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TO: Mayor & Council

FROM: Acting General Manager, Planning & Development

DATE: November 22, 2021 FILE: 7921-0100-00

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RE: November 22, 2021, Regular Council – Public Hearing Agenda  
Agenda Item B.1 By-law No. 20469/70  
Development Application No. 7921-0100-00  
Addresses: 16445 – 28 Avenue and 16463 – 28 Avenue

This memorandum is forwarded to Council for information.

## DISCUSSION

Development Application No. 7921-0100-00 is on the agenda for consideration by Council at the November 22, 2021, Regular Council – Public Hearing Meeting under Item B.1.

After finalizing the Planning Report for the November 8, 2021, Regular Council – Land Use Agenda, staff have noticed an inconsistency in the tree replacement information for the subject properties.

Please note that replacement tree requirements shown in Appendix IV and on Pages 11-12 currently include City trees. The \$18,020 compensation to Parks, Recreation & Culture noted on Page 6 of the Planning Report is for protected City trees that are proposed to be removed (seven total). The \$550.00 to the Green City Program noted on Page 12 of the Planning Report is for on-site tree replacement requirements. Specifically, 35 on-site replacement trees are required, and 34 on-site replacement trees are proposed to be planted. In summary, a total of \$550.00 to the Green City Program is required due to the on-site replacement tree deficit of one tree.

To clarify Parks referral comments highlighted on Page 6 of the Planning Report, the 5% parkland dedication or cash-in-lieu is a legislative requirement for subdivision applications proposing three or more new lots. This amount is separate from the City tree removal compensation requirements noted above and will be determined at a later date by Parks Planning and Realty Services. This legislative requirement for provision of parkland or payment for parks purposes is included in the BC *Local Government Act* (Division 11 – Subdivision and Development: Requirements and Related Matters - Section 510).

If you have any questions or require any clarification, please contact me at 604-591-4773.



Ron Gill  
Acting General Manager,  
Planning & Development Department

SL/HD/cc

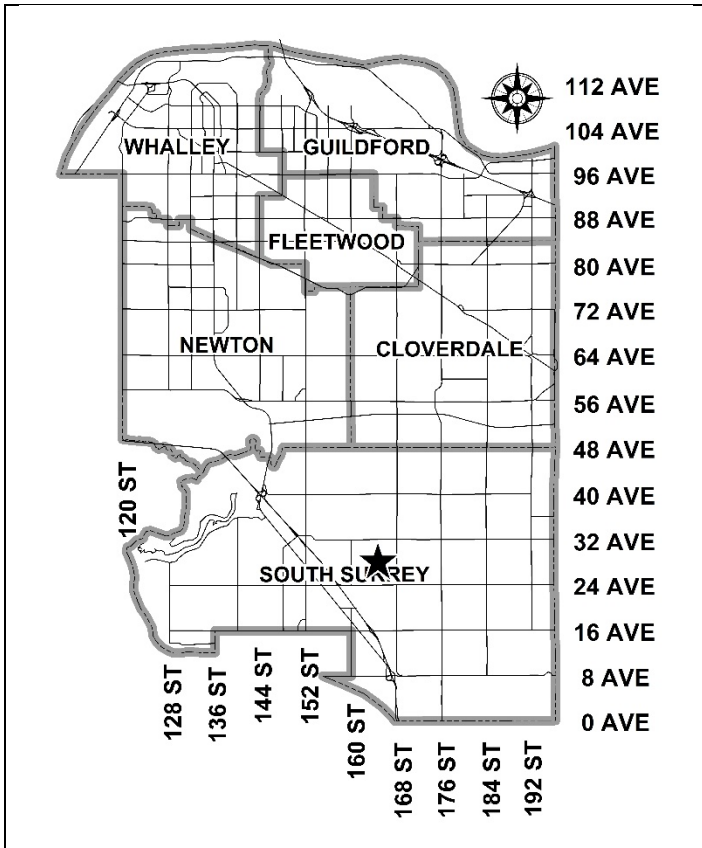
c.c. - City Manager  
- City Clerk

CLERKS DEPT.  
November 22, 2021  
7921-0100-00  
B.1/H.1 RCPH November 22, 21

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0100-00

Planning Report Date: November 8, 2021



**PROPOSAL:**

- **NCP Amendment** from Existing One-Acre & Half-Acre Lots to Single Detached (3-4 u.p.a.)
- **Rezoning** from RA to RQ
- **Development Permit**
- **Development Variance Permit**

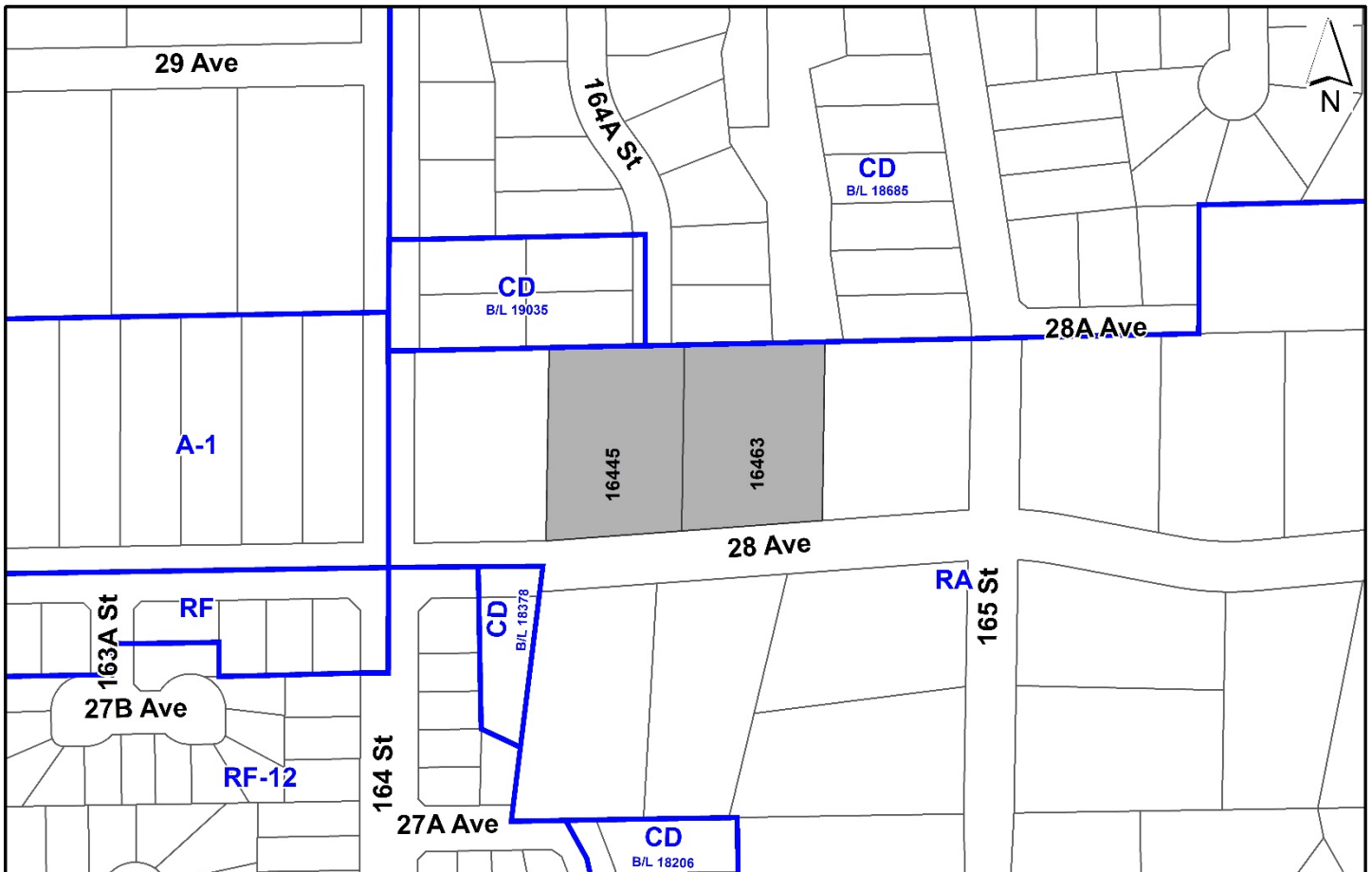
in order to permit subdivision into seven (7) single family lots.

**LOCATION:** 16445 - 28 Avenue  
 16463 - 28 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**NCP DESIGNATION:** Existing One Acre & Half Acre Lots



**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for Rezoning.
- By-law Introduction and set a date for Public Hearing for an amendment to Map 11, North Grandview Heights of Schedule G, Section E, of Surrey Zoning By-law, 1993, No. 12000, to identify the properties at 16445 - 28 Avenue and 16463 - 28 Avenue within Area B.
- Approval for Development Variance Permit to proceed to Public Notification.
- Approval to draft Development Permit for Sensitive Ecosystems.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- The applicant is seeking an amendment to the North Grandview Heights Neighbourhood Concept Plan (NCP) to redesignate the subject site from Existing One-Acre & Half-Acre Lots to Single Detached (3-4 u.p.a.).
- The applicant is proposing to reduce the minimum lot width requirements of the "Quarter Acre Residential Zone (RQ)".

