
TO: **City Clerk, Legislative Services Division**

FROM: **Director, Area Planning & Development – North Division**
Planning & Development Department

DATE: **July 10, 2023** FILE: **7921-0264-00**

RE: **Item B.16 of July 10, 2023 Regular Council – Land-Use Meeting**
Updated Tree Preservation and Tree Management Plans

Appendix VI of the Planning & Development Report for Development Application No. 7921-0264-00 (Item B.16 of July 10, 2023 Regular Council – Land Use meeting) contains a ‘Summary of Tree Survey and Tree Preservation’, which also contains a Tree Preservation and Tree Management Plan. Staff have identified that the Tree Preservation and Tree Management plans currently appended to the report are based on a superseded lot layout.

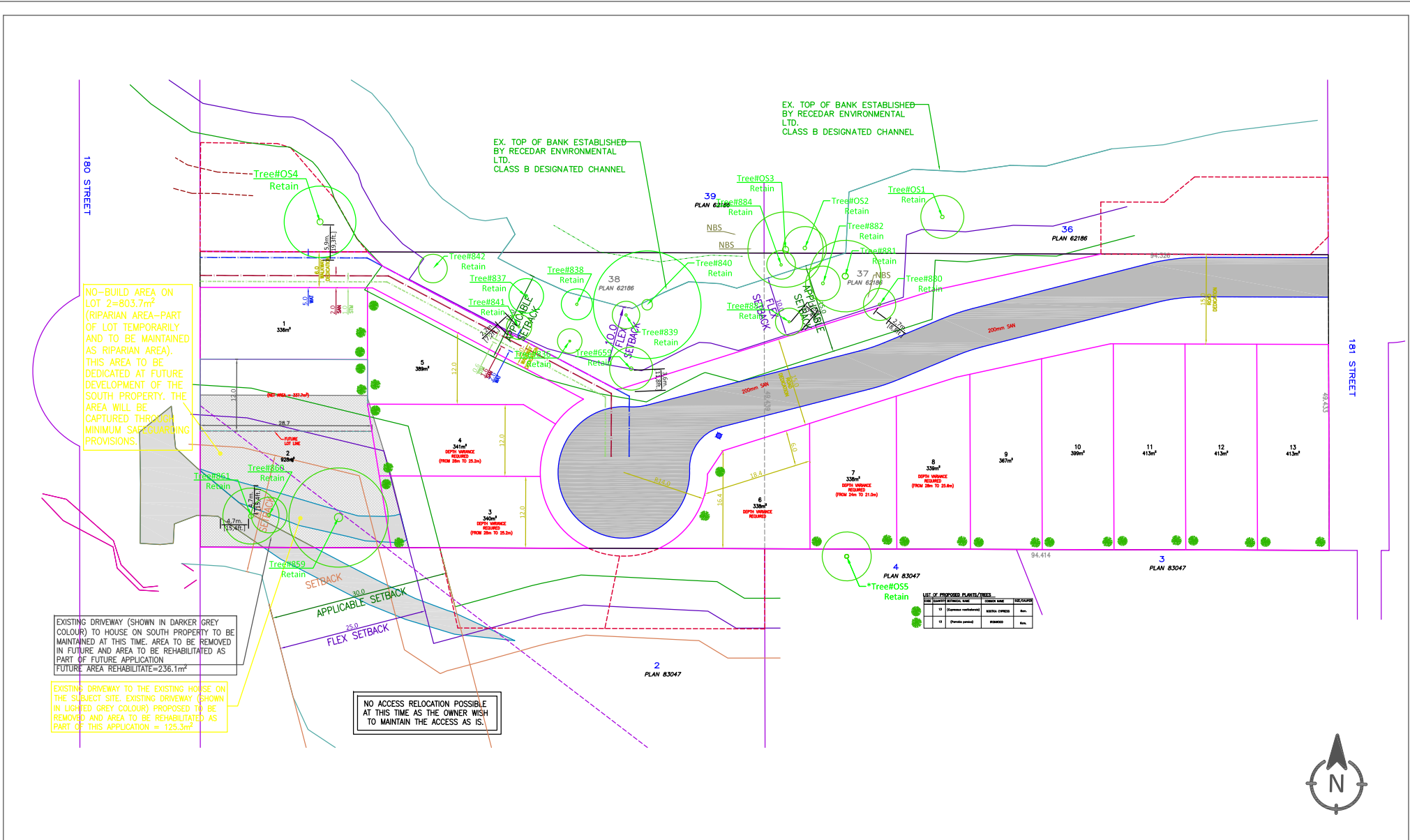
Please see attached the updated Tree Preservation and Tree Management Plans with the correct lot layout for replacement into Appendix VI.



Ron Gill
Director
Area Planning & Development – North Division

E1M

Attachment – Updated Tree Preservation and Tree Management Plans



NO-BUILD AREA ON LOT 2=803.7m² (RIPARIAN AREA-PART OF LOT TEMPORARILY AND TO BE MAINTAINED AS RIPARIAN AREA). THIS AREA TO BE DEDICATED AT FUTURE DEVELOPMENT OF THE SOUTH PROPERTY. THE AREA WILL BE CAPTURED THROUGH MINIMUM SAFEGUARDING PROVISIONS.

EXISTING DRIVEWAY (SHOWN IN DARKER GREY COLOUR) TO HOUSE ON SOUTH PROPERTY TO BE MAINTAINED AT THIS TIME. AREA TO BE REMOVED IN FUTURE AND AREA TO BE REHABILITATED AS PART OF FUTURE APPLICATION. FUTURE AREA REHABILITATE=236.1m²

EXISTING DRIVEWAY TO THE EXISTING HOUSE ON THE SUBJECT SITE. EXISTING DRIVEWAY (SHOWN IN LIGHTER GREY COLOUR) PROPOSED TO BE REMOVED AND AREA TO BE REHABILITATED AS PART OF THIS APPLICATION = 125.3m²

NO ACCESS RELOCATION POSSIBLE AT THIS TIME AS THE OWNER WISH TO MAINTAIN THE ACCESS AS IS.

