

INTER-OFFICE MEMO

Regular Council - Land Use
C.2 7920-0090-00, 7920-0099-01
Monday September 11, 2023
Supplemental Information

TO: City Clerk, Legislative Services Division

FROM: Acting Director, Area Planning & Development –South Division

DATE: September 11, 2023 **FILE: 7920-0099-00, 7920-0099-01**

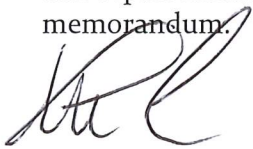
RE: Agenda Item C.2, September 11, 2023: Regular Council – Land Use
Development Application No. 7920-0099-00, 7920-0099-01
Replacement Pages for the Planning Report

Development Application No. 7920-0099-00 is on the agenda for consideration by Council at the September 11, 2023 Regular Council – Land Use Meeting under Item C.2.

After finalizing the Planning Report for the September 11, 2023 Regular Council – Land Use Agenda, It was noted that the report incorrectly states that driveway access was previously located along 19 Avenue for Lots 11-12, and Lots 14-15 under Development Application 7920-0099-00, which received third reading on April 11, 2022. Under this application, driveway access was proposed from 167 Street and 167A Street. The Planning report should state that driveway access will be removed from 167 Street and 167A Street for Lots 11-12 and Lots 14-15, rather than 19 Avenue.

Pages 2 and 7 of the Planning Report have been updated to reflect this change.

The replacement pages for the Planning Report detailing this change is attached to this memorandum.



Shawn Low
Acting Director
Area Planning & Development – South Division

Attachment - 7920-0099-00- Page 2 and 7 Replacement Pages

c.c. - Acting City Manager
- General Manager

RECOMMENDATION SUMMARY

- Council file Development Variance Permit No. 7920-0099-00.
- Approval for Development Variance Permit No. 7920-0099-01 to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the lot width and depth requirements of the Single Family Residential 13 (RF-13) Zone.
- Proposing to vary the requirements of the RF-13 Zone to allow vehicular lane access from the side yard and to allow double garages, accessed from the front yard on lots less than 13.4 metres in width and on Type 1 Corner lots.

RATIONALE OF RECOMMENDATION

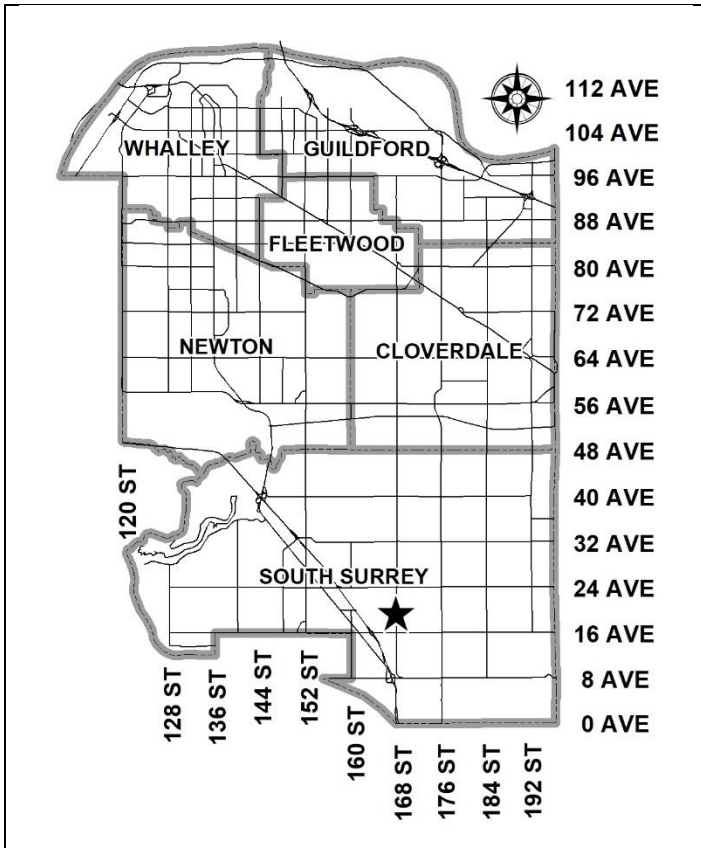
- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal generally meets the intent of the Sunnyside Neighbourhood Concept Plan (NCP).
- The proposed variances will support a minor site plan change to previously considered Development Application No. 7920-0099-00 which received Third Reading on April 11, 2022.
- The proposed change to the site layout will reduce the number of variances required for the proposed subdivision.
- The proposed change to the site layout will reduce the number of lots accessed by front driveways, reducing the amount of impermeable surfaces located in drainage corridors. Lots 11-12 and Lots 14-15 will ~~not~~ now front 19 Avenue and will be accessed from the rear lane. **The lots will no longer have driveway access from 167 Street and 167A Street as originally proposed.**
- Functional dwellings can be achieved on the lots involving variances reducing lot width and depth, as demonstrated through a building envelope analysis submitted by the Design Consultant.
- Lots 2 – 5 are 0.6 metres narrower than the 13.4 metre lot width required to allow a double garage that accommodates cars parked side-by-side.
- It is not anticipated that the proposed variance to allow double garages that accommodate cars parked side-by-side will diminish the character of the future dwellings. The visual impact to the streetscape due to the front garages is negligible due to the minor deviation from the zoning requirements and the spacing between the dwellings requesting the variance. This variance to allow for double garages on reduced widths was previously supported under Development Application 7920-0099-00.

- (a) to reduce the minimum lot width of the RF-13 Zone (Type II Corner Lot) from 15.4 metres to 14.9 metres for proposed Lot 1;
 - (b) to reduce the minimum lot width of the RF-13 Zone (Type II Interior Lot) from 13.4 metres to 12.8 metres for proposed Lots 2 - 5;
 - (c) to reduce the minimum lot width of the RF-13 Zone (Type II Corner Lot) from 15.4 metres to 13.9 metres for proposed Lot 6;
 - (d) to reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11.8 metres for Lots 7 - 8;
 - (e) to reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11.0 metres for Lots 9 - 10;
 - (f) to reduce the minimum lot depth of the RF-13 Zone (Type I Lot) from 28 metres to 27.2 metres for proposed Lots 11 - 15;
 - (g) to allow a double garage to accommodate two vehicles parked side-by-side on interior lots narrower than 13.4 metres and on Type I Corner lots for proposed lots 2 - 5, and 7 - 8; and
 - (h) to allow driveway access from the side lot line for lots 9 and 10.
- Despite the large number of lots needing variances to their lot dimensions, all lots comply with the minimum area requirements of the zone.
 - On April 11, 2022, variances (a), (b), (c), (d), (e) were all previously supported by Council under Development Application 20-0099-00. Variances (f), (g), and (h) were partially supported by Council under Development Application 20-0099-00, with the number of lots the variance applies to differing slightly through Development Variance Permit 20-0099-01.
 - The proposed variances are minor reductions to the zoning requirements, with the largest being a 1.5 metre lot width reduction for Lot 6 and 1.4 metre lot depth reduction for Lots 11 - 12, and 14 -15.
 - The applicant's Design Consultant submitted sample building envelopes to demonstrate that the lots can accommodate functional floor plans, despite the proposed reductions to the lot dimensions.
 - The proposed change to the site layout will reduce the number of variances required for the proposed subdivision.
 - The proposed change to the site layout will reduce the number of lots accessed by front driveways, reducing the amount of impermeable surfaces located in drainage corridors. Lots 11-12 and Lots 14-15 will ~~no longer be accessed from the 19 Avenue frontage as originally proposed and will now front 19 Avenue and will~~ be accessed by the rear lane. ~~The lots will no longer have driveway access from 167 Street and 167A Street as originally proposed.~~

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7920-0099-00,
7920-0099-01

Planning Report Date: September 11, 2023



PROPOSAL:

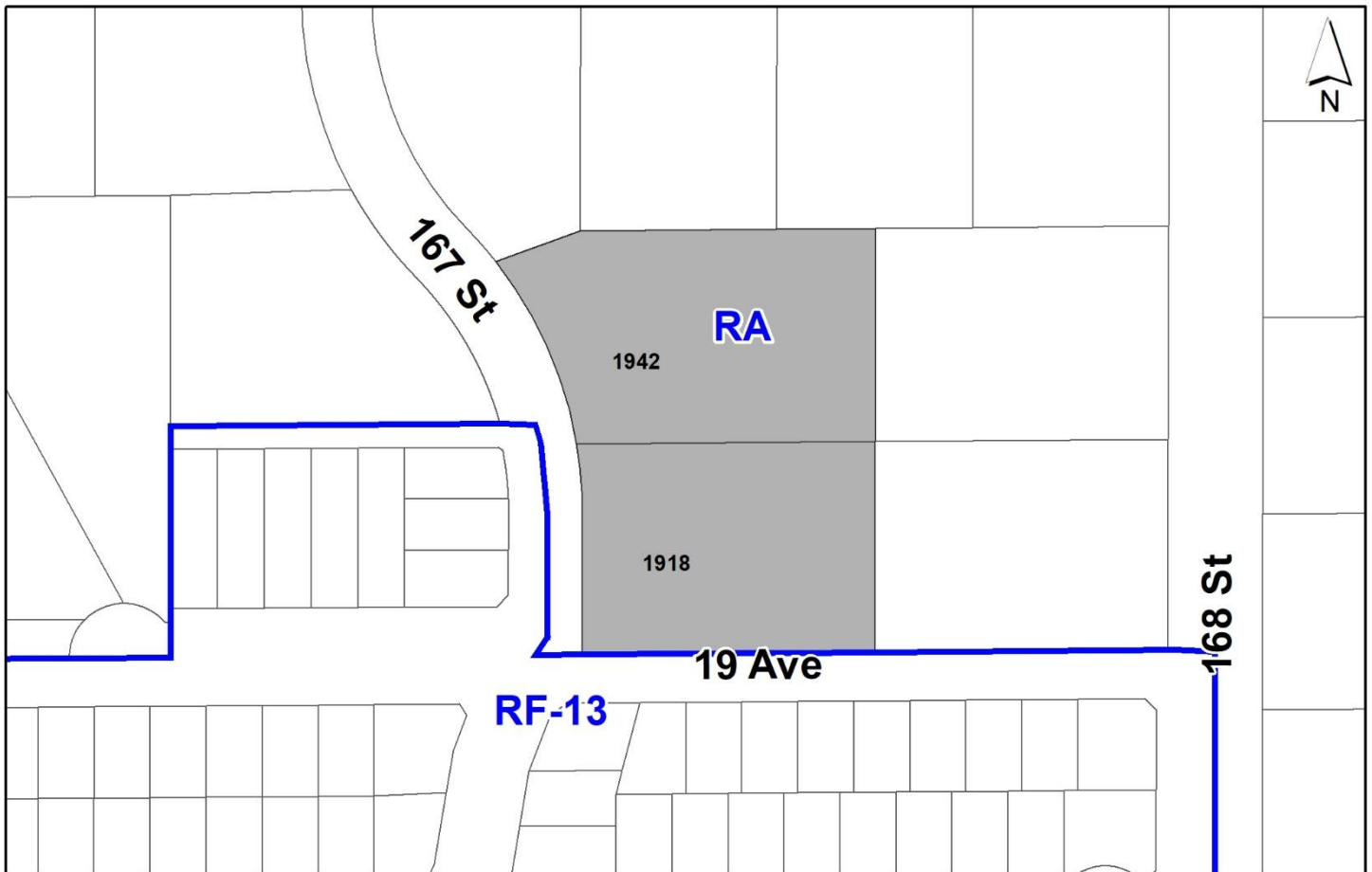
- **Development Variance Permit**
to permit subdivision into 15 single family lots

LOCATION: 1942 - 167 Street
1918 - 167 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Residential 6 - 10
UPA, Drainage Corridor 5 m



RECOMMENDATION SUMMARY

- Council file Development Variance Permit No. 7920-0099-00.
- Approval for Development Variance Permit No. 7920-0099-01 to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the lot width and depth requirements of the Single Family Residential 13 (RF-13) Zone.
- Proposing to vary the requirements of the RF-13 Zone to allow vehicular lane access from the side yard and to allow double garages, accessed from the front yard on lots less than 13.4 metres in width and on Type 1 Corner lots.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal generally meets the intent of the Sunnyside Neighbourhood Concept Plan (NCP).
- The proposed variances will support a minor site plan change to previously considered Development Application No. 7920-0099-00 which received Third Reading on April 11, 2022.
- The proposed change to the site layout will reduce the number of variances required for the proposed subdivision.
- The proposed change to the site layout will reduce the number of lots accessed by front driveways, reducing the amount of impermeable surfaces located in drainage corridors. Lots 11-12 and Lots 14-15 will not front 19 Avenue and will be accessed from the rear lane.
- Functional dwellings can be achieved on the lots involving variances reducing lot width and depth, as demonstrated through a building envelope analysis submitted by the Design Consultant.
- Lots 2 – 5 are 0.6 metres narrower than the 13.4 metre lot width required to allow a double garage that accommodates cars parked side-by-side.
- It is not anticipated that the proposed variance to allow double garages that accommodate cars parked side-by-side will diminish the character of the future dwellings. The visual impact to the streetscape due to the front garages is negligible due to the minor deviation from the zoning requirements and the spacing between the dwellings requesting the variance. This variance to allow for double garages on reduced widths was previously supported under Development Application 7920-0099-00.

