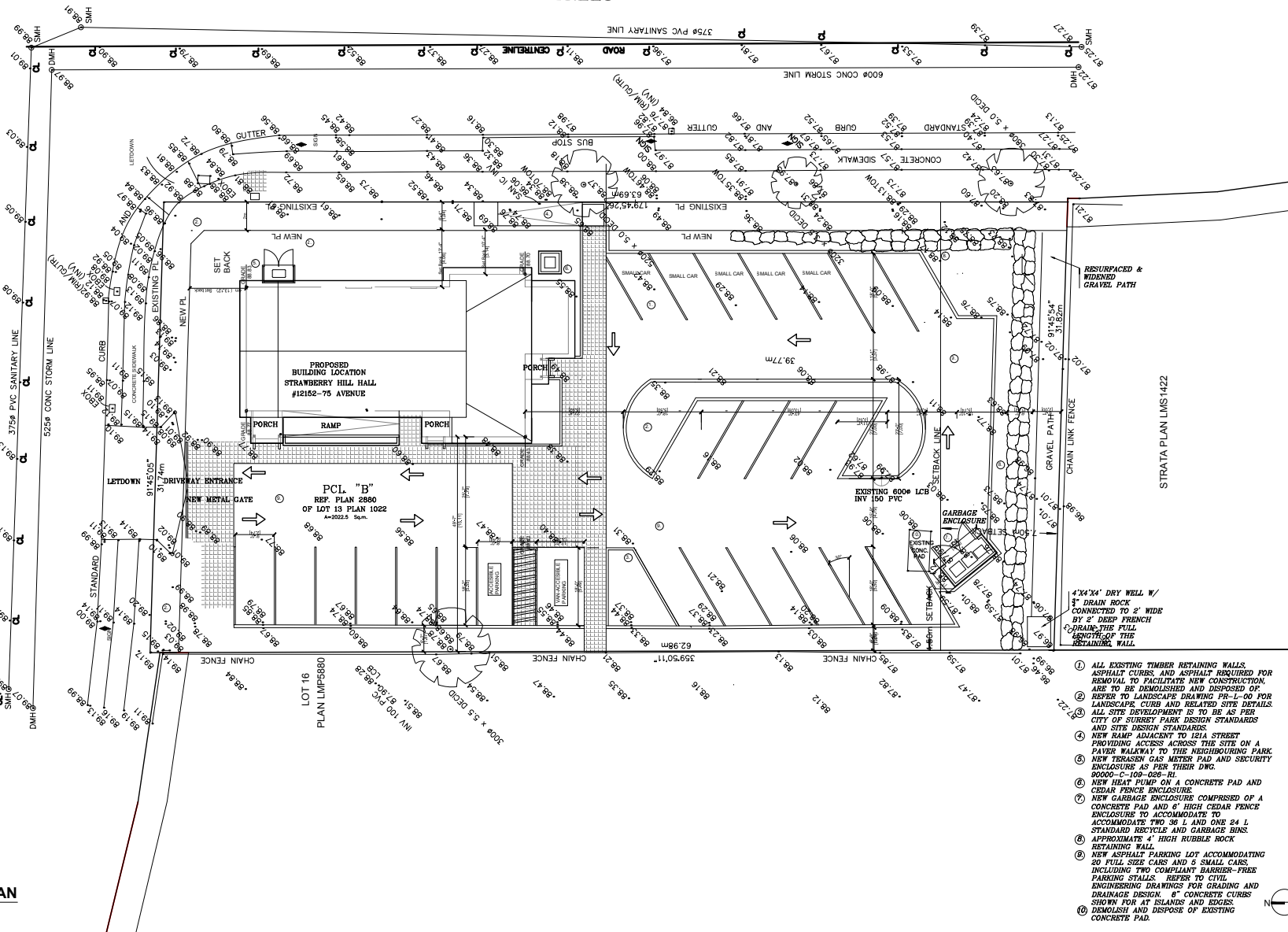
Authorized Agent: (Signature)

Name: (Please Print)

7918-0421-00(1)