LIST OF PROPOSED PLANTS/TREES

NO.	QUANTITY	SPECIES	SIZE	COMMON NAME	REMARKS
10		Amelanchier canadensis	SMALL	DOUGLASS HAWTHORN	Retain
11		Prunella virginiana	SMALL	BLACK CHERRY	Retain
12		Prunella virginiana	SMALL	BLACK CHERRY	Retain

TREE REPLACEMENT PLAN

Project Number	
Date	Sheet #
Scale	1:600
Drawn	
Checked	

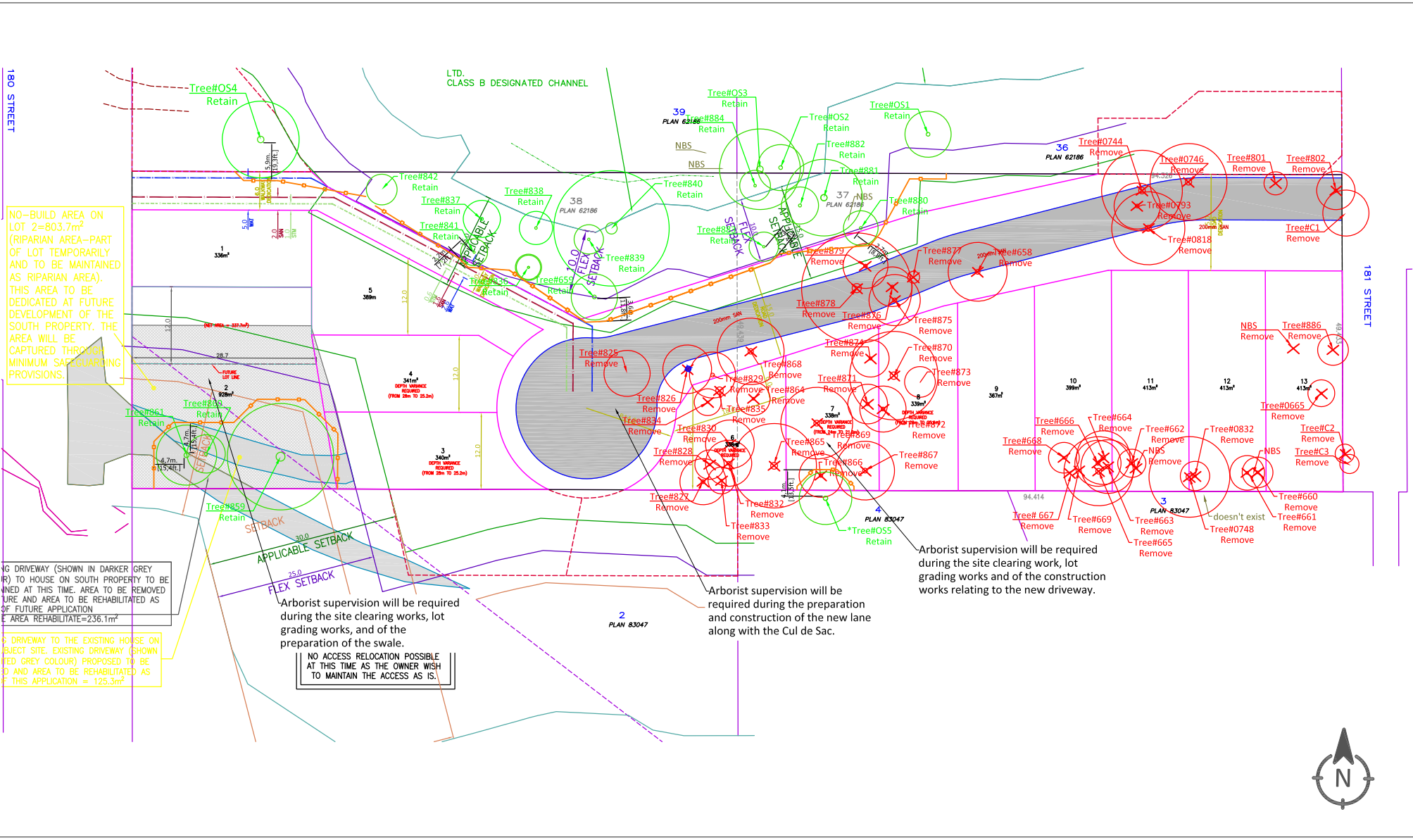
Revisions

No.	Date	Description
1	November 30, 2022	
2	May 25, 2023	

Consultants

6618 180 & 6617 181 St,
Surrey.

Klimo & Associates



TREE MANAGEMENT PLAN

Project Number, Date, Scale, Drawn, Checked

Revisions

Table with columns: No., Date, Description. Includes revision 1 (November 30, 2022), 2 (May 25, 2023), 3 (July 6, 2023).

Francis R. Klimo
ISA Certified Arborist #PN-8149A
ISA Certified Tree Risk Assessor (TRAQ)
BC Wildlife Danger Tree Assessor #7193

6618 180 & 6617 181 St,
Surrey.