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- The RF-13 Zone prohibits garages from being accessed from the side lot line. Proposed Lots 9 and 10 abut a lane along their side lot lines. The garages are proposed to be accessed from the lane, therefore, access from the side lot line is required. The applicant has demonstrated a functional parking arrangement, that otherwise complies with the Bylaw on these lots and the proposed variance will reduce the number of garages located facing the street. This variance to allow for side lot garage accessed was previously supported under Development Application 7920-0099-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Development Variance Permit No. 7920-0099-00.
2. Council approve Development Variance Permit No. 7920-0099-01 (Appendix III) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-13 Zone (Type II Corner Lot) from 15.4 metres to 14.9 metres for proposed Lot 1;
 - (b) to reduce the minimum lot width of the RF-13 Zone (Type II Interior Lot) from 13.4 metres to 12.8 metres for proposed Lots 2 - 5;
 - (c) to reduce the minimum lot width of the RF-13 Zone (Type II Corner Lot) from 15.4 metres to 13.9 metres for proposed Lot 6;
 - (d) to reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11.8 metres for Lots 7 - 8;
 - (e) to reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11.0 metres for Lots 9 - 10;
 - (f) to reduce the minimum lot depth of the RF-13 Zone (Type I Lot) from 28 metres to 27.2 metres for proposed Lots 11 - 15;
 - (g) to allow a double garage to accommodate two vehicles parked side-by-side on interior lots narrower than 13.4 metres and on Type I Corner lots for proposed lots 2 - 5, and 7 - 8; and
 - (h) to allow driveway access from the side lot line for lots 9 and 10.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Residential	Low Density Residential 6 - 10 upa	RA
North:	Single Family Residential (under Development Application Nos. 7921-0080-00 and 7920-0227-00)	Low Density Residential 6 - 10 upa, Urban Transitional Up to 8 upa, Drainage Corridor 5m	RA

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 167A Street):	Single Family Small Lot (Development Application No. 7917-0563-00)	Urban Transitional Up to 8 upa	RF-13
South (Across 19 Avenue):	Single Family Small Lot	Medium Density Residential 10 – 15 upa	RF-13
West (Across 167 Street):	Single Family Small Lot and Single Family Residential (under Development Application No. 7920-0159-00)	Low Density Residential 6 – 10 upa	RF-13 & RA

Context & Background

- The site is located at 1918 and 1942 – 167 Street within the Sunnyside Heights Neighbourhood Concept Plan (NCP) area and is approximately 8,702 square metres in area.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an NCP amendment to redesignate the site from "Low Density Residential (6-10 u.p.a.)" to "Medium Density Residential (10-15 u.p.a)" and for changes to the road network and a rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" to allow subdivision into 15 lots. The proposal was granted Third Reading of the Rezoning By-law on April 11, 2022 under Development Application No. 7920-0099-00.
- A Development Variance Permit is proposed to reduce the minimum width and depth requirements of the RF-13 zone and to modify parking and access requirements on several of the proposed lots to facilitate the subdivision layout.

	Proposed
Lot Area	
Gross Site Area:	8,702 square metres
Road Dedication:	Approx. 3,282 square metres
Undevelopable Area:	N/A
Net Site Area:	5,420 square metres
Number of Lots:	15
Unit Density:	27.7 uph/11.2 upa
Range of Lot Sizes	336 square metres – 418 square metres
Range of Lot Widths	11 metres – 14.7 metres
Range of Lot Depths	27.2 metres – 34.1 metres

Referrals

Engineering: The Engineering Department has no objection to the project.

POLICY & BY-LAW CONSIDERATIONS

Zoning By-law

- 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)" and parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density:	28 units per hectare	27.7 units per hectare
Lot Size		
Lot Size		
Interior Lot Area:	336 square metres	336 – 418 square metres
Corner Lot Area:	380 square metres	380 – 381 square metres
Lot Width		
Type I Interior Lot:	12 metres	11 – 12.4 metres*
Type II Interior Lot:	13.4 metres	12.8 metres*
Type I Corner Lot:	14 metres	14.5 metres
Type II Corner Lot:	15.4 metres	13.9 – 14.7 metres*
Lot Depth		
Type I Lot:	28 metres	27.2– 34.1 metres*
Type II Lot:	24 metres	27.6 metres
Parking (Part 5)		
Required		
Proposed		
Number of Spaces	3 per lot	3 per lot
Access	Driveway access is not permitted along the side lot line.	For lots 9 and 10, access is proposed from the side lot line to facilitate lane access*
Garages	A double garage to accommodate two vehicles parked side-by-side shall not be permitted on any lot less than 13.4 m wide nor on a Type I corner lot	A double garage is proposed on Lots 2-5 which are 12.8 metres in width, Lots 7 and 8 which are 11.8 metres in width, and lots 12 and 14 which are Type I corner lots.*

*Development Variance Permit required.

Variances

- The applicant is requesting the following variances:

- (a) to reduce the minimum lot width of the RF-13 Zone (Type II Corner Lot) from 15.4 metres to 14.9 metres for proposed Lot 1;
 - (b) to reduce the minimum lot width of the RF-13 Zone (Type II Interior Lot) from 13.4 metres to 12.8 metres for proposed Lots 2 - 5;
 - (c) to reduce the minimum lot width of the RF-13 Zone (Type II Corner Lot) from 15.4 metres to 13.9 metres for proposed Lot 6;
 - (d) to reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11.8 metres for Lots 7 - 8;
 - (e) to reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11.0 metres for Lots 9 - 10;
 - (f) to reduce the minimum lot depth of the RF-13 Zone (Type I Lot) from 28 metres to 27.2 metres for proposed Lots 11 - 15;
 - (g) to allow a double garage to accommodate two vehicles parked side-by-side on interior lots narrower than 13.4 metres and on Type I Corner lots for proposed lots 2 - 5, and 7 - 8; and
 - (h) to allow driveway access from the side lot line for lots 9 and 10.
- Despite the large number of lots needing variances to their lot dimensions, all lots comply with the minimum area requirements of the zone.
 - On April 11, 2022, variances (a), (b), (c), (d), (e) were all previously supported by Council under Development Application 20-0099-00. Variances (f), (g), and (h) were partially supported by Council under Development Application 20-0099-00, with the number of lots the variance applies to differing slightly through Development Variance Permit 20-0099-01.
 - The proposed variances are minor reductions to the zoning requirements, with the largest being a 1.5 metre lot width reduction for Lot 6 and 1.4 metre lot depth reduction for Lots 11 - 12, and 14 -15.
 - The applicant's Design Consultant submitted sample building envelopes to demonstrate that the lots can accommodate functional floor plans, despite the proposed reductions to the lot dimensions.
 - The proposed change to the site layout will reduce the number of variances required for the proposed subdivision.
 - The proposed change to the site layout will reduce the number of lots accessed by front driveways, reducing the amount of impermeable surfaces located in drainage corridors. Lots 11-12 and Lots 14-15 will no longer be accessed from the 19 Avenue frontage as originally proposed and will be accessed by the rear lane.

- Lots 1 – 6 fronting 19A Avenue will also feature garages accessed from the frontage street. The front lot lines of Lots 2 -5 measure 13.4 metres, but because of tapered lot geometry, these lots are considered to be 12.8 metres in width, as per the Zoning Bylaw requirement to have lot width measured at 7.5 metres into the lot from the front lot line. Lots 2 - 5 are 0.6 metres narrower than 13.4 metres lot width that is required to have a side-by-side garage accessed from the street. The narrower lot widths will slightly increase the proportion of the building façade of the future dwellings that is occupied by the garage doors. However, it is not anticipated that the proposed variances to lots 2 – 5 will diminish the architecture of the future dwellings and that the garage doors will not dominate the streetscape given the minor reduction to the lot width. Lots 12 and 14 which required a variance to accommodate a double car garage under Development Variance Permit 20-0099-00, will no longer require this variance under the subject Development Variance Permit 20-0099-01.
- The RF-13 Zone prohibits garages from being accessed from the side lot line. Proposed lots 9, 10, 11 and 15 abut a lane on their side lot lines. The garages are proposed to be accessed from the lane, therefore access from the side lot line is required. By locating access to the garages from the lane on proposed lots 9 and 10, the future dwellings will have strong architectural character and contribute to an interesting and varied streetscape. Lots 11 and 15 which required a variance to allow access from the side yard under Development Variance Permit 20-0099-00, will no longer require this variance under the subject Development Variance Permit 20-0099-01.
- Staff support the requested variances to proceed for consideration.

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum & Associates prepared an Arborist Assessment for the subject property at the time of the application proceeding to Council on March 28, 2022. The updated layout is not expected to impact the number of removed or replaced trees.