121A STREET

75A AVENUE



- ① ALL EXISTING TIMBER RETAINING WALLS, ASPHALT CURBS, AND ASPHALT REQUIRED FOR REMOVAL TO FACILITATE NEW CONSTRUCTION. ARE TO BE DEMOLISHED AND DISPOSED OF.
- ② REFER TO LANDSCAPE DRAWING PR-1-00 FOR LANDSCAPE CURBS AND RELATED SITE DETAILS. ALL SITE DEVELOPMENT IS TO BE AS PER CITY OF SURREY PARK DESIGN STANDARDS AND SITE DESIGN STANDARDS.
- ③ NEW RAMP ADJACENT TO 121A STREET PROVIDING ACCESS ACROSS THE SITE ON A PAVED WALKWAY TO THE NEIGHBOURING PARK.
- ④ NEW TERASEN GAS METER PAD AND SECURITY ENCLOSURE AS PER THEIR DWG. 0000-C-100-020-R1.
- ⑤ NEW HEAT PUMP ON A CONCRETE PAD AND CEDAR FENCE ENCLOSURE.
- ⑥ NEW GARBAGE ENCLOSURE COMPRISED OF A CONCRETE PAD AND 6' HIGH CEDAR FENCE ENCLOSURE TO ACCOMMODATE TO ACCOMMODATE TWO 36 L AND ONE 24 L STANDARD RECYCLE AND GARBAGE BINS.
- ⑦ APPROXIMATE 4' HIGH RUBBLE ROCK RETAINING WALL.
- ⑧ NEW ASPHALT PARKING LOT ACCOMMODATING 20 FULL SIZE CARS AND 5 SMALL CARS, INCLUDING TWO COMPLIANT BARRIER-FREE PARKING STALLS. REFER TO CIVIL ENGINEERING DRAWINGS FOR GRADING AND DRAINAGE DESIGN. 8" CONCRETE CURBS SHOWN FOR AT ISLANDS AND EDGES.
- ⑨ DEMOLISH AND DISPOSE OF EXISTING CONCRETE PAD.

McGinn Engineering & Preservation Ltd.
Barry McGinn Architect.
#803-402 West Pender St Vancouver, B.C.
Tel: 604-473-8866 Fax: 604-473-9877
Web: www.mcginn-engineering.com

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3	ISSUED FOR B.P.	20-01-2020
2	RE-ISSUED FOR D.P.	21-10-2019
1	ISSUED FOR D.P.	29-11-2018

PROJECT:
STRAWBERRY HILL HALL
12152 75 AVENUE, SURREY

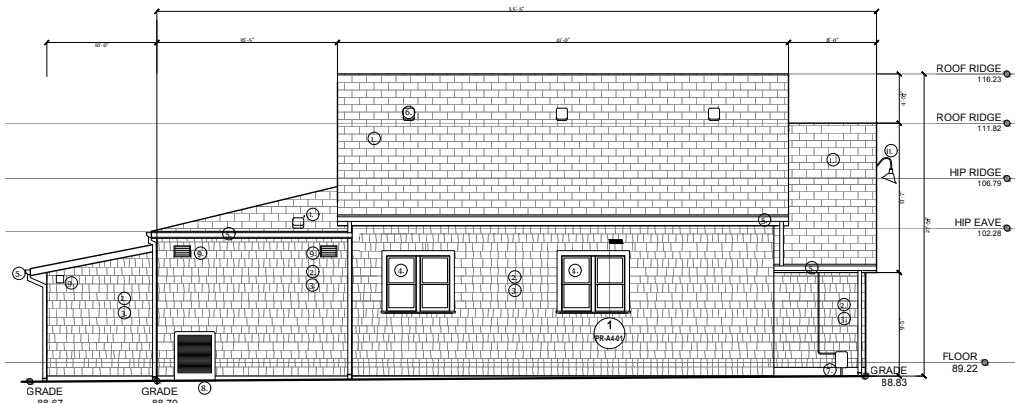
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DRAWN BY: **BJM**
DATE: 06/09/2018
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DWG#:

PR-00-00

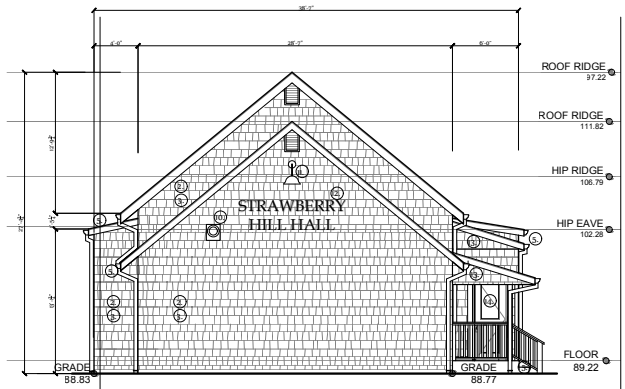
1 SITE PLAN
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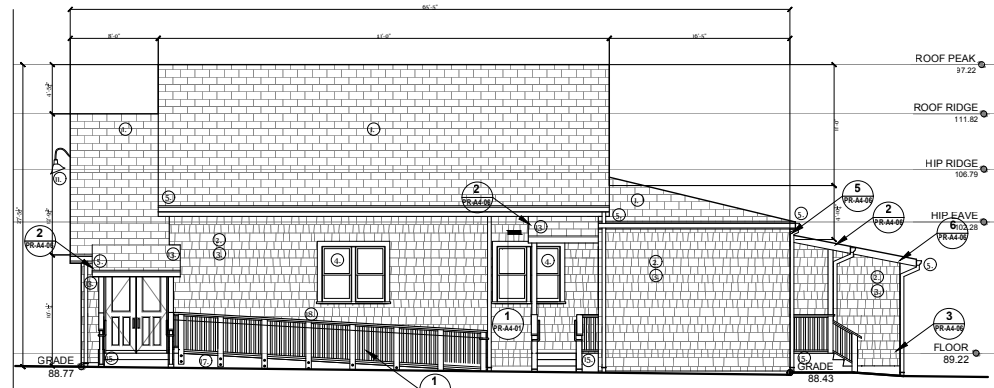
- 1 NEW NO 14LN DRIED FIRE RETARDANT TREATED SAWN SHINGLE ROOF SURFACE ON TWO LAYERS OF 24# BOARDING FELT, W/ COPPER VALLEY, LEAVE GUTS AND WALL FLASHING, AND TWO ROOF VENTILATORS PER SIDE, AND ONE ON THE REAR SHED IN COMBINATION WITH PLASTIC EGGSPLATE SPACERS ABOVE THE REAR SHED BATTERY BATT INSULATION.
- 2 VIEW NO 14LN DRIED SAWN SHINGLE SHING ON TWO LAYERS OF 24# BOARDING PAPER, 1" FLOORING, TWO COATS OF STAIN IN COMBINATION W/ CONSULTANT.
- 3 SHINGLE SHING TO BE FINISHED WITH A LEAD OXIDE EXTERIOR STAIN, 80%N/20%P, CLEAR TINT BASE, BENJAMIN MOORE APPROXIMATELY 1/2" OR APPROX 1/2" EQUAL; NEW WINDOWS, CASINGS, TRIM, FACIA, BARGE BOARDS, DOORS AND GARAGE DOOR TO BE PAINTED BENJAMIN MOORE VC-8E PENDELL GREEN.
- 4 NEW TWIN WOOD DOUBLE HUNG WINDOWS, DOUBLE GLAZED W/ BEARS SUPER SEAL, GLAZING STOPS, 1" THICK GLAZING UNITS, WOOD STOPS. REFER TO DETAIL PR-A2-05.
- 5 NEW GUTTERS AND DOWNPIPES, REFER TO MECHANICAL DRAWINGS.
- 6 RE-INSTALL SALVAGED ROOF VENTILATORS.
- 7 NEW GAS METER, REFER TO MECHANICAL.
- 8 NEW HEAT PUMP, REFER TO MECHANICAL.
- 9 NEW EXHAUST/INTAKE GRILLE, REFER TO MECHANICAL.