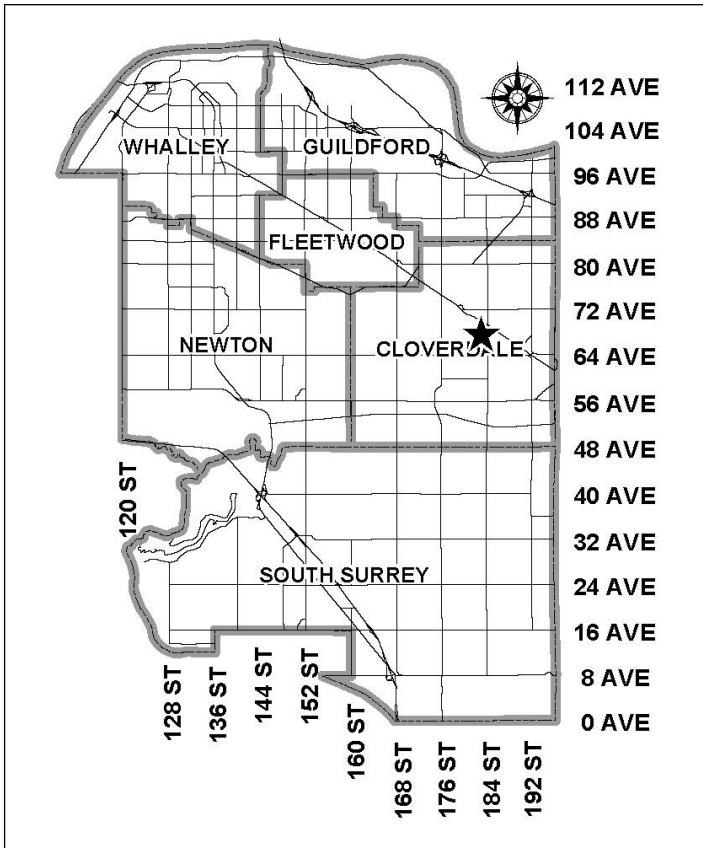
Klimo & Associates



City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0264-00

Planning Report Date: July 10, 2023



PROPOSAL:

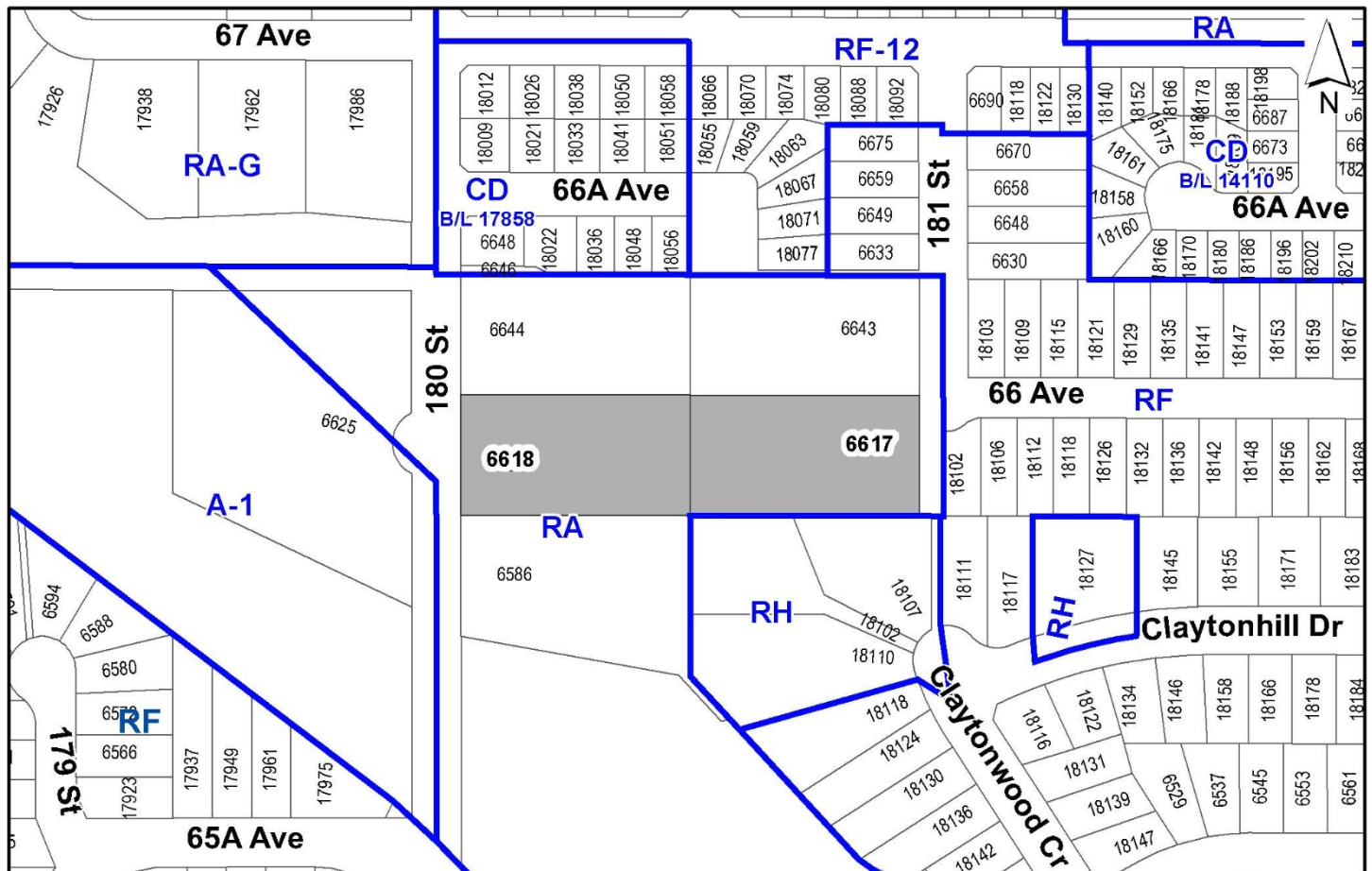
- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RA to RF-13
- **Development Permit**
- **Development Variance Permit**

in order to facilitate subdivision into thirteen (13) single family small lots and one (1) riparian open space (park) lot.

LOCATION: 6617 - 181 Street
 6618 - 180 Street

ZONING: RA

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to draft Development Permit for Hazard Lands, and Sensitive Ecosystems.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking the following variances to facilitate subdivision into 13 single family small lots and one lot as open space for the purpose of riparian protection:
 - to reduce the minimum setback from top of bank for a “Natural Class A Stream” watercourse from 30 metres to 20 metres and for a “Natural Class B Stream” watercourse from 15 metres to 10 metres;
 - to reduce the minimum lot depth of the RF-13 Zone for proposed Lots 3,4,6,7 and 8;
 - to reduce the minimum lot width of the RF-13 Zone for proposed Lot 13; and
 - to permit front accessed double side-by-side garages on a lot less than 13.4 metres in width for proposed Lots 1, 3-5 and 8-12, and on a Type I corner lot for proposed Lot 13.

RATIONALE OF RECOMMENDATION

- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed “Single Family Residential (13) Zone (RF-13)” lots which are internal to the site and fronting 180 Street, provide an appropriate density as they match existing “Comprehensive Development Zone (CD)” and “Single Family Residential (12) Zone (RF-12)” lots approved under previous Application No’s 7912-0178-00 and 7913-0120-00.
- The proposal is consistent with similar development applications in the immediate vicinity.
- The proposed lot configuration has been adjusted to maximize lot yield while accommodating riparian setbacks and open space protected through covenants and land dedication to the City. The applicant has worked with staff to align the proposed east/west internal road network so that it falls outside of applicable riparian setbacks associated with the northerly watercourse, while also maintaining adequate lot interface to the south. The proposed protected riparian open spaces will be enhanced through restoration works as part of a P-15 Agreement.

-
- The applicant's Qualified Environmental Professional (QEP) has submitted an Ecosystem Development Plan that indicates that the proposed reduced streamside setbacks, still comply with the Provincial Riparian Areas Protection Regulation (RAPR) and proposed enhancements works will improve the functionality of the watercourses and riparian areas.
 - The requested variances to reduce lot depth for proposed Lots 3-4, 6-8 and lot width for proposed Lot 13 have merit as they accommodate the proposed alignment of the east/west road network for the purpose of land conveyance as part of maximum safeguarding provisions associated with the northerly Class B watercourse.
 - The proposal complies with the Development Permit requirements in the OCP for Hazard Lands Steep Slopes.
 - 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.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend the OCP Figure 3: General Land Use Designations for the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. 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.
4. Council authorize staff to draft Development Permit No. 7921-0264-00 for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Areas) generally in accordance with the submitted Ecosystem Development Plan and Geotechnical Report.
5. Council approve Development Variance Permit No. 7921-0264-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum streamside setback area, measured from top of bank, for a Natural Class A Stream in Part 7A of the Zoning Bylaw No. 12000 from 30 metres to no less than 20 metres;
 - (b) to reduce the minimum streamside setback area, measured from top of bank, for a Natural Class B Stream in Part 7A of the Zoning Bylaw No. 12000 from 15 metres to no less than 10 metres;
 - (c) to reduce the minimum lot depth of the RF-13 Zone Type I lot from 28 metres to 26.9 metres for proposed Lots 3 and 4;
 - (d) to reduce the minimum lot depth of the RF-13 Zone Type II lot from 24 metres to 18.4 metres for proposed Lot 6;
 - (e) to reduce the minimum lot depth of the RF-13 Zone Type II lot from 24 metres to 21 metres for proposed Lot 7;
 - (f) to the reduce the minimum lot depth of the RF-13 Zone Type I lot from 28 metres to 25.6 metres for proposed Lot 8;
 - (g) to reduce the minimum lot width of the RF-13 Zone Type I corner lot from 14 metres to 12 metres for proposed Lot 13; and
 - (h) to permit front accessed double side-by-side garages under the RF-13 Zone on a lot less than 13.4 metres in width for proposed Lots 1, 3-5 and 8-12, and on a Type I corner lot for proposed Lot 13.
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 Ecosystem Development Plan and Impact Mitigation Plan to the satisfaction of City staff;
- (f) the applicant satisfy the requirements for a P-15 agreement;
- (g) conveyance of the northerly Riparian and Biodiversity Conservation Strategy areas to the City, to the satisfaction of the General Manager, Parks, Recreation and Culture;
- (h) submission of a finalized and peer-reviewed Geotechnical Report to the satisfaction of City staff;
- (i) 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;
- (j) 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;
- (k) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
- (l) registration of a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both "No Build" and conveyance access on proposed Lot 2;
- (m) registration of a Section 219 Restrictive Covenant for proposed Lots 1 - 5 for geotechnical setback and slope stability and to ensure future house construction is in accordance with the recommendations in the submitted Geotechnical Report and Ecosystem Development Plan.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling	Suburban	RA
North	Existing single family dwelling on a 0.46 hectare lot under Application No. 7916-0230 and an existing single family dwelling and a watercourse	Suburban	RA
East (Across 181 Street):	Existing single family lots	Urban	RF
South:	Existing single family lots, BC Hydro right of way and a watercourse	Urban	RA, RH
West (Across 180 Street):	Existing single family dwelling, BC Hydro right of way and a watercourse	Suburban	RA

Context & Background

- The two subject sites located at 6617 – 181 Street and 6618 – 180 Street in Cloverdale, are 0.93-hectares in total area, zoned “One Acre Residential Zone (RA)” and designated “Suburban” in the Official Community Plan (OCP).
- The subject sites are surrounded, and partially encumbered, by a Class B (yellow-coded) watercourse to the north and a Class A (red-coded) watercourse to the south. As the subject properties are within 50 metres of each stream, the application is subject to a Sensitive Ecosystem Development Permit in accordance with the provisions identified in the Official Community Plan (OCP).
- Under Part 7A "Streamside Protection" of the Zoning By-law No. 12000, a 30 metre setback is required from the top of bank of a Class A watercourse and a 15 metre setback is required from the top bank of a Class B watercourse and must be maintained as a "no disturbance" area.
- Variances have been requested to reduce the streamside setback area from 30 metres to a minimum of 20 metres from the top of bank of a Class A watercourse and 15 metres to a minimum of 10 metres from the top of bank of a Class B watercourse. These variances are requested in order to facilitate subdivision into thirteen (13) single family small lots.
- The subject sites are located within a Hazard Land Development Permit Area due to localized steep slopes at the top of bank adjacent to both watercourses.