**RATIONALE OF RECOMMENDATION**

- The subject proposal complies with the Suburban designation of the Official Community Plan (OCP) for the site.
- The proposed lots comply with density, lot size, and lot depth requirements of the "Quarter Acre Residential Zone (RQ)".
- The proposed density and lot sizes are in keeping with the neighbourhood context and other recently approved development applications in the area.

## 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 "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. A By-law be introduced to amend Map 11, North Grandview Heights of Schedule G, Section E, of Surrey Zoning By-law, 1993, No. 12000, to identify the properties at 16445 - 28 Avenue and 16463 - 28 Avenue within Area B and a date be set for Public Hearing.
3. Council authorize staff to draft Development Permit No. 7921-0100-00 for Sensitive Ecosystems (Streamside Areas) generally in accordance with the attached drawings (Appendix V).
4. Council approve Development Variance Permit No. 7921-0100-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RQ Zone from 24 metres to 18.8 metres for proposed Lots 4 and 5, to 19.5 metres for proposed Lot 1 and to 20.0 metres for proposed Lot 2.
5. Council pass a resolution to redesignate the subject sites from "Existing One-Acre & Half-Acre Lots" to "Single Detached (3-4 u.p.a.)" in the North Grandview Heights Neighbourhood Concept Plan (NCP) when the project is considered for final adoption.
6. 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) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department; and
  - (h) submission of a finalized Ecosystem Development Plan to the satisfaction of the Planning and Development Department.

**SITE CONTEXT & BACKGROUND**

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Sites	Single Family Residential	Suburban / Existing One-Acre & Half-Acre Lots	RA
North:	Single Family Residential	Suburban / Single Detached (3-4 u.p.a.)	CD (based on RH-G)
	Single Family Residential	Suburban / Larger Transition Lots (2-3 u.p.a.)	CD (based on RH-G)
East:	Single Family Residential	Suburban / Existing One-Acre & Half-Acre Lots	RA
South (Across 28 Ave):	Single Family Residential	Suburban – Urban Reserve / Suburban Residential (1-2 u.p.a.)	RA
	Single Family Residential	Rural / Rural	RA
West:	Single Family Residential	Suburban / Existing One-Acre & Half-Acre Lots  <i>(Development Application No. 7917-0310-00 has received Conditional Approval for NCP Amendment to Single Detached (3-4 u.p.a.))</i>	RA  <i>(Development Application No. 7917-0310-00 has received Conditional Approval for rezoning to CD based on RQ)</i>

**Context & Background**

- The subject properties are located mid-block on the north side of 28 Avenue in South Surrey. The properties are designated "Suburban" in the Official Community Plan (OCP) and zoned "One Acre Residential (RA)".
- 16445 – 28 Avenue is approximately 4,049 square metres in size, with a lot width of 53.9 metres and lot depth of 73.0 metres.
- 16463 – 28 Avenue is approximately 4,043 square metres in size, with a lot width of 55.9 metres and lot depth of 71.1 metres.
- To the west of the subject properties, Development Application No. 7917-0310-00 (16441 - 28 Avenue) received Conditional Approval from Council at the Regular Council – Public Hearing meeting on December 18, 2017, for rezoning from "One Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on RQ) to permit subdivision into four (4) single family lots. At this meeting, Council also supported an NCP Amendment from "Existing One-Acre & Half-Acre Lots" to "Single Detached (3-4 u.p.a.)".

- A "Natural" Class B Channelized Stream (yellow-coded) watercourse runs northeast of the property located at 16463 – 28 Avenue. As the subject property is within 50 metres of the stream, the proposal is subject to a Sensitive Ecosystem Development Permit in accordance with the provisions identified in the OCP.
- It is noted that under Part 7A "Streamside Protection" of the Zoning By-law No. 12000, for new lots (created after September 12, 2016) the minimum setback from top-of-bank for a "Natural" Class B (yellow-coded) watercourse is 15 metres.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to subdivide the subject properties from two (2) into seven (7) single family residential lots.
- To facilitate this subdivision, the applicant is proposing a Development Variance Permit to reduce the minimum lot widths of proposed Lots 1, 2, 4, and 5.
- The proposed lot widths for Lots 1, 2, 4, and 5 are less than the RQ Zone minimum requirement of 24 metres. However, all proposed lots meet the RQ Zone minimum lot size of 930 square metres and minimum lot depth of 30 metres.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	8,092 square metres
Road Dedication:	15.5 metre proposed road extending 164A St to 28 Ave 1.942 metre road dedication along 28 Ave
Undevelopable Area:	1,352 square metres
Net Site Area:	6,740 square metres
<b>Number of Lots:</b>	From two (2) to seven (7) single family lots
<b>Unit Density:</b>	10.4 units per hectare (Net) 8.7 units per hectare (Gross)
<b>Range of Lot Sizes</b>	930 square metres to 1,071 square metres
<b>Range of Lot Widths</b>	18.86 metres to 27.52 metres
<b>Range of Lot Depths</b>	33.09 metres to 55.85 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 7 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

4 Elementary students at Pacific Heights Elementary School  
1 Secondary student 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 Summer 2023.

Parks, Recreation & Culture:

Parks will accept cash-in-lieu of the 5% unencumbered parkland subdivision dedication requirement. The land valuation is to be based on the most recent PLA or PLA extension date.

Parks accepts the removal of City trees as recommended in the project Arborist Report dated October 27, 2021. Compensation of \$18,020.00 to be collected as a Parks Facility Contribution payable before final adoption.

### Transportation Considerations

- The applicant is providing a 15.5 metre wide road dedication extending 164A Street to 28 Avenue, and a 1.942 metre road dedication along 28 Avenue to achieve an ultimate road allowance of 24.0 metres.
- The proposed development is located in walkable proximity to transit service. A bus stop is located approximately 900 metres west of the site along 160 Street, serviced by bus route 354 with connections between White Rock South and Bridgeport Station, and bus route 363 with connections between Southpoint and Peace Arch Hospital.

### Parkland and/or Natural Area Considerations

- To the northeast of the subject property located at 16463 – 28 Avenue, there is a "Natural" Class B (yellow-coded) watercourse located within a City owned greenbelt which runs north of the lot, flowing north through Park to 29A Avenue.

### 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 proposal complies with the "General Urban" designation in the Regional Growth Strategy (RGS).

### Official Community Plan

#### Land Use Designation

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

#### Themes/Policies

- A3.1 - Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvement to the public realm.

*(The proposed development is located in an existing neighbourhood that has experienced some gradual densification in recent years. The site is located adjacent to a residential infill project that has received Conditional Approval from Council (Development Application No. 7917-0310-00).*

*(The proposed lot dimensions are compatible with infill development projects along 164 Street to the west, 165 Street to the east, and 164A Street and 29A Avenue to the north.)*

- A3.3 – Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability and to enhance public open spaces and greenspaces within existing neighbourhoods.

*(The proposal includes a local road dedication extending 164A Street to 28 Avenue, which will improve neighbourhood connectivity and walkability.)*

### Secondary Plans

#### Land Use Designation

- The subject sites are designated as "Existing One-Acre & Half-Acre Lots" in the North Grandview Heights Neighbourhood Concept Plan (NCP).
- The applicants propose an amendment to the North Grandview Heights NCP from "Existing One-Acre & Half-Acre Lots" to "Single Detached (3-4 u.p.a.)".



### Amendment Rationale

- The subject lands are located in the North Grandview Heights NCP, which was approved by Council on January 11, 1999. The NCP included approximately 845 acres of land on the northern slope of Grandview Heights.
- The plan was based on a traditional one acre and half acre subdivision model.
- In 2004, with an increasing demand for different housing types and with the development of the area to the south (Morgan Heights), an NCP amendment process was initiated for large areas within the North Grandview Heights NCP area.
- On September 8, 2005, Council approved the recommendations in Corporate Report C013 to amend the North Grandview Heights NCP.
- At the time of the amendment, a number of property owners chose not to participate in the amendment process. As a result, their properties remained as designated in the original NCP. The subject site is one of the properties that were excluded from the amendment; therefore, the subject site's "Existing One-Acre & Half-Acre Lots" land use designation was maintained. To meet present day development and market conditions, it is appropriate to re-evaluate the NCP land use designation for the subject site.
- Since 2005, re-development has begun to extend into the neighbourhood. Recent development applications approved by the City to the north (Application No. 7915-0183-00 and 7916-0115-00), northeast (Application No. 7911-0223-00) and to the south (Application Nos. 7913-0226-00 and 7914-0225-00) have introduced smaller suburban lots, which has triggered several OCP and NCP amendments.
- On December 19, 2016, in conjunction with Development Application 7916-0115-00, Council granted Third Reading to Text Amendment Bylaw, 2015, No. 19040 which introduced a new land use designation "Single Detached (3-4 u.p.a.)" to the North Grandview Heights NCP. The new land use designation was formally adopted into the NCP with the finalization of Development Application 7916-0115-00 on November 20, 2017.
- On July 24, 2017, Council granted First and Second Readings to "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2017, No. 19334" which introduced the new "Quarter Acre Residential Zone (RQ)" to the Zoning By-law. The amending By-law was granted Third Reading on September 11, 2017. The RQ Zone was formally adopted on May 4, 2020.
- The intent of the RQ Zone is to have a zone with a unit density that aligns with the maximum 4 u.p.a. permitted under the "Suburban" land use designation in the OCP.
- The proposed density and lot sizes are in keeping with other recently approved development applications in the area and meets the intent of the new NCP designation "Single Detached (3-4 u.p.a.)" and "Quarter Acre Residential Zone (RQ)".
- 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.

- To ensure that the subject properties are subject to Secondary Plan and Infill Area Contribution rates for density increases, an amendment to Map 11, North Grandview Heights of Schedule G, Section E, of Surrey Zoning By-law, 1993, No. 12000, is required to identify the properties at 16445 - 28 Avenue and 16463 - 28 Avenue within Area B.

### Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Quarter Acre Residential Zone (RQ)" and streamside setbacks.

RQ Zone (Part 15C)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	10 gross units per hectare	8.7 gross units per hectare
<b>Lot Size</b>		
Lot Size:	930 square metres	930 - 1,071 square metres
Lot Width:	24 metres	18.86 - 27.52 metres
Lot Depth:	30 metres	33.09 - 55.85 metres
<b>Streamside (Part 7A)</b>	<b>Required</b>	<b>Proposed</b>
<b>Streamside Setbacks</b>		
Class B (yellow-coded) Stream:	15 metres	15 metres with the use of the Flex Provision in Part 7A

### Lot Width Variance

- The applicant is requesting the following variances:
  - to reduce the minimum lot width of the RQ Zone from 24 metres to 18.8 metres for proposed Lots 4 and 5, to 19.5 metres for proposed Lot 1 and to 20.0 metres for proposed Lot 2.
- Proposed Lots 1, 2, 4, and 5 are deeper than the minimum 30 metres required for new lots in the RQ Zone, at approximately 47.35, 35.32, 55.85, and 54.86 metres, respectively.
- Despite the reduced lot width, Lots 1, 2, 4, and 5 are proposed to be approximately 930 square metres, 930 square metres, 1,071 square metres, and 1,018 square metres in size, respectively. These lot areas meet the RQ Zone minimum lot size requirement of 930 square metres.
- Staff support the requested variances to proceed for consideration.

### Lot Grading and Building Scheme

- The applicant retained Angus J. Muir of AJ Muir Design 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 Guidelines outline the permitted and restricted design elements that are to be used for the new single family dwellings so that they are complementary to the existing homes in the neighbourhood.
- The subject properties are located in a suburban development area with a mix of more recent higher density developments and existing older lower density developments. The permitted architectural styles will include "Traditional", "Craftsman", "Modern", and hybrid styles of contemporary mixed with "Traditional" and "French Provincial" to ensure compatibility with the existing homes in the area.
- A preliminary lot grading plan, submitted by WSP Canada Inc., and dated October 27, 2021, has been reviewed by staff and found to be generally acceptable.

### **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 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 (\$15,000 per unit if completed between February 22, 2021, and December 31, 2021; and \$20,000 per unit if completed after December 31, 2022).

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 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 June 18, 2021, and the Development Proposal Signs were installed on August 9, 2021. Staff received no responses from neighbouring properties.
- A pre-notification letter was sent to the Grandview Heights Stewardship Association who did not provide comments on the application.

## DEVELOPMENT PERMITS

### Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the adjacent location of an existing Class B (yellow-coded) watercourse which flows north through Park to 29A Avenue. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning By-law, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks comply with the requirements outlined in the Zoning By-law.
- The riparian area will be protected through the registration of a Restrictive Covenant against the property to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP.
- An Ecosystem Development Plan (EDP), prepared by Rolf Sickmuller, *R.P. Bio.*, of Envirowest Consultants Inc., and dated October 5, 2021, was reviewed by staff, and found to be generally acceptable. The finalized report and recommendations will be incorporated into the Development Permit.

## TREES

- Max Rathburn and Cody Laschowski, ISA Certified Arborists of Diamond Head Consulting, 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
<b>Alder and Cottonwood Trees</b>			
Alder	4	4	0
Cottonwood	9	0	9
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Silver Birch	1	1	0
Paper Birch	3	3	0
Cherry	7	6	1
Cascara Buckthorn	1	1	0
Japanese Maple	3	3	0
Linden	2	2	0
Eastern Black Walnut	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	2	2	0
Deodar Cedar	2	2	0

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
Atlas Cedar	1	1	0
Serbian Spruce	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>24</b>	<b>23</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>34</b>	
<b>Total Retained and Replacement Trees</b>		<b>44</b>	
<b>Contribution to the Green City Program</b>		<b>\$ 550.00</b>	

- The Arborist Assessment states that there are a total of 24 mature trees on the site, excluding Alder and Cottonwood trees. 13 existing trees, approximately 35% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 9 Cottonwoods and 1 other tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 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 50 replacement trees on the site. Since only 34 replacement trees can be accommodated on the site, the deficit of 16 replacement trees will require a cash-in-lieu payment to the Green City Program in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees, including Dogwood, Katsura, Paperbark Maple, and Serbian Spruce, and Weeping Nootka Cedar.
- In summary, a total of 44 trees are proposed to be retained or replaced on the site with a \$550.00 contribution to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Requirements Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Streamside Protection Area Map
Appendix VI.	Design Guidelines Summary
Appendix VII.	Development Variance Permit No. 7921-0100-00
Appendix VIII.	NCP Amendment Map
Appendix IX.	Proposed Amendment to Schedule G of the Zoning By-law

*approved by Shawn Low*

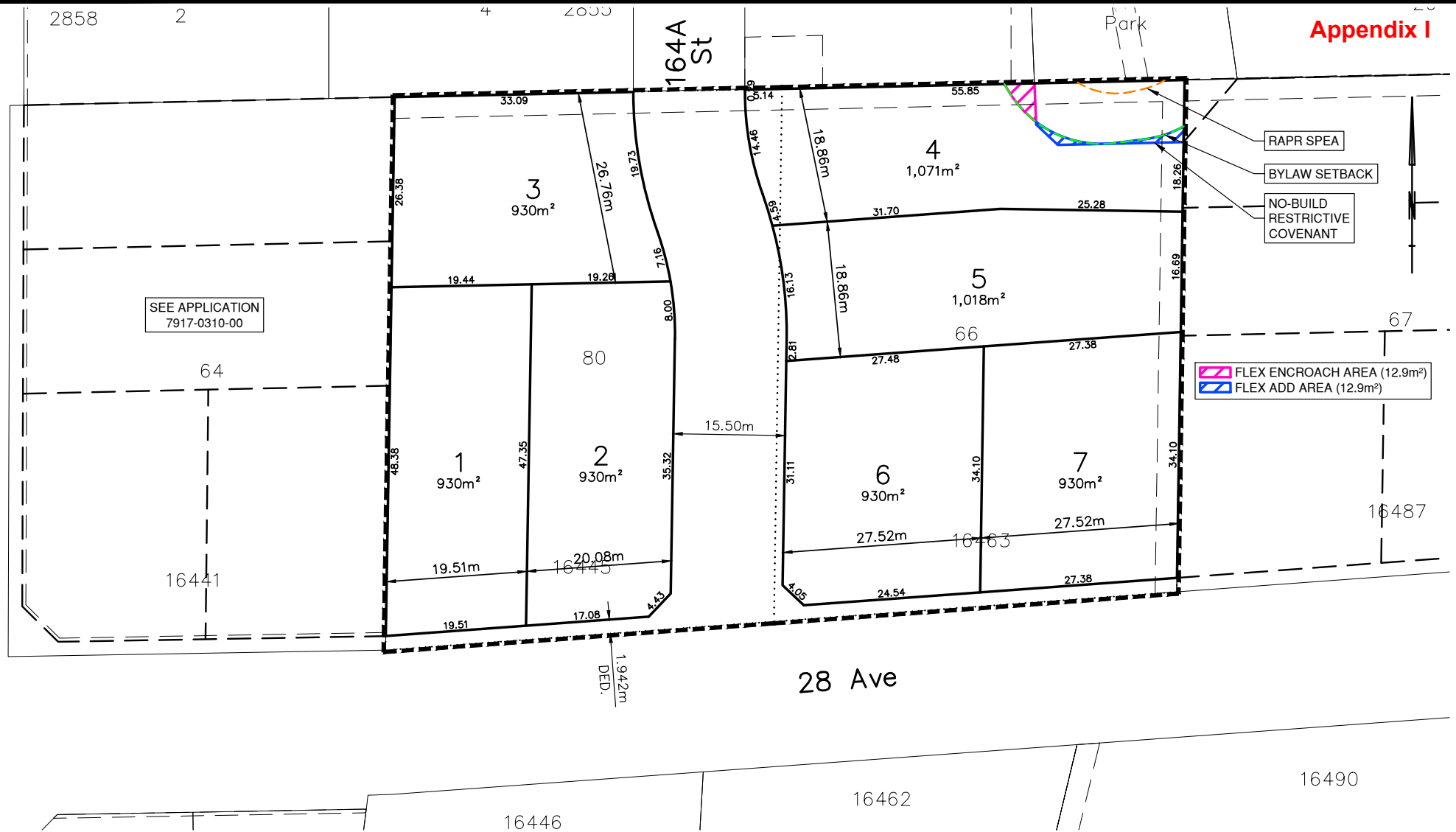
Ron Gill  
Acting General Manager  
Planning and Development

HD/cm

164 St

164A St

Park



SEE APPLICATION  
7917-0310-00

RAPR SPEA

BYLAW SETBACK

NO-BUILD  
RESTRICTIVE  
COVENANT

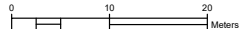
FLEX ENCROACH AREA (12.9m²)  
FLEX ADD AREA (12.9m²)

### SUBDIVISION CONCEPT PLAN - OPTION 2

16445 & 16463 28 Avenue



**WSP CANADA INC.**  
#300 - 65 RICHMOND STREET  
NEW WESTMINSTER, B.C.  
CANADA V3L 5P5  
TEL. 604-525-4651 | FAX. 604-525-5715  
www.wsp.com



# INTER-OFFICE MEMO

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

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

DATE: **October 29, 2021** PROJECT FILE: **7821-0100-00**

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RE: **Engineering Requirements  
Location: 16445 & 16463 28 Avenue**

## NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment other those stated below.

## REZONE/SUBDIVISION

### *Property and Right-of-Way Requirements*

- Dedicate 1.942 m along 28 Avenue.
- Dedicate 15.5 m toward 164A Street.
- Register 0.5 m Statutory Right-of-Way (SRW) along 28 Avenue frontage.

### *Works and Services*

- Construct north side of 28 Avenue.
- Construct 164A Street.
- Construct storm and water mains along 164A Street.
- Provide storm, sanitary, and water service connections to each lot.
- Implement onsite drainage mitigation features as determined through detailed design.
- Resolve any downstream sanitary capacity constraints, as required.

A Servicing Agreement is required prior to Rezone/Subdivision.

## DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Permit/Development Variance Permit other than those stated above.



Jeff Pang, P.Eng.  
Acting Development Services Manager

AY

NOTE: Detailed Land Development Engineering Review available on file





June 8, 2021

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.

In March 2020, a new twelve-classroom addition opened at Pacific Heights Elementary. As of September 2020, school enrolment was below the new school capacity of 588 by 8 students.

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. The 10-year projections indicate that the growth trend will continue to be strong.

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 is currently in construction; and targeted to open September 2021; which will provide some enrolment relief to both Earl Marriott and Semiahmoo Secondary schools. Pacific Heights will feed the new secondary school.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0100 00

**SUMMARY**

The proposed 7 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:	4
Secondary Students:	1

**September 2020 Enrolment/School Capacity**

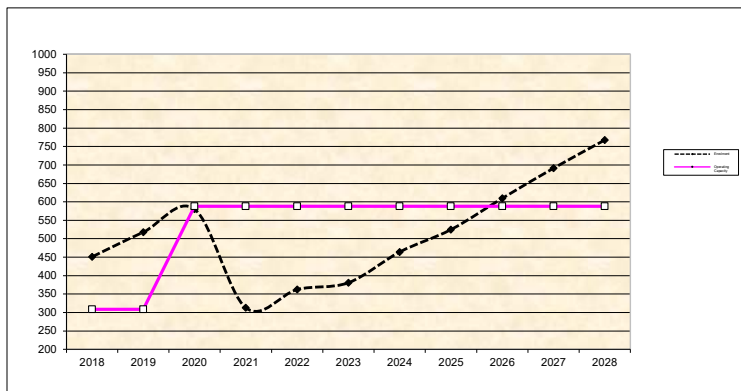
<b>Pacific Heights Elementary</b>	
Enrolment (K/1-7):	106 K + 474
Operating Capacity (K/1-7)	76 K + 512
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1882
Capacity (8-12):	1500

<b>Projected population of school-age children for this development:</b>	7
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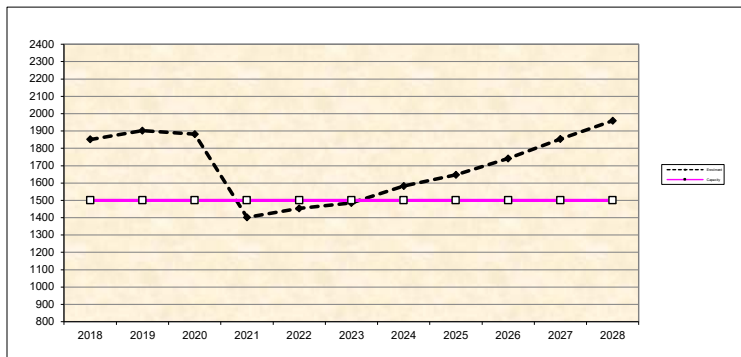
*Population* : The projected population of children aged 0-19 Impacted by the development.

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

**Pacific Heights 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.

## 4.0 Tree Preservation Summary

Table 3: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number

Site Address 16463 and 16445 28th Avenue Surrey, BC

Registered Arborist Max Rathburn

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>37</b>
<b>Protected Trees to be Removed</b>	<b>27</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>10</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = 4 - All other Trees Requiring 2 to 1 Replacement Ratio 23 X two (2) = 46	<b>50</b>
<b>Replacement Trees Proposed</b>	<b>34</b>
<b>Replacement Trees in Deficit</b>	<b>16</b>
<b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>	<b>0</b>

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

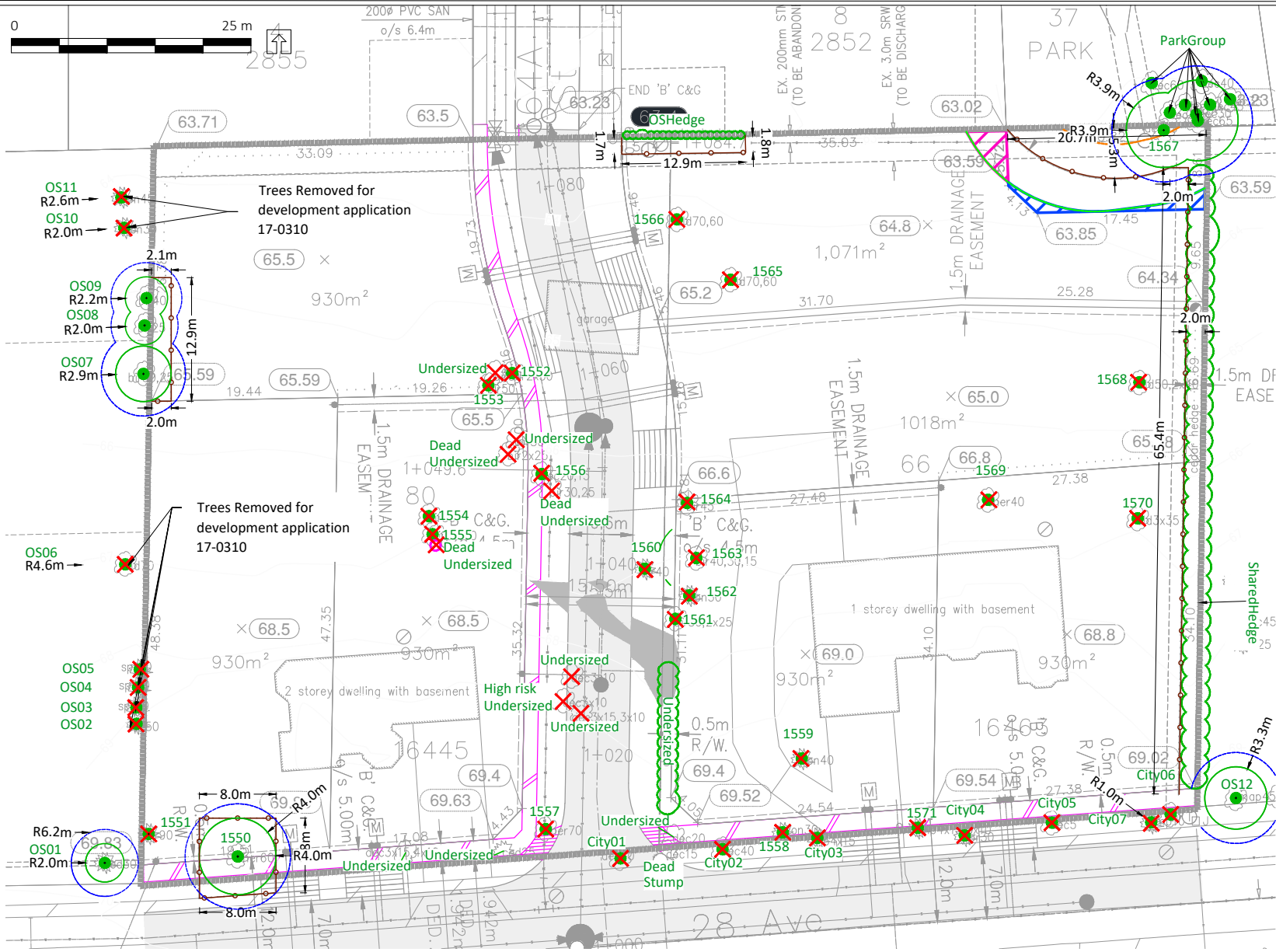
Summary, report and plan prepared and submitted by



Signature of Arborist

October 27, 2021

Date

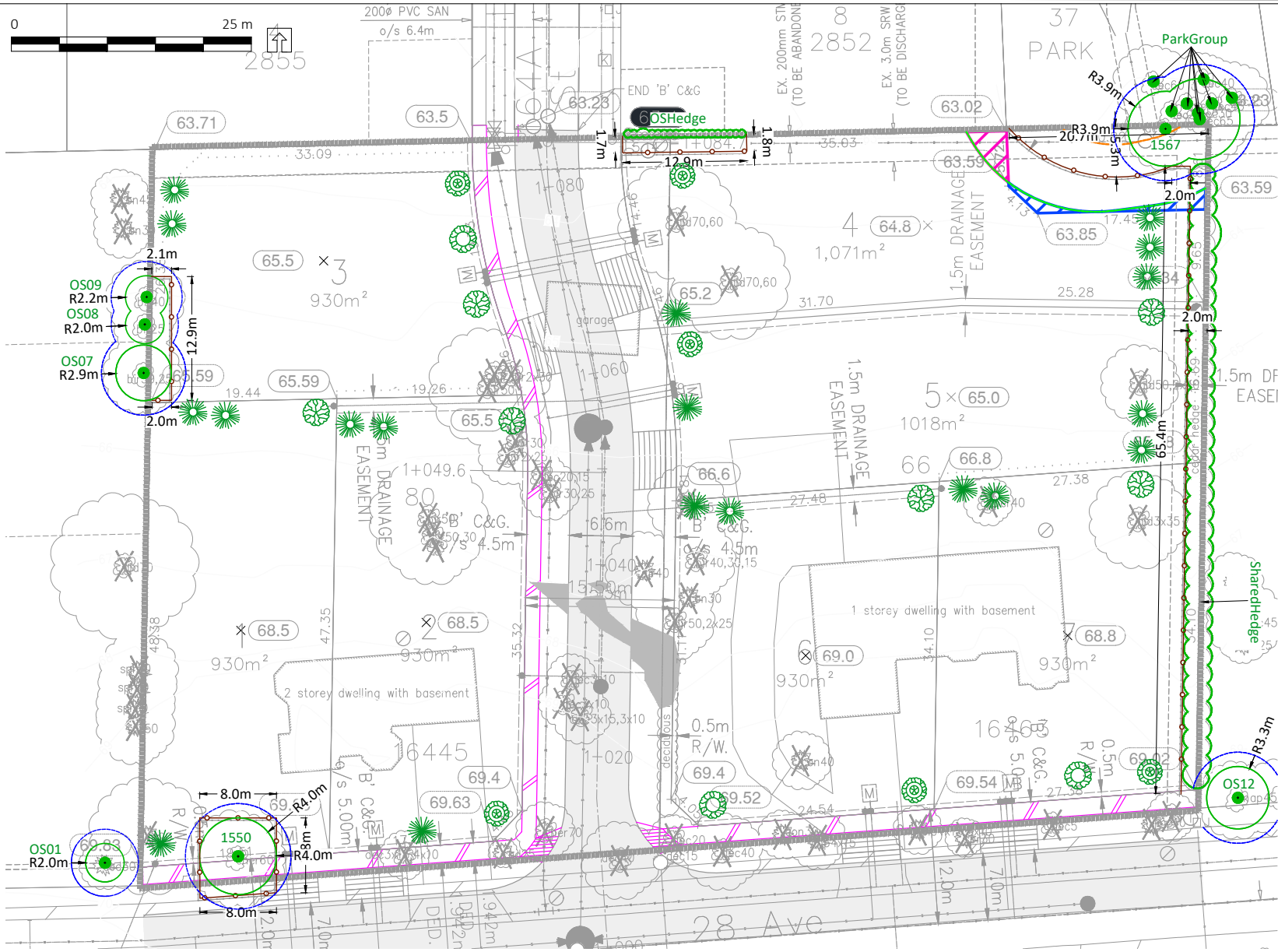


**LEGEND**

- CRITICAL ROOT ZONE
- NO-BUILD ZONE
- TREE PROTECTION ZONE AND FENCING
- SURVEYED TREE TO BE RETAINED
- UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
- x TREE TO BE REMOVED

- NOTES**
- The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  - All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
  - The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
  - No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
  - The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
  - Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
  - This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
  - This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

- REFERENCE DRAWINGS**
- Base Survey by Cameron Land Surveying Ltd. dated Feb 22, 2021.



- LEGEND**
- CRITICAL ROOT ZONE
  - NO-BUILD ZONE
  - TREE PROTECTION ZONE AND FENCING
  - SURVEYED TREE TO BE RETAINED
  - UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)
  - × TREE TO BE REMOVED

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
  3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (If the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
  4. No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.
  5. The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.
  6. Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.
  7. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
  8. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

- REFERENCE DRAWINGS**
1. Base Survey by Cameron Land Surveying Ltd. dated Feb 22, 2021.



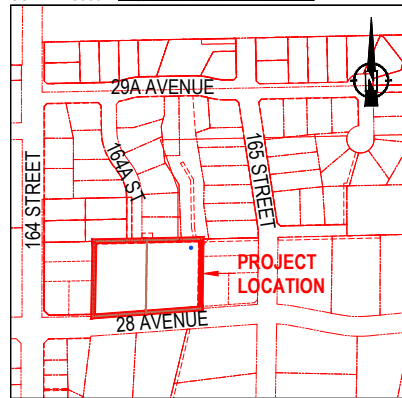
3559 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886

Drawing title: Preliminary Tree Management Plan  
Project address: 16463, 16445 28 Ave, Surrey  
Client: WSP

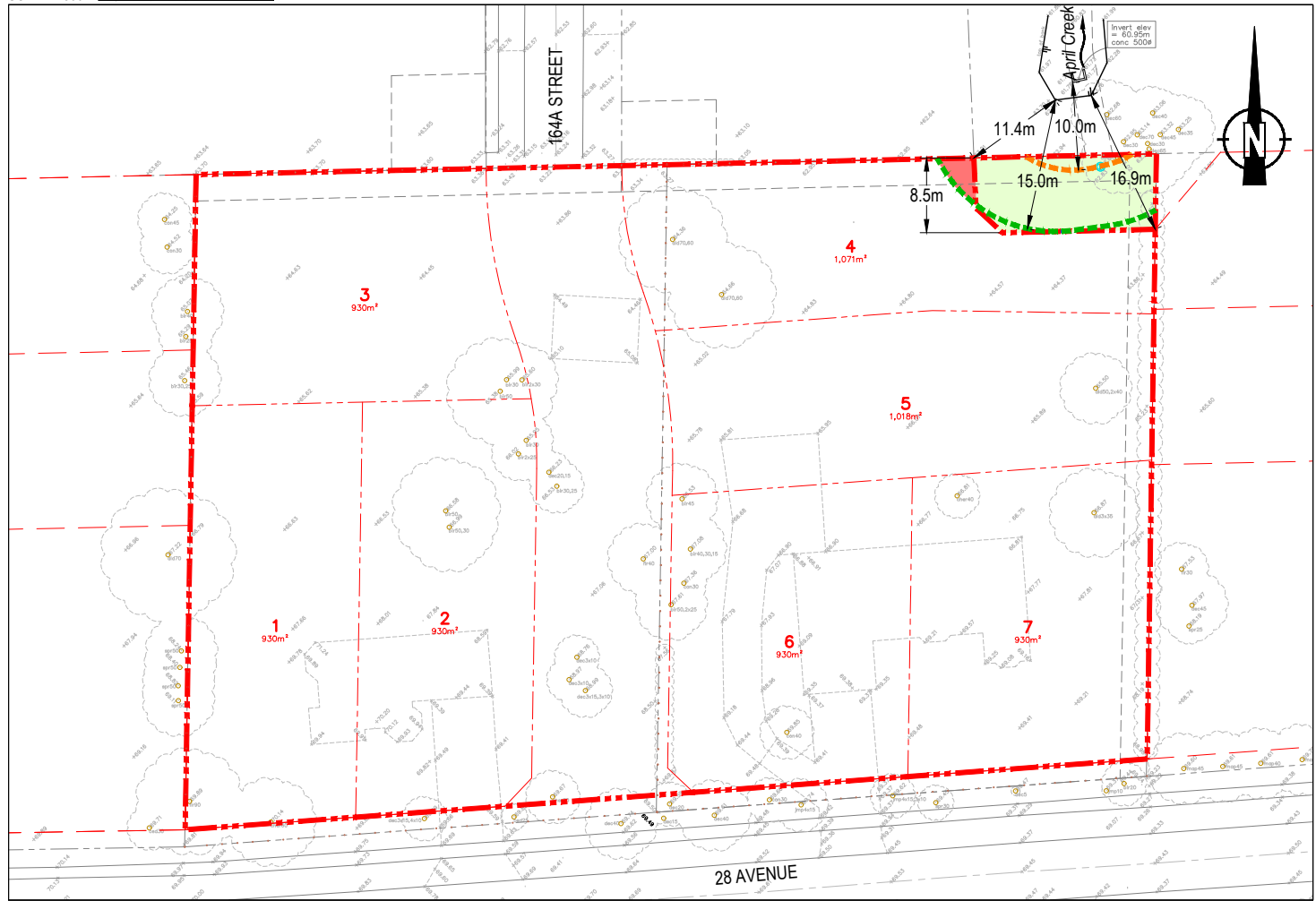
Drawing No: 01  
Date: 2021/10/27  
Drawn by: DHC  
Page Size: TABLOID 11"x17"

Page #  
1 of 1

LOCATION  
SCALE 1:5000



PLAN  
SCALE 1:500



**LEGEND**

- Property Line (Site)
- Bylaw Setback
- RAPR SPEA Setback
- Bylaw Setback Area (173m<sup>2</sup>)
- Bylaw Setback Area Loss (12.9m<sup>2</sup>)

- REFERENCE DRAWINGS**
- File: 201-11093-00\_subdivision-Opt2 CAD\_20211022.dwg. Received October 22, 2021; WSP Canada Inc.
  - File No. 7885-TP. "Topographic Plan of Lot 80 and Lot 66 North East Quarter all of Section 24 Township 1 New Westminster District Plan 67389". February 22, 2021. Cameron Land Surveying Ltd.
  - 2019 Legal Base from City of Surrey.

MOMENTUM BC BUILDERS LTD.  
16445 AND 16463 - 28 AVENUE  
Surrey, BC

www.enviowest.ca

enviowest consultants inc.  
Suite 101 - 1515 Broadway Street  
Port Coquitlam, British Columbia  
Canada V3C 6M2

office: 604-944-0502  
facsimile: 604-944-0507  
saper@vedere@enviowest.ca

CITY OF SURREY SETBACK			
DESIGN: RWS	DRAWN: CEV/SDJ	CHECKED: RWS	REVISION: 01
SCALE: As Shown	DATE: August 03, 2021	REVISION DATE: October 26, 2021	DRAWING NUMBER: 2870-01-01

DATE: 2021-10-26 - 12:56pm  
PATH: N:\ENV\RS\RA\ghal\Enviowest Files\2021\Surrey-White Rock\2870-01-01\R01\_City of Surrey Setback.dwg  
LAYOUT: 2870-01-01

# CHARACTER STUDY AND BUILDING GUIDELINES SUMMARY

Surrey Project no: 21-0100-00  
Project Location: 16445 & 16463 28 Avenue, Surrey, B.C.  
Design Consultant: Angus J. Muir – AJ Muir Design Ltd.

The following is a summary of the Residential Character of the neighborhood and recommendations for the Design Guidelines which highlight the important features of the existing neighborhood and form the basis of the draft Building Scheme.

This summary is supported by two additional documents;  
**Appendix A – Context Neighborhood Plan**  
**Appendix B – Context Neighborhood Photos**

## 1. Residential Character

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

The parent parcels for the proposed seven lot subdivision are located on the North side of 28<sup>th</sup> Avenue just east of 164<sup>th</sup> Street. They are two interior one acre lots which back onto a newer development which includes 164A Street currently dead-ending into their rear lot lines. These lots were developed in the mid 1980's and were part of a larger development of one acre lots zoned RA.

The context neighborhood includes an eclectic mix of properties, homes and zoning designations. The age of homes in the context neighborhood range from 1957 to 2020. The context neighborhood is located in the Grandview Heights area which has undergone significant development and densification over the last decade.

The adjacent one acre lot immediately to the West is vacant and has a development application to subdivide into similar size lots and similar density. The two one acre lots on the East side will almost certainly be developed in the near future and will also be similar size lots and similar density. The context neighborhood has a broad range of zoning designations including RF-12, RF, CD, RA and A-1.

The proposed development represents an interface between more recent higher density developments to the North and West, and existing older lower density residential properties to the South and East. The nature of this interface is that small and medium size homes will be seen surrounding larger estate homes. Ideally the interface developments would provide a smooth transition between varying densities although there are already some very high density developments directly beside low density lots within the context neighborhood.

The proposed development follows the OCP and is designated Suburban. Generally the surrounding area to the North and both sides is designated Suburban, the surrounding area to the South West is designated Urban and the surrounding area to the South East is designated Rural.

## 1.2 Prevailing Features of the Existing and Surrounding Dwellings Significant to the Proposed Building Scheme:

Considering the context neighborhood has such a unique mix of zoning designations it would be appropriate to review the existing adjacent homes in clusters which have the same zoning. Generally the homes in each zone were built at the same time and often with the same registered building scheme so they would appear to be somewhat similar with respect to the overall size, massing, style, materials, etc.

Of special importance is that each cluster of homes in the context neighborhood generally represents a larger number of similar homes in the broader neighborhood which are of the same zoning and which were developed at the same time. A review of the broader neighborhood is not required as the clusters represent and establish the character of each of these broader areas.

For the following clusters of homes based on zoning designation please refer to “Appendix A – Context Neighborhood” which graphically represents the context neighborhood and zoning, and “Appendix B – Context Neighborhood Photos” which provides a photo of the front of each home and includes the address.

### **RF-12** – Cluster of five homes to the South West

- All homes front onto 164<sup>th</sup> Street.
- Addresses include 2765, 2777, 2778, 2784 and 2796.
- Homes are generally ten years old or newer.
- Styles are in the Traditional – Craftsman range.
- All homes have medium to steep pitched main roof form.
- All homes have asphalt shingle roofing.
- All homes have feature elements which create unique facades.
- All homes have two car garages.
- All homes use a mix of current cladding materials such as stucco, siding, wall shakes or paneling.
- All homes have stone or brick accents on the front facades.
- All homes have concrete driveways.
- All homes have tasteful landscaping including a mix of planting beds with shrubs and lawn.

This cluster of current homes is indicative of the emerging character of the area. The various features of these homes and properties should be used to form the basis of the recommendations for the Design Guidelines of the proposed new development.

### **RF** – Cluster of three homes to the South West

- All homes front onto 28<sup>th</sup> Avenue.
- Addresses include 16376, 16388 and 16396.
- Homes are generally ten years old.
- Styles are in the Traditional – Craftsman range.
- All homes have medium to steep pitched main roof form.
- All homes have asphalt shingle roofing.
- All homes have feature elements which create unique facades.
- All homes have two car garages.
- All homes use a mix of current cladding materials such as stucco, siding, wall shakes or paneling.

- All homes have stone or brick accents on the front facades.
- All homes have concrete driveways.
- All homes have tasteful landscaping including a mix of planting beds with shrubs and lawn.

This cluster of current homes is indicative of the emerging character of the area. The various features of these homes and properties should be used to form the basis of the recommendations for the Design Guidelines of the proposed new development.

**CD** – Cluster of six homes to the North

- All homes front onto 164A Street.
- Addresses include 2852, 2855, 2865, 2866, 2875 and 2878.
- Homes are generally five years old or newer.
- Styles include a wide variety such as Traditional, Craftsman, Modern and Hybrid styles of Contemporary mixed with Traditional and French Provincial.
- Roof forms vary from very low to very steep pitched roofs and some homes have feature roofs which are flat but no home has a main roof form with flat roof.
- All homes have asphalt shingle roofing.
- All homes have feature elements which create unique facades.
- All homes have two car garages.
- All homes use a mix of current cladding materials such as stucco, siding, wall shakes or paneling.
- All homes have stone, brick or tile accents on the front facades.
- All homes have concrete driveways.
- All homes have tasteful landscaping including a mix of planting beds with shrubs and lawn.

This cluster of current homes is indicative of the emerging character of the area and specifically reflects the changing taste in styles and finishes. The various features of these homes and properties should be used to form the basis of the recommendations for the Design Guidelines of the proposed new development.

**RA** – Cluster of nine homes including the parent parcels

- All homes front onto 28<sup>th</sup> Avenue.
- Addresses include 16441, 16445, 16446, 16462, 16463, 16487, 16490, 16537 and 16542.
- 16441 is a vacant lot and is undergoing development to rezone and subdivide, and therefore has no features to be considered for the Design Guidelines.
- 16445 & 16463 are the parent parcels of the proposed development with homes to be removed, and therefore has no features to be considered for the Design Guidelines.
- 16487 & 16537 these homes were built in the mid 1980's and are single storey bungalows which are outdated and have somewhat unkempt yards. These two lots are in the OCP Suburban designation and will be developed in the near future, and will be rezoned and subdivided similar to the parent parcels of the proposed development. Therefore the features of these homes should not be considered for the Design Guidelines.
- 16446, 16462, 16490 and 16542 are all within the OCP Rural designation and will remain as RA zoned one acre lots for the foreseeable future. The homes on these lots were built in the mid 1980's and would be considered undersized and outdated by today's standards. Considering the ongoing trend in the area to tear down and rebuild on these size lots with homes older than 30 years it would not be surprising to see one or more of these homes rebuilt in the near future. Considering this, and the significant differences in size, zoning, OCP, etc., the features of these homes should not be considered for the Design Guidelines.

This cluster of homes is not representative of the emerging character of the neighborhood and is



also considered outdated and prime for redevelopment of individual new homes. The various features of these older homes and properties should not be used to form the basis of the recommendations for the Design Guidelines of the proposed new development.

#### **A-1 – Cluster of four homes to the West**

- All homes front onto 28<sup>th</sup> Avenue.
- Addresses include 16353, 16365, 16379 and 2825 164<sup>th</sup> Street.
- 2825 164<sup>th</sup> Street is a vacant lot and therefore has no features to be considered for the Design Guidelines.
- 16379 is an anomaly in this row of homes as it is a relatively new home and is significantly larger than all of the other adjacent homes within this zone. It is a well-appointed French Provincial style home with medium roof pitches, asphalt shingle roofing and extensive use of stucco cladding and detailing. There is significant use of two storey massing which is mitigated by various eave heights. The garage is in an L configuration and has three car bays. The features of this home would be appropriate to consider for the Design Guidelines.
- 16353 & 16365 are both homes which are eclectic in detailing and massing, and indicative of the older homes along this stretch of 28<sup>th</sup> avenue. The zoning for these lots is odd considering the lot size and use. This older row of homes will eventually be redeveloped with new homes similar to what has been done at 16379. The features of these homes should not be considered for the Design Guidelines.

This cluster of homes is not representative of the emerging character of the neighborhood and is also considered outdated and prime for redevelopment of individual new homes with the exception of 16379. The various features of these older homes and properties should not be used to form the basis of the recommendations for the Design Guidelines of the proposed new development except for 16379.

#### **Other relevant factors to be considered:**

In addition to reviewing the homes in the context neighborhood it is important to consider the proposed layout of the new development. 164A Street will now continue to 28<sup>th</sup> Avenue and the new lots and future homes will appear to be an extension of the CD zoned development immediately to the North. For that reason the registered Building Scheme on those lots and the specific Design Guidelines need to be considered. The recommendations for the proposed Design Guidelines have incorporated features and restrictions which appear in the registered Building Scheme of the lots to the North to ensure compatibility.

#### **Conclusion:**

To say that the surrounding neighborhood has an eclectic mix of homes would not be accurate and would not properly portray the character of the area. Instead it is important to identify that the surrounding area contains many different zoning designations and the homes in each zone are well organized, similar and specific to that zone.

This Character Study attempts to review the various surrounding developments and recognize the emerging character of the area. As recently established developments set the emerging character older developments in the area will follow suit as homes are rebuilt.

The homes within the context neighborhood which have been identified as contributing to the emerging character have been considered with respect to the recommendations for the new Design Guidelines. Existing Design Guidelines of adjacent developments have also been considered.

## 2. Proposed Design Guidelines

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

#### **Building massing:**

- the context homes are mostly two storey homes with or without basements.
- the context homes have a mix of two storey massing and upper floors which are partially concealed by rooflines.
- it is recommended that two storey homes with basements should be encouraged with some specific restrictions to ensure wall massing higher than two stories is not permitted.

#### **Covered parking:**

- the context homes mostly have attached two car garages.
- one context home has a three car garage with three individual doors and includes wall articulation between each door.
- it is recommended that new homes have a minimum of two car garage and maximum of three car garages to allow for some options, and require wall articulation between the second and third garage bays.

#### **Surfacing materials:**

- the context homes include a mix of stamped concrete and exposed aggregate concrete with some having both with one as a border and the other as the field. Concrete paving stones have also be used. On older properties there is some asphalt surfacing but this will most likely be removed as the lots are redeveloped.
- it is recommended that new homes have either stamped concrete or exposed aggregate concrete or a mixture of both and also be permitted to use concrete paving stones which are generally considered to be a quality surfacing material.

#### **Roofing pitch and materials:**

- the context homes have a widely varying range of roof pitches and forms ranging from very low pitch roofs to very steep pitched roofs, and primarily have asphalt shingle roofing.
- the main roof form of the majority of the context homes is pitched but there are many different feature roof elements which create the individual styles of each home.
- it is recommended that the proposed new homes be restricted to minimum 3:12 roof pitch for the main roof form but that feature roofs which form the style of the homes may be of varying forms or flat.

#### **Cladding material:**

- most of the context homes have a combination of cladding materials including stucco, siding, paneling and wall shakes.
- most homes have feature cladding materials such as stone or brick on the front and exterior sides of the homes.
- vinyl siding does not appear to be used on any of the context homes.
- it is recommended that the proposed new homes be restricted to brick, stone, stucco, paneling or siding for the main cladding material and where siding is used it can be cedar or cementitious. Vinyl siding would not be an appropriate material and should not be permitted on the homes.

#### **Fascias and trims:**

- The majority of the context homes have surface mounted gutters on wood fascia boards.

- some of the context homes have built-in gutters with either built-up wood fascia band or fascia band which matches the cladding material used on the home.
- context homes that have gable barge boards have used layered wood fascia material.
- all of the context homes have window and door trim which suits the cladding material.
- it is recommended that the proposed new homes be required to use a minimum 1x4 window and door trim on street facing elevations, minimum 2x8 fascia boards, minimum 2x10 with 1x4 barge boards and minimum 2x8 base trim to compliment the context homes and also to respect current design trends and the restrictions in the original Building Scheme.

**Landscaping:**

- the context homes generally have tidy, well maintained landscapes which include a combination of lawn and planting beds.
- many of the context homes have fences around their rear yards and some have privacy walls and gates in their front yard.
- it is recommended that the proposed new homes be required to provide minimum standards for shrubs and lawn which match the surrounding homes, and restrictions should be introduced to ensure fencing is uniform on all lots.

**Corner Lots:**

- there are very few corner lots within the context neighborhood but the ones which exist have generally treated both the front and flanking sides of the home in a similar fashion including using the same materials, having the same massing, and maintaining the same level of detailing on both front and flanking side elevations.
- it is recommended that the proposed new homes be required to maintain exterior flanking elevations in a similar fashion as the front elevation of the home and similar restrictions should be put in place for both the front and flanking side elevations.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Angus J. Muir, AJ Muir Design Ltd.

Date: June 25, 2021

**Reviewed and Approved by:** Angus J. Muir



Date: June 25, 2021

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0100-00

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: 000-462-462

Lot 66 North East Quarter Section 24 Township 1 New Westminster District Plan 67389

16463 - 28 Avenue

Parcel Identifier: 000-547-671

Lot 80 Section 24 Township 1 New Westminster District Plan 67389

16445 - 28 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 K Subdivision of Part 15C "Quarter Acre Residential Zone (RQ)", the minimum lot width is reduced from 24 metres to 18.8 metres for proposed Lots 4 and 5, to 19.5 metres for proposed Lot 1 and to 20.0 metres for proposed Lot 2.
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.
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

164 St

164A St

Park

SEE APPLICATION  
7917-0310-00

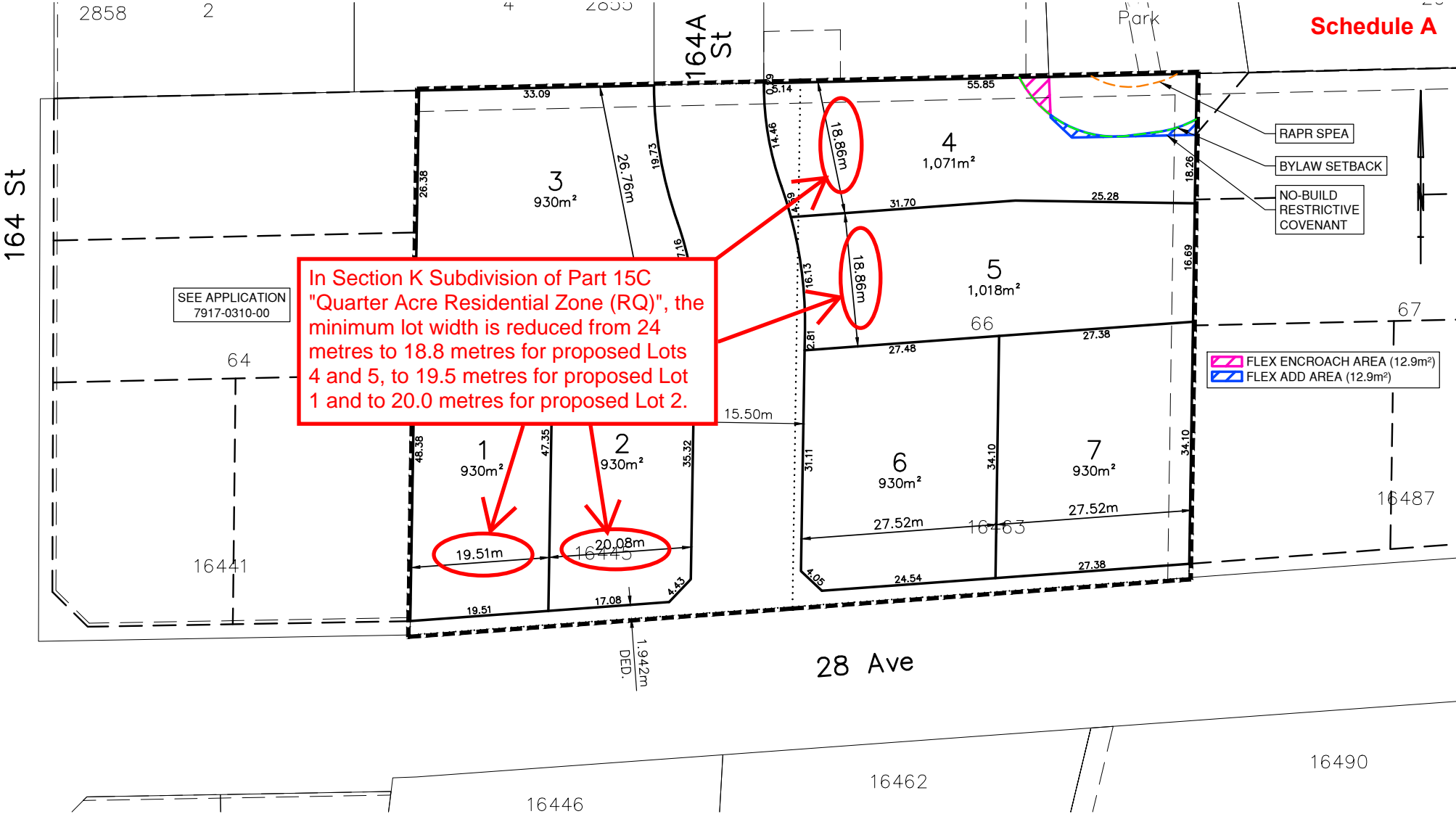
In Section K Subdivision of Part 15C  
"Quarter Acre Residential Zone (RQ)", the  
minimum lot width is reduced from 24  
metres to 18.8 metres for proposed Lots  
4 and 5, to 19.5 metres for proposed Lot  
1 and to 20.0 metres for proposed Lot 2.

RAPR SPEA

BYLAW SETBACK

NO-BUILD  
RESTRICTIVE  
COVENANT

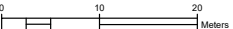
FLEX ENCROACH AREA (12.9m<sup>2</sup>)  
FLEX ADD AREA (12.9m<sup>2</sup>)

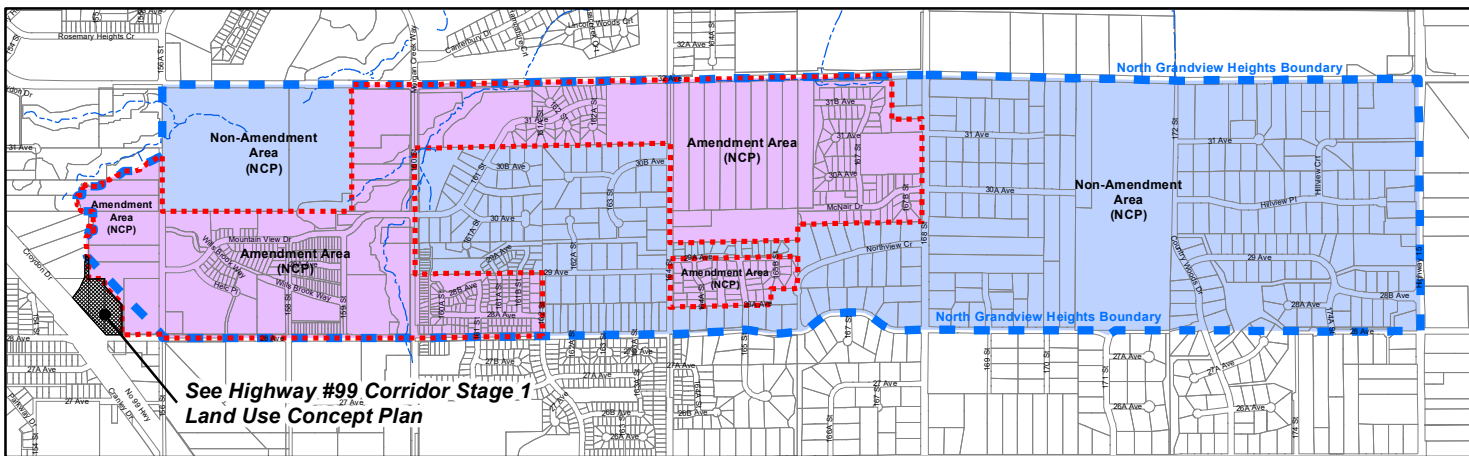
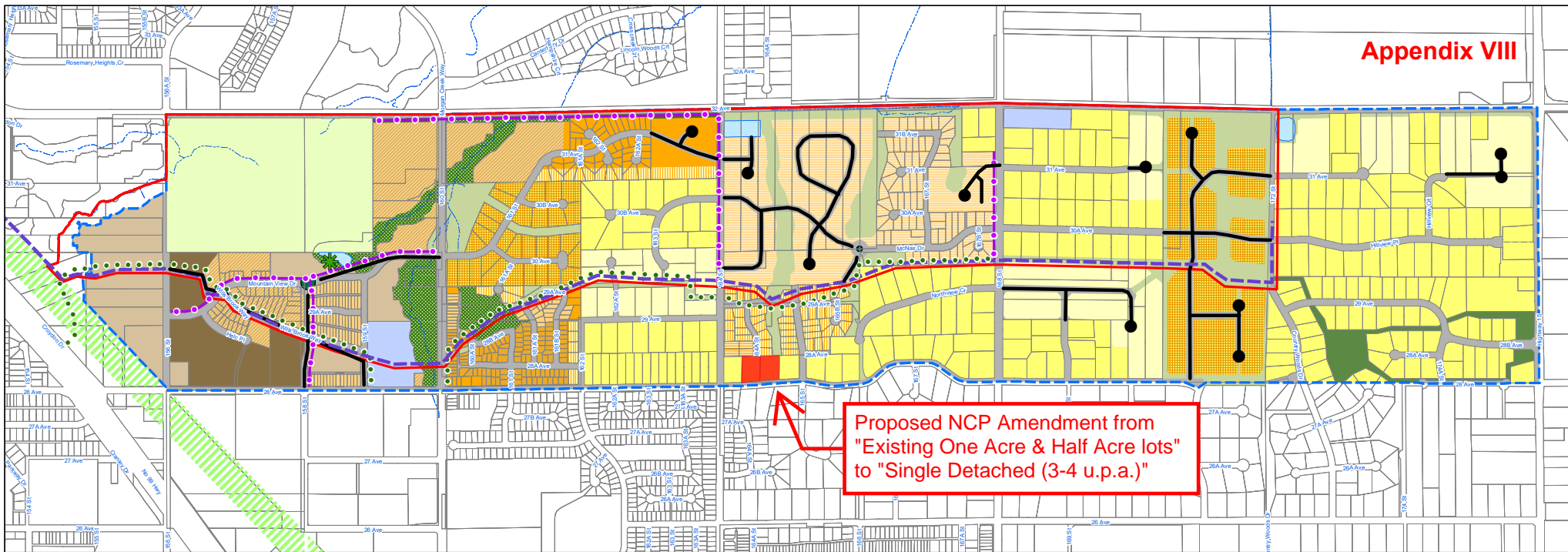


SUBDIVISION CONCEPT PLAN - OPTION 2

16445 & 16463 28 Avenue

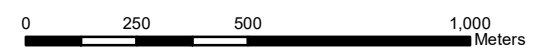
**wsp** WSP CANADA INC.  
#300 - 65 RICHMOND STREET  
NEW WESTMINSTER, B.C.  
CANADA V3L 5P5  
TEL. 604-525-4651 | FAX. 604-525-5715  
www.wsp.com





Note that this North Grandview Heights (NGH) Neighbourhood Concept Plan Amendment (NCPA) Report is an addendum to the NGH NCP approved by Council on January 11, 1999. This NCPA applies to the lands within the 2005 Amendment Area, which includes most of the western part of the North Grandview Heights Neighbourhood Concept Plan. All lands within the NGH NCP that are outside of the 2005 Amendment Area are subject to the conditions outlined in the 1999 NGH NCP Report. Figure 1 illustrates the NCP and NCPA Area

- |  |  |  |  |
|--|--|--|--|
| <ul style="list-style-type: none"> <li> Proposed One Acre Residential (RA)</li> <li> Proposed One Acre Residential Gross Density (RA-G)</li> <li> Single Detached (2 u.p.a.)</li> <li> Single Detached (3-4 u.p.a.)</li> <li> Larger Transition Lots (2-3 u.p.a.)</li> <li> Single Detached (4-6 u.p.a.)</li> <li> Cluster Housing (6-8 u.p.a.)</li> <li> Single Detached (7 u.p.a.)</li> <li> Single Family Small Lots</li> <li> Multiple Residential (15-25 u.p.a.)</li> </ul> | <ul style="list-style-type: none"> <li> Townhouse 15 upa max</li> <li> Existing One Acre and Half Acre Lots</li> <li> Environmental Area</li> <li> Proposed Open Space / Linear Open Space</li> <li> Existing Elementary School</li> <li> Existing Cemetery</li> <li> Proposed Detention / Sedimentation Ponds (size/location to be confirmed at detailed subdivision/rezoning stage)</li> </ul> | <ul style="list-style-type: none"> <li> Study Area Boundary</li> <li> Plan Area-NCP Area Boundary</li> <li> Hydro Right of Way / Greenway</li> <li> Creeks</li> <li> Proposed Roads</li> </ul> | <ul style="list-style-type: none"> <li> Enhanced Sidewalk/Walkway</li> <li> Linear Park / Multi-use Trail</li> <li> Round-About</li> <li> Neighbourhood Park (size/location to be confirmed at detailed subdivision/rezoning stage)</li> </ul> |
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**NORTH GRANDVIEW HEIGHTS LAND USE PLAN**

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: January 11, 1999 Amended 16 September 2021

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**Proposed Amendment to Schedule G of the Surrey Zoning By-law, 1993,  
no. 12000. as amended**

**Schedule G, Section E, is amended by deleting Map 11, North Grandview  
Heights and replacing it with new Map 11, North Grandview Heights as  
follows**

**Properties to be included in Area B:**

**16445 – 28 Avenue**

**16463 – 28 Avenue**