1 EAST ELEVATION
3/16" = 1'-0"



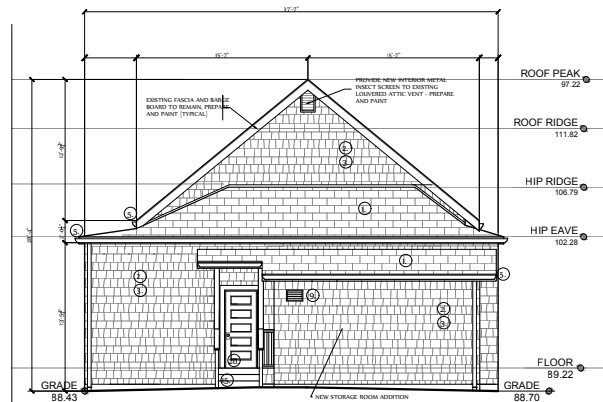
- 1 NEW GAS FIRED FIREPLACE SIDEWALL FLUE.
- 2 NEW GUTTERS AND DOWNPIPES, REFER TO MECHANICAL DRAWINGS.
- 3 NEW CONCRETE ENTRY LANDINGS/STAIR AND WOOD GARAGEBAY, REFER TO IPR-A2-05 FOR GARAGEBAY DETAIL.
- 4 NEW WOOD FRAME AND PANEL HALF LIGHT EXTERIOR ENTRY DOOR.
- 5 NEW WOOD FRAME AND PANEL HALF LIGHT EXTERIOR ENTRY DOOR.
- 6 NEW CONCRETE ENTRY LANDINGS/STAIR AND WOOD GARAGEBAY, REFER TO IPR-A2-05 FOR GARAGEBAY DETAIL.
- 7 NEW BELLING SIGN, 1/2" THICK PLASTIC LETTERS MOUNTED TO AN ALUMINUM FRAME W/ MAMMAM 1" ANCHOR POINTS TO WALL.
- 8 NEW SHINGLE SIDE-WALLED ENTRY ROOFS OVER THE MAIN ENTRY AND KITCHEN ENTRY, INCLUDING 6"x6" SUPPORT POSTS, ENTRY ROOF GUTTERS TO BE CEDAR V-GROOVE TAG PANKLING. REFER TO IPR-A2-06.

2 NORTH ELEVATION
3/16" = 1'-0"



- 1 NEW PAIR OF 2 1/2" THICK FIBR FRAME AND PANEL 1 LIGHT ENTRY DOORS.
- 2 NEW CONCRETE RAMP W/ 1" CURB - SLOPE 1:12. REFER TO IPR-A2-05 FOR DETAIL.
- 3 NEW WOOD GARAGEBAY WITH ALUMINUM HANDRAIL. REFER TO IPR-A2-05 FOR DETAIL.
- 4 EXISTING FACIA AND BARGE BOARDS TO REMAIN, PRESERVE AND PAINT (TYPICAL).
- 5 PROVIDE NEW INTERIOR METAL INDENT SCREEN TO EXISTING EXHAUSTED BTIC VENT - PRESERVE AND PAINT.

3 WEST ELEVATION
3/16" = 1'-0"



- 1 EXISTING BUILDING TO BE MOVED FROM THE ORIGINAL LOCATION ON SITE TO NEW FOUNDATION AS CONSTRUCTED AND LOCATED IN PLACE.
- 2 NEW 2 1/2" FRAME AND 5 PANEL DOOR, REFER TO DOOR SCHEDULE FOR FABRICATION.
- 3 NEW REAR STORAGE ROOM ADDITION.