- A BC Hydro right-of-way (ROW) partially encumbers the southwest portion of 6618 – 180 Street and also contains an existing driveway access for the adjacent property to the south, which is governed by an access agreement between both parties. As part of this subject development, the driveway access is to remain until such time that the neighboring southern property re-develops, at which time their existing driveway access will be removed, and access will be taken from the proposed cul-de-sac bulb.
- A public walkway is proposed to extend from the proposed cul-de-sac bulb to 180 Street, to improve neighbourhood connectivity and for site servicing purposes.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes an OCP amendment to redesignate the subject sites from “Suburban” to “Urban” (See Appendix VII) and rezoning from “One Acre Residential Zone (RA)” to “Single Family Residential (13) Zone” in order to facilitate subdivision from one (1) lot into thirteen (13) residential lots and one lot conveyed as open space for streamside protection purposes.
- The applicant is proposing a variance to reduce the required streamside setback under Part 7A, Streamside Protection of Zoning By-law No. 12000 from 15 metres to 10 metres from top-of-bank of the northerly Class B (yellow-coded) watercourse, in order to facilitate an east/west road internal road network. The protected area is intended to be conveyed to the City as a park lot without compensation for riparian area protection purposes.
- The applicant is also proposing a variance to reduce the required streamside setback under Part 7A, Streamside Protection of Zoning By-law No. 12000 from 30 metres to a minimum of 20 metres from the southerly Class A (red-coded) watercourse in order to facilitate the creation of proposed Lots 3 and 4 with adequate rear yard space. This riparian protection area associated with this watercourse is proposed to be protected under minimum safeguarding provisions in the OCP, with a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area for both “No Build” and conveyance access.
- In order to facilitate the proposed subdivision, and future house construction on these lots, other variances are proposed to reduce the minimum lot depth and width on some of the lots and to facilitate double side-by-side garages on some of the reduced width lots (see By-law Variance section).
- The following table provides further detail on the proposed development:

	Proposed
Lot Area	
Gross Site Area:	0.93 hectares
Number of Lots:	13 plus one lot for streamside protection purposes
Unit Density:	13.9 units per hectare
Range of Lot Sizes	336 – 413 square metres
Range of Lot Widths	12 – 16.4 metres
Range of Lot Depths	18.4 – 34.4 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 12 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

6 Elementary students at Adams Road Elementary School
4 Secondary students at Ecole Salish 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 July 2024.

Parks, Recreation & Culture: Parks accepts voluntary conveyance of the streamside setback protection area of WC₁, as shown in the Ecosystem Development Plan (EDP) as a lot, without compensation.

A P-15 agreement is required for monitoring and maintenance of replanting in the riparian areas south of WC₁ in the EDP.

QEP to review key plan and provide updated EDP and Impact Mitigation Plan (IMP) for review and approval by Parks, Engineering and Drainage.

Parks accepts the removal of city trees C₁, C₂ and C₃. Parks requires trees compensation of 2:1 to be included in Trees and Landscaping's standard Tree Cutting Permits, with associated permit fees and replacement trees collected into the Green City Program.

BC Hydro: BC Hydro has no objection to the project.

Transportation Considerations

- Dedicate varying widths for 66 Avenue cul-de-sac.
- Dedicate varying widths for walkway.
- Register a 0.5 metre Statutory right-of-way along all road frontages.

Parkland and/or Natural Area Considerations

- Within and immediately north of the subject site is a Class B watercourse that extends through 6618 – 180 Street and eastward until it connects with 181 Street.
- Within and immediately south of the subject property is a Class A watercourse (St. Gelais Brook) that extends eastward and then south until it connects with 64 Avenue and a Park parcel entirely within a BC Hydro ROW.

Sustainability Considerations

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

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

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

Official Community Plan

Land Use Designation

- The subject site is designated as "Suburban" in the Official Community Plan (OCP).

Amendment Rationale

- An amendment to the OCP from "Suburban" to "Urban" is required for the subject site to facilitate subdivision into thirteen (13) single family small lots plus one lot to be conveyed as open space for streamside protection purposes.
- The proposed OCP amendment is consistent with the surrounding neighborhood context, which consists of other urban single family residential lots and small lots to the north and east. The proposed subdivision is a continuation of this established residential neighbourhood.
- Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.
- The proposal is consistent with the following OCP Themes and Policies:

Themes/Policies

- Theme A1.3c accommodates urban land development in serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.
- Theme A3.2 encourages the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

Zoning By-law

- The applicant proposes to rezone the subject site from "General Agriculture Zone (A-1)" 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 16)	Permitted and/or Required	Proposed
Yards and Setbacks		
Front Yard:	Principal Building: 6.0 metres Accessory Buildings and Structures: Not Permitted	Principal Building: 6.0 metres Accessory Buildings and Structures: Not Permitted
Side Yard:	Principal Building: 1.2 metres Accessory Buildings and Structures: 1.0 metres	Principal Building: 1.2 metres Accessory Buildings and Structures: 0.0 metres
Street Side Yard:	Principal Building: 2.4 metres Accessory Buildings: 1.0 metres	Principal Building: 2.4 metres Accessory Buildings: 1.0 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 Type I or II: 336 square metres Corner Type I or II: 380 square metres	336 - 413 square metres 413 square metres
Lot Width:	Interior Type I: 12 metres Interior Type II: 13.4 metres Corner Type I: 14 metres Corner Type II: 15.4 metres	12 metres 14.2 metres 12 metres*
Lot Depth:	Type I: 28 metres Type II: 24 metres	18.4 - 34.4 metres* 21 metres*
Parking (Part 5)		
Number of Spaces	Required	Proposed
	3 off-street parking stalls	3 off-street parking stalls

*Variance requested (see By-law Variances Section)

Variances to the RF-13 Zone

- The applicant is requesting the following variances:
 - to reduce the minimum lot depth of the RF-13 Zone Type I lot from 28 metres to 26.9 metres for proposed Lots 3 and 4;
 - to reduce the minimum lot depth of the RF-13 Zone Type II lot from 24 metres to 18.4 metres for proposed Lot 6;
 - to reduce the minimum lot depth of the RF-13 Zone Type II lot from 24 metres to 21 metres for proposed Lot 7;
 - to reduce the minimum lot depth of the RF-13 Zone Type I lot from 28 metres to 25.6 metres for proposed Lot 8;
 - to reduce the minimum lot width of the RF-13 Zone Type I corner lot from 14 metres to 12 metres for proposed Lot 13; and
 - to permit front accessed double side-by-side garages under the RF-13 Zone on a lot less than 13.4 metres in width for proposed Lots 1, 3-5 and 8-12, and on a Type I corner lot for proposed Lot 13.
- The subject site is heavily encumbered with protected watercourses to both the north and south. The proposed variances maintain lot yield while still ensuring that all of the proposed lot meet the minimum lot area requirements of the RF-13 Zone.
- The reduced lot depths and widths will still accommodate functional building envelopes on the proposed lots.
- The requested variances to reduce lot depth for proposed Lots 3-4 and 6-8 have merit as they facilitate the realignment of the east/west road network further south to accommodate land conveyance as part of maximum safeguarding provisions associated with the northerly Class B watercourse.
- Lot 13 is a larger and deeper lot than typical RF-13 corner lots. The additional lot depth will help offset the reduced lot width in terms of providing appropriate functional yard space and parking on the lot.
- The applicant has demonstrated that they can achieve an attractive street presentation with a front access, side-by-side double garage on the narrower lots that will not dominate the front façade, and will conform to the existing neighbourhood character.
- All lots can accommodate the minimum off-street parking requirements of the Zoning By-law.
- Staff support the requested variances to proceed for consideration.

Streamside Variance

- The applicant is requesting the following streamside variance:

- to reduce the minimum streamside setback area, measured from top of bank, for a Natural Class A Stream in Part 7A of the Zoning Bylaw No. 12000 from 30 metres to no less than 20 metres;
- to reduce the minimum streamside setback area, measured from top of bank, for a Natural Class B Stream in Part 7A of the Zoning Bylaw No. 12000 from 15 metres to no less than 10 metres;
- The applicant's Qualified Environmental Professional (QEP) has submitted an Ecosystem Development Plan that indicates that the proposed reduced streamside setbacks, still comply with the Provincial Riparian Areas Protection Regulation (RAPR) and proposed enhancements works will improve the functionality of the watercourses and riparian areas.
- The applicant is proposing to protect the northerly watercourse through voluntary conveyance of the riparian area to the City as a lot. This will ensure maximum safeguarding of the protected area in perpetuity. The southerly watercourse is proposed to be protected through a combined Statutory Right-of-Way / Section 219 Restrictive Covenant over the designated Streamside Protection Area on proposed Lot 2 for both "No Build" and conveyance access.
- The applicant proposed to enhance both protected areas through rehabilitation and replanting. These will be secured through a P-15 Agreement for the northerly riparian and through cash securities for the southerly riparian area. It is noted that the southerly riparian area currently contains an existing driveway access for the adjacent property to the south, which is governed by an access agreement between both parties. As part of this subject development, the driveway access is to remain until such time that the neighboring southern property re-develops, at which time their existing driveway access will be removed, and access will be taken from the proposed cul-de-sac bulb. Replanting works will be installed around the existing driveway in the interim.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd., as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix IV).
- The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision. The study found that the area surrounding the subject properties consists of homes built recently along with numerous older homes built about 20-25 years ago. These homes have mid-scale massing characteristic standards and various roof pitches from 4:12 up to 10:12 slope roofs. The Design Consultant has proposed a set of building design guidelines that remain consistent in theme, presentation and character with the identified context homes which are "Traditional West Coast" and "Neo-Traditional".

- A preliminary lot grading plan, submitted by GurSimer Design and Management Inc., and dated May 30, 2023, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

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. The current rate is \$4,272 per new unit.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the OCP designation.
- The applicant will be required to provide the per unit flat rate for the number of units above the permitted density under the existing Suburban OCP designation in order to satisfy the proposed OCP Amendment. The contribution will be payable at a rate applicable at the time of Rezoning Final Adoption, the current fee for the Cloverdale Community Area is \$16,020 per unit for single family lots.

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 \$1,068 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 \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on November 30, 2022, and again on June 1, 2023. The Development Proposal Signs were installed on January 14, 2023. Staff received nine (9) responses from neighbouring (*staff comments in italics*):
- Early in the development process, one resident inquired about applicable streamside setbacks as they were potentially purchasing a neighboring property. They did not provide comment towards the proposal.
 - *Streamside setbacks for a neighbouring property would be confirmed upon receipt of a development application for that property.*

- One resident inquired about potentially purchasing one of the newly created lots.
- Six (6) residents reached out to inquire about obtaining a preliminary site plan. No further concerns were raised once received.
- One resident requested clarification on the proposed number of lots and inquired about altering the preliminary site plan to have road access from 180 Street instead of 181 Street, noting a concern about traffic and parking.
 - *Road access from 181 Street reduces impacts to the northern and southern watercourses. Access to 180 Street would also be difficult to achieve given the existence of the BC Hydro right of way (ROW) along the southwest corner of the site.*
 - *Each proposed lot will be able to accommodate 3 off-street parking spaces, as per the Zoning Bylaw, which will be supplemented by on-street parking.*
- One resident expressed concern the development would impact property taxes as well as cause an increase in traffic volumes.
 - *The proposed 13 single family residential lots are not anticipated to significantly increase already observed traffic volumes in the neighbourhood.*
- One resident expressed concerns about the southern Class A watercourse, and the impact that a new development would have on it, as well as concerns regarding potential onsite tree's falling on their property.
 - *The subject application requires a Sensitive Ecosystems Development Permit. As such, a Qualified Environmental Professional (QEP) has been retained to propose measures to mitigate development impact to the watercourses.*
 - *Through the provided arborist report, trees along the southern edge of proposed lots 6 and 7 are proposed for removal due to conflicts with proposed building envelopes.*
- One resident expressed concern that the development sign was erected on the incorrect property.
 - *Staff working with the applicant to re-erect the development sign on the correct site, thus allowing for adequate visibility to the street.*
- One resident is concerned about tree removal along the south edge of proposed Lot 3.
 - *The Arborist Assessment states that there are a total of 57 mature trees on the site, excluding Alder and Cottonwood trees. Of the 57 existing trees, approximately 16% of the total trees on the site are Alder trees. It was determined that 14 trees can be retained as part of this development proposal.*
- One resident expressed a request for higher density in the form of a multi family, townhouse development.
 - *The proposed single family residential lot are compatible with the existing neighbourhood character surrounding the site.*
- Two residents reached out to provide their support for the proposal.
- The subject development application was reviewed by the Cloverdale Community Association and the Cloverdale District Chamber of Commerce, resulting in no comments from either Association.

DEVELOPMENT PERMITS

Sensitive Ecosystems (Streamside Areas) Development Permit Requirement

- The subject property falls within the Sensitive Ecosystems Development Permit Area (DPA) for Streamside Areas in the OCP, given the location of an existing northern Class B (yellow-coded) watercourse which flows east/west and an existing southern Class A (red-coded) watercourse which also flows east/west. The Sensitive Ecosystems (Streamside Areas) Development Permit is required to protect aquatic and terrestrial ecosystems associated with streams from the impacts of development.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning Bylaw, a Class B (yellow-coded) watercourse requires a minimum streamside setback of 15 metres, as measured from the top of bank. The proposed setbacks do not comply with the requirements outlined in the Zoning Bylaw. Instead, the applicant is proposing a minimum 10-metre setback at its closest point in order to facilitate the development thirteen single family residential lots while also proposing conveyance of the riparian area to the City as a lot.
- The riparian area associated with the Class B (yellow-coded) watercourse is proposed to be conveyed to the City as a park lot for conservation purposes as a condition of rezoning approval, in compliance with the OCP. Parks staff have confirmed that they will accept the conveyance of this riparian area as a Lot.
- In accordance with Part 7A Streamside Protection setbacks of the Zoning Bylaw, a Class A (red-coded) watercourse requires a minimum streamside setback of 30 metres, as measured from the top of bank. The proposed setbacks do not comply with the requirements outlined in the Zoning Bylaw. Instead, the applicant is proposing a minimum 20-metre setback at its closest point in order to facilitate the development of thirteen single family residential lots with a protected area on proposed Lot 2.
- The riparian area associated with the Class A (red-coded) watercourse will be protected through the registration of a combined Restrictive Covenant/Right-of-Way against proposed Lot 2 to ensure safeguarding and maintenance of the Protection Area in perpetuity, in compliance with the OCP. This riparian protection area will remain part of proposed Lot 2 with the existing neighboring driveway access also remaining until such time that the property to the south redevelops. Once redeveloped, the old driveway will be removed and the area rehabilitated to match the surrounding riparian area, and a new driveway access will come from the cul-de-sac bulb.
- An Ecosystem Development Plan and Impact Mitigation Plan, prepared by Remi Masson, *R.P. Bio.*, of Red Cedar Environmental and dated June 29, 2023 was reviewed by staff and found to be generally acceptable, with a formal peer review and some modifications to content and format of the report still required. The finalized report and recommendations will be incorporated into the Development Permit.
- The applicant's QEP has confirmed that the proposed setbacks are in full compliance with the Provincial Riparian Areas Protection Regulation (RAPR).

Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, as the site is comprised of areas with grades of approximately 11% adjacent the north and southerly watercourse. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions.
- A geotechnical report, prepared by Stuart Hrysio, *P. Eng.*, of Braun Geotechnical Ltd. and dated June 28, 2023, was reviewed by staff and found to be generally acceptable to proceed. The report was reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands, with some modifications to the content of the report and a peer review still required. The finalized peer-reviewed geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development upon the site and proposes recommendations to ensure the ongoing stability of the slope.
- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, including the provision of a 3-metre geotechnical setback from the top of bank of the northerly Class B (yellow-coded) watercourse that intersects with the subject site.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates Ltd., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	9	7	2
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	17	11	6
Willow	1	1	0
Manitoba Maple	1	1	0
Coniferous Trees			
Western Red Cedar	37	30	7
Western Hemlock	1	0	1
Total (excluding Alder and Cottonwood Trees)	57	43	14
Additional Trees in the proposed Open Space / Riparian Area	16	0	16
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		26	
Total Retained and Replacement Trees		56	
Contribution to the Green City Program		\$36,850	

- The Arborist Assessment states that there are a total of 57 mature trees on the site, excluding Alder and Cottonwood trees. Of the 57 existing trees, approximately 16% of the total trees on the site are Alder trees. It was determined that 14 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 13 protected trees which are located within the riparian area to the north, and 3 additional protected trees located in the riparian area to the south of the subject site. The trees within the riparian areas will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area to the north. A planting plan and cost estimate will also be required for proposed tree planting within the riparian area to the south.

- 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 93 replacement trees on the site. Since only 26 replacement trees can be accommodated on the site, the deficit of 67 replacement trees will require a cash-in-lieu payment of \$36,850, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 40 trees are proposed to be retained or replaced on the site (plus 16 trees in the riparian areas) with a contribution of \$36,850 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

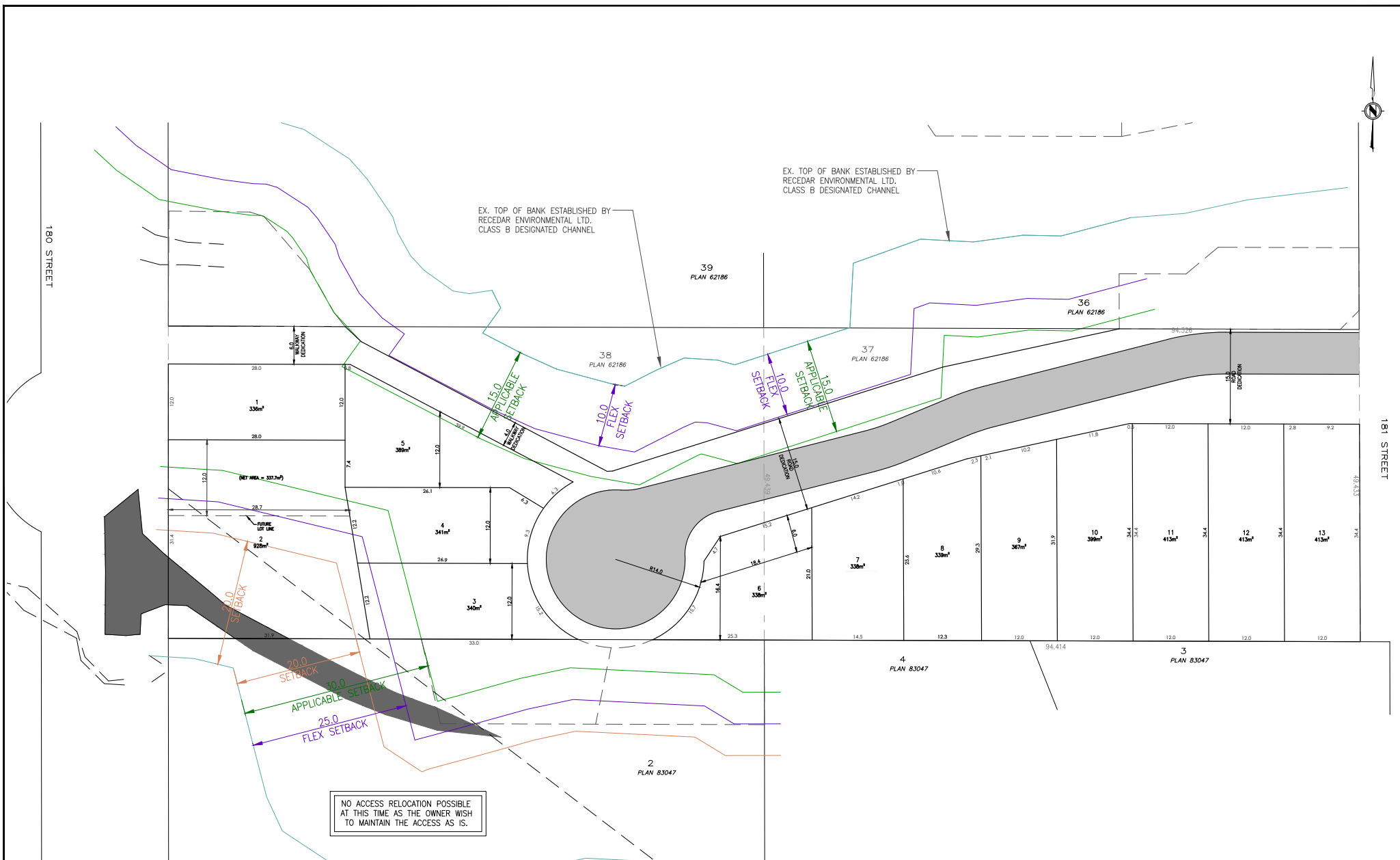
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Streamside Setbacks
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Development Variance Permit No. 7921-0264-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

EM/ar



PRELIMINARY
FOR DISCUSSION PURPOSES
 SUBJECT TO APPROVAL FROM GOVERNMENT
 AGENCIES AND OTHER CONSULTANTS

Title	PROPOSED SUBDIVISION		
Address	6618-180 STREET & 6617-181 STREET, SURREY		
Project No.	21-013	Date	OCTOBER 2022
Scale	1:250	Dwg No.	-

GDM GurSimer
 Design and
 Management Inc.
 Tel: 778-895-6358 | Email: nirvair@gs-dm.com

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: July 04, 2023 **PROJECT FILE: 7821-0264-00**

**RE: Engineering Requirements
Location: 6618 180 St**

OCP AMENDMENT

- Complete sanitary catchment analysis and resolve downstream constraints, as identified.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate varying widths along 66 Avenue.
- Dedicate varying widths for walkway
- Register 0.5 m SRW along all road frontages.

Works and Services

- Construct west side of 181 Street.
- Construct east side of 180 Street.
- Construct 66 Avenue and walkway.
- Construct water, storