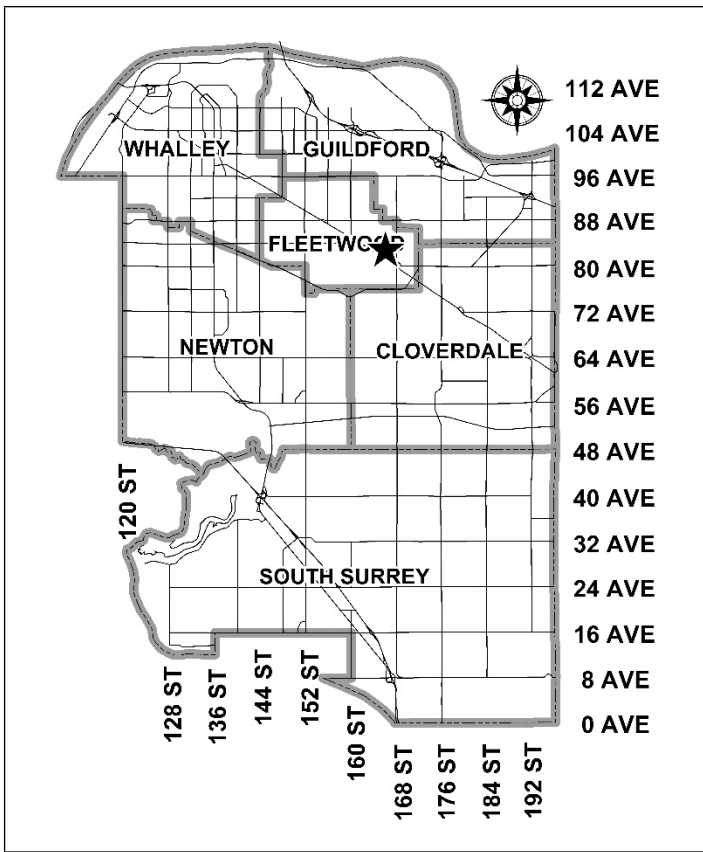


City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7918-0434-00

Planning Report Date: July 27, 2020



PROPOSAL:

- **TCP Amendment** for a portion from "Parks & Linear Corridors" to "Single Family Urban"
- **Development Permit**
- **Development Variance Permit**

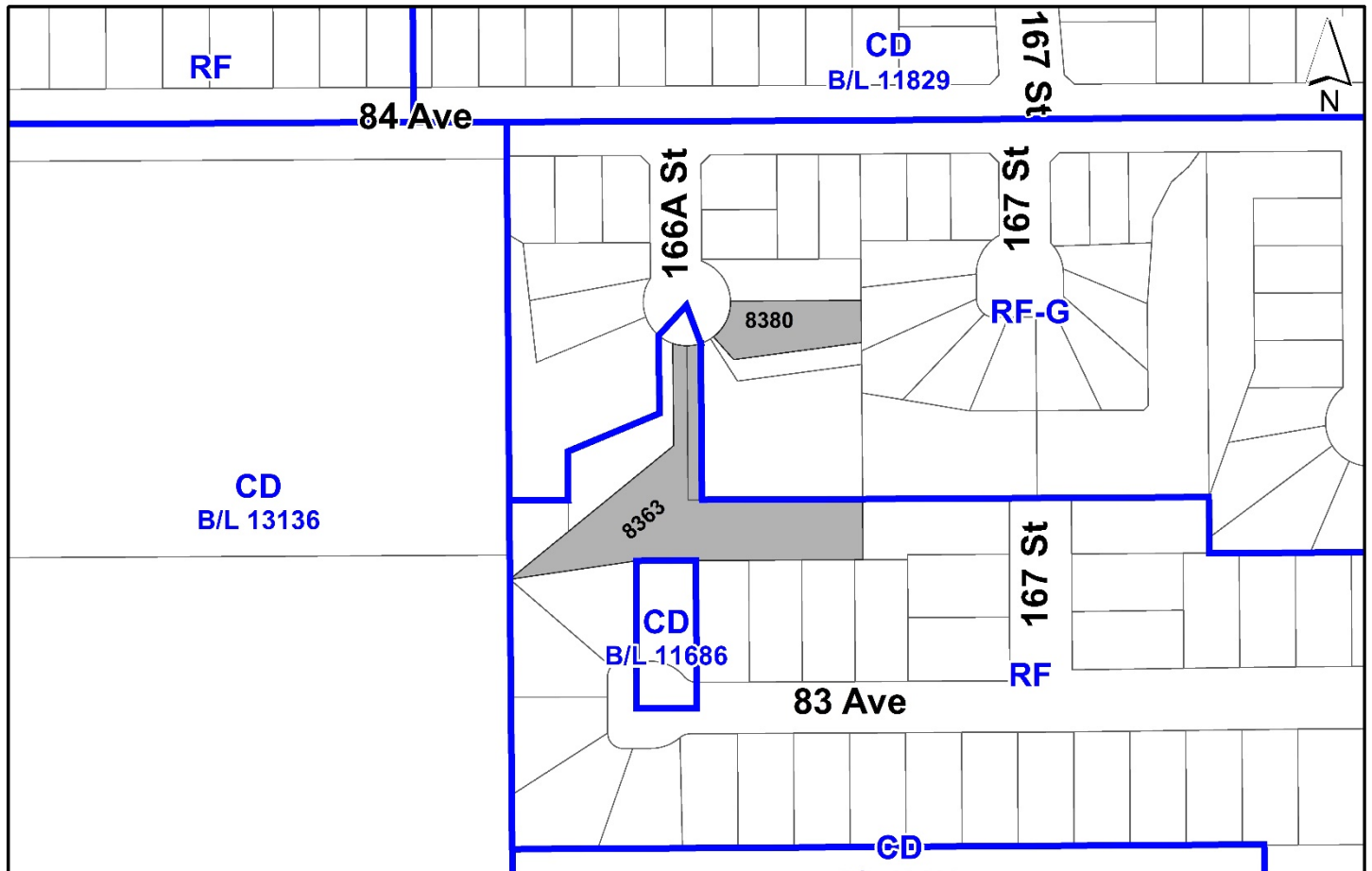
in order to facilitate subdivision into two (2) single family residential lots and open space.

LOCATION: 8363 - 166A Street
 8380 - 166A Street

ZONING: RF

OCP DESIGNATION: Urban

TCP DESIGNATION: Parks & Linear Corridors



RECOMMENDATION SUMMARY

- Approval to draft Development Permit for Hazard Lands, and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking the following variances to facilitate subdivision into 2 single family residential lots:
 - to reduce the minimum distance (setback) from top of bank for a "Class A" watercourse in Part 7A of the Zoning By-law No. 12000 from 30 metres to a minimum of 10.8 metres;
 - to reduce the minimum rear yard setback of the RF Zone for principal building on proposed Lots 1 and 2 from 7.5 metres to 5.0 metres;
 - to reduce the minimum front yard setback of the RF Zone for principal building on proposed Lot 2 from 7.5 metres to 1.8 metres;
 - to reduce the minimum lot width of the RF Zone for proposed Lot 1 from 15 metres to 12.3 metres;
 - to reduce the minimum lot width of the RF Zone for proposed Lot 2 from 15 metres to 7.3 metres;
 - to reduce the minimum lot depth of the RF Zone for proposed Lot 2 from 28 metres to 26 metres.

RATIONALE OF RECOMMENDATION

- The proposed amendment to the Fleetwood Town Centre Plan to redesignate a portion of the subject site from "Parks & Linear Corridors" to "Single Family Urban" will accommodate subdivision into two single family residential lots and will complete the anticipated final subdivision pattern under previously approved Development Application No. 7913-0041-00. Redesignation of the subject parent parcel to accommodate residential use was overlooked under the previous completed development application.
- The proposed panhandle lot configuration was anticipated under previously approved Development Application No. 7913-0041-00, however, the lot pattern has been adjusted to maximize the amount of open space to be protected through dedication to the City, while still achieving a 2 lot subdivision wherein both proposed lots meet the minimum lot size requirements of the RF Zone. The proposed protected open space exceeds the protected area that was contemplated under the previous subdivision concept and will be enhanced through restoration works as part of a P-15 Agreement.

- The applicant's Qualified Environmental Professional (QEP) has submitted an Ecosystem Development Plan and Impact Mitigation Plan that indicates that the proposed subdivision and future house construction, even with a reduced streamside setback, will not negatively impact the watercourse or riparian area.
- The requested variances to reduce the rear yard setbacks for proposed Lots 1 and 2 is proposed in order to achieve typical building envelopes for future RF-zone house construction on the proposed irregular shaped lots while also keeping with the character of the surrounding neighbourhood. Both proposed lots widen towards the rear lot line creating larger, functional backyards with a reduced building setback.
- The requested variance to reduce the lot width and depth for the proposed lots reflects the current irregular shape of the subject parent lots and helps accommodate additional open space dedication on the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council authorize staff to draft Development Permit No. 7918-0434-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas) generally in accordance with the submitted Ecosystem Development Plan and Geotechnical Report.
2. Council approve Development Variance Permit No. 7918-0434-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum streamside setback distance from the top-of-bank for a "Natural Class A Stream" in Part 7A of Zoning By-law No. 12000, from 30.0 metres to a minimum of 10.8 metres;
 - (b) to reduce the minimum rear yard setback of the RF Zone for principal building on proposed Lots 1 and 2 from 7.5 metres to 5.0 metres;
 - (c) to reduce the minimum front yard setback of the RF Zone for principal building on proposed Lot 2 from 7.5 metres to 1.8 metres;
 - (d) to reduce the minimum lot width of the RF Zone for proposed Lot 1 from 15 metres to 12.3 metres;
 - (e) to reduce the minimum lot width of the RF Zone for proposed Lot 2 from 15 metres to 7.3 metres; and
 - (f) to reduce the minimum lot depth of the RF Zone for proposed Lot 2 from 28 metres to 26 metres.
3. 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;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) submission of a finalized Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
 - (f) the applicant satisfy the requirements for a P-15 agreement;

- (g) conveyance of riparian areas to the City;
 - (h) submission of a finalized Geotechnical Report to the satisfaction of City staff;
 - (i) registration of a Section 219 Restrictive Covenant for proposed Lots 1 and 2 for geotechnical setback, streamside setback, slope stability and to ensure future house construction is in accordance with the recommendations in the submitted Geotechnical Report and Ecosystem Development Plan; and
 - (j) registration of an access easement over 8369 – 166A Street for vehicle access to proposed Lots 1 and 2.
4. Council pass a resolution to amend the Fleetwood Town Centre Plan to redesignate a portion of the site from "Parks & Linear Corridors" to "Single Family Urban" when the project is considered for Final Approval.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	TCP Designation	Existing Zone
Subject Site	Vacant single family lot	Parks & Linear Corridors	RF
North:	Single family lots	Single Family Urban	RF-G
East:	Greenbelt, wetland and Swanson Brook (Class A water course) and single family lot	Parks & Linear Corridors	RF-G
South:	Single family lots	Single Family Urban	CD (Bylaw No. 11686) and RF
West:	Single family lot, Swanson Brook (Class A water course) and Bonnie Schrenk Park	Single Family Urban and Parks & Linear Corridors	RF, RF-G and CD (Bylaw No. 13136)

Context & Background

- The two subject properties located at 8363 and 8380 – 166A Street in Fleetwood are approximately 3,287 square metres in total area and are zoned "Single Family Residential Zone (RF)".
- 8363 - 166A Street is designated "Urban" in the Official Community Plan (OCP) and "Parks & Linear Corridors" in the Fleetwood Town Centre Plan (TCP).
- 8380 - 166A Street is designated "Urban" in the Official Community Plan (OCP) and "Single Family Urban" in the Fleetwood Town Centre Plan (TCP).

- A portion of the subject site was created under previous Development Application No. 7913-0041-00, which proposed a Fleetwood Town Centre Plan amendment from "Parks & Linear Corridors" to "Single Family Urban", and rezoning from RA to RF-G and RF, to allow subdivision into 6 small single family residential lots along the east side of 166A Street.
- As part of Development Application No. 7913-0041-00, 8380 - 166A Street was split zoned with a buildable portion of the lot rezoned to "Single Family Residential Gross Density Zone (RF-G)" and a hooked, 4.5 metre (15 ft.) wide panhandle access along the west lot line rezoned to RF.
- Rezoning the hooked panhandle portion of 8380 – 166A Street to the RF Zone allowed for future subdivision between the hooked panhandle and the adjoining RF-zoned subject property at 8363 – 166A Street. Under Development No. 7913-0041-00, it was noted that two RF-zoned lots could be achievable with access provided through the hooked panhandle portion of 8380 – 166A Street, and the existing panhandle portion of 8363 -166A Street. However, it was also noted that this would be subject to the applicable riparian setbacks at time of the subdivision, which could impact potential buildable area.
- As the existing hooked panhandle portion of 8380 – 166A Street crosses a Class A watercourse, Swanson Brook, it was noted under Development Application No. 7913-0041-00 that Water Act approval from the province would be required and was deferred until a future subdivision application was submitted to the City.
- A Class A stream (Swanson Brook) is located within the hooked panhandle portion of 8380 - 166A Street and within the neighboring parkland to the north, east and west. As the subject property is within 50 metres (164 ft.) of the stream, it is subject to a Sensitive Ecosystem Development Permit in accordance with the provisions identified in the Official Community Plan (OCP).
- Under Part 7A "Streamside Protection" of the Zoning By-law No. 12000, a 30 metre (50 ft.) setback from the top of bank of a Class A watercourse must be maintained as a "no-disturbance" area. The subject site is within the 30 metre setback area, and as such, a variance has been requested to reduce the streamside setback area from 30 metres to a minimum of 10.8 metres (35 ft.) in order to allow for a 2 lot subdivision.
- It is noted that under Part 7A of the Zoning By-law, for lots that existed prior to September 12, 2016, where zoning allows for single family dwelling and duplex uses, the streamside setback area is 15 metres from top of bank. As such a single family dwelling could currently be constructed on the subject site with a 15 metre setback from top of bank.
- The property is also within a Hazard Land Development Permit Area due to the steep side slopes of the existing ravine within adjacent Bonnie Schrenk Part to the west.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing a Development Variance Permit to reduce the required streamside setback under the Part 7A, Streamside Protection of the Zoning By-law No. 12000 from 30 metres (100 ft.) to a minimum distance of 10.8 metres (35 ft.) in order to facilitate subdivision into two (2) single family lots and open space conveyance for riparian area protection.
- By referencing streamside setbacks applicable to lots that existed prior to September 16, 2016, the applicant has proposed to convey open space areas, one being 84.4 square metres ("Open Space 1", west of proposed Lot 1) and another 860.3 square metres ("Open Space 2", east of proposed Lot 2) to the City at no cost which represents approximately 29% of the gross site area (see Appendix I). The applicant is also proposing restoration works in these open space areas through a P-15 Agreement.
- The hooked panhandle portion of 8380 – 166A street is no longer proposed to be utilized as an access to the proposed 2-lot subdivision, but instead will be kept in its existing natural condition. Rather, proposed Lots 1 and 2 will share vehicle access with the existing lot at 8369 – 166A Street to the west, via the existing panhandle driveway on that lot. The unused panhandle portions of proposed Lots 1 and 2 will continue to serve as the legal frontage for these lots but since no construction is proposed Water Act Approval is no longer required.
- In order to facilitate the proposed 2-lot subdivision, and future house construction on these 2 lots, other variances are proposed to reduce the minimum lot width, depth and proposed front and rear yard setbacks for proposed Lots 1 and 2 under the RF Zone (see By-law Variance section).
- The following table provides further detail on the proposed subdivision:

	Proposed
Lot Area	
Gross Site Area:	0.257-hectare
Road Dedication:	N/A
Undevelopable Area:	1228 square metres
Net Site Area:	0.1-hectare
Number of Lots:	2 residential lots and open space
Unit Density:	7.8 units per hectare
Range of Lot Sizes	84.4 – 861 square metres
Range of Lot Widths	7.3 – 48.5 metres
Range of Lot Depths	26 – 43.6 metres

Referrals

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

Parks, Recreation & Culture:	Parks supports the application and is requiring a P-15 agreement for monitoring and maintenance of replanting in the conveyed riparian areas. The applicant is required to pay an NCP amenity contribution on a per unit basis as per the Fleetwood Town Centre Plan (TCP).
Fortis BC:	Fortis BC has no objections to the project.
BC Hydro:	BC Hydro has no objections to the project. BC Hydro's signature is required before registration of the subdivision.

Transportation Considerations

- A shared access easement will be registered over the existing panhandle portion of the neighbouring lot to the west (8369 – 166A Street) to ensure adequate access is provided for each proposed lot.

Parkland and/or Natural Area Considerations

- Immediately north of the subject property is Swanson Brook which is a Class A watercourse that extends through the property's panhandle access and extends eastward and westward.
- Immediately south of Swanson Brook on the eastern portion of the subject site is an undevelopable wetland.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated "General Urban" in the Regional Strategy (RGS).
- General Urban Areas are intended for residential neighborhoods.
- The proposed single-family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP).

- The Urban designation is intended to support low and medium density residential neighborhoods. The proposal complies with the Urban OCP designation, with a maximum density of up to 36 units per hectare.
- The proposed house construction on proposed Lot 2 will not fully meet the 3.0 metre side yard setback guideline for a side yard adjacent a Streamside or Green Infrastructure Protection Area under the DP₃ Development Permit Guidelines for Sensitive Ecosystems. Due to the irregular configuration of the lot, the side yard setback along the east side of Lot 2 will vary from 1.8 metres to over 3.0 metres.
- Although this side yard setback does not fully meet the OCP guidelines, it is in keeping with the RF Zone, and is considered to have merit given the reduced setbacks are to pinch point conditions on the future house, and considering the voluntary conveyance of open space and restoration works proposed as part of the proposed subdivision.

Secondary Plans

Land Use Designation

- 8363 - 166A Street is designated Parks & Linear Corridors and 8380 - 166A Street is designated Single Family Urban in the Fleetwood Town Centre Plan.

Amendment Rationale

- The applicant is proposing to redesignate a portion of the subject site from "Parks & Linear Corridors" to "Single Family Urban".
- The proposed amendment to the Fleetwood Town Centre Plan to redesignate a portion of the subject site from "Parks & Linear Corridors" to "Single Family Urban" will accommodate subdivision into two single family residential lots and will complete the anticipated final subdivision pattern under previously approved Development Application No. 7913-0041-00. Redesignation of the subject parent parcel to accommodate residential use was overlooked under the previous completed development application.
- As part of Application No. 7913-0041-00, the rationale for amending from "Parks & Linear Corridors" to "Single Family Urban" and "Single Family Urban" to "Parks & Linear Corridors", was to more accurately reflect the existing location of the Swanson Brook riparian area. Additionally, Parks staff have confirmed that a linear pathway in these locations is no longer required, as a north/south pedestrian connection to the Surrey Sports and Leisure Complex has been provided through Bonnie Schrenk Park, to the west of the subject site, and an east/west pedestrian connection is provided along the sidewalk on 84 Avenue.

Setback Variances

- The applicant is requesting the following setback variances:
 - to reduce the minimum rear yard setback of the RF Zone for principal building on proposed Lots 1 and 2 from 7.5 metres to 5.0 metres;

- to reduce the minimum front yard setback of the RF Zone for principal building on proposed Lot 2 from 7.5 metres to 1.8 metres;
 - to reduce the minimum lot width of the RF Zone for proposed Lot 1 from 15 metres to 12.3 metres;
 - to reduce the minimum lot width of the RF Zone for proposed Lot 2 from 15 metres to 7.3 metres; and
 - to reduce the minimum lot depth of the RF Zone for proposed Lot 2 from 28 metres to 26 metres.
- The reduced building setbacks will accommodate functional building envelopes on the proposed irregular shaped lots that result from the proposed open space conveyance.
 - The requested variance to reduce the lot width and depth for the proposed lots reflects the current irregular shape of the subject parent lots and helps accommodate additional open space dedication on the site.
 - Staff support the requested variances to proceed to Public Notification.

Streamside Variance

- The applicant is requesting the following streamside variance:
 - to reduce the minimum streamside setback distance from the top-of-bank for a "Natural Class A Stream" in Part 7A of Zoning By-law No. 12000, from 30.0 metres to a minimum of 10.8 metres.
- Future subdivision of the subject sites to create 2-lots was anticipated under previously approved Development Application No. 7913-0041-00.
- It is noted that under Part 7A of the Zoning By-law, for lots that existed prior to September 12, 2016, where zoning allows for single family dwelling and duplex uses, the streamside setback area is 15 metres from top of bank. As such a single family dwelling could currently be constructed on the subject site with a 15 metre setback from top of bank.
- The proposed subdivision proposes voluntary conveyance of additional open space areas for riparian areas, and habitat restoration works, that would likely not be achieved through construction of a single family home on the existing site.
- The reduction to 10.8 metres is only along the west side of proposed Lot 1 and is an existing condition. All other setbacks meet or exceed the 15 metre setback that would be required for construction of a single family dwelling on the existing site. The applicant is proposing to voluntarily convey two open space areas to the City, without compensation, to support the proposed variance, one 84.4 square metres (west of proposed Lot 1) and another 860.3 square metres (east of proposed Lot 2), the proposal effectively achieves a net area gain of 160 square metres for the streamside protection area compared to a streamside setback area loss of 123 square metres based on the setbacks that would be required for single family home construction on the existing site.

- Staff support the requested variances to proceed for Public Notification.

Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting as the Design Consultant. The Design Consultant has confirmed that the existing building scheme registered on title can accommodate a modern house design with minor supplemental guidelines associated with roof construction. These supplemental guidelines will be registered on title as a condition of the proposed subdivision.
- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd., and dated November 2018, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 11, 2019 and again on April 21, 2020, and the Development Proposal Sign was installed on July 23, 2019. Staff received an indication of support from the Fleetwood Community Association so long as there is no parking in the cul-de-sac or within the panhandle access. Planning has also received the following responses from neighbouring properties (*staff comments in italics*):
- One resident expressed concern that the development on the subject site will disturb the sensitive ecosystem area. They were also concerned about the city creating park land within this sensitive ecosystem and disturbing old growth trees. As such, they are against the proposal.
 - *The proposed development will preserve the riparian area of Swanson Brook (Class A watercourse) and a nearby wetland south of Bonnie Schrenk Park through voluntary open space conveyance to the City and habitat restoration works under a P-15 Agreement.*
- Another resident expressed concern regarding approximately 3 trees on the subject site that are in poor health and stand at risk of falling on their home.
 - *As part of the Windthrow assessment and Arborist Report, trees near the property line were identified as candidates for removal. Staff from Parks, Recreation and Culture will confirm whether these trees should be removed.*

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing Class A (red-coded) watercourse which flows east-west. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.

- In accordance with Part 7A Streamside Protection setbacks of the Zoning Bylaw, a Class A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed setbacks do not comply with the requirements outlined in the Zoning Bylaw. Instead, the applicant is proposing a minimum 10.8 metre setback at its closest point in order to facilitate subdivision into two single family lots.
- Two riparian areas are proposed to be conveyed to the City for conservation purposes. Furthermore, the proposed streamside setback area gain of 160 square metres is larger than the streamside setback area reduction of 123 square metres, based on the setbacks that would be applicable for house construction on the subject site.
- A Riparian Area Protection Regulation (RAPR) report and an Ecosystem Development Plan, prepared by Ken Lambertson, *R.P. Bio.*, of Phoenix Environmental Services Ltd., calculated the streamside protection and enhancement area (SPEA) as 10 metres from high water mark (HWM) for the stream segment of Swanson Brook, and a combination of 15 metres and 30 metres for the SPEA along the associated wetland. The proposed riparian setbacks do not encroach into the RAPR required setbacks.
- A Windthrow risk assessment for trees located within the calculated SPEA was prepared by Arminder Virk, ISA Certified Arborist of Arbor & Co. and it was determined that three Cottonwood trees on the property have poor retention suitability and are proposed for removal.
- The recommendations of the reports were reviewed by staff and found to be generally acceptable, with some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit prior to final issuance of the Development Permit.

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site is within 5 metres from an offsite maximum 5 metre high slope with an overall slope gradient of 26% with localized over-steepened areas as steep as 50%.
- A geotechnical report, prepared by Harman Dhillon, *P. Eng.*, of Braun Geotechnical Consultants Ltd., and dated May 5, 2020, was peer reviewed by Rajinder Bains, *P. Eng.*, of Western Geotechnical Consultants Ltd., and found to be generally acceptable by the peer reviewer. The report and peer review were reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands. The finalized geotechnical report will be incorporated into the Development Permit prior to final issuance of the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of developing the site and proposing recommendations to ensure the ongoing stability of the slope.

- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site. As such, due to the presence of a shallow gradient sloping down to Swanson Brook on the eastern portion of the site, it is recommended that for proposed Lot 2, the single family lot should be subject to a Minimum Building Elevation (MBE) established at least 1 metre above the Swanson Brook high water mark on the eastern portion of the site.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final issuance of the Development Permit.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

TREES

- Arminder Virk, ISA Certified Arborist of Arbor & Co, 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	6	5	1
Cottonwood	1	1	0
Total (excluding Alder and Cottonwood Trees)	0	0	0
Additional Estimated Trees in the proposed Open Space / Riparian Area	11	0	11
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		7	

- The Arborist Assessment states that there are a total of 7 mature trees Alder and Cottonwood trees on the site. It was determined that 1 tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 11 protected trees that are located within the proposed open space /riparian area. The trees within the proposed open space/riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.

- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the conveyed riparian area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 6 replacement trees on the site. The applicant is proposing 6 replacement trees, meeting City requirements.
- In summary, a total of 7 trees are proposed to be retained or replaced on the site with no required contribution to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	Summary of Tree Survey and Tree Preservation
Appendix IV	Streamside Setbacks
Appendix V.	Town Centre Plan Amendment Map
Appendix VI.	Development Variance Permit

INFORMATION AVAILABLE ON FILE

- Geotechnical Study prepared by Braun Geotechnical Ltd., Dated May 5, 2020.
- Ecosystem Development Plan Prepared by Phoenix Environmental Services Ltd., June 2020.

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

ELM/cm

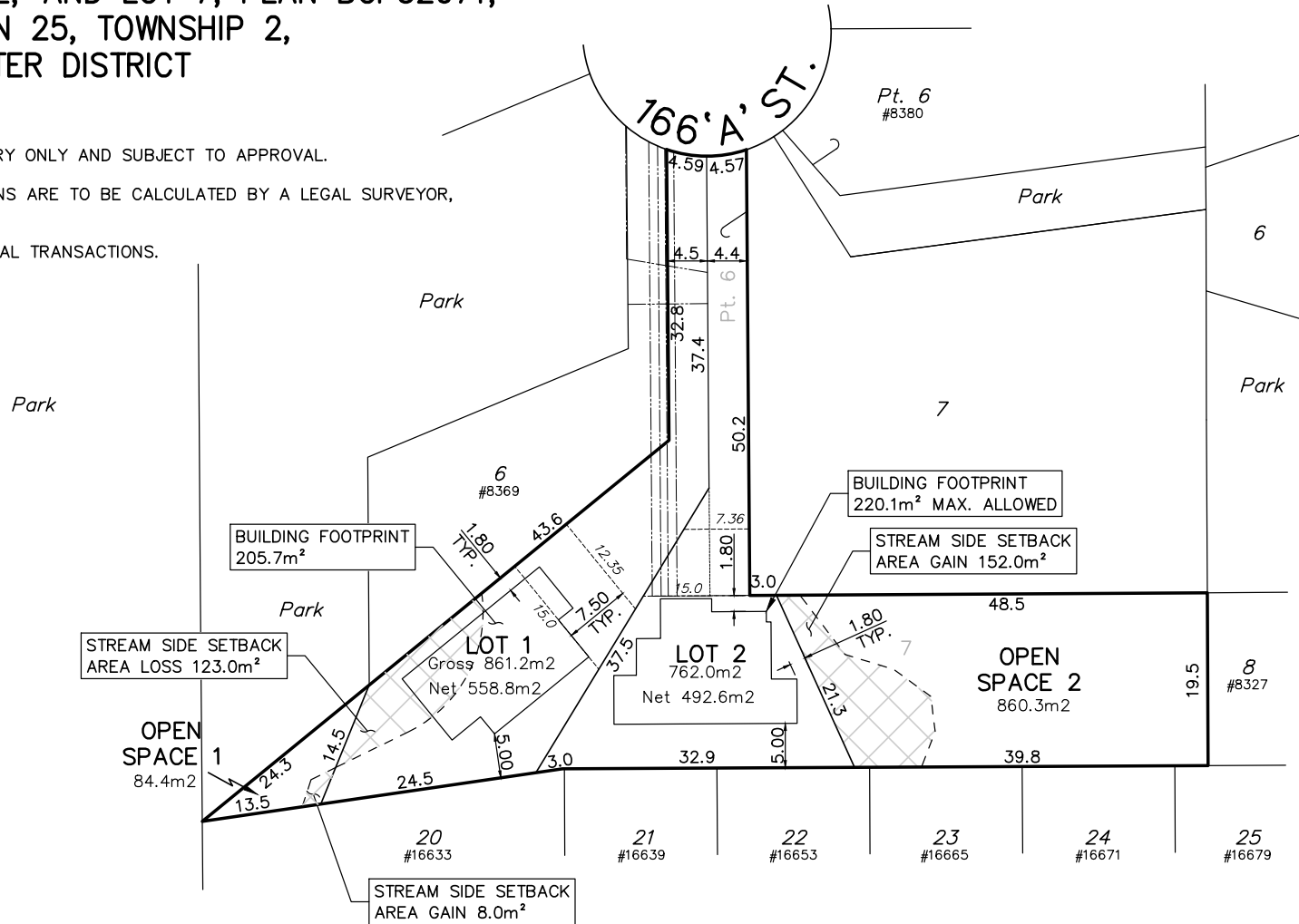
**SUBDIVISION PLAN OF PART OF LOT 6 AND LOT 7,
 PLAN EPP64092; AND LOT 7, PLAN BCP32071;
 ALL OF SECTION 25, TOWNSHIP 2,
 NEW WESTMINSTER DISTRICT**

Appendix I



NOTES

- 1) LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL.
- 2) AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
- 3) DO NOT USE FOR LEGAL TRANSACTIONS.



Coastland
 engineering & surveying ltd.

#101, 19292 - 60 Avenue
 Surrey, B.C. V3S 3M2
 Phone: (604) 532-9700
 Fax: (604) 532-9701

PROJECT No: #2674
 LAYOUT-C
 SCALE: 1:500
 DATE: MARCH 23, 2020



INTER-OFFICE MEMO

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

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

DATE: **Jun 28, 2019**

PROJECT FILE: **7818-0434-00**

RE: **Engineering Requirements
Location: 8363 & 8380 166A St**

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit and Development Variance Permit.

For 
Tommy Buchmann, P.Eng.
Development Services Manager

R29



Comments:

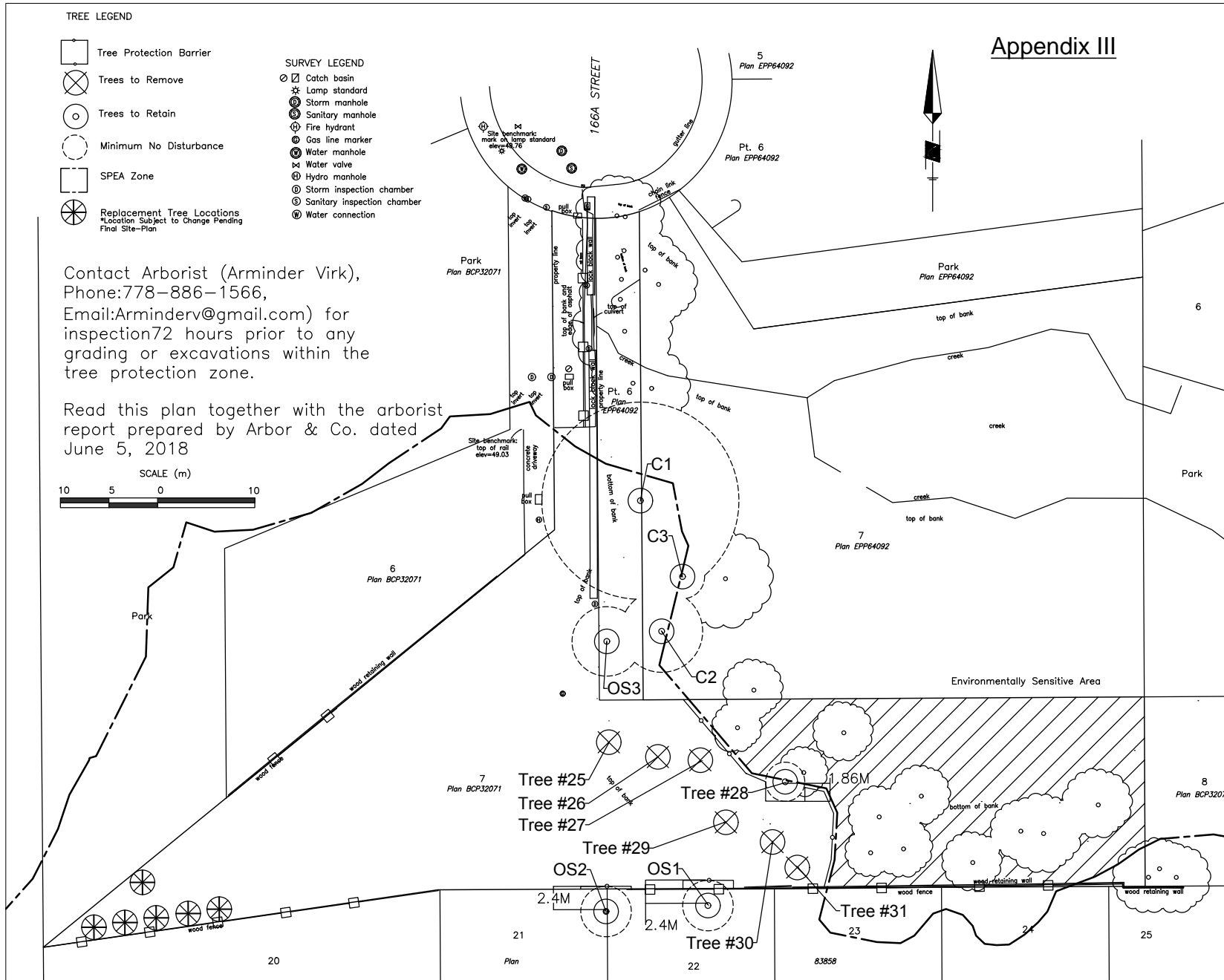
Date: June 11, 2018

Address: 8363 166A St Surrey, BC

Title: Tree Plan

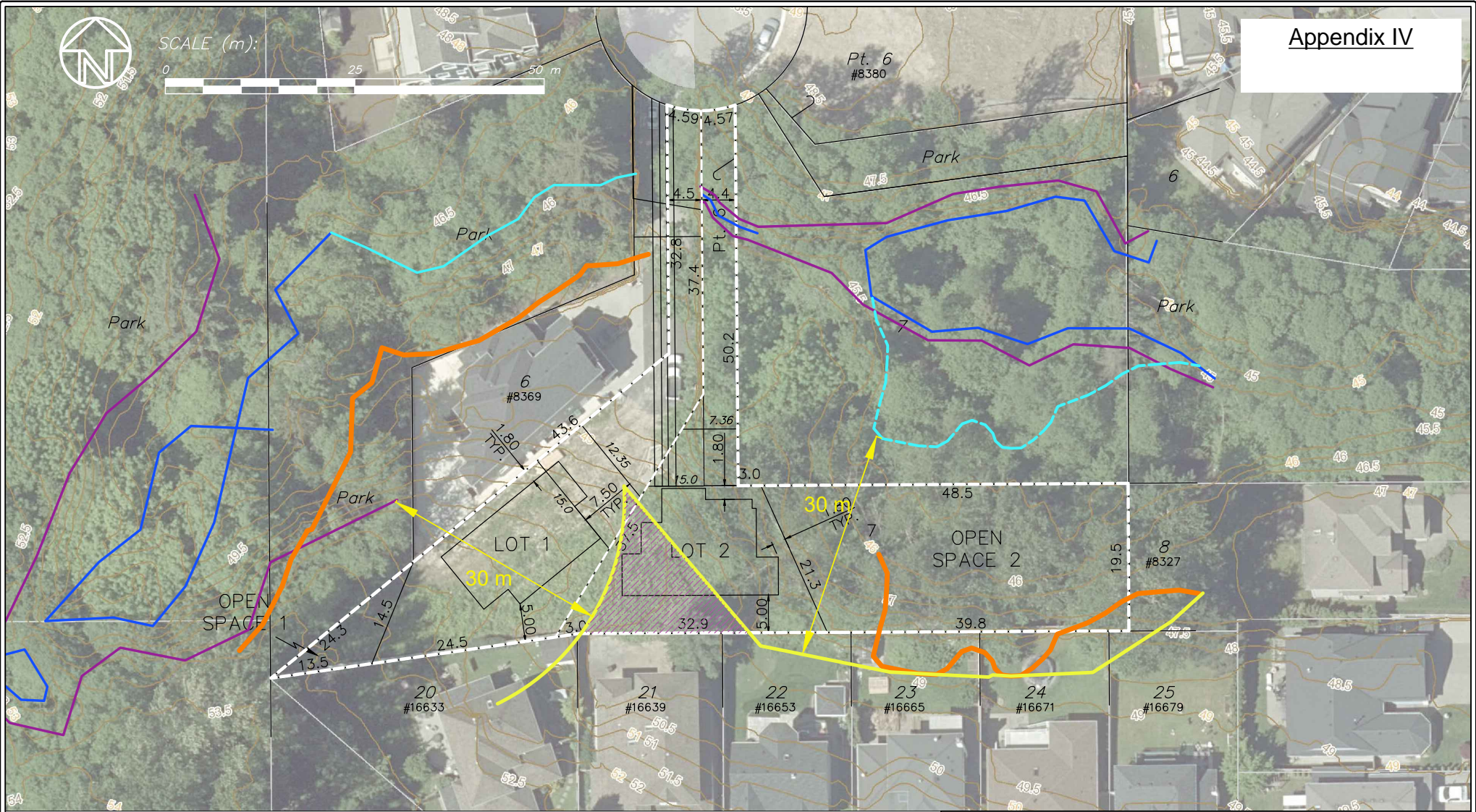
Sheet: TP-1

Prepared By: Arbor & Co.





SCALE (m):



- Site Boundaries
- Surveyed Top of Bank (TOB)
- Surveyed Creek / Watercourse
- Un-surveyed / Assumed High Water Mark (HWM)
- Proposed Subdivision Line
- RAR SPEA
- Streamside Setback (30 m)

= Development Area Available under 30m Setback: **181 m²**

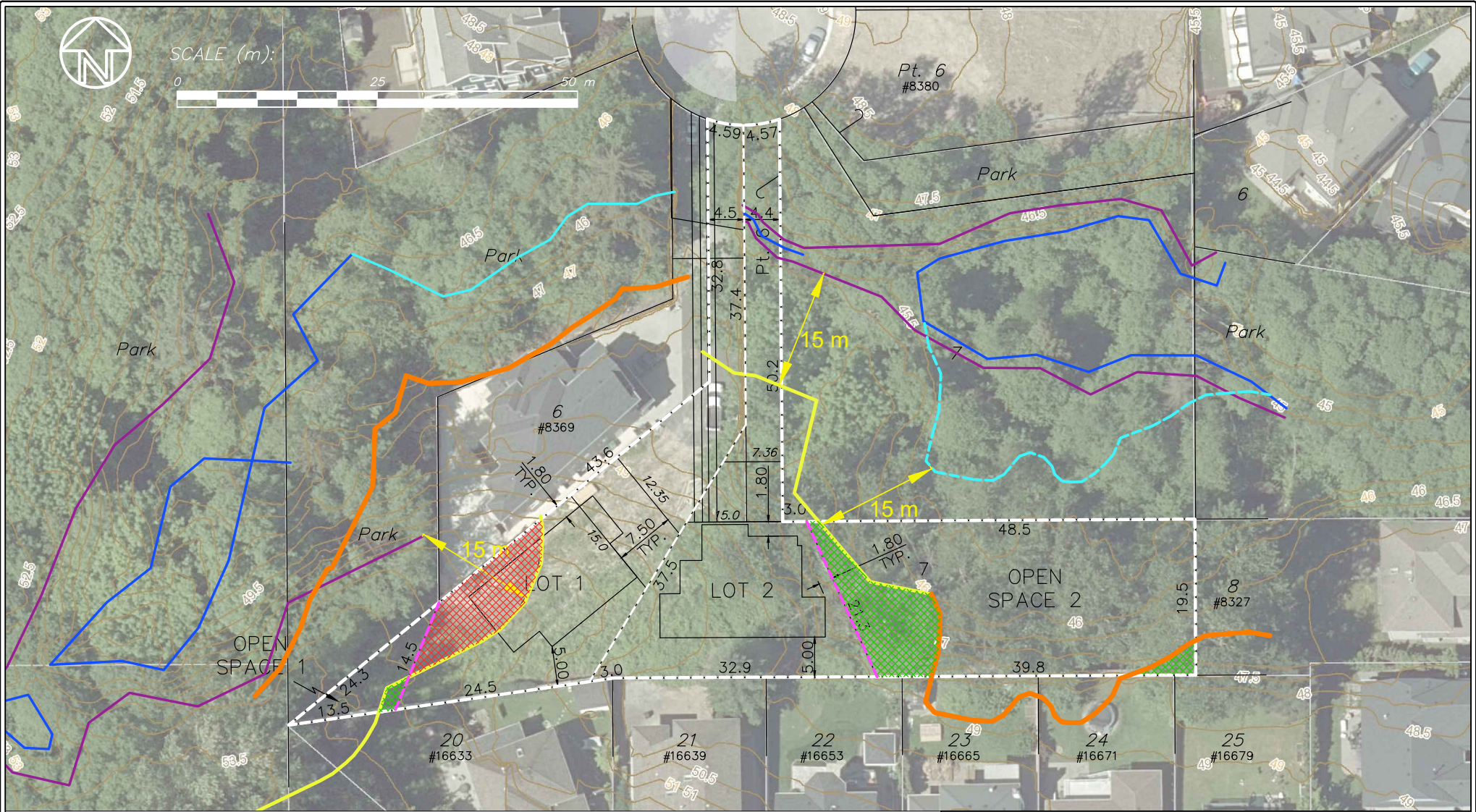
Streamside Setback Map

VIC CHEEMA
 Proposed 2-Lot Subdivision
 8363 166A Street, Surrey, BC





SCALE (m):



--- Site Boundaries

--- Surveved Top of Bank (TOB)

--- Surveved Creek / Watercourse

--- Un-surveved / Assumed
High Water Mark (HWM)

--- New Wetland Boundary

--- RAR SPEA

--- Streamside Setback (15 m)

--- Proposed Setback (Variance)

--- = Streamside Setback
Area Reduction: 123 m²

--- = Streamside Setback
Area Expansion: 160 m²

Proposed Subdivision Layout & Setback Provision Map - Layout C

VIC CHEEMA
Proposed 2-Lot Subdivision
8363 166A Street, Surrey, BC



DATE: April.19.2020

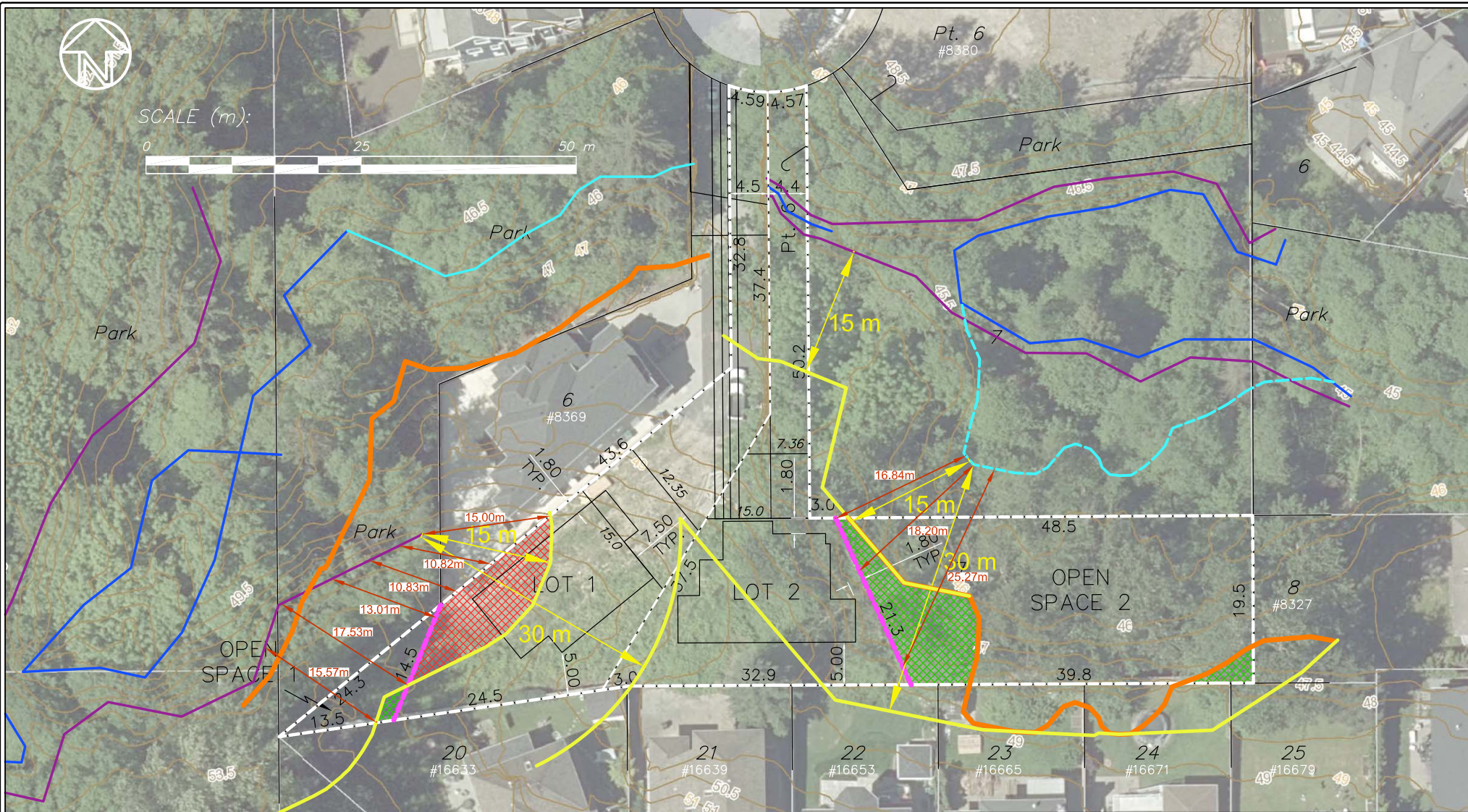
DRAWN BY: NGL

SCALE: As Shown

DWG: 8363_166a St_EDP.DVP.dwg



SCALE (m):



--- Site Boundaries

--- Surveied Top of Bank (TOB)

--- Surveied Creek / Watercourse

--- Un-surveied / Assumed
High Water Mark (HWM)

--- New Wetland Boundary

--- RAR SPEA

--- Streamside Setback (30 m)

--- Proposed Setback (Variance)

--- Requested Dimensions / Offsets
by City of Surrey - May.21.2019

--- = Streamside Setback
Area Loss: 123 m²

--- = Streamside Setback
Area Gain: 160 m²

Setback & Proposed Subdivision Map - Layout C
Offset Dimensions per City Request - May 21 2019

VIC CHEEMA
Proposed 2-Lot Subdivision
8363 166A Street, Surrey, BC

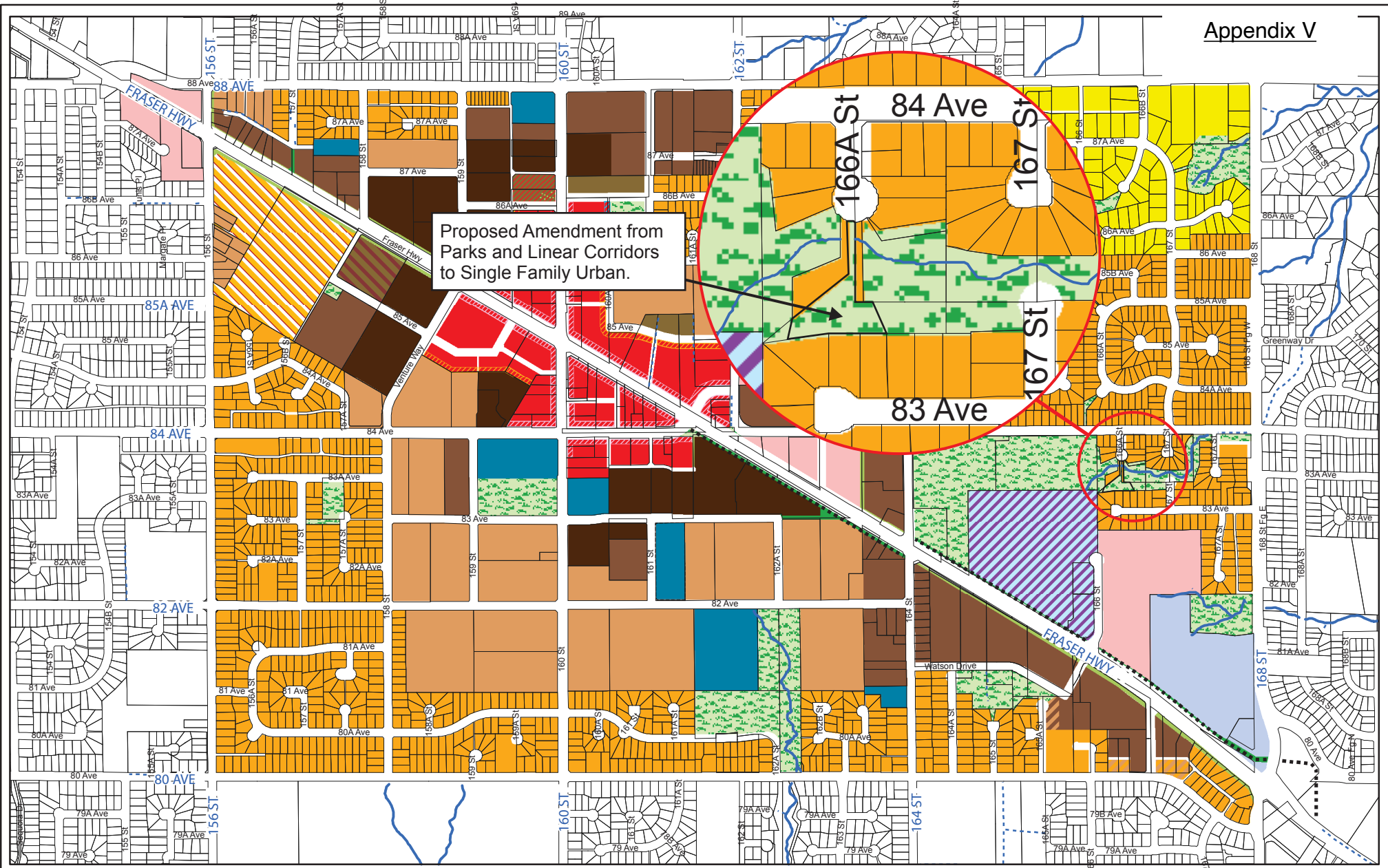


DATE: May.21.2019

DRAWN BY: NGL

SCALE: As Shown

DWG: 8363_166a_St_EDP.DVP.dwg



Legend

- | | | | | |
|---|---|---|---|------------------------------------|
| Mixed Use 2.5 FAR 6 Storey Maximum | Apartment 2.0 FAR 6 Storey Maximum | Low Density Townhouses In Duplex Form | Commercial 1.5 FAR | Parks & Linear Corridors |
| Commercial Frontage Required | Apartment 1.5 FAR 4 Storey Maximum | Low Density Townhouses or Single Family | Industrial | Multiuse Corridor/Landscape Buffer |
| 4 Storey Maximum | Apartment and Medium Density Townhouses | Single Family Urban | Institutional | Buffer Within Private Land |
| Residential Frontage Required 4 Storey Maximum | Medium Density Townhouses | Single Family Suburban | Institutional/Commercial | 4m Wide Paved Path |
| Apartment or Mixed Use 1.5 FAR 4 Storey Maximum | Low Density Townhouses | Manufactured Homes | Tree Cluster - with preservation may permit up to 2.5 FAR, 6 Storey | |

FLEETWOOD TOWN CENTRE LAND USE PLAN

STAGE 1

City of Surrey Planning & Development Department



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0434-00

Issued To:

("the Owner")

Address of Owner:

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: 027-182-398

Lot 7 Section 25 Township 2 New Westminster District Plan BCP32071

8363 - 166A Street

Parcel Identifier: 030-023-653

Lot 6 Section 25 Township 2 New Westminster District Plan EPP64092

8380 - 166A Street

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section B.1 of Part 7A "Streamside Protection", the minimum distance (streamside setback area) from top of bank for a "Natural Class A Stream" is reduced from 30 metres to 10.8 metres;
- (b) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum rear yard setback is reduced from 7.5 metres to 5.0 metres to the principal building face of proposed Lot 1 and 2;
- (c) In Section F of Part 16 "Single Family Residential Zone (RF)", the minimum front yard setback is reduced from 7.5 metres to 1.8 metres to the principal building face of proposed Lot 2;

- (d) In Section K of Part 16 “Single Family Residential Zone (RF)”, the minimum lot width is reduced from 15 metres to 12.3 metres for proposed Lot 1;
 - (e) In Section K of Part 16 “Single Family Residential Zone (RF)”, the minimum lot width is reduced from 15 metres to 7.3 metres for proposed Lot 2;
 - (f) In Section K of Part 16 “Single Family Residential Zone (RF)”, the minimum lot depth is reduced from 28 metres to 26 metres for proposed Lot 2.
4. This development variance permit applies to only the portion of the Land shown on 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

SUBDIVISION PLAN OF PART OF LOT 6 AND LOT 7,
 PLAN EPP64092; AND LOT 7, PLAN BCP32071;
 ALL OF SECTION 25, TOWNSHIP 2,
 NEW WESTMINSTER DISTRICT

Schedule A



NOTES

- 1) LAYOUT IS PRELIMINARY ONLY AND SUBJECT TO APPROVAL.
- 2) AREAS AND DIMENSIONS ARE TO BE CALCULATED BY A LEGAL SURVEYOR, AND MAY VARY.
- 3) DO NOT USE FOR LEGAL TRANSACTIONS.

Variance to reduce the minimum lot width from 15 metres to 12.3 metres for proposed Lot 1.

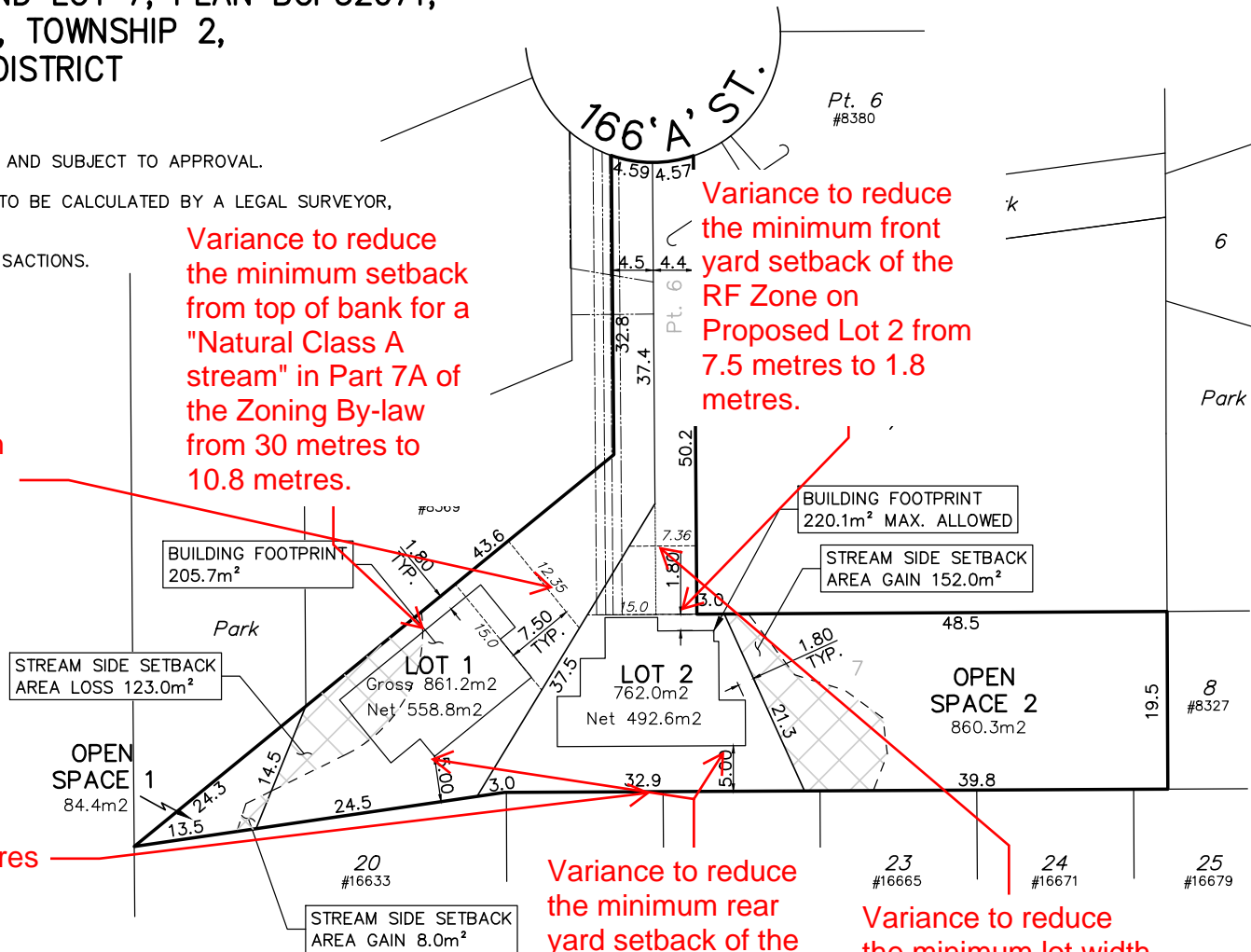
Variance to reduce the minimum setback from top of bank for a "Natural Class A stream" in Part 7A of the Zoning By-law from 30 metres to 10.8 metres.

Variance to reduce the minimum front yard setback of the RF Zone on Proposed Lot 2 from 7.5 metres to 1.8 metres.

Variance to reduce the minimum lot depth from 28 metres to 26 metres for proposed Lot 2.

Variance to reduce the minimum rear yard setback of the RF Zone on proposed Lots 1 and 2 from 7.5 metres to 5.0 metres.

Variance to reduce the minimum lot width from 15 metres to 7.3 metres for proposed Lot 2.



Coastland
 engineering & surveying ltd.

#101, 19292 - 60 Avenue
 Surrey, B.C. V3S 3M2
 Phone: (604) 532-9700
 Fax: (604) 532-9701

PROJECT No: #2674
 LAYOUT-C
 SCALE: 1:500
 DATE: MARCH 23, 2020