4 SOUTH ELEVATION
3/16" = 1'-0"

4	ISSUED FOR TENDER
3	ISSUED FOR BP
2	RE-ISSUED FOR DP
1	ISSUED FOR D.P.
REV.	DESCRIPTION

PROJECT:
STRAWBERRY HILL HALL
12152 75 AVENUE, SI

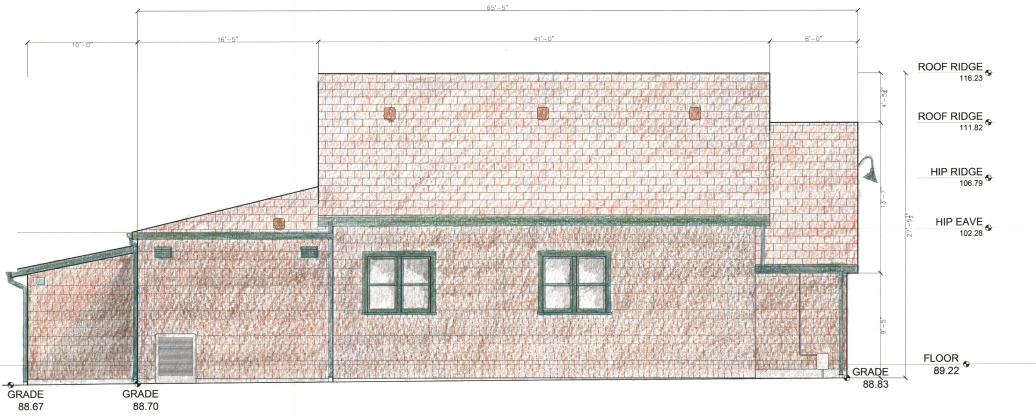
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DRAWN BY: **BJM**
DATE: **06/09/2018**
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DWG#: **PR-A2**

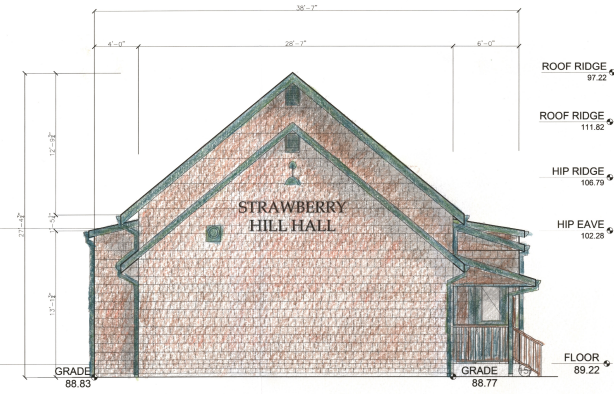
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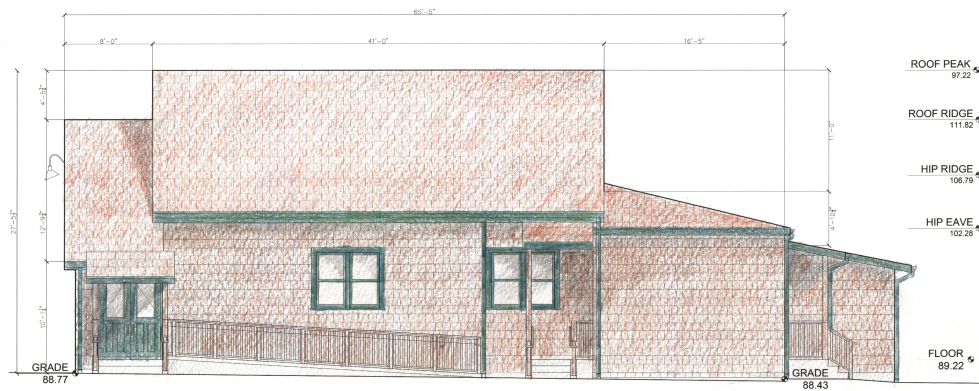


1 EAST ELEVATION
3/16" = 1'-0"

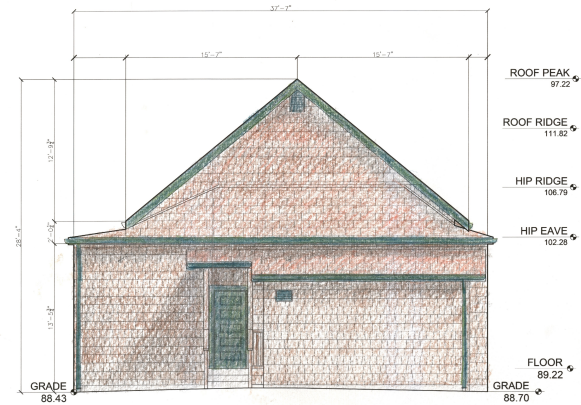
SHINGLE SIDING TO BE FINISHED WITH A SEMI-SOLID EXTERIOR STAIN, SATIN FINISH, CLEAR TINT BASE [BENJAMIN MOORE 'ARBORCOAT K639' OR APPROVED EQUAL].
NEW WINDOWS, CASINGS, TRIM, FASCIA, BARGE BOARD, DOORS AND GUARDRAILS TO BE PAINTED BENJAMIN MOORE VC-18 PENDRELL GREEN.



2 NORTH ELEVATION
3/16" = 1'-0"



3 WEST ELEVATION
3/16" = 1'-0"



4 SOUTH ELEVATION
3/16" = 1'-0"

REV.	DESCRIPTION
1	RE-ISSUED FOR DP
1	ISSUED FOR D.P.

PROJECT:
**STRAWBERI
HILL HALL**
12152 75 AVENUE, SUR

TITLE:
**RENDEREI
ELEVATION**

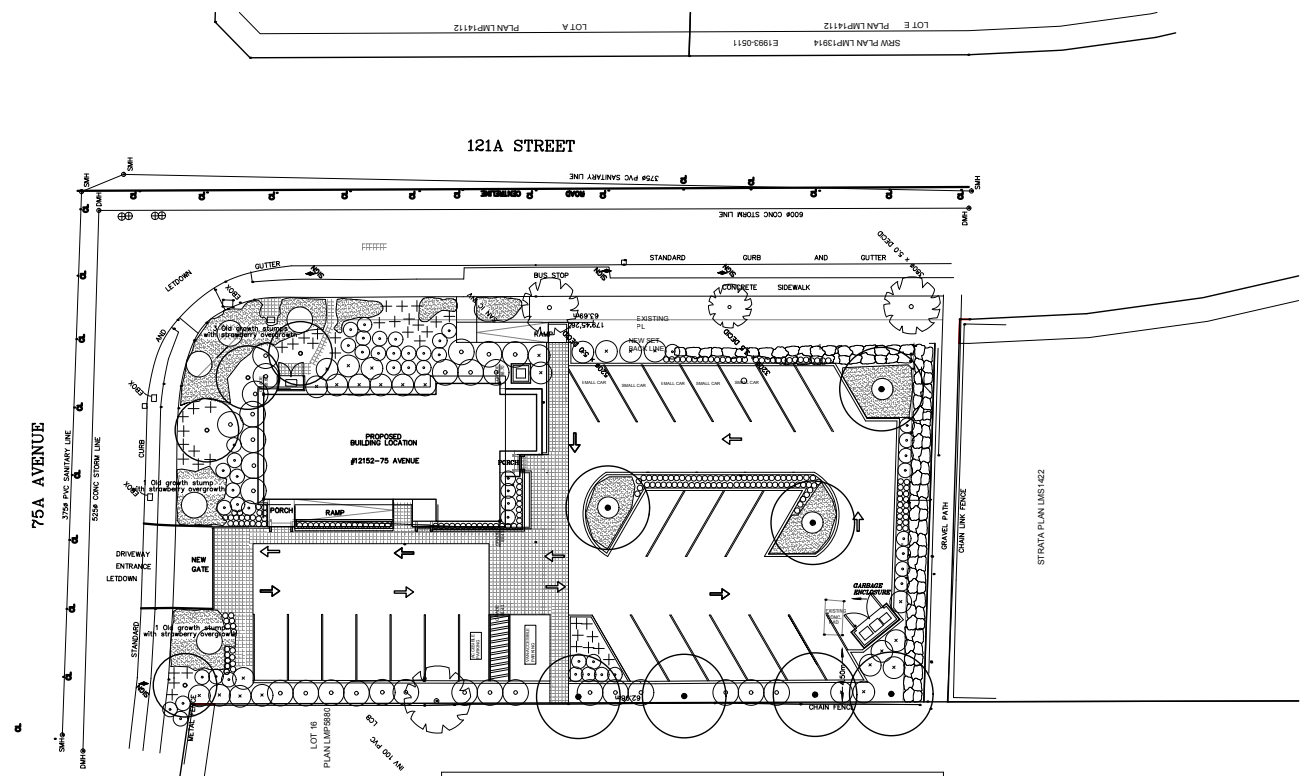
DRAWN BY: **BJM**
DATE: **09/12/2019**
SCALE: **3/16" = 1'-0"**

DWG#:

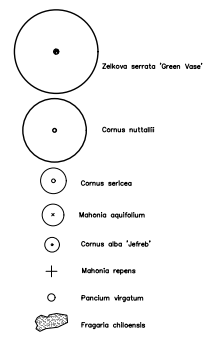
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7918-0421-00(3)

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PLANT LIST					
TREES					
BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	NOTES	
Cornus nuttallii	Pacific Dogwood	5CM CAL	4	Native sp.	
Zelkova serrata 'Green Vase'	Green Vase Zelkova	5CM CAL	7		
SHRUBS					
Cornus alba 'Jefreb'	Little Rebel Dogwood	#3 POT	49		
Cornus sericea	Red Osier Dogwood	#5 POT	29	Native sp.	
Mahonia aquifolium	Oregon Grape	#3 POT	28	Native sp.	
GROUND COVER					
Mahonia repens	Creeping Oregon Grape	#3 POT	40	Native sp.	
Fragaria chiloensis	Coastal strawberry	10cm	4 per 30cm/sq	Native sp.	
Plant strawberries to cover 139 sq. m / 4 plants per square metre with 2.5cm - 5.0cm fine mulch					
GRASS					
Panicum virgatum 'Cloud Nine'	Cloud Nine Switchgrass	#1 POT	186	plant on 2' centres	



REV.	DESCRIPTION	DATE
4	ISSUED FOR TENDER	01-31-20
3	ISSUED FOR BP	01-11-20
2	RE-ISSUED FOR DP	09-30-19
1	ISSUED FOR DP	11-16-19

PROJECT:
STRAWBERRY HILL HALL
12252 75A AVENUE, SURREY

TITLE:
LANDSCAPE PLAN

DRAWN BY:	BJM
DATE:	06/09/2018
SCALE:	1/4" = 1'-0"

DWG#: **PR-L-00**

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0421-00

Issued To: City of Surrey

(the "Owner")

Address of Owner: 13450 – 104 Avenue
Surrey, BC V3T 1V8

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: 017-082-200

Parcel "B" (Reference Plan 2880) Lot 13 Section 19 Township 2 New Westminster District Plan 1022

12152 – 75 Avenue

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 12 One-Acre Residential (RA) Zone, the minimum Side Yard Setback on a Flanking Street (east) is reduced from 7.5 metres to 3.1 metres to the building face; and
 - (b) In Section F. Yards and Setbacks of Part 12 One-Acre Residential (RA) Zone, the minimum Front Yard Setback (north) is reduced from 7.5 metres to 4 metres to the building face.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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 – Doug McCallum

City Clerk – Jennifer Ficocelli

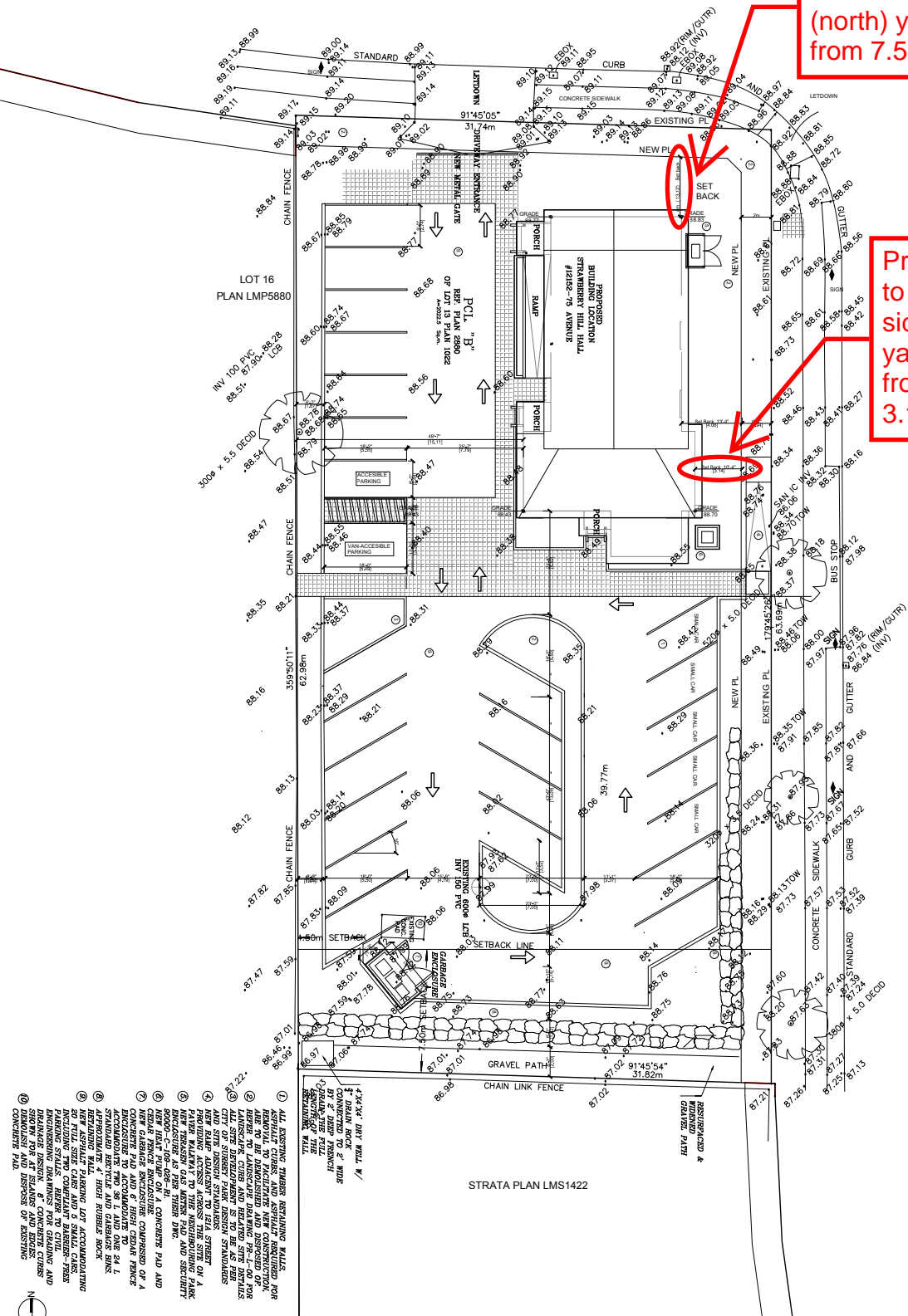
1 SITE PLAN
3/32" = 1'-0"

75A AVENUE

Proposed DVP to reduce the front (north) yard setback from 7.5m to 4m

Proposed DVP to reduce the side (east) yard setback from 7.5m to 3.1m

121A STREET



- 1 ALL EXISTING THUMB RETAINING WALLS SHALL BE REMOVED AND REPLACED WITH CONCRETE OR BRICK RETAINING WALLS TO BE FINISHED TO MATCH EXISTING WALLS.
- 2 REFER TO LANDSCAPE DRAWING PR-1-00 FOR ALL LANDSCAPE PLANTING AND MATERIALS TO BE USED FOR ALL SITE DEVELOPMENT AS TO BE AS PER CITY OF STONEY PARK DESIGN STANDARDS.
- 3 NEW RAMP ADJACENT TO 75A STREET TO BE CONSTRUCTED TO ACCOMMODATE PARKING TRUCKS TO THE NEIGHBORING PARK AND SECURITY.
- 4 NEW GARAGE ENCLASURE COMPRESSED OF A CONCRETE AND BRICK WALL TO BE CONSTRUCTED TO ACCOMMODATE 2 TO 3 APPROXIMATELY 4' HIGH RUBBER WHEEL.
- 5 RETAINING WALL, INCLUDING LOT ACCOMMODATING TO FULL SIZE CARS AND 5 SMALL CARS INCLUDING TWO CONCRETE BARRIER-FRASE ENGINEERING DRAWINGS FOR GRADING AND SHOWING FOR SET BACKS AND SETBACKS CONFORMS TO EXISTING.

NO.	REVISION	DATE
1	ISSUED FOR D.P.	06-11-2019
2	ISSUED FOR D.P.	01-03-2020
4	ISSUED FOR TENDER	03-03-2020

PROJECT: STRAWBERRY HILL HALL
121575 AVENUE, SURREY

TITLE: SITE PLAN

DRAWN BY: IAM

DATE: 06/09/19

SCALE: 3/32" = 1'-0"

PR-00-

McCam Engineering & Preservation Ltd.
Harry McCam Architect.

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