INFORMATION ATTACHED TO THIS REPORT

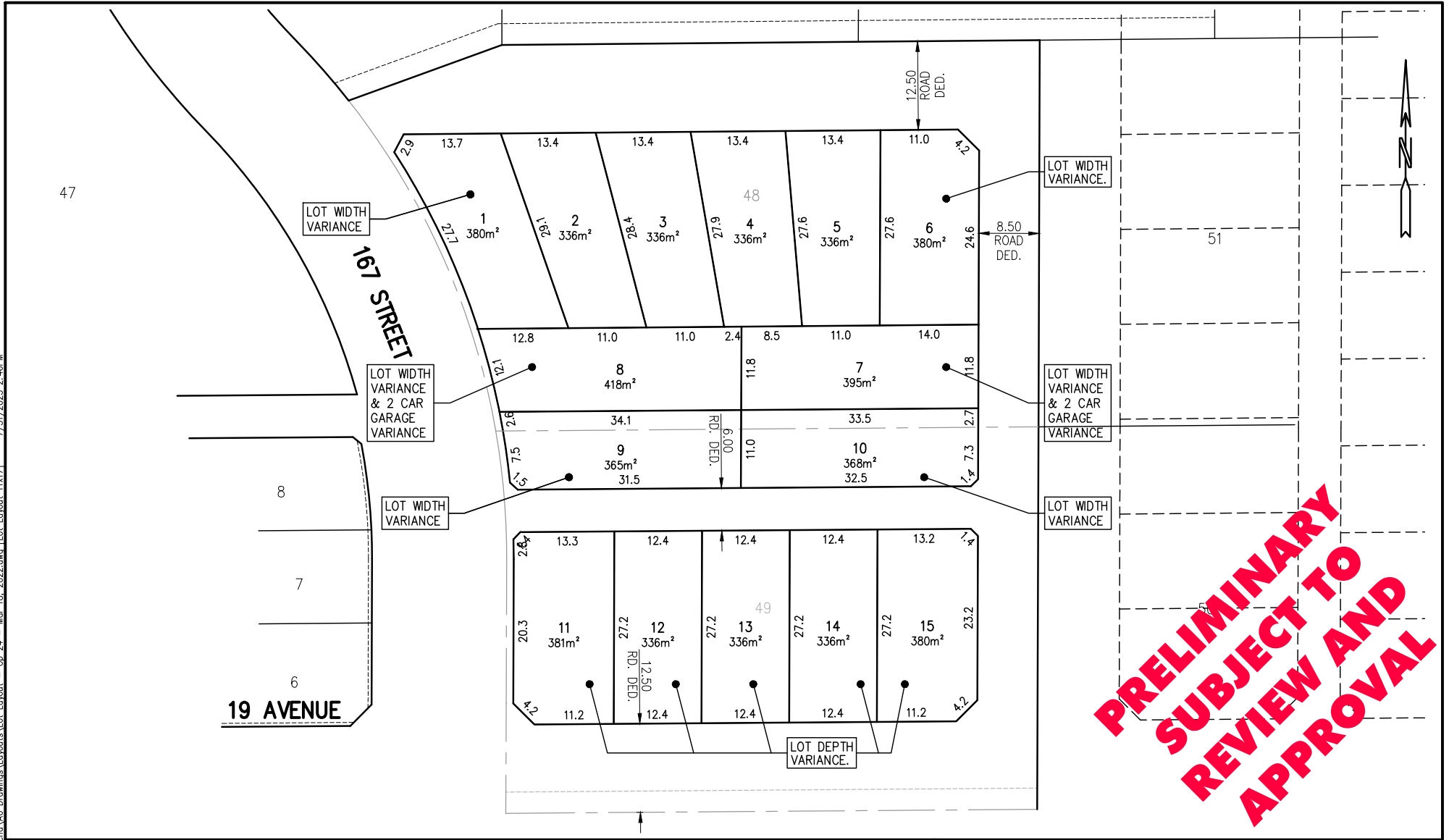
The following information is attached to this Report:

Appendix I.	Site Plan
Appendix II.	Development Variance Permit No. 7920-0099-01
Appendix III.	Initial Planning Report No. 7920-0099-00, dated March 28, 2022

approved by Shawn Low

Don Luymes
General Manager
Planning and Development

C:\Projects\21021.dwg\A0 Drawings\Layouts\Lot Layout - Op 24 - Mar 18, 2022.dwg [Lot Layout 11x17] 7/31/2023 2:46PM



PRELIMINARY
SUBJECT TO
REVIEW AND
APPROVAL

CLIENT:		PROJECT: 1942 & 1918 - 167 STREET			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 21021	DATE: JUL 2023	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0099-01

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: 005-577-853

Lot 48 Section 13 Township 1 New Westminster District Plan 57371

1942 - 167 Street

Parcel Identifier: 005-577-314

Lot 49 Section 13 Township 1 New Westminster District Plan 57371

1918 - 167 Street

(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 K of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width of the RF-13 Zone (Type II Corner Lot) is reduced from 15.4 metres to 14.9 metres for proposed Lot 1;
 - (b) In Section K of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width of the RF-13 Zone (Type II Interior Lot) is reduced from 13.4 metres to 12.8 metres for proposed Lots 2-5;
 - (c) In Section K of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width of the RF-13 Zone (Type II Corner Lot) is reduced from 15.4 metres to 13.9 metres for proposed Lot 6;
 - (d) In Section K of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width of the RF-13 Zone (Type I Interior Lot) is reduced from 12 metres to 11.8 metres for proposed Lots 7-8;
 - (e) In Section K of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width of the RF-13 Zone (Type I Interior Lot) is reduced from 12 metres to 11 metres for proposed Lots 9-10;
 - (f) In Section K of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot depth of the RF-13 Zone (Type I) is reduced from 28 metres to 27.2 metres for proposed Lot 11-15;
 - (g) In Section H.3.(a)iii. of Part 16B "Single Family Residential 13 Zone (RF-13)" a double garage to accommodate two vehicles parked side-by-side shall be permitted on interior lots narrower than 13.4 metres in lot width and on Type I Corner Lots for proposed Lot 2 -5, 7-8; and
 - (h) In Section H.2(b) of Part 16B "Single Family Residential 13 Zone (RF-13)" driveway access shall be permitted along the side lot line for proposed lots 9 and 10.
5. 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. 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. 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.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

Reduce the minimum lot width of the RF-13 Zone (Type II Interior Lot) from 13.4 metres to 12.8 metres for Lots 2-5

Reduce the minimum lot width of the RF-13 Zone (Type II Corner Lot) from 15.4 metres to 14.9 metres for proposed Lot 1

Reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11.8 metres for proposed Lots 7-8

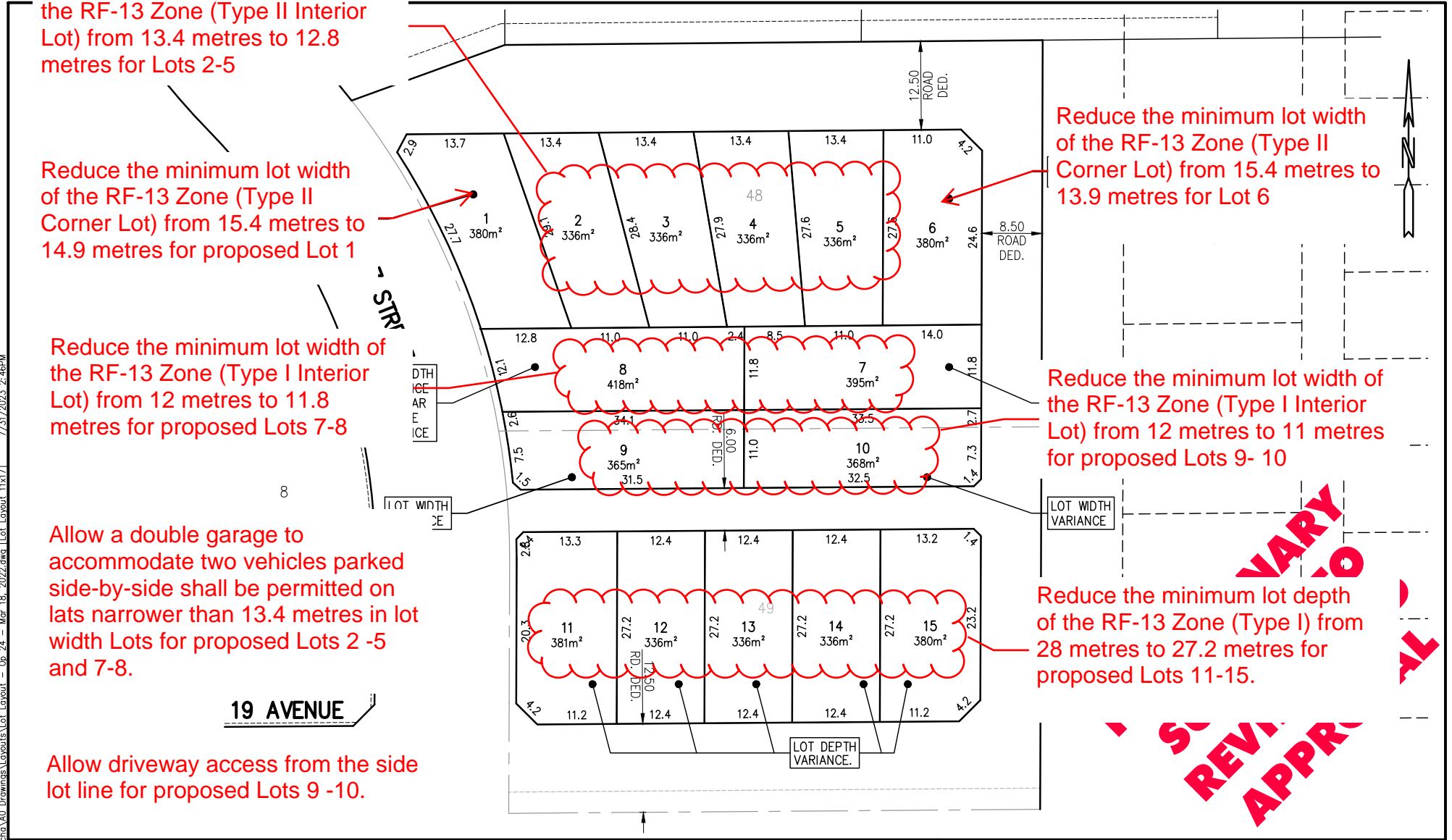
Allow a double garage to accommodate two vehicles parked side-by-side shall be permitted on lots narrower than 13.4 metres in lot width Lots for proposed Lots 2 -5 and 7-8.

Allow driveway access from the side lot line for proposed Lots 9 -10.

Reduce the minimum lot width of the RF-13 Zone (Type II Corner Lot) from 15.4 metres to 13.9 metres for Lot 6

Reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11 metres for proposed Lots 9- 10

Reduce the minimum lot depth of the RF-13 Zone (Type I) from 28 metres to 27.2 metres for proposed Lots 11-15.



VARY TO
REVISED APPROVAL

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CLIENT:		PROJECT: 1942 & 1918 - 167 STREET			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 21021	DATE: JUL 2023	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants
EGBC Permit to Practice Number: 1003404
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7920-0099-00

Planning Report Date: March 28, 2022

PROPOSAL:

- **NCP Amendment** from Low Density Residential (6 - 10 UPA) to Medium Density Residential (10 - 15 UPA)
- **Rezoning** from RA to RF-13
Development Variance Permit

to allow subdivision into 15 single family small lots.

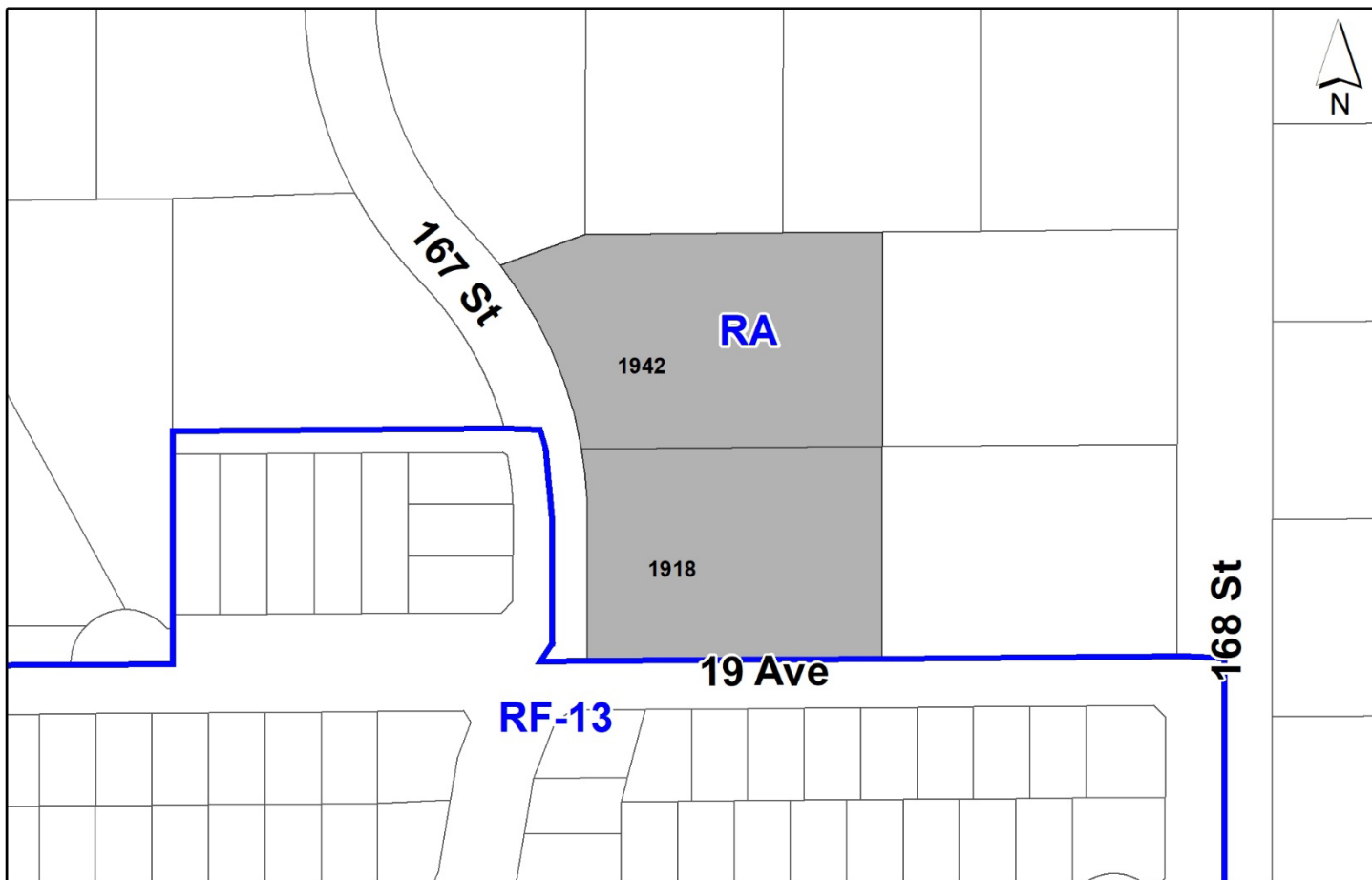
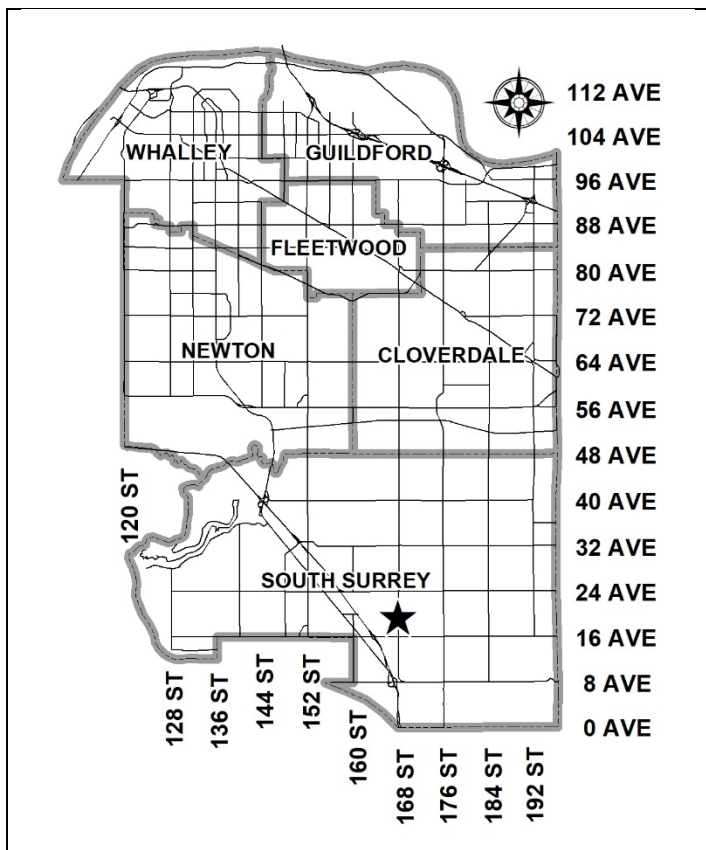
LOCATION: 1942 - 167 Street

1918 - 167 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Residential 6 - 10 UPA, Drainage Corridor 5 m



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) from Low Density Residential 6 – 10 upa to Medium Density Residential 10 – 15 upa and modifications to the road network.
- Proposing to reduce the lot width and depth requirements of the RF-13 Zone.
- Proposing to vary the requirements of the RF-13 Zone to allow lane access from the side yard and to allow double garages, accessed from the front yard on lots less than 13.4 metres in width and on Type 1 Corner lots.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal generally meets the intent of the Sunnyside Neighbourhood Concept Plan (NCP).
- An amendment to the Sunnyside Heights NCP is proposed to accommodate 15 single family small lots under the "Single Family Residential (13) Zone (RF-13)". The proposed NCP amendment will allow for the creation of one (1) additional single family lot.
- The proposed amendment to the NCP will result in a modest density increase above what is permitted under the existing land use designation. The proposed density and building form are appropriate for this part of Sunnyside Heights and will help provide a mixture of housing types in the neighbourhood as supported by the NCP.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.
- Functional dwellings can be achieved on the lots involving variances reducing lot width and depth, as demonstrated through a building envelope analysis submitted by the Design Consultant.
- The market demonstrates a demand for garages that can accommodate two cars parked side-by-side. The RF-13 zone restricts these types of garages on narrower RF-13 zoned lots to avoid streetscapes that are visually dominated by garages.

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- Two lots fronting 167 Street and another two lots fronting 167a Street will have garages accessed from the fronting street; the other lots fronting these streets will be accessed from a rear lane. The two lots located on 167 Street, as well as the two lots on 167a Street, which require the variance to allow access from the street by a double garage are not adjacent to each other, which helps reduce the visual impact of the garages on the streetscape.
 - Lots 2 – 5 are 0.6 metres narrower than the 13.4 metre lot width required to allow a double garage that accommodates cars parked side-by-side.
 - It is not anticipated that the proposed variance to allow a double garage that accommodates cars parked side-by-side will diminish the character of the future dwellings. The visual impact to the streetscape due to the front garages is deemed negligible due to the minor deviation from the zoning requirements and the spacing between the dwellings requesting the variance.
 - The RF-13 Zone prohibits garages from being accessed from the side lot line. Proposed lots 9, 10, 11 and 15 abut a lane on their side lot lines. The garages are proposed to be accessed from the lane, therefore access from the side lot line is required. The applicant has demonstrated a functional parking arrangement, that otherwise complies with the Bylaw, on these lots and the proposed variance will reduce the number of garages located on the street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7920-0099-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-13 Zone (Type II Corner Lot) from 15.4 metres to 14.7 metres for proposed Lot 1;
 - (b) to reduce the minimum lot width of the RF-13 Zone (Type II Interior Lot) from 13.4 metres to 12.8 metres for proposed Lots 2 - 5;
 - (c) to reduce the minimum lot width of the RF-13 Zone (Type II Corner Lot) from 15.4 metres to 13.9 metres for proposed Lot 6;
 - (d) to reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11.8 metres for Lots 7 - 8;
 - (e) to reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11.0 metres for Lots 9 - 10;
 - (f) to reduce the minimum lot depth of the RF-13 Zone (Type I Lot) from 28 metres to 26.6 metres for proposed Lots 11 - 12, 14 - 15;
 - (g) to reduce the minimum lot depth of the RF-13 Zone (Type I Lot) from 28 metres to 27.2 metres for proposed Lot 13;
 - (h) to allow a double garage to accommodate two vehicles parked side-by-side on interior lots narrower than 13.4 metres and on Type I Corner lots for proposed lots 2 - 5, 7 - 8, 12 and 14; and
 - (i) to allow driveway access from the side lot line for lots 9 - 11, and 15.
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) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, 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 Services; and
- (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the land from Low Density Residential (6 – 10 upa) to Medium Density Residential (10 – 15 upa) and for changes to the road network when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Residential	Low Density Residential 6 – 10 upa	RA
North:	Single Family Residential (under Development Application Nos. 7921-0080-00 and 7920-0227-00)	Low Density Residential 6 – 10 upa, Urban Transitional Up to 8 upa, Drainage Corridor 5m	RA
East (Across 167A Street):	Single Family Small Lot (Development Application No. 7917-0563-00)	Urban Transitional Up to 8 upa	RF-13
South (Across 19 Avenue):	Single Family Small Lot	Medium Density Residential 10 – 15 upa	RF-13
West (Across 167 Street):	Single Family Small Lot and Single Family Residential (under Development Application No. 7920-0159-00)	Low Density Residential 6 – 10 upa	RF-13 & RA

Context & Background

- The site is located at 1918 and 1942 – 167 Street within the Sunnyside Heights Neighbourhood Concept Plan (NCP) area and is approximately 8,702 square metres in area.

- The site is designated "Urban" in the Official Community Plan (OCP), designated "Low Density Residential (6-10 u.p.a.)" and "Drainage Corridor 5 m" in the Sunnyside Heights NCP and is zoned "One-Acre Residential Zone (RA)".
- The site is located in a section of Sunnyside Heights that is currently in the process of redeveloping, with properties at various stages in the land use approval process. Only one project (Development Application No. 7916-0309-00) in the area, located on the adjacent block to the south-west, has been approved and constructed as RF-13 homes. All remaining properties in this area are currently under development and building permit applications in various stages of review. A range of residential densities and building forms are proposed in this area.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an NCP amendment to redesignate the site from "Low Density Residential (6-10 u.p.a.)" to "Medium Density Residential (10-15 u.p.a)" and for changes to the road network and a rezoning from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" to allow subdivision into 15 lots.
- A Development Variance Permit is proposed to reduce the minimum width and depth requirements of the RF-13 zone and to modify parking and access requirements on several of the proposed lots to facilitate the subdivision layout.

	Proposed
Lot Area	
Gross Site Area:	8,702 square metres
Road Dedication:	Approx. 3,282 square metres
Undevelopable Area:	N/A
Net Site Area:	5,420 square metres
Number of Lots:	15
Unit Density:	27.7 uph/11.2 upa
Range of Lot Sizes	336 square metres – 418 square metres
Range of Lot Widths	11 metres – 14.7 metres
Range of Lot Depths	26.6 metres – 34.1 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.

School District: **The School District has advised that there will be approximately 11 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

5 Elementary students at Edgewood Elementary School
2 Secondary students at Earl Marriott Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by fall 2023.

Parks, Recreation & Culture:

Parks, Recreation & Culture will explore the possibility of retaining two City Trees along 167 Street at detail engineering design stage of the project. One of these trees is proposed for removal and the other is proposed for retention.

Parks has no further concerns with the project.

Transportation Considerations

- The proposed development is dedicating approximately 3,282 square metres of road. The following dedications are being provided as part of the application:
 - 19A Avenue: varying dedication, up to 12.5 metres in width, as a result of existing irregular lot lines;
 - 167A Street: 8.5 metre wide dedication;
 - 19 Avenue: 12.5 metre wide dedication, featuring a 5 metre drainage corridor; and
 - 167 Street: 1 metre wide dedication.
- The subject site is in close proximity to the Coast Meridian Greenway, which is located along the east side of 168 Street. The Coast Meridian Greenway is in various stages of development and once completed it will run the length of 168 Street connecting the Peach Arch border crossing to Tynehead Park.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Growth Strategy (RGS).
- General Urban areas are intended for residential neighbourhoods.

- The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The site is designated "Urban" in the Official Community Plan (OCP).
- The "Urban" land use designation is intended to support low and medium density residential neighbourhoods with forms including detached, semi-detached, and ground-oriented attached housing. Densities may range up to 36 units per hectare outside of secondary plan areas and 72 units per hectare within secondary plan areas.
- The proposal complies with the OCP designation for the site.

Themes/Policies

- The proposal is supported by the following OCP policies:
 - Policy A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.
 - Policy A4.2 – Encourage the full and efficient build-out of existing planned urban areas in order to:
 - Achieve planned capacities;
 - Balance residential and business development;
 - Support high-quality public transit investments;
 - Use infrastructure efficiently provide housing options;
 - Create local commerce and workplaces; and
 - Provide amenities for residents.
- Sunnyside Heights is a planned urban neighbourhood. The proposal ensures the continued implementation of the secondary plan and works towards the City's growth management strategy of locating urban densities in planned areas. The proposal will help provide a diversity in housing types within the area and support the development of planned infrastructure.

Secondary Plans

Land Use Designation

- The site is currently designated Low Density Residential (6-10 u.p.a.). The applicant is proposing an amendment to the Sunnyside Heights NCP.

Amendment Rationale

- The applicant is proposing an NCP amendment to redesignate the site to Medium Density Residential (10-15 u.p.a) and for changes to the road network.
- The Sunnyside Heights NCP encourages a wide variety of density and housing forms. The proposed amendment will help accommodate single family small lots under the RF-13 zone in this area of Sunnyside Heights, which has several instream projects, at different stages of the approval process. These applications will result in a variety of single family densities and multi-family building forms, including several projects developing under the RF-13 Zone.
- The proposal will contribute to the variety of residential building forms and density that the NCP seeks to establish.
- The proposed amendment will result in a modest density increase of one (1) additional lot.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption.
- The Sunnyside Heights NCP shows an east-west lane on the subject site that connects 167 Street and 167A Street. The lane is located approximately halfway between 19 Avenue and 19A Avenue. The applicant is proposing an amendment to the NCP to shift this lane to the south, closer to 19A Avenue. The amendment helps facilitate the proposed lot layout and does not have any significant traffic impacts.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" 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)" and parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density:	28 units per hectare	27.7 units per hectare
Yards and Setbacks		
Front Yard:	Principal Building: 6.0 metres Accessory Buildings and Structures: Not permitted in front yard	Principal Building: 6.0 metres Accessory Buildings and Structures: Not permitted in front yard
Side Yard:	Principal Building: 1.2 metres Accessory Buildings and Structures: 0 metres	Principal Building: 1.2 metres Accessory Buildings and Structures: 0 metres
Side Yard Flanking:	Principal Building: 2.4 metres Accessory Buildings and Structures: 6 metres	Principal Building: 2.4 metres Accessory Buildings and Structures: 6 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.0 metres
Lot Size		
Lot Size		
Interior Lot Area:	336 square metres	336 – 418 square metres
Corner Lot Area:	380 square metres	380 – 381 square metres
Lot Width		
Type I Interior Lot:	12 metres	11 – 12.4 metres
Type II Interior Lot:	13.4 metres	12.8 metres
Type I Corner Lot:	14 metres	14.5 metres
Type II Corner Lot:	15.4 metres	13.9 – 14.7 metres
Lot Depth		
Type I Lot:	28 metres	26.6 – 34.1 metres
Type II Lot:	24 metres	27.6 metres
Parking (Part 5)		
Required		Proposed
Number of Spaces	3 per lot	3 per lot
Access	Driveway access is not permitted along the side lot line.	For lots 9, 10, 11 and 15 access is proposed from the side lot line to facilitate lane access
Garages	A double garage to accommodate two vehicles parked side-by-side shall not be permitted on any lot less than 13.4 m wide nor on a Type I corner lot	A double garage is proposed on lot 7 and 8 which are proposed at 11.8 metres in width and lots 12 and 14 which are Type I corner lots.

Variations

- The applicant is requesting the following variations:
 - (a) to reduce the minimum lot width of the RF-13 Zone (Type II Corner Lot) from 15.4 metres to 14.7 metres for proposed Lot 1;
 - (b) to reduce the minimum lot width of the RF-13 Zone (Type II Interior Lot) from 13.4 metres to 12.8 metres for proposed Lots 2 - 5;
 - (c) to reduce the minimum lot width of the RF-13 Zone (Type II Corner Lot) from 15.4 metres to 13.9 metres for proposed Lot 6;
 - (d) to reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11.8 metres for Lots 7 - 8;
 - (e) to reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11.0 metres for Lots 9 - 10;
 - (f) to reduce the minimum lot depth of the RF-13 Zone (Type I Lot) from 28 metres to 26.6 metres for proposed Lots 11, 12, 14, 15;
 - (g) to reduce the minimum lot depth of the RF-13 Zone (Type I Lot) from 28 metres to 27.2 metres for proposed Lot 13;
 - (h) to allow a double garage to accommodate two vehicles parked side-by-side on lots 2 - 5, 7 -8, 12 and 14; and
 - (i) to allow driveway access from the side lot line for lots 9 - 11, and 15.
- All of the proposed lots contain variations to lot width or lot depth. 10 of the lots require variations to reduce the lot width requirements of the RF-13 Zone and 5 lots require variations to reduce the lot depth requirements for the RF-13 Zone.
- Despite the large number of lots needing variations to their lot dimensions, all lots comply with the minimum area requirements of the zone.
- The proposed variations are only minor reductions to the zoning requirements, with the largest being a 1.5 metre lot width reduction for Lot 6 and 1.4 metre lot depth reduction for lots 11 - 12, and 14 -15.
- The applicant's Design Consultant submitted sample building envelopes to demonstrate that the lots can accommodate functional floor plans, despite the proposed reductions to the site dimensions.
- The market demonstrates a demand for garages that can accommodate two cars parked side-by-side. The RF-13 zone restricts these types of garages on narrower RF-13 zoned lots to avoid streetscapes that are visually dominated by garages.

- As part of this development, two lots fronting 167 Street and another two lots fronting 167A Street will have garages accessed from the fronting street; the other lots fronting these streets will be accessed from a rear lane. On both streets, the lots with fronting garages on the street are not adjacent to each other, so the proposed variance to allow a double garage to accommodate vehicles parked side-by-side on lots 7, 8, 12 and 14 will not result in a streetscape that is dominated by garages.
- Lots 1 – 6 front 19A Avenue will also feature garages accessed from the street. The front lot lines of Lots 2 -5 measure 13.4 metres, but because of tapered lot geometry these lots are considered to be 12.8 metres in width, as per the Zoning Bylaw requirement to have lot width measured at 7.5 metres from the front lot line. Lots 2 - 5 are 0.6 metres narrower than 13.4 metres lot width that is required to have a side-by-side garage accessed from the street. The narrower lot widths will slightly increase the proportion of the building façade of the future dwellings that is occupied by the garage doors. However, it is not anticipated that the proposed variances to lots 2 – 5 will diminish the architecture of the future dwellings and that the garage doors will not dominate the streetscape given the minor reduction to the lot width.
- The RF-13 Zone prohibits garages from being accessed from the side lot line. Proposed lots 9, 10, 11 and 15 abut a lane on their side lot lines. The garages are proposed to be accessed from the lane, therefore access from the side lot line is required. By locating access to the garages from the lane on proposed lots 9 – 11 and 15, the future dwellings will have strong architectural character and contribute to an interesting and varied streetscape.
- The applicant has demonstrated a functional parking arrangement on proposed lots 9 – 11 and 15 that otherwise complies with the Bylaw on these lots and the proposed variance will reduce the number of garages located on the street.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting 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 V).
- Styles recommended for this site include Neo-Traditional, Neo-Heritage, and West Coast Contemporary
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated March 1, 2022, has been reviewed by staff and found to be generally acceptable. The applicant proposes 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.

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. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval (\$2,000 per new unit).
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the approved Secondary Plan in order to satisfy the proposed Secondary Plan Amendment. The contribution will be payable at the rate applicable at the time of Rezoning Final Adoption (\$20,000 per unit above the secondary plan density).

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new 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

- Pre-notification letters were sent on January 6, 2022, and the Development Proposal Signs were installed on October 25, 2021. Staff have not received any comment to-date in response to the Pre-notification letters and Development Proposal Signs.

TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum & 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Purple Fountain Beech	1	1	0
Cherry	2	2	0
Honeylocust	1	1	0
Linden	2	2	0
Magnolia	1	1	0
Japanese Maple	3	3	0
Norway Maple	1	1	0
Weeping Sequoia	1	1	0
Holly	1	1	0
Coniferous Trees			
Blue Atlas Cedar	1	1	0
Douglas Fir	7	7	0
Japanese Cedar	1	1	0
Golden Japanese Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	25	25	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		23	
Total Retained and Replacement Trees		23	
Contribution to the Green City Program		\$10,800	

- The Arborist Assessment states that there are a total of 25 mature trees on the site. There are no Alder and Cottonwood trees on the property. It was determined that none of the existing trees can be retained as part of this development proposal. The proposed tree retention/removal 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 2 to 1 replacement ratio. This will require a total of 50 replacement trees on the site. Since only 23 replacement trees can be accommodated on the site (based on an average of 1.5 trees per lot), the deficit of 27 replacement trees will require a cash-in-lieu payment of \$10,800, representing \$400 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 23 trees are proposed to be retained or replaced on the site with a contribution of \$10,800 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

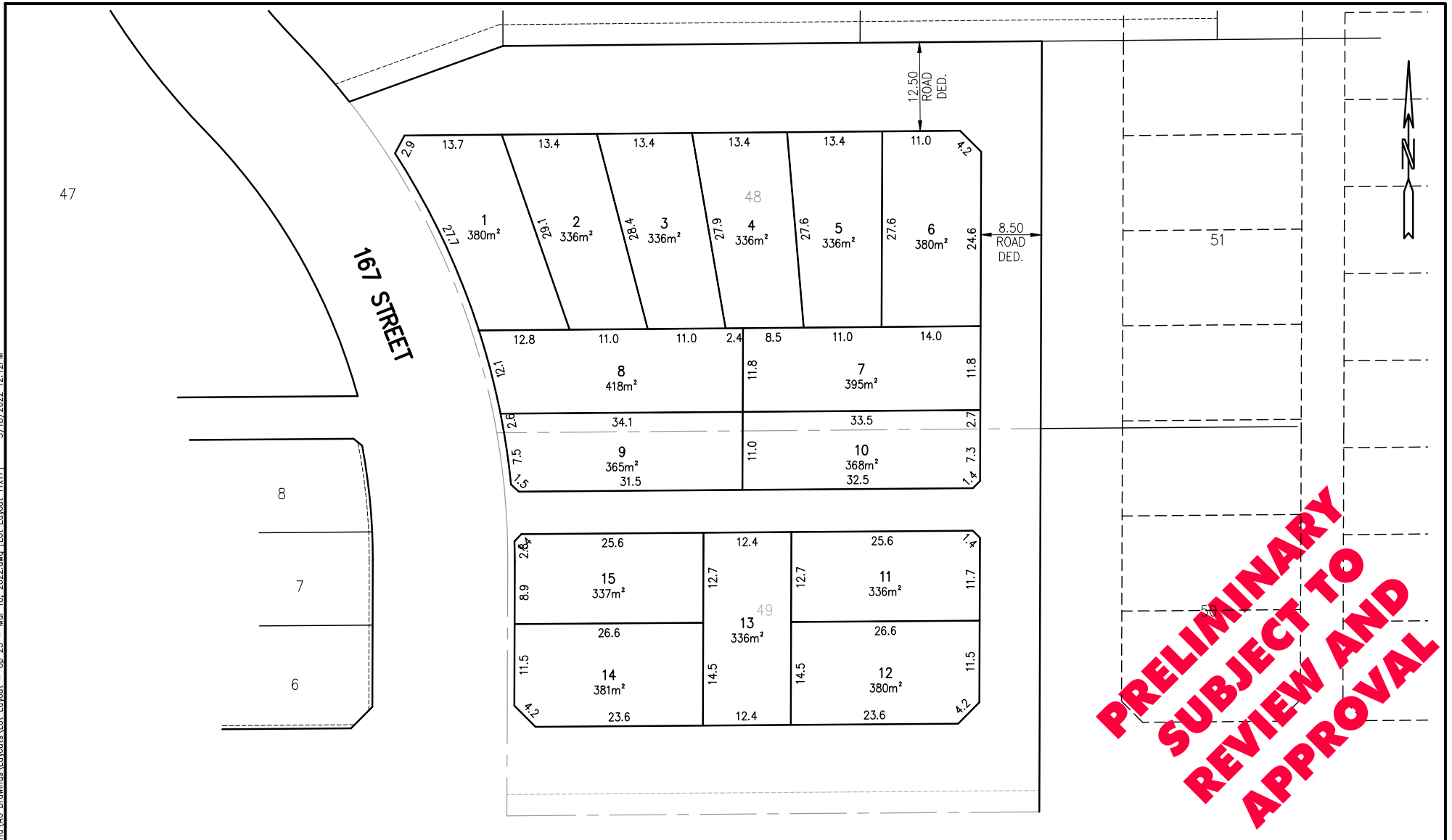
- Appendix I. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Building Scheme Summary
- Appendix VI. NCP Plan
- Appendix VII. Development Variance Permit No. 7920-0099-00

approved by Shawn Low

Ron Gill
Acting General Manager
Planning and Development

BD/cm

G:\Projects\21021.ctb\A0 Drawings\Layouts\Lot Layout - Op 23 - Mar 18, 2022.dwg [Lot Layout 11x17] 3/18/2022 12:12PM



PRELIMINARY
SUBJECT TO
REVIEW AND
APPROVAL

CLIENT:	PROJECT: 1942 & 1918 - 167 STREET		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 21021	DATE: FEB 2022	LEGAL:	SCALE: 1:500
		MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

Hub Engineering Inc.
Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com



INTER-OFFICE MEMO

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

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

DATE: **February 15, 2022** PROJECT FILE: **7820-0099-00**

RE: **Engineering Requirements
Location: 1918 - 1942 167 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE AND SUBDIVISION***Property and Right-of-Way Requirements***

- Varying dedication along 19A Avenue;
- Dedicate 12.5 metres along 19 Avenue;
- Dedicate 1.0 metre along 167 Street;
- Dedicate 8.5 metres along 167A Street;
- Dedicate 6.0m Residential Lane;
- Dedicate various corner cuts at all intersections; and
- Register 0.5 m statutory right-of-way (SRW) along all road frontages.

Works and Services

- Construct all road frontages and Residential Lane;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required; and
- Construct frontage mains required to service the site.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT VARIANCE PERMIT

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

Jeff Pang, P.Eng.
Development Services Manager

AJ

NOTE: Detailed Land Development Engineering Review available on file



January 20, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 20 0099 00

SUMMARY

The proposed 15 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	5
Secondary Students:	2

September 2021 Enrolment/School Capacity

Edgewood Elementary	
Enrolment (K/1-7):	95 K + 511
Operating Capacity (K/1-7)	95 K + 512
Earl Marriott Secondary	
Enrolment (8-12):	1411
Capacity (8-12):	1500

Projected population of school-age children for this development:	11
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Population: The projected population of children aged 0-19 Impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

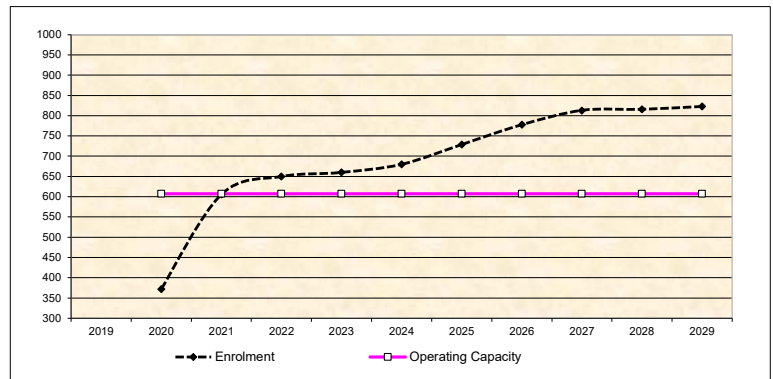
School Enrolment Projections and Planning Update:

The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

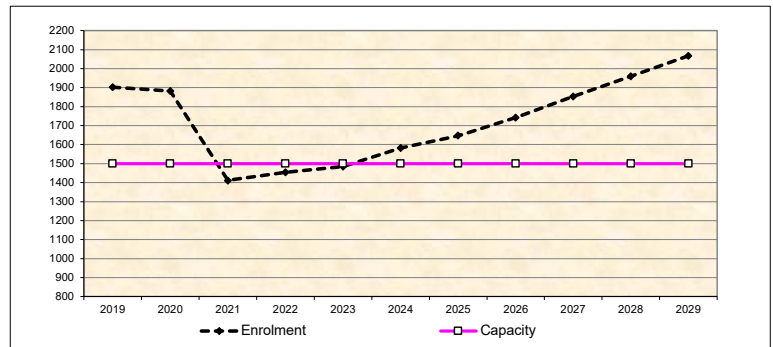
The new Edgewood Elementary opened January 2021. As part of the District’s boundary change process, the District consulted with the school community in the fall 2019 to determine the required boundary changes within this Grandview Heights community. As of September 2021, the school reached 100% capacity. The new Ta’atalu Elementary, located below 20th avenue, is targeted to open early 2024. Until then, the district will rely on portables to make up the seat shortfall.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school, Grandview Heights Secondary, located on 26th Ave next to the existing Pacific Heights Elementary opened September 2021.

Edgewood Elementary



Earl Marriott 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.

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 20-0099-00

Address: 1918 / 1942 – 167 Street, Surrey, BC

Registered Arborist: Peter Mennel #PN-5611A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	25
Protected Trees to be Removed	25
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 25 X two (2) = 50 	50
Replacement Trees Proposed	23
Replacement Trees in Deficit	27
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

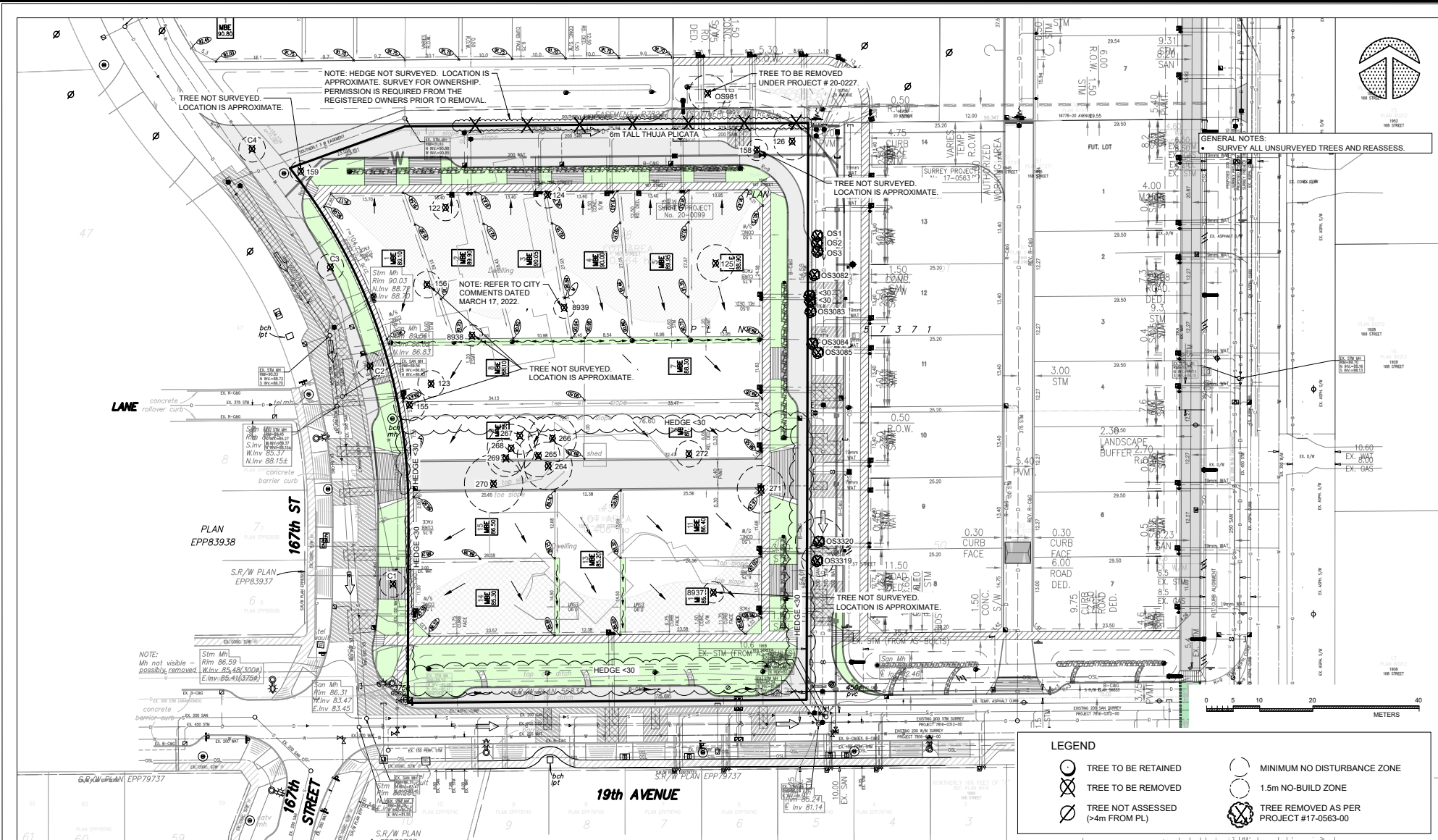
Signature of Arborist:

Date: March 22, 2022



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





GENERAL NOTES:
 SURVEY ALL UNSURVEYED TREES AND REASSESS.

LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE NOT ASSESSED (>4m FROM PL)
- MINIMUM NO-DISTURBANCE ZONE
- 1.5m NO-BUILD ZONE
- TREE REMOVED AS PER PROJECT #17-0563-00

NO.	DATE	BY	REVISION
1	OCT19/21	MK	CIVIL PLAN
2	MAR18/22	MK	CIVIL PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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 Email: mfadum@fadum.ca

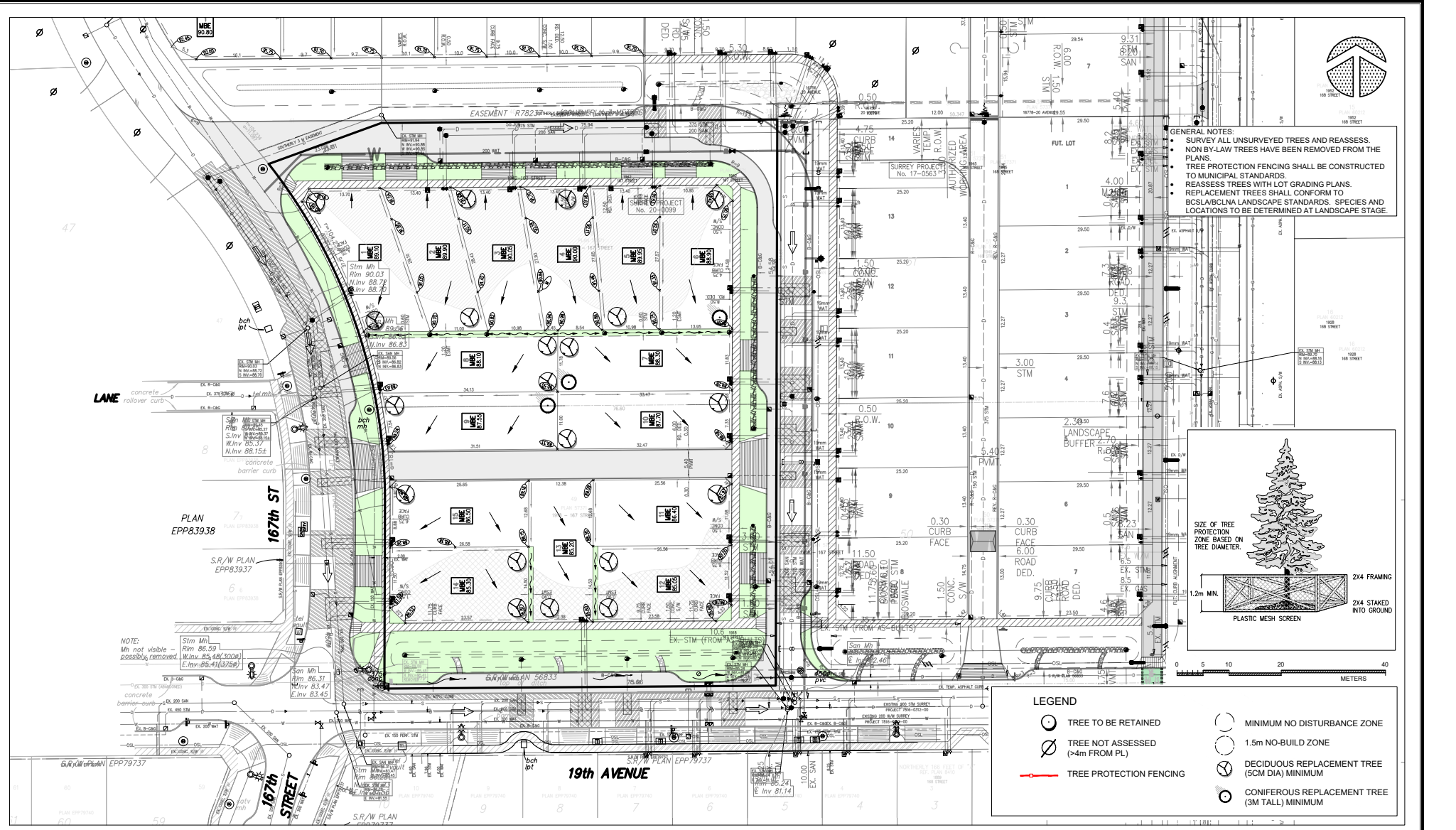
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PROJECT TITLE
 1918 1942 - 167 STREET
 SURREY, B.C.

SHEET TITLE
 T1 - TREE REMOVAL AND PRESERVATION PLAN
 CLIENT

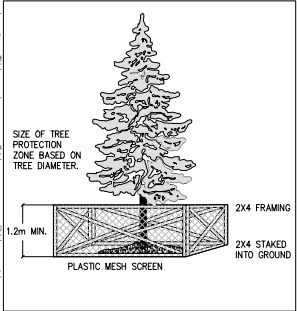
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 SCALE AS SHOWN
 DATE OCTOBER 20, 2021

T-1
 SHEET 1 OF 2



GENERAL NOTES:

- SURVEY ALL UNSURVEYED TREES AND REASSESS.
- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO BCSLA/BC/LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



LEGEND

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE NOT ASSESSED (>4m FROM PL)		1.5m NO-BUILD ZONE
	TREE PROTECTION FENCING		DECIDUOUS REPLACEMENT TREE (5CM DIA) MINIMUM
			CONIFEROUS REPLACEMENT TREE (3M TALL) MINIMUM

NO.	DATE	BY	REVISION
1	OCT19/21	MK	CIVIL PLAN
2	MAR18/22	MK	CIVIL PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
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PROJECT TITLE
1918 1942 - 167 STREET
 SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN
 CLIENT

 DATE
 OCTOBER 20,2021

DRAWN
 MK
 SCALE
 AS SHOWN
 DATE
 OCTOBER 20,2021
T-2
 SHEET 2 OF 2

BUILDING GUIDELINES SUMMARY

Surrey Project no: 20-0099-00
 Project Location: 1918 and 1942 - 167 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form 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 subject site is located within an old (1980's / 1990's) rural / suburban RA zone development area, which is in rapid transition to a modern compact zone area containing primarily RF-13 and RF-10 lots, which is consistent with the proposed development plan for this site.

Most homes on the large RA zone parcels to the north are large (but low profile) Bungalows. These homes have common gable roofs at slopes ranging from 7:12 to 12:12 and roofs are surfaced with either cedar shingles or shake profile asphalt shingles. Cedar and brick are common wall cladding materials and the colour range is limited to neutral and natural hues. The homes and yards are well kept. However, the subject site borders two of five contiguous new suburban-to-compact lot applications including 20-0159-00, 18-0357-00, 21-0080-00, 20-0227-00, and 16-0661-00, which means the character impact of these older homes will be temporary.

The greater area, bounded by 16 Avenue to the south, 20 Avenue to the north, 164 Street to the west and 168 Street to the east has been the subject of dozens of recent applications comprising hundreds of compact lots. These include recent applications on the west side of 167 street opposite the subject site, and adjacent to the south side of the subject site, spanning from 166 St. to 168 St.

The development to the west (west side of 167 Street) is comprised of three RF13 lots fully visible from the subject site, and five RF-10 lots with low visibility from 167 Street. The three RF-13 lots have 2850 square foot "Neo-Heritage" style Two-Storey homes with double garages at the ground floor level. The homes are situated on up-sloping lots requiring six risers up to the front door. The homes have well balanced, consistently proportioned, mid-scale massing designs with architecturally interesting elements. Homes are configured with 6:12 to 8:12 main common hip roofs and three or more street facing 12:12 pitch common gable projections. The gable projections are articulated with wood braces, hardi-shingles, and battens over fibre cement board. The homes have significant masonry accents. Colours range from neutral to natural. These homes provide excellent context for the subject site.

The lots due south of the subject site within the 71 lot RF-13 development on the south side of 19 Avenue (Surrey project 16-0312-00) have 2850 sq.ft. "Contemporary" style Two-Storey homes with in-ground basements, and front loaded double garages that access the main floor rather than the basement. These homes are all recently constructed or are under construction. The homes all have lot slope roofs with the main upper floor roof evident in two forms; flat or 3:12 pitch common hip. Street facing projections are consistently either of a flat form or a shed (monoplane) form. Pitched roofs are surfaced with a low-slope asphalt shingle surface and the flat roofs (surface not visible)

have surfaces with torch on membranes. Main wall cladding materials include fibre cement panel, fibre cement board, or stucco. Feature materials include "long board" (metal siding with wood grain), fibre-cement shingles, with a brick or stone accent on most homes. These homes also provide good context for the subject site.

1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:

- 1) **Context Homes:** The character of this area has been clearly defined by the new and aesthetically desirable housing stock. This is an infill situation in which new homes at the subject site should be similar in theme, representation, and character with existing homes in the 16600 and 16700 blocks of 19 Avenue and with existing new homes in the 1900 block of 167 Street.
- 2) **Style Character :** Existing surrounding homes are of styles commonly found in post year 2020 modern compact lot developments. Styles recommended for this site include "Neo-Traditional" and "Neo-Heritage", which are consistent with homes to the west, and "West Coast Contemporary" style homes which are consistent with homes to the south. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All surrounding homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc.) is not regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for post year 2020 RF-13 zoned subdivisions, and should meet or exceed standards found near the subject site. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is a South Surrey area with high land values in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** Roof slopes range from flat to more than 12:12. The recommended range is flat to 12:12.

Streetscape: North of the site are old suburban Bungalows situated on One Acre Residential Zone lots. West of the site are three 2850 sq.ft. "Neo-Heritage" style Two-Storey homes with street facing double garages. The homes have well balanced, consistently proportioned, mid-scale massing designs with architecturally interesting elements. Homes have 6:12 to 8:12 main common hip roofs and three or more street facing 12:12 pitch common gable projections articulated with wood braces, Hardi-shingles, and battens over fibre cement board, and significant masonry accents. Lots due south of the subject site have 2850 sq.ft. "Contemporary" style Two-Storey homes with in-ground basements, and front loaded double garages. These homes are all recently constructed or are under construction. The homes main upper floor roofs evident in two forms; flat or 3:12 pitch common hip. Street facing projections are consistently either of a flat form or a shed (monoplane) form. Pitched roofs are surfaced with a low-slope asphalt shingle surface and the flat roofs (surface not visible) have torch-on membranes. Main wall cladding materials include fibre cement panel, fibre cement board, or stucco. Feature materials include "long board" (metal siding with wood grain), fibre-cement shingles, with a brick or stone accent on most homes. These homes also provide good context for the subject site.

2. Proposed Design Guidelines

2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2020's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring "context homes" including new homes in the 1900 block of 167 Street and the 16600 and 16700 blocks of 19 Avenue. Homes will therefore be in a compatible style range, including "Neo-Traditional", "Neo-Heritage" and "West Coast Contemporary" styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volumes across the façade). New homes will have similar

roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum flat. Maximum 12:12.

Roof Materials/Colours: Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

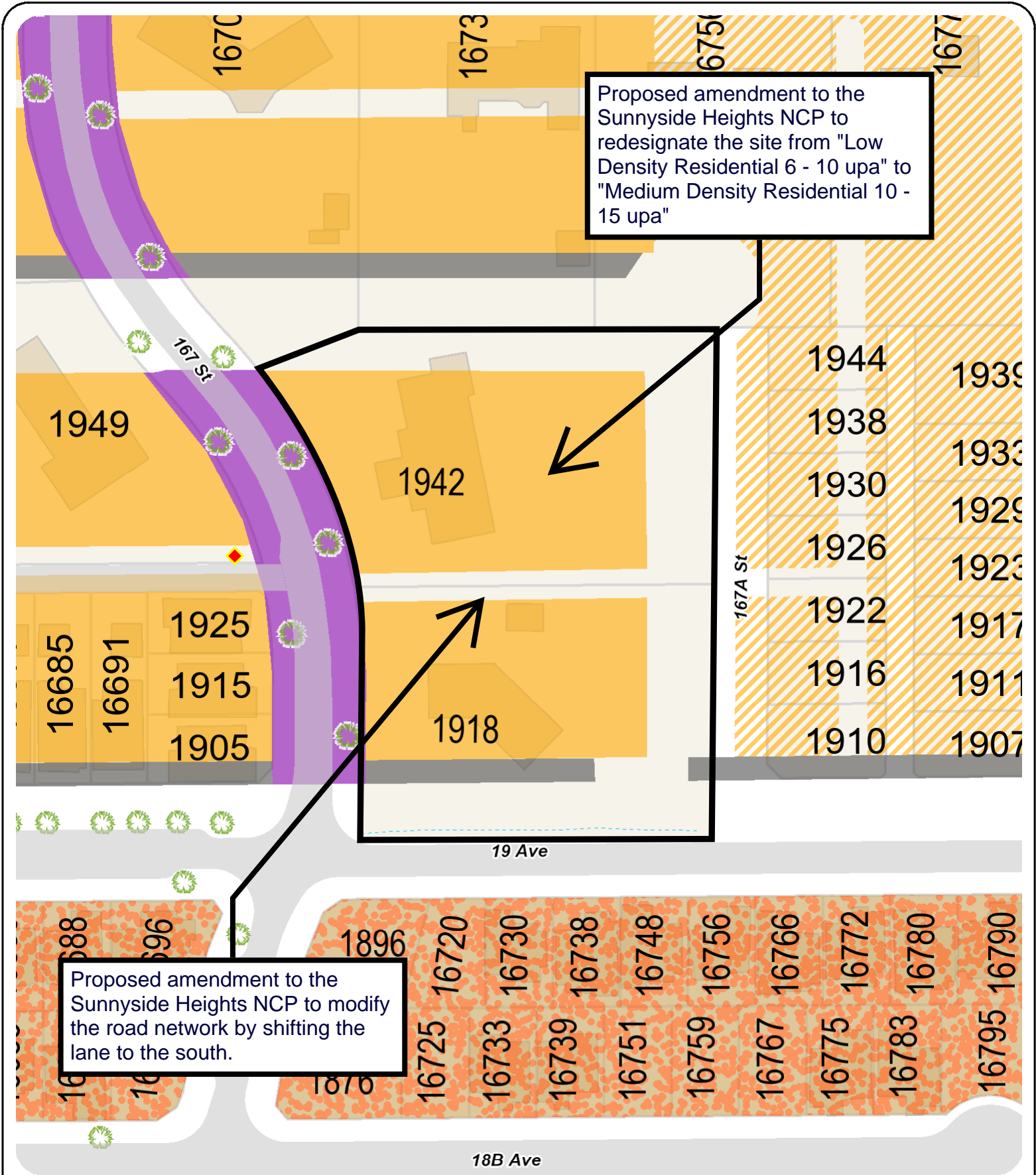
Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back min. 0.9 metres [3'- 0"] from one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: October 26, 2021

Reviewed and Approved by:  Date: October 26, 2021



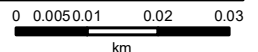
Proposed amendment to the Sunnyside Heights NCP to redesignate the site from "Low Density Residential 6 - 10 upa" to "Medium Density Residential 10 - 15 upa"

Proposed amendment to the Sunnyside Heights NCP to modify the road network by shifting the lane to the south.

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



Scale: 1:1,068



Map created on: 2022-03-18

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7920-0099-00

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: 005-577-853
 Lot 48 Section 13 Township 1 New Westminster District Plan 57371
 1942 – 167 Street

Parcel Identifier: 005-577-314
 Lot 49 Section 13 Township 1 New Westminster District Plan 57371
 1918 – 167 Street

(collectively the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width of the RF-13 Zone (Type II Corner Lot) is reduced from 15.4 metres to 14.7 metres for proposed Lot 1;
 - (b) In Section K of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width of the RF-13 Zone (Type II Interior Lot) is reduced from 13.4 metres to 12.8 metres for proposed Lots 2-5;
 - (c) In Section K of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width of the RF-13 Zone (Type II Corner Lot) is reduced from 15.4 metres to 13.9 metres for proposed Lot 6;
 - (d) In Section K of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width of the RF-13 Zone (Type I Interior Lot) is reduced from 12 metres to 11.8 metres for proposed Lots 7-8;
 - (e) In Section K of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width of the RF-13 Zone (Type I Interior Lot) is reduced from 12 metres to 11 metres for proposed Lots 9-10;
 - (f) In Section K of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot depth of the RF-13 Zone (Type I) is reduced from 28 metres to 26.6 metres for proposed Lots 11-12, 14-15;
 - (g) In Section K of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot depth of the RF-13 Zone (Type I) is reduced from 28 metres to 27.2 metres for proposed Lot 13;
 - (h) In Section H.3.(a)iii. of Part 16B "Single Family Residential 13 Zone (RF-13)" a double garage to accommodate two vehicles parked side-by-side shall be permitted on interior lots narrower than 13.4 metres in lot width and on Type I Corner Lots for proposed Lot 2 -5, 7-8, 12 and 14; and
 - (i) In Section H.2(b) of Part 16B "Single Family Residential 13 Zone (RF-13)" driveway access shall be permitted along the side lot line for proposed lots 9 - 11 and 15.
5. 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. 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.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

7. 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.

8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. 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

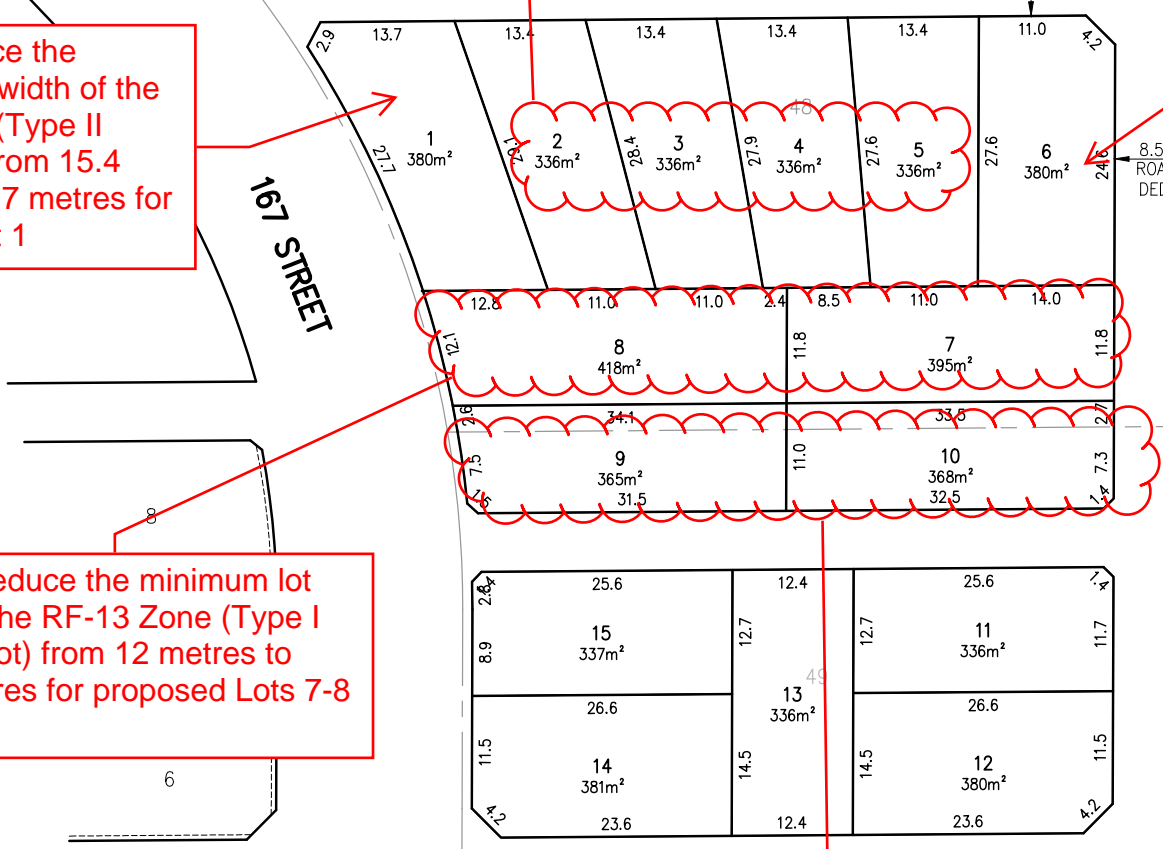
DVP to reduce the minimum lot width of the RF-13 Zone (Type II Interior Lot) from 13.4 metres to 12.8 metres for proposed Lots 2-5

DVP to reduce the minimum lot width of the RF-13 Zone (Type II Corner Lot) from 15.4 metres to 14.7 metres for proposed Lot 1

DVP to reduce the minimum lot width of the RF-13 Zone (Type II Corner Lot) from 15.4 metres to 13.9 metres for proposed Lot 6

DVP to reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11.8 metres for proposed Lots 7-8

DVP to reduce the minimum lot width of the RF-13 Zone (Type I Interior Lot) from 12 metres to 11 metres for proposed Lots 9-10



**PRELIMINARY
SUBJECT TO
REVIEW AND
APPROVAL**

G:\Projects\21021.ctb\AD Drawings\Layouts\Lot Layout - Op 23 - Mar 18, 2022.dwg [Lot Layout 11x17] 3/18/2022 12:12PM

CLIENT:		PROJECT: 1942 & 1918 - 167 STREET			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 21021	DATE: FEB 2022	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
 Engineering and Development Consultants
 EGBC Permit to Practice Number: 1003404
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

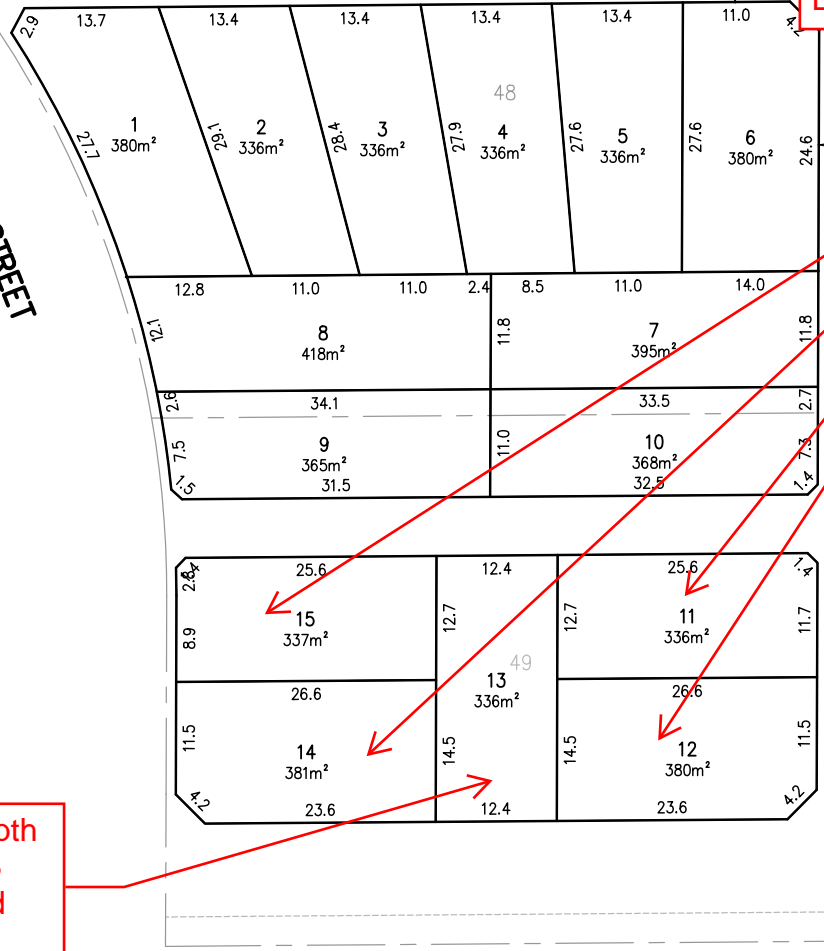
DVP to allow a double garage to accommodate two vehicles parked side-by-side shall be permitted on lots narrower than 13.5 metres in lot width and on Type I Corner Lots for proposed Lots 2 -5, 7-8, 12, and 14

DVP to allow driveway access from the side lot line for proposed lots 9 - 11 and 15

DVP to reduce the minimum lot depth of the RF-13 Zone (Type I) from 28 metres to 27.2 metres for proposed Lot 13

DVP to reduce the minimum lot depth of the RF-13 Zone (Type I) from 28 metres to 26.6 metres for proposed Lots 11 - 12, 14 - 15.

167 STREET



**PRELIMINARY
SUBJECT TO
REVIEW AND
APPROVAL**

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CLIENT:		PROJECT: 1942 & 1918 - 167 STREET			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 21021	DATE: FEB 2022	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants
EGBC Permit to Practice Number: 1003404
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com