

PROPOSAL:

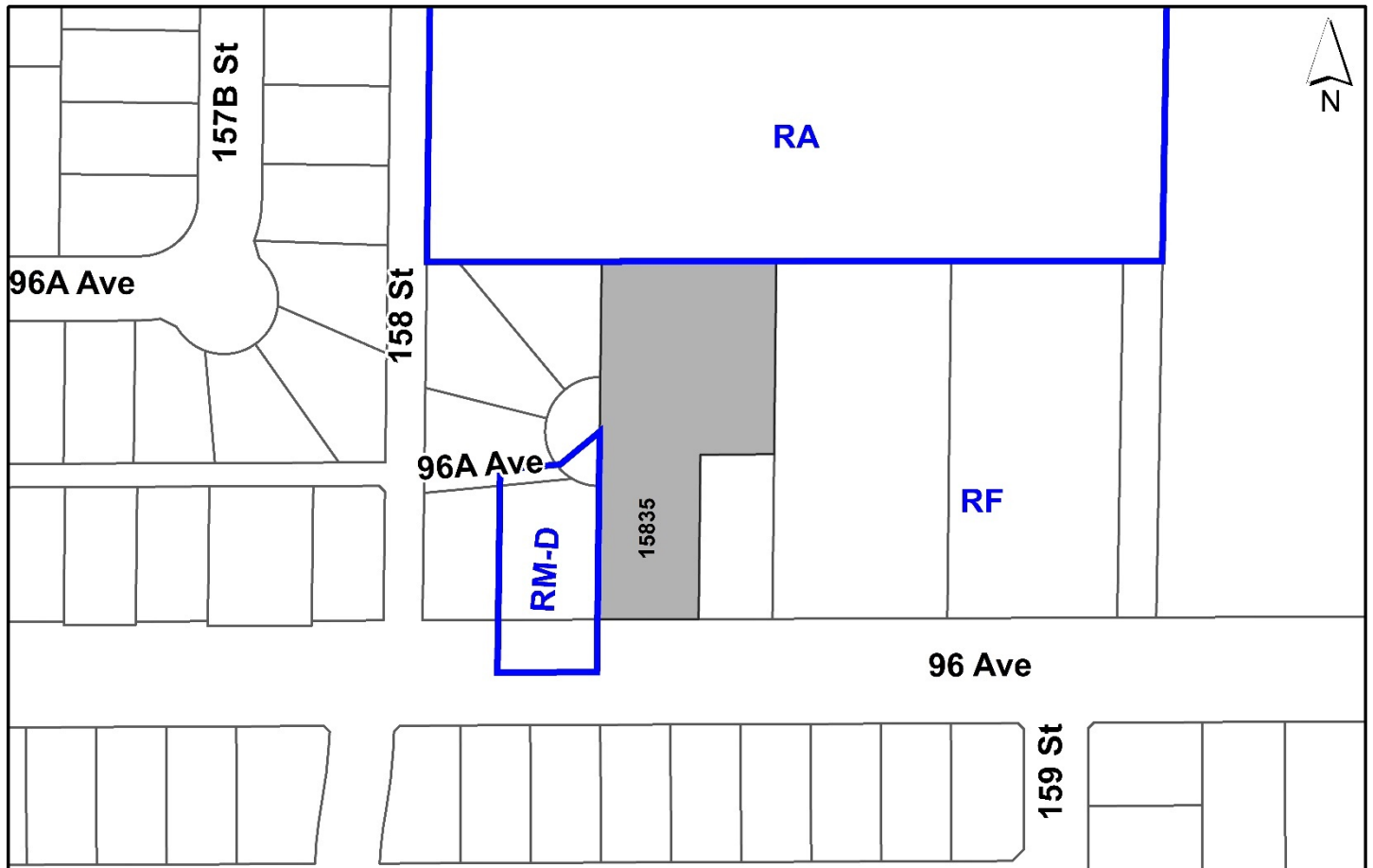
- **Rezoning** from RF to RF-13
- **Development Variance Permit**

to allow subdivision into 5 single family residential small lots.

LOCATION: 15835 - 96 Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Rezoning
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the minimum lot width requirement of the RF-13 Zone for a Type I "Corner Lot" from 14 metres to 13.4 metres for proposed Lot 5.
- Proposing to reduce the minimum rear yard setback requirement of the RF-13 Zone from 7.5 metres to 6.0 metres for proposed Lots 1-4.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed subdivision meets the 'Sensitive Infill' policies of the OCP, which encourages development that is compatible with existing neighbourhoods. The proposal allows for infill development on an existing oversized lot, and the proposed RF-13 Zone lots are compatible with the established single family residential pattern of development in the surrounding neighbourhood.
- The proposed road network achieves a road connection to 96 Avenue and will complete the existing half cul-de-sac. The temporary 8 metre-wide lane which provides access to the existing single-family homes will be removed following completion of 158A Street. Following the removal of the temporary lane and discharge of the accompanying ROW, a single-family home may be built on 15805 – 96A Avenue to further complete the existing subdivision.
- The proposed Development Variance Permit to permit a reduced corner lot width on proposed Lot 5 enables 12.5 metres of road dedication for the future 158A Street, thereby exceeding the City's half road dedication standard of 11.5 metres.
- Lots 1-4 exceed the minimum lot size requirements of the RF-13 Zone. A variance for reduced rear yard setbacks on these lots is requested to allow for practical floor plans to be constructed for the future single family dwellings on these pie shaped lots.

- Proposed Lot 1 will incorporate design restrictions to ensure a suitable massing and to mitigate the proposed higher floor elevation in relation to existing single-family homes to the west. The Design Consultant has recommended various Design Guideline restrictions to ensure the difference in grades between the existing and proposed dwellings can be appropriately accommodated.
- The Design Consultant has confirmed that all proposed lots will be able to accommodate the minimum number of off-street parking spaces required as per the Zoning By-law. A Restrictive Covenant will be registered on title on proposed Lot 5 to ensure adequate space for a parking pad between the proposed rear lane and the attached garage.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7919-0353-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum corner lot width of the RF-13 Zone from 14 metres to 13.4 metres for proposed Lot 5.
 - (b) to reduce the minimum rear yard setback requirements of the RF-13 Zone from 7.5 metre to 6.0 metres for proposed Lots 1-4.
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 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;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development department; and
 - (g) registration of a Section 219 Restrictive Covenant for "no build" within 6.0 metres of the north (rear) lot line for proposed Lot 5, to ensure a parking pad between the rear lane and the garage.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single-family residential	Urban	RF
North:	North Surrey Community Park (City-owned)	Urban	RA
East:	Single-family residential	Urban	RF
	City-owned parkland	Urban	RF
South (Across 96 Avenue):	Single-family residential	Urban	RF
West:	Single-family residential	Urban	RM-D & RF

Context & Background

- The ~3,351 square metre subject property is located at 15835 – 96 Avenue in Guildford and is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "Single Family Residential (RF) Zone".
- The subject lot is the last oversized single-family residential property within the subdivision, with the adjacent existing land uses consisting of RF-zoned single family lots containing one and two-storey homes, and an RF-SD-zoned lot with duplex immediately to the west.
- The surrounding single-family homes west of the subject property were created under Development Application No. 7991-0443-00, which created four (4) single family homes, legitimized the existing duplex, and constructed half a cul-de-sac. Access to the existing single family-homes within the subdivision is from a temporary 8.0 metre-wide laneway and ROW over a portion of 15805 – 96A Avenue, which connects to 96 Avenue via a rear lane through the neighbouring subdivision to the west.
- The intent of the ROW was for it to be discharged once the remainder of the subdivision developed. The original concept plan provided as part of Development Application No. 7991-0443-00 (Appendix II), demonstrates the existing cul-de-sac and 96A Avenue originally daylighting to 96 Avenue via the two (2) parcels to the east, 15859 and 15875 – 96 Avenue.
- These two adjacent easterly parcels were subsequently purchased by the City in 2012 as parkland, requiring the road connection to 96 Avenue to be reconsidered.
- The subject property is adjacent to City-owned parkland, the North Surrey Community Park, to the north and to the east.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the property from "Single Family Residential (RF Zone)" to "Single Family Residential (13) Zone (RF-13)" to subdivide into five (5) single family residential small lots. The proposed density of 15 units per hectare complies with the maximum permitted density within the RF-13 Zone (28 units per hectare).

	Proposed
Lot Area	
Gross Site Area:	0.8 ac
Road Dedication:	
Undevelopable Area:	N/A
Net Site Area:	
Number of Lots:	5
Unit Density:	15 units per hectare (6.09 units per acre)
Range of Lot Sizes	443 – 600 square metres
Range of Lot Widths	13.40 metres
Range of Lot Depths	29.7 – 36.2 metres

- The existing 8 metre-wide lane and right of way (ROW) over 15805 – 96A Avenue that currently provides access to the dwellings on the existing half cul-de-sac (fronting 96A Avenue) is proposed to be removed as part of the application.
- Following construction of 158A Street, the applicant proposes to discharge the existing ROW and all services within the ROW, with exception of the water main, which may require a new ROW over a portion of 15805 – 96A Avenue. The discharge of the ROW and removal of the temporary laneway will enable a new single-family dwelling to be constructed on the lot. Written acknowledgment has been provided by the Owner of 15805 – 96 Avenue accepting the proposed Lot Layout (Appendix I) and proposed Servicing Plan (Appendix III) for these lots.

Referrals

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

School District: The School District has provided the following projections for the number of students from this development:

3 Elementary students at William F. Davidson School
1 Secondary student at North Surrey Secondary School

(Appendix V)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by May 2022.

Parks, Recreation & Culture:	Parks have some concerns with the proposed retaining wall at the southeast corner of proposed Lot 4, along the west parkland property line at 15859 – 96 Avenue. Parks notes that the retaining wall will need to be setback from the parkland’s west property line and located on private property for construction and maintenance purposes. This is to be resolved at the detailed design stage.
Realty	Realty services supports the discharge of the temporary ROW on 15805 – 96A Avenue once 158A Street is constructed to 96 Avenue.

Transportation Considerations

- As part of the subject development application the applicant will be required to complete the following road dedications and construction:
 - Dedicate 12.5 metres for 158A Street to achieve an ultimate 15.5 metre allowance and construct to a Unique Limited Local Standard.
 - Dedicate 14.0 metre radius to complete the cul-de-sac bulb, and construct to the Unique Limited Local Standard.
 - Dedicate 6.0 metres for a rear lane for proposed Lot 5, and construct to Lane Standard.
 - Dedicate a 3.0 x 3.0 corner cut at 96 Avenue and 158A Street.
 - Dedicate a 1.0 x 1.0 corner cut cuts at 158A Street and lane.
- Proposed Lots 1-4 will be oriented towards the 158A Street cul-de-sac, proposed Lot 5 will be oriented towards 96 Avenue (with vehicle access provided via the rear lane).
- Proposed Lot 5 will be subject to an additional Special Building Setback of 1.5 metres along 96 Avenue, as per Surrey Zoning By-law No. 12000.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject property is designated ‘General Urban’ in Metro Vancouver’s Regional Growth strategy (RGS). The proposal complies with the designation.

Official Community Plan

Land Use Designation

- The subject site is designated 'Urban' in the Official Community Plan (OCP). The proposal complies with this designation.

Themes/Policies

- The proposal complies with Policy A3.1 of the OCP, which permits gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to town centres.
- The proposal complies with Policy A3.5 of the OCP, which states that infill development is to be appropriate in scale and density to its neighbourhood context, and [which] uses compatible design to reinforce neighbourhood character.

Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (13) Zone (RF-13)" parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required		Proposed	
Unit Density:	28 uph		15 uph	
Yards and Setbacks				
Front Yard:	6.0 m		6.0, 7.5 m for proposed Lot 5	
Side Yard:	1.2m		1.2 m	
Rear:	7.5 m		6.0 m *	
Lot Size (RF-13 – Type 1)				
	Interior	Corner	Interior	Corner
Lot Size:	336 sq. m.	380 sq. m	451 sq. m	443 sq. m minimum
Lot Width:	12 m	14 m	13.4 m	13.4 m*
Lot Depth:	28 m	28 m	29.7 m	31.1 m
Parking (Part 5)				
	Required		Proposed	
Number of Spaces	3		3 +	

*variance requested

Lot Width/ Setback Variances

- The applicant is requesting the following variances:
 - To reduce the minimum corner lot width of the RF-13 Zone from 14 metres to 13.4 metres for proposed Lot 5.
 - To reduce the minimum rear yard setback of the RF-13 Zone from 7.5 metres to 6.0 metres for proposed Lots 1 to 4.
- The proposed reduction to the minimum lot width for proposed Lot 5 is requested to accommodate sufficient road dedication for 158A Street. As a result, 12.5 metres of land along 158A Street will be dedicated through the subject application.
- Should the neighbouring property to the west (15825 & 15827 – 96 Avenue) subdivide in the future, 3.0 metres of road will be dedicated for an ultimate road width of 15.5 metres. A minor variance will be required at the time of subdivision, to permit the reduced lot width.
- The future subdivision potential to the west is demonstrated on the proposed Lot Layout (Appendix I). Transportation has reviewed the Lot Layout, future subdivision potential to the west, and the interim and ultimate width of 158A Street and are supportive in principle.
- Given the irregular pie-shape of proposed Lots 1-4, rear yard setback variances are proposed these lots. The reduced rear yard setback will enable longer driveways to provide more opportunity for off-street parking and will additionally provide a more practical and livable floor plan for the shallower lots. Proposed Lots 1 to 4 exceed the minimum lot area and depth requirements of the RF-13 Zone and also meet the minimum lot width requirement of the RF-13 Zone.
- Staff support the requested variances to proceed to Public Notification.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VI).
- The Design Consultant recommends west coast traditional style homes for the proposed dwellings, in keeping with the surrounding local context.
- A preliminary lot grading plan, submitted by Citiwest Consulting Ltd., and dated August 26, 2020 has been reviewed by staff and found to be generally acceptable (Appendix III).
- The applicant proposes in-ground basements on all five (5) proposed lots. Staff note that 1.0 to 1.85 metres of fill is proposed for each of the five (5) proposed lots to accommodate 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.

- In order for in-ground basements to be accommodated on proposed Lots 4 and 5, the applicant has proposed grading in excess of 1.0 metres and has also proposed two (2) retaining walls along common property lines of the neighbouring property to the southeast, 15845 - 96 Avenue.
 - A permanent retaining wall with a maximum height of 1.0 metres is required along north property line of 15845 - 96 Avenue, along the north boundary of the proposed rear lane.
 - A temporary retaining wall, with a maximum height of 1.0 metres is required along the west property line of 15845 - 96 Avenue. This retaining wall will be buried in the future should 15845 - 96 Avenue redevelop. The Development potential of this lot to subdivide into two (2) RF-10 lots is indicated on the Lot Layout (Appendix I).
- City Staff required written endorsement of the proposed Lot Grading Plan (Appendix III) from the south easterly land owner (15845 - 96 Avenue) due to the amount of fill and retaining walls required to accommodate in-ground basements for the proposed subdivision, with the result that this property will ultimately be lower in elevation by approximately 1.0 metres. The land owner of 15845 - 96 Avenue has endorsed the proposed Lot Grading Plan and confirmed acceptance of retaining walls along their north and west common property lines.
- The proposed Lot Grading Plan (Appendix III) indicates that the main floor elevations of the proposed dwellings will be approximately one (1) metre higher than the existing dwellings to the west, on the high side of the cul-de-sac. Staff noted concerns with the proposed difference in elevation, specifically the interface of proposed Lot 1 with the existing house to the west, 15829 - 96A Avenue.
- The Design Consultant has provided a Streetscape Plan (Appendix VII) to demonstrate an acceptable interface condition between proposed Lot 1 and the existing westerly dwelling. Additionally, the Building Design Guidelines (Appendix VI) were revised to include further recommendations to improve the interface between proposed Lot 1 and 15829 - 96 Avenue.
 - For proposed Lot 1, the Design Consultant has recommended height restrictions per floor, a maximum garage slab height, as well as 20% reduction in massing on the second floor to reduce potential impacts from the difference in grade to the existing westerly dwellings.
 - As per the Streetscape Plan (Appendix VII), the difference in roof ridge heights between proposed Lot 1 and the existing westerly dwellings is 1.0 metres. The difference in first floor heights between proposed Lot 1 and the existing westerly dwellings is 1.3 metres, measured from the highest elevation of the proposed new dwelling (east side).
- Staff have reviewed the Lot Grading Plan, Streetscape Plan, and Building Design Guidelines and have found them to be satisfactory.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs and will provide \$2,000/new lot if final adoption of the Rezoning By-law is approved by December 31, 2020. The contribution rates will be introduced based on a three-phase schedule, with rates increasing as of January 1, 2021. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- The Development Proposal Sign was installed on April 19, 2020, and pre-notification letters were sent on March 31, 2020. Staff received 4 responses from neighbouring residents, all in support of the application and asking general questions regarding the proposed lot layout, timeline for construction, and anticipated cost of the future lots/dwellings.
 - *Staff directed the interested parties to contact the authorized Agent regarding construction timeline and regarding the sale of the future dwellings.*

TREES

- Francis Kilmo, ISA Certified Arborist of Kilmo & Associates 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			
Black Cottonwood	6	6	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Scarlet Oak	6	3	3
Hawthorne	2	2	0
Coniferous Trees			
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	10	7	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		11	
Total Retained and Replacement Trees		14	
Contribution to the Green City Program		\$3,600	

- The Arborist Assessment states that there is a total of 10 mature trees on the site, excluding Alder and Cottonwood trees. Six (6) existing trees, approximately 38% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 3 trees 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.
- 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 20 replacement trees on the site. Since only 11 replacement trees can be accommodated on the site, the deficit of 9 replacement trees will require a cash-in-lieu payment of \$3,600, representing \$400 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- Staff note that the Tree Preservation Summary (Appendix VIII) includes six (6) City boulevard trees along 96 Avenue and two (2) off-site trees to the east, within North Surrey Park. Authorization from Parks is required for the removal of any City trees. An Arborist Report, to the satisfaction of the City Landscape Architect (in consultation with Parks) is a condition of final approval.

- In summary, a total of 14 trees are proposed to be retained or replaced on the site with a contribution of \$3,600 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

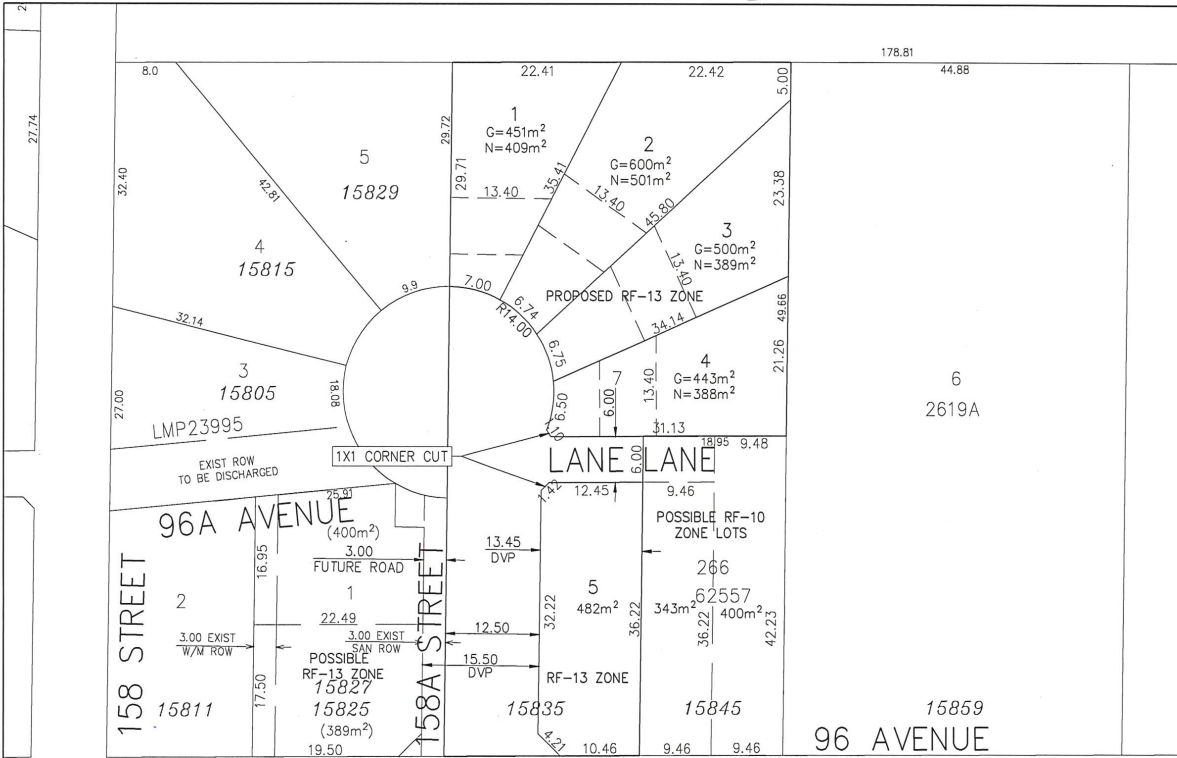
The following information is attached to this Report:

Appendix I.	Subdivision Layout
Appendix II.	Concept Plan for Development Application No.7991-0443-00
Appendix III.	Servicing Plan, Grading Plan
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Streetscape Plan, Footprint Analyses
Appendix VIII.	Tree Preservation Summary, Tree Replacement & Retention Plan
Appendix IX.	Development Variance Permit No. 7919-0353-00

approved by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

SC/cm



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.
 4. DVP REQUIRED ON LOT 5, (CORNER LOT) WIDTH REDUCTION FROM 14.0m TO 13.40m.
 5. DVP FOR ROAD WIDTH REQUIRED FROM 17.0m TO ULTIMATE 15.50m.
 6. RESTRICTIVE COVENANT ON LOT 5, FOR DRIVEWAY TO BE VIA 158A STREET ONLY.

No.	Date	Revision	Dr	Cn

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com

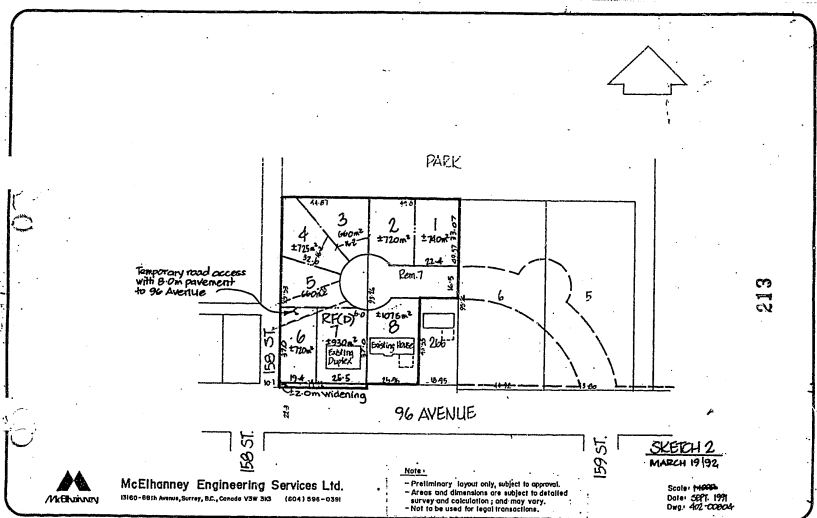


BALINDER DULAY
 15835 - 96 AVENUE, SURREY, BC V4N 2R8, Ph: 604-780-0634
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 15835 - 96 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
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Designed: NP	Job No. 18-3702	Of
P.W. Title	Date OCT/2019	Revision
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7919-0353-00

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McElhanney Engineering Services Ltd.
 1160 - 80th Avenue, Surrey, B.C., Canada V3W 3G3 (604) 596-0381

Note:
 - Preliminary layout only, subject to approval.
 - Areas and dimensions are subject to detailed survey and calculation; error may vary.
 - Not to be used for legal transactions.

Scale: 1:4000
 Date: SEPT. 1971
 Dwg. 412-00804

Appendix III

BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5067
 LOCATED AT CENTRE OF INTERSECTION OF 96 AVENUE AND 156 STREET
 ELEV. 83.553m

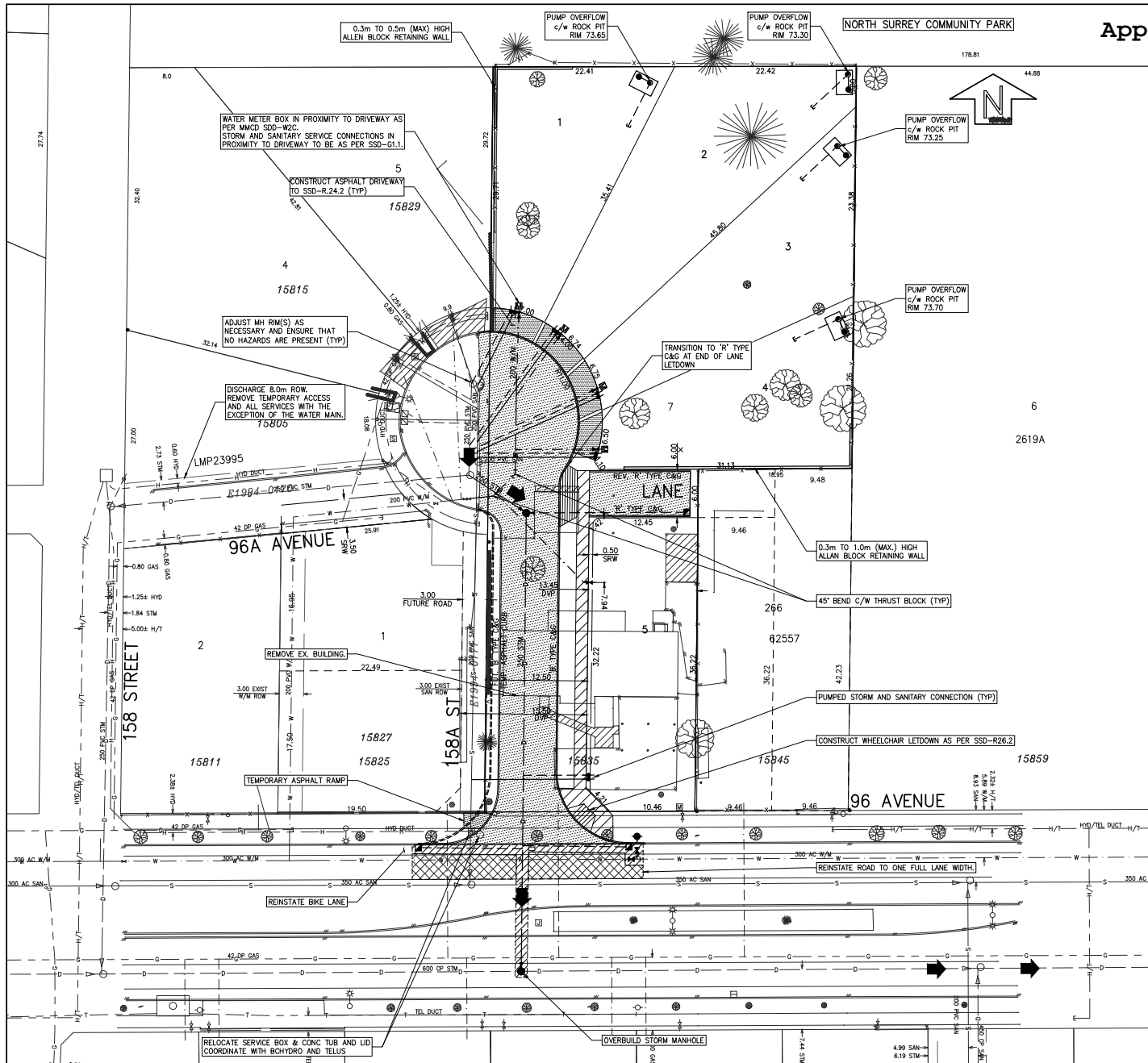
LEGAL DESCRIPTION OF PROPERTY
 LOT 7 SECTION 34 RANGE 1W PLAN NWP2619A NWD BLOCK 6 & 5N,
 EXCEPT PLAN, 62557 AND BCP45948
 LOT 266 BLOCK 5N SECTION 34 RANGE 1 PLAN NWP62557 NWD EXCEPT PLAN BCP45516

RESTRICTIVE COVENANTS

1. RC FOR PUMPED STORM CONNECTIONS ON LOTS 1 TO 4.
2. RC FOR PUMPED SANITARY CONNECTIONS ON LOTS 1 TO 4.
3. RC FOR NO DRIVEWAY ACCESS TO 96 AVENUE ON LOT 5.
4. RC FOR ONSITE STORM WATER MITIGATION IN ACCORDANCE TO WITH UPPER SERPENTINE ISMP.

ROWS AND EASEMENTS

1. 0.50m ROW ALONG WEST PROPERTY LINE OF LOT 5.
2. 3.5m ROW ALONG SOUTH PROPERTY LINE OF 15805 96A AVENUE.
3. DISCHARGE 8.0m ROW ON 15805 96 AVENUE.



NOTE:
 PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO
 VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES
 AND NOTIFY THE ENGINEER OF ANY CONFLICTS

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



BALJINDER DULAY
 15835 - 96 AVENUE, SURREY, BC VAN 2R8, PH: 604-780-0634

PRELIMINARY SITE SERVICING PLAN

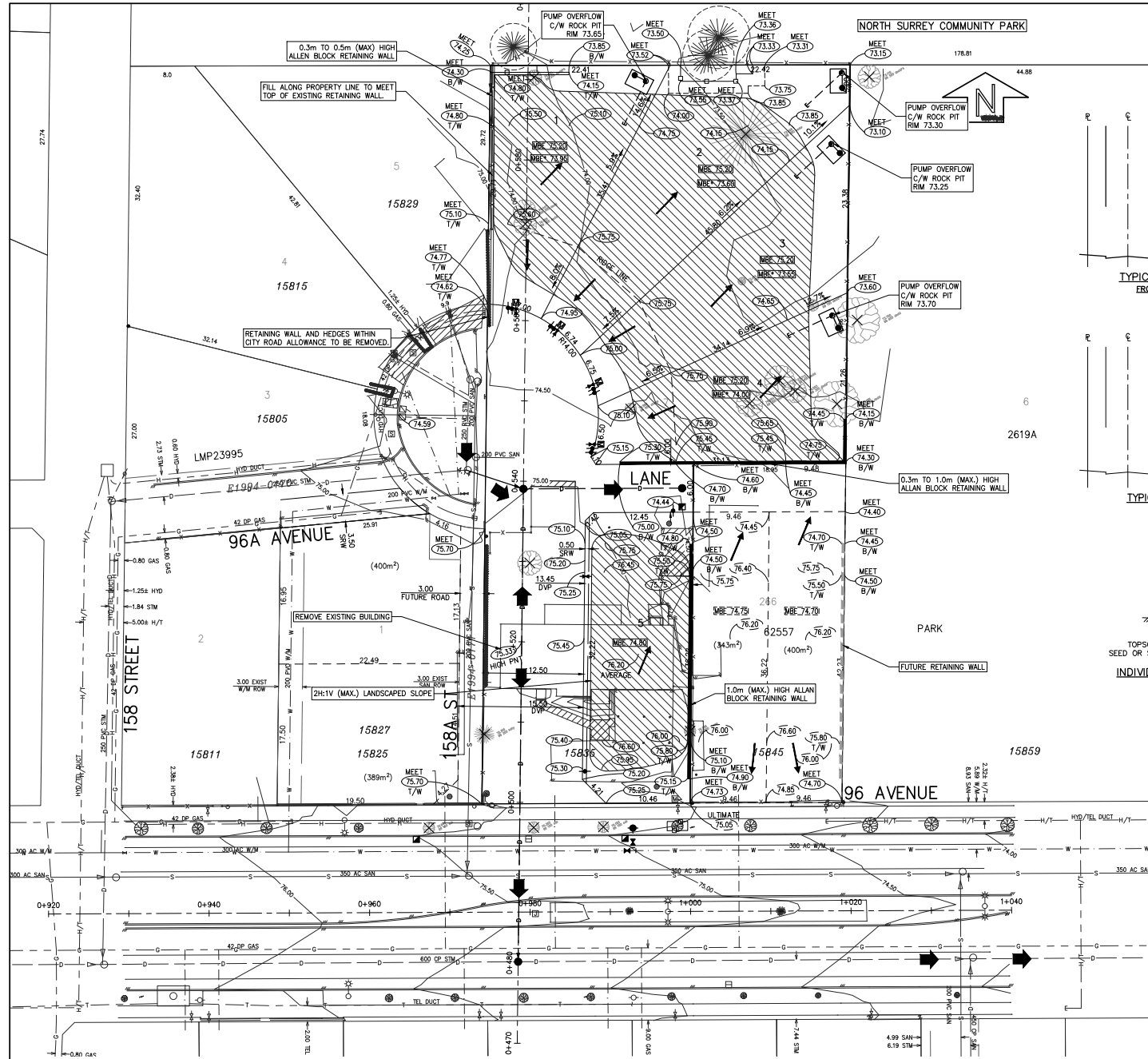
SUBDIVISION AT 15835 - 96 AVENUE, SURREY, BC

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P.W. P.U.	Date DEC /19	Revision
Approved:		Revision

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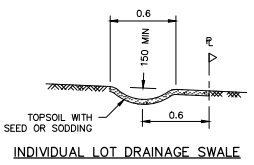
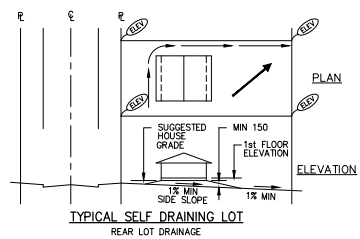
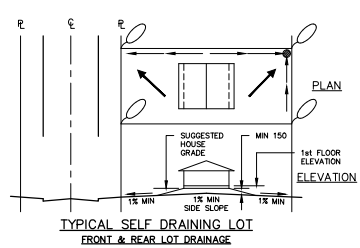
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BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5067
 LOCATED AT CENTRE OF INTERSECTION OF 96 AVENUE AND 156 STREET
 ELEV. 83.553m

LEGAL DESCRIPTION OF PROPERTY
 LOT 7 SECTION 34 RANGE 1W PLAN NWP2619A NWD BLOCK 6 & 5N,
 EXCEPT PLAN, 82557 AND BCP45948
 LOT 266 BLOCK 5N SECTION 34 RANGE 1 PLAN NWP62557 NWD EXCEPT PLAN BCP45516



- LEGEND**
- MAJOR 100 YR. OVERLAND FLOOD ROUTE
 - MAJOR 100 YR. FLOW ROUTE BELOW SURFACE
 - MAJOR 100 YR. FLOW ROUTE IN PIPE
 - EXIST GROUND ELEVATION
 - PROPOSED GROUND ELEVATION
 - FUTURE GROUND ELEVATION
 - DIRECTION OF FLOW
 - MINIMUM BUILDING ELEVATION, BASED ON GRAVITY STORM AND SANITARY CONNECTIONS FROM 158A STREET
 - MINIMUM BUILDING ELEVATION, BASED ON PUMPED STORM CONNECTION AND PUMPED SANITARY CONNECTION FROM 158A STREET, PUMPED STORM CONNECTION TO BE C/W REAR YARD OVERFLOW
 - EXIST SWALE
 - BUILDERS SWALE
 - CONTRACTORS SWALE
 - CONTOURS (ORIGINAL GROUND)
 - EXIST DITCH
 - PROP DITCH
 - MEET EXIST GROUND
 - PROPOSED CATCHBASIN
 - PROPOSED LAMBSKIN (4500 LB)
 - FILLS GREATER THAN 0.50m
 - CUTS GREATER THAN 0.50m
 - SANITARY SERVICE CONNECTION
 - STORM SERVICE CONNECTION
 - WATER SERVICE CONNECTION
 - GRAVEL SILT PAD
 - TREES TO BE RETAINED
 - TREES TO BE PRESERVED REFER TO CITY APPROVED ARBORIST REPORT PREPARED BY KLMO & ASSOCIATES FOR ULTIMATE TREE PRESERVATION

- NOTES**
1. ROUGH LOT GRADING BY CONTRACTOR.
 2. FINISHED LOT GRADING BY HOUSE BUILDER.
 3. ALL ROOF LEADERS ARE TO DISCHARGE ONTO SPLASHPADS UNLESS OTHERWISE NOTED.
 4. DEVELOPERS ENGINEER TO CERTIFY THAT THE ROUGH LOT GRADING IS IN CONFORMANCE WITH THE APPROVED LOT GRADING PLAN PRIOR TO THE ISSUING OF BUILDING PERMITS.
 5. BUILDER SHALL ENSURE THROUGH A PERSONAL FIELD INSPECTION THAT DRIVEWAYS ARE A MIN. OF 1.0 CLEAR OF STREETLIGHTS, HYDRANTS, ELECTRICAL KIOSKS AND ANY OTHER OBSTRUCTIONS.
 6. BUILDER TO EXPOSE AND CONFIRM THE AS-CONSTRUCTED INVERT AND LOCATION OF ALL SERVICE CONNECTIONS PRIOR TO ANY BUILDING EXCAVATION.

"MBE" IS MINIMUM BASEMENT ELEVATION AND IS THE LOWEST LEVEL TO WHICH THE CRAWL SPACE SKIM COAT, BASEMENT SLAB AND/OR SLAB ON GRADE SHALL BE SET, AND SHALL NOT BE LOWER THAN THE ELEVATION SHOWN, NOTWITHSTANDING THE MBE ELEVATION SHOWN, THE MBE SHALL ALSO BE A MINIMUM OF 0.3m ABOVE THE MAXIMUM POTENTIAL SURCHARGE LEVEL FOR ANY SEPTIC DISPOSAL SYSTEM OR SANITARY SEWER CONNECTION, STORM WATER DISPOSAL DRAINS, MAJOR STORM WATER FLOW PATH AND/OR STORM SEWER CONNECTION.

NOTE:
 PRIOR TO ANY CONSTRUCTION THE CONTRACTOR IS TO VERIFY INVERTS & LOCATIONS OF EXISTING SERVICES AND NOTIFY THE ENGINEER OF ANY CONFLICTS

1	26/08/20	REVISED LOT 5 MBE	TWO DC
No	Date	Revision	Dr Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



BALJINDER DULAY
 15835 - 96 AVENUE, SURREY, BC VAN 2R8, PH: 604-780-0634

PRELIMINARY LOT GRADING PLAN

SUBDIVISION AT 15835 - 96 AVENUE, SURREY, BC

Scale: 1:250	Mun. Proj. No. 7919-0353-00	Dwg. No. 3
Drawn: TWD	Mun. Dwg. No.	
Designed: NP	Job No. 18-3702	Of
P.W. P.U.	Date DEC /19	Revision 1
Approved:		destroy all prints bearing previous number

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

C:\p\proj\13107\DWG\13107A.dwg 8/27/2020 12:43:59

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

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

DATE: **May 12, 2020**

PROJECT FILE: **7819-0353-00**

RE: **Engineering Requirements
Location: 15835 96 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m statutory rights-of way (SRW) along 96 Avenue and 158A Street.
- Dedicate 3.0 m x 3.0 m corner cut at 96 Avenue and 158A Street.
- Dedicate 12.5 m towards 158A Street.
- Dedicate 14.0 m radius cul-de-sac bulb towards 158A Street.
- Dedicate 6.0 m towards ultimate 6.0 m lane.
- Dedicate 1.0 m x 1.0 m corner cuts at 158A Street and lane.

Works and Services

- Construct 158A Street to the Unique Limited Local standard with cul-de-sac bulb.
- Construct lane as per City standards (SSD-R.12).
- Construct 6.0 m wide concrete letdown for each lot.
- Construct 250 mm storm main on proposed 158A Street.
- Construct 100 mm water main on proposed 158A Street.
- Provide new hydrant on 158A Street.
- Provide storm, sanitary and water service connections for each lot.
- Construct on-site sustainable drainage and stormwater mitigation features.
- Remove all City services and commercial utilities within the 96A Avenue SRW and apply for discharge of the SRW.
- Register applicable legal documents as determine through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Tommy Buchmann, P.Eng.
Development Services Manager

DJS

NOTE: Detailed Land Development Engineering Review available on file



March 30, 2020
 Planning

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.

William F. Davidson Elementary is in a maturing neighbourhood. As of 2019, there has been many rezoning applications submitted looking to increase housing density within this catchment and to the north in the Harold Bishops catchment. In particular, this submission focuses on purpose built multifamily rental housing which can signal higher counts of elementary enrolment. The graph does not take into account all the proposed DP applications currently in the area as of yet. Future proposed development enrolment will likely start to reverse the current declining trend to a modest growth trend over the next 10 years. Currently, the school can accommodate any growth within the building's existing capacity, no additions are being considered at this time.

Johnston Heights also serves a maturing neighbourhood and it is showing the same enrolment trend as its' feeder schools; stable and level. The school currently operates a District IB Middle Program that has stabilized the enrolment. Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time.

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0353 00

SUMMARY

The proposed 5 Single family with suites are estimated to have the following impact on the following schools:

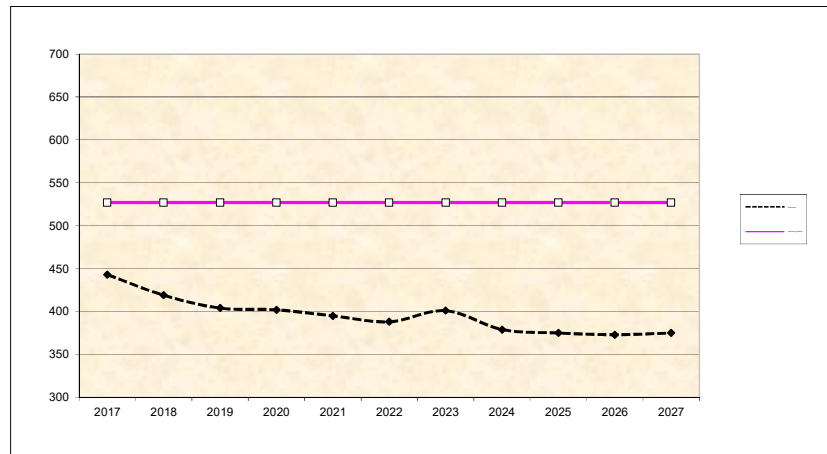
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

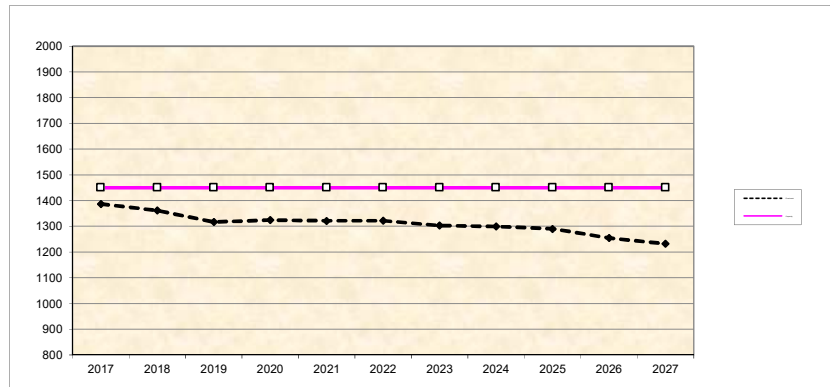
September 2019 Enrolment/School Capacity

William F. Davidson Elementary	
Enrolment (K/1-7):	36 K + 368
Operating Capacity (K/1-7)	38 K + 489
Johnston Heights Secondary	
Enrolment (8-12):	1317
Capacity (8-12):	1450

William F. Davidson Elementary



Johnston Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7919-0353-00
 Project Location: 15835 - 96 Avenue, Surrey, BC
 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 of a majority of homes that are older bungalow and one-and-a-half storey style the age from about 20-30 years old. These homes would not really be considered as context homes, but we may use features as precedents for the future subdivision. Directly North of the property, there is North Surrey Community Park along with North Surrey Secondary School to the east of the subject property.

Homes in the neighborhood include the following:

- The homes surrounding the property are majority older homes that are bungalow style or split level one and a half storey. The roof styles are very modest, low profile with some gable accents and street projections. Roof surfaces are primarily asphalt shingles with various cladding materials such as wood siding, vinyl or stucco with stone or brick accents.

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 modern and west coast modern and craftsman.
- 2) All context homes are 2 or 3 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 flat roof for the newer context homes.

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

Exterior Treatment /Materials: Context homes are clad in hardi siding 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 craftsman style 2 and 3 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 Lot 1 height restriction and second floor massing.

Exterior Materials: Vinyl, Stucco, 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 could be flat and maximum of 12:12. **The maximum roof pitch for lot 1 shall not exceed 5:12**

Roof Materials: Shake profile concrete roof tiles, and 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 with maximum height of 8'0".

Landscaping: Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" 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)

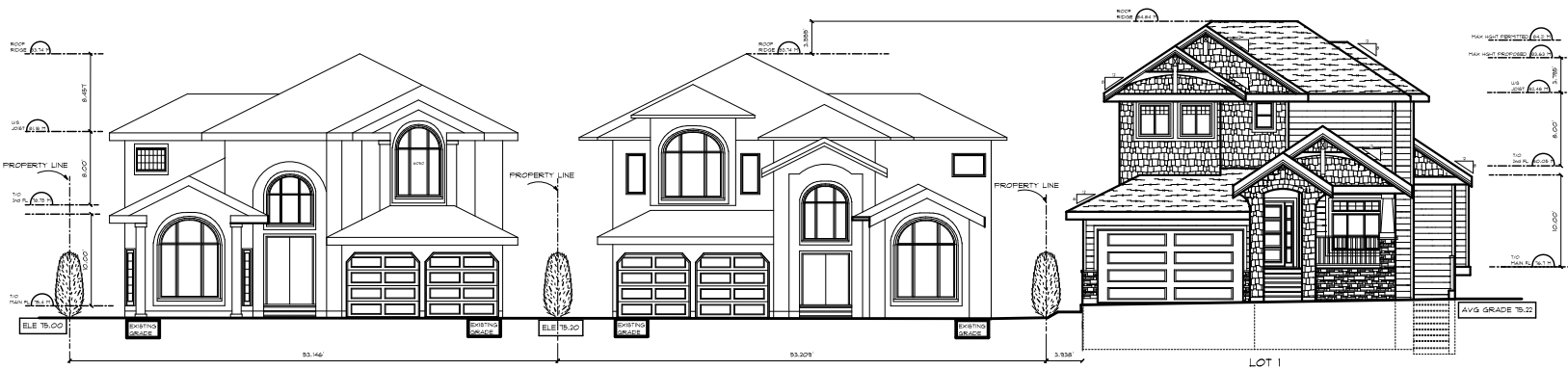
Summary prepared and submitted by: Simplex Consultants Ltd.

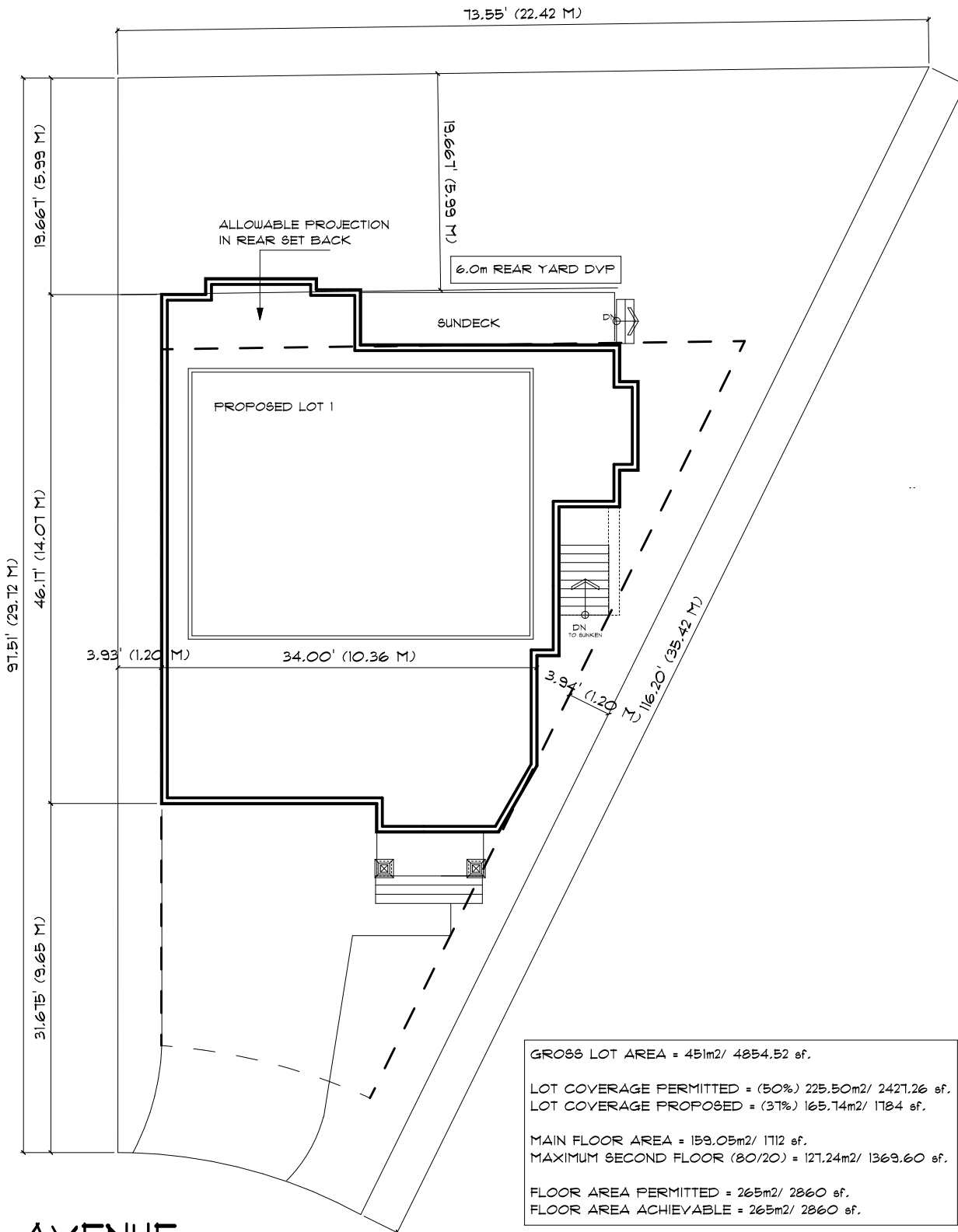
Date: February 18, 2020

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

Date: February 18, 2020





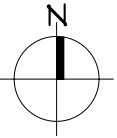


96A AVENUE

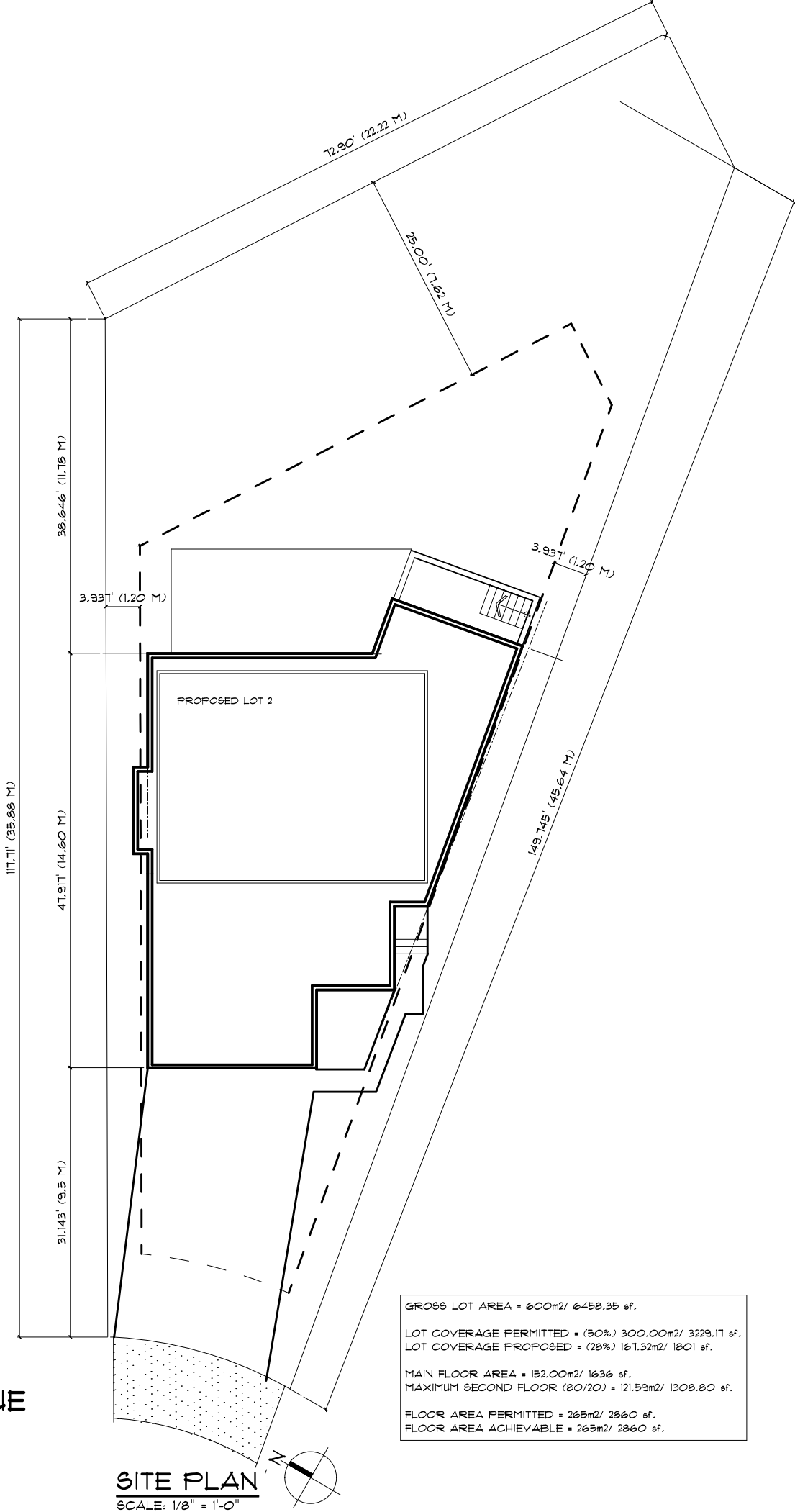
GROSS LOT AREA = 451m ² / 4854.52 sf.
LOT COVERAGE PERMITTED = (50%) 225.50m ² / 2421.26 sf.
LOT COVERAGE PROPOSED = (37%) 165.74m ² / 1784 sf.
MAIN FLOOR AREA = 159.05m ² / 1712 sf.
MAXIMUM SECOND FLOOR (80/20) = 127.24m ² / 1369.60 sf.
FLOOR AREA PERMITTED = 265m ² / 2860 sf.
FLOOR AREA ACHIEVABLE = 265m ² / 2860 sf.

SITE PLAN

SCALE: 1/8" = 1'-0"



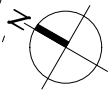
96A AVENUE

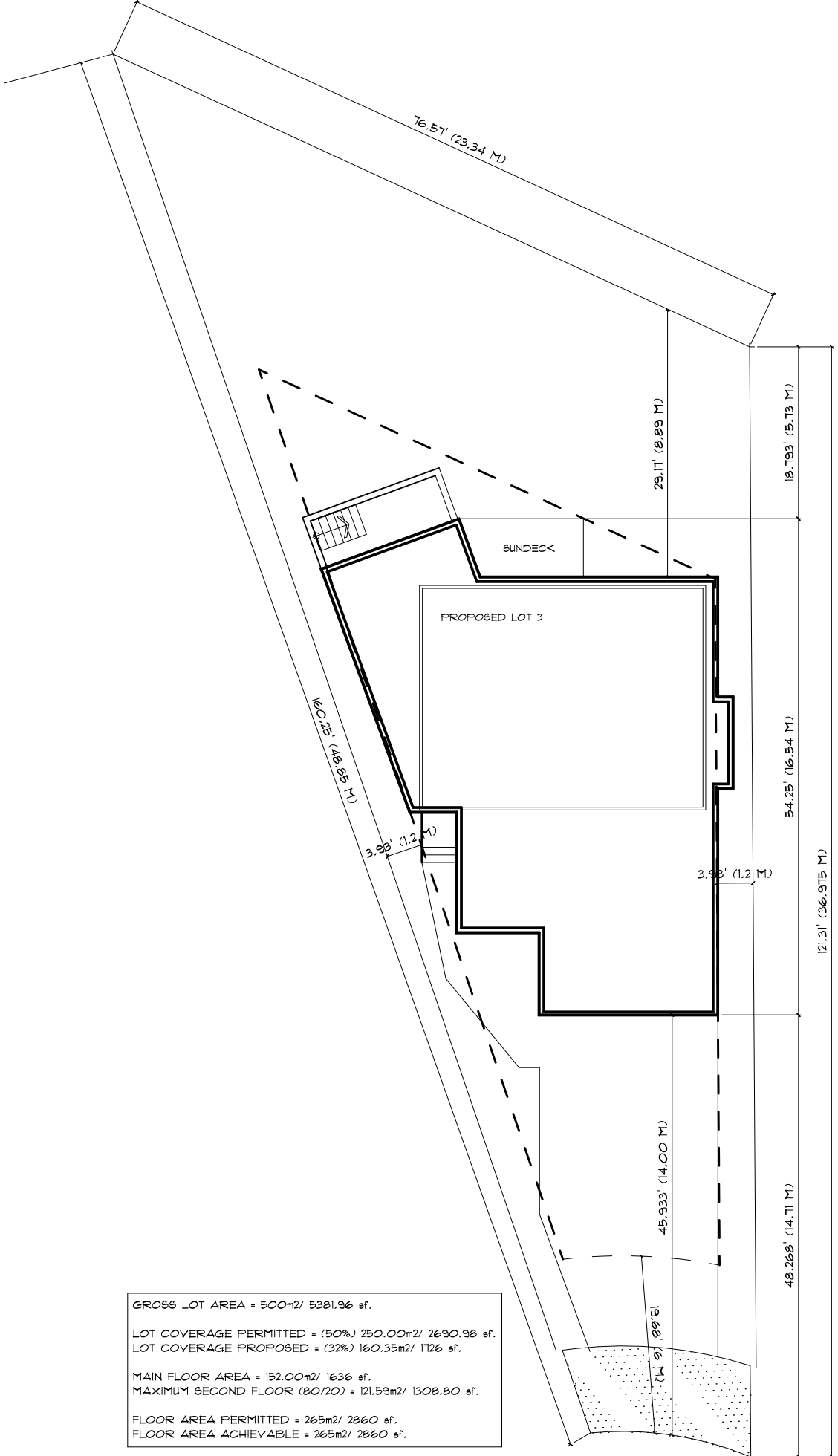


GROSS LOT AREA = 600m ² / 6458.35 sf.
LOT COVERAGE PERMITTED = (50%) 300.00m ² / 3229.17 sf.
LOT COVERAGE PROPOSED = (28%) 167.32m ² / 1801 sf.
MAIN FLOOR AREA = 152.00m ² / 1636 sf.
MAXIMUM SECOND FLOOR (80/20) = 121.59m ² / 1308.80 sf.
FLOOR AREA PERMITTED = 265m ² / 2860 sf.
FLOOR AREA ACHIEVABLE = 265m ² / 2860 sf.

SITE PLAN

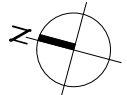
SCALE: 1/8" = 1'-0"



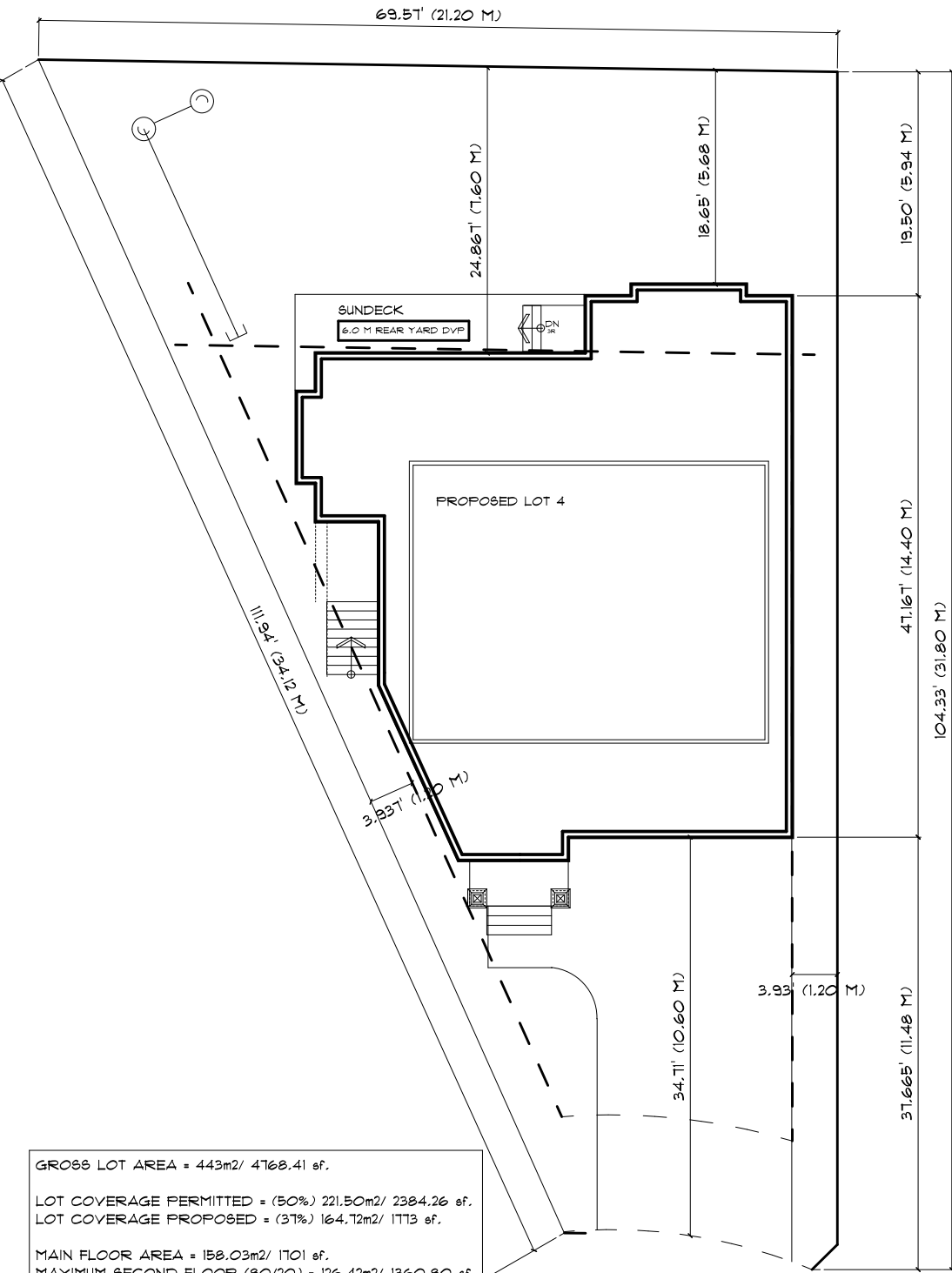


GROSS LOT AREA = 500m²/ 5381.96 sf.
 LOT COVERAGE PERMITTED = (50%) 250.00m²/ 2690.98 sf.
 LOT COVERAGE PROPOSED = (32%) 160.35m²/ 1726 sf.
 MAIN FLOOR AREA = 152.00m²/ 1636 sf.
 MAXIMUM SECOND FLOOR (80/20) = 121.59m²/ 1308.80 sf.
 FLOOR AREA PERMITTED = 265m²/ 2860 sf.
 FLOOR AREA ACHIEVABLE = 265m²/ 2860 sf.

SITE PLAN
 SCALE: 1/8" = 1'-0"



96A AVENUE



GROSS LOT AREA = 443m²/ 4768.41 sf.

LOT COVERAGE PERMITTED = (50%) 221.50m²/ 2384.26 sf.

LOT COVERAGE PROPOSED = (37%) 164.72m²/ 1773 sf.

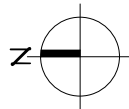
MAIN FLOOR AREA = 158.03m²/ 1701 sf.

MAXIMUM SECOND FLOOR (80/20) = 126.42m²/ 1360.80 sf.

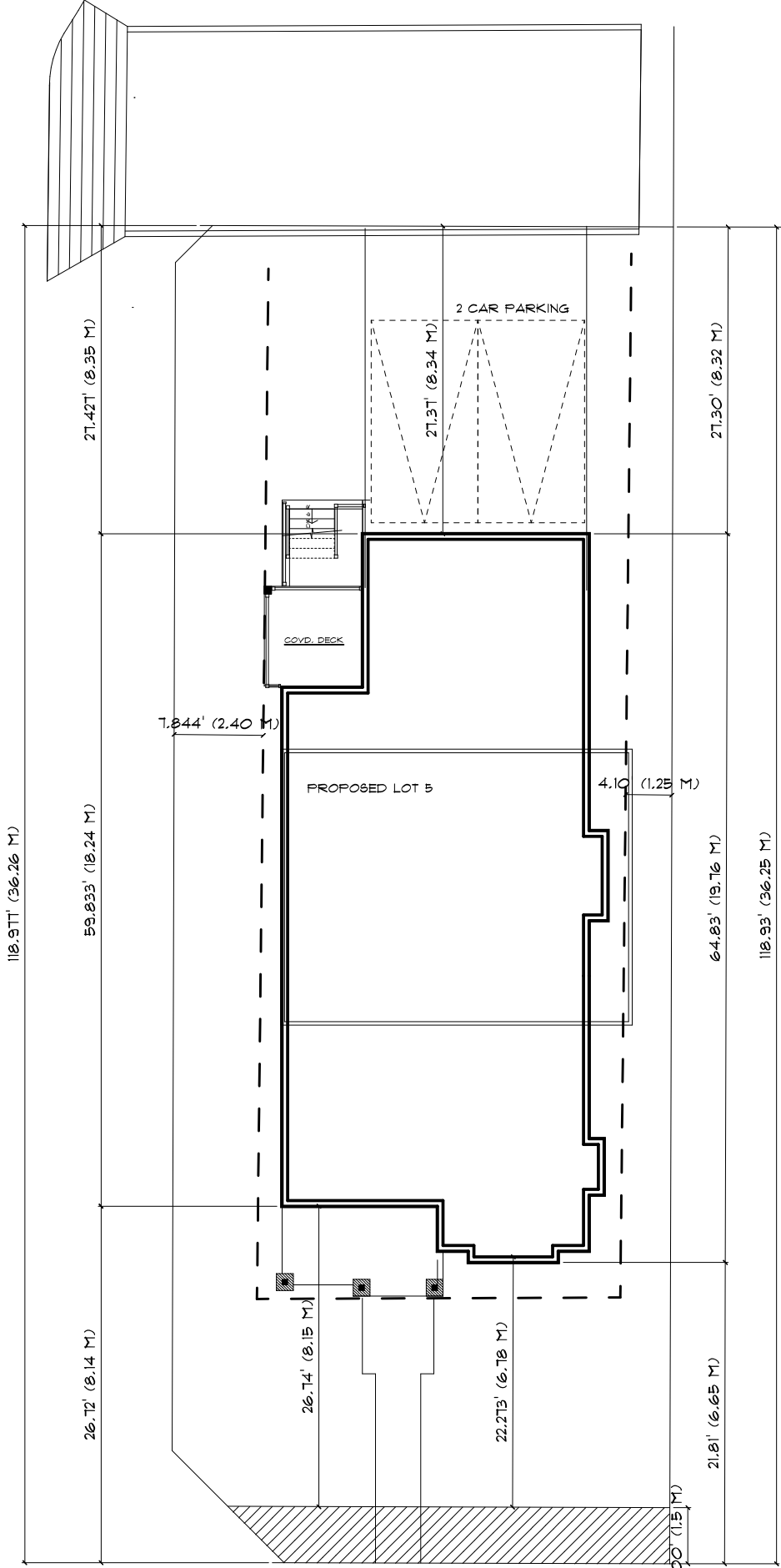
FLOOR AREA PERMITTED = 265m²/ 2860 sf.

FLOOR AREA ACHIEVABLE = 265m²/ 2860 sf.

SITE PLAN
 SCALE: 1/8" = 1'-0"

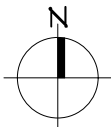


96A AVENUE



GROSS LOT AREA = 482m²/ 5188.20 sf.
 LOT COVERAGE PERMITTED = (50%) 241.00m²/ 2594.10 sf.
 LOT COVERAGE PROPOSED = (35%) 170.10m²/ 1831 sf.
 MAIN FLOOR AREA = 152.64m²/ 1643 sf.
 MAXIMUM SECOND FLOOR (80/20) = 122.11m²/ 1314.40 sf.
 FLOOR AREA PERMITTED = 265m²/ 2860 sf.
 FLOOR AREA ACHIEVABLE = 265m²/ 2860 sf.

96A AVENUE
SITE PLAN
 SCALE: 1/8" = 1'-0"



8.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 15835 96 Avenue, Surrey

Registered Arborist: Francis R. Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-by-law protected trees)</i>	16
Protected Trees to be Removed	13
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	3
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = 5	5
All other Trees Requiring 2 to 1 Replacement Ratio 9 X two (2) = 18	18
Replacement Trees Proposed	11
Replacement Trees in Deficit	14
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	2
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = 2	2
All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	2

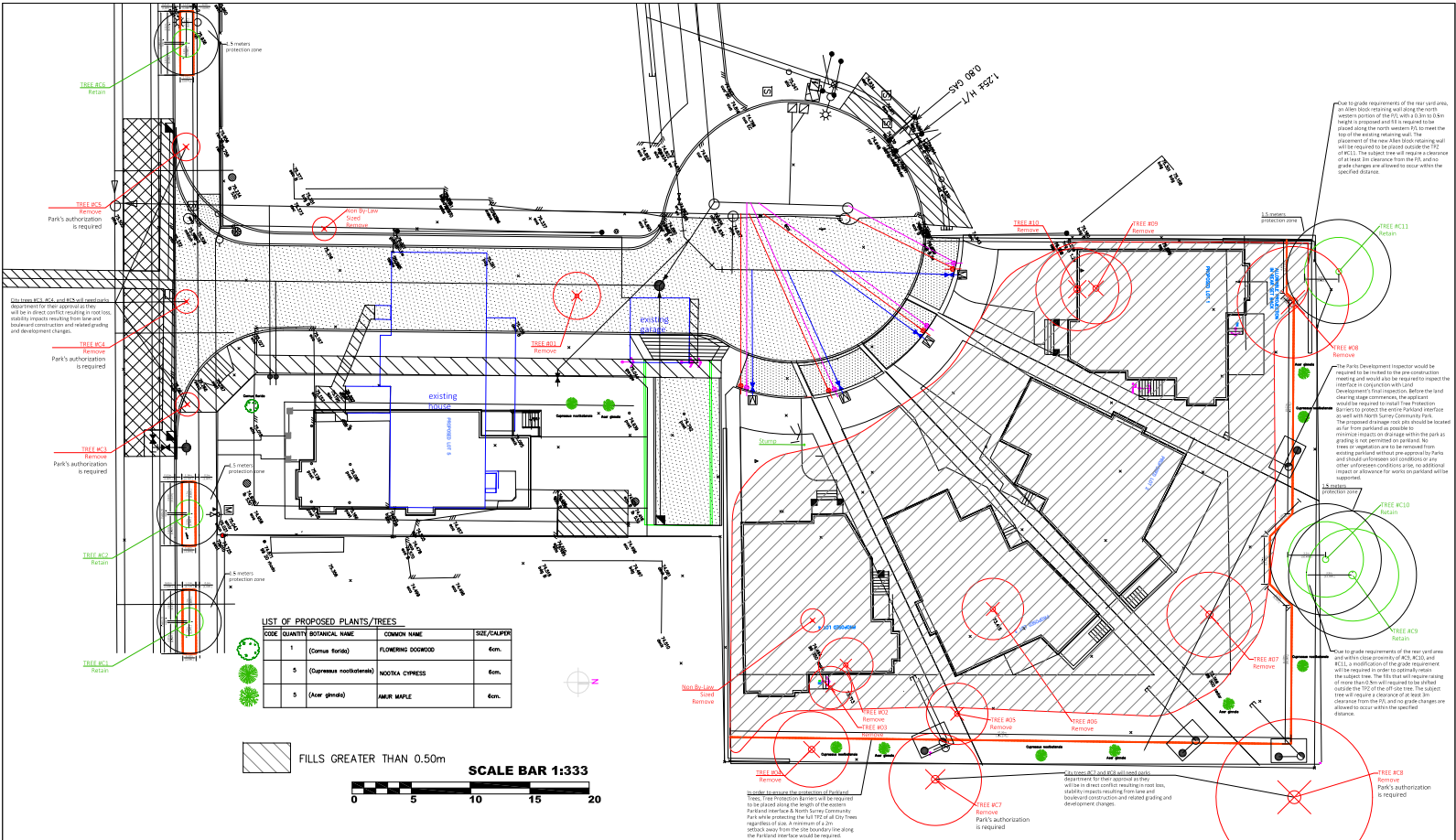
Summary, report and plan prepared and submitted by:

Francis Klimo

May 22, 2020

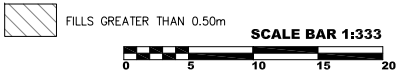
(Signature of Arborist)

Date



LIST OF PROPOSED PLANTS/TREES

SIZE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/CAULFPR
1	1	(Cornus toria)	FLOWERING DOGWOOD	6cm
5	5	(Daphne genkwa)	NOTICIA CRESS	6cm
5	5	(Acer glabrum)	AMUR MAPLE	6cm



REMOVAL OF FIFTEEN (15) TREES AS PER ARBORIST REPORT, TREES #1-10, OPS1-OPS2, BLVD2-BLVD4 TO ACCOMMODATE CONSTRUCTION OF PROPOSED HOUSE AS PER ATTACHED APPENDIX A. REPLACEMENT OF EIGHT (8) TREES ACCEPTABLE TO CITY OF SURREY STANDARDS, REPLACEMENT TREES MUST NOT BE PLANTED WITHIN 3M OF A FOUNDATION OR WHERE THEIR MATURE SIZE WILL INTERFERE WITH UTILITIES, ESPECIALLY OVERHEAD BC HYDRO SERVICE/TRANSMISSION LINES. NOTE THAT TREES OBVIOUSLY PLANTED AS HEDGEROWS WILL NOT BE COUNTED AS REPLACEMENT TREES. ALL OTHER TREES TO BE RETAINED, MAINTAINED (ESPECIALLY WATERED) AND PROTECTED FOR THE DURATION OF CONSTRUCTION, BARRIERS MAY BE REMOVED AFTER FINAL GRADING IS COMPLETE AND LANDSCAPING IS ABOUT TO COMMENCE. ALL WORK CARRIED OUT AFTER BARRIERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES, NO HEAVY EQUIPMENT (INCLUDING BOBCATS) IS TO ENTER CRITICAL ROOTZONES, STUMPS AND UNDERLYING ROOTS OF "TREES TO BE REMOVED" TO REMAIN INSITU IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF "TREES TO BE RETAINED", THEY MAY BE GROUND TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.

Tree #1-10
Date: May 21, 2020
Scale: 1:333
Drawn:
Checked:
Francis R. Klimo
ISA Certified Arborist #PN-8149A
ISA Certified Tree Risk Assessor (TRAQ)
BC Wildlife Danger Tree Assessor #7193

TREE MANAGEMENT PLAN

Project Number: _____

**15835 96 AVENUE,
SURREY R1**

**Klimo &
Associates**

Over to grade requirements of the new yard area, an over to grade requirement of the new yard area within portion of the site with a 1.5m to 2.0m height is required and it is required to be placed along the north-south line to reveal the top of the existing retaining wall. The placement of the new retaining wall will be required to be placed within the 1.5m to 2.0m height. The retaining wall will be a minimum of 1.5m in height from the 1.5m to 2.0m height and a minimum of 1.5m in height from the 1.5m to 2.0m height.

The City Development Inspector would be required to inspect the site prior to the start of construction and would also be required to inspect the site during the construction. The applicant would be required to provide the Developer's Final Inspection. Before the start of construction, the applicant would be required to provide the Developer's Final Inspection. The applicant would be required to provide the Developer's Final Inspection. The applicant would be required to provide the Developer's Final Inspection.

Over to grade requirements of the new yard area, an over to grade requirement of the new yard area within portion of the site with a 1.5m to 2.0m height is required and it is required to be placed along the north-south line to reveal the top of the existing retaining wall. The placement of the new retaining wall will be required to be placed within the 1.5m to 2.0m height. The retaining wall will be a minimum of 1.5m in height from the 1.5m to 2.0m height and a minimum of 1.5m in height from the 1.5m to 2.0m height.

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Over to grade requirements of the new yard area, an over to grade requirement of the new yard area within portion of the site with a 1.5m to 2.0m height is required and it is required to be placed along the north-south line to reveal the top of the existing retaining wall. The placement of the new retaining wall will be required to be placed within the 1.5m to 2.0m height. The retaining wall will be a minimum of 1.5m in height from the 1.5m to 2.0m height and a minimum of 1.5m in height from the 1.5m to 2.0m height.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7919-0353-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "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: 012-880-302

Lot 7 Block 6 Section 34 Block 5 North Range 1 West New Westminster District Plan 2619A
Except Plans 62557 and BCP 45948

15835 - 96 Avenue

(the "Land")

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

Parcel Identifier:

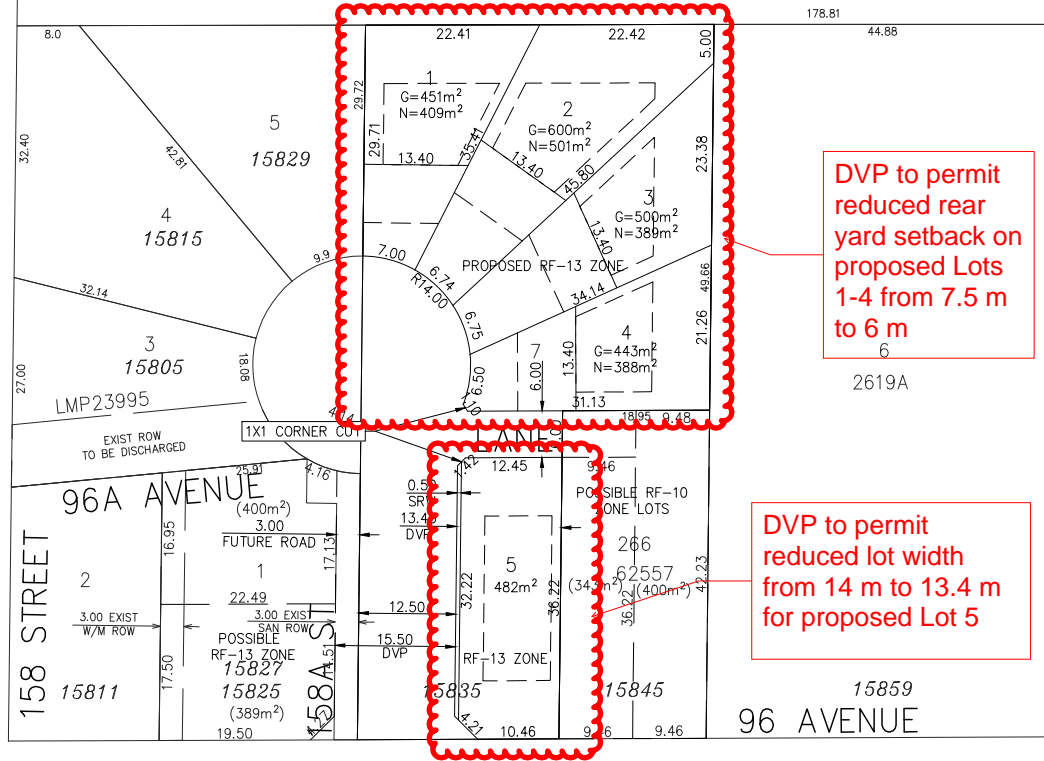
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
-

- 4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F. Yards and Setbacks of Part 16B “Single Family Residential (13) Zone (RF-13)”, the minimum rear yard setback is reduced from 7.5 metres to 6.0 metres for proposed Lots 1-4.
 - (b) In Section K. Subdivision of Part 16B “Single Family Residential (13) Zone (RF-13)”, the Type I Corner Lot minimum lot width is reduced from 14 metres to 13.4 metres for proposed Lot 5.
- 5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
- 6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
- 7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 8. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



DVP to permit reduced rear yard setback on proposed Lots 1-4 from 7.5 m to 6 m

DVP to permit reduced lot width from 14 m to 13.4 m for proposed Lot 5

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.
 4. DVP REQUIRED ON LOT 5, (CORNER LOT) WIDTH REDUCTION FROM 14.0m TO 13.40m.
 5. DVP FOR ROAD WIDTH REQUIRED FROM 17.0m TO ULTIMATE 15.50m.
 6. RESTRICTIVE COVENANT ON LOT 5, FOR NO DRIVEWAY TO 96 AVENUE.

No.	Date	Revision	Dr.	Ch.

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



BALJINDER DULAY
 15835 - 96 AVENUE, SURREY, BC V4N 2R5, PH: 604-780-0634
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 15835 - 96 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dep. No.	B
Designed: NP		
P.E. / P.L.	Job No. 18-3702	Of
Approved:	Date OCT/2019	Revision

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C:\Users\baljinder.dulay\Documents\15835-96 Ave\15835-96 Ave - Preliminary Lot Layout.dwg - 17/10/2019 13:37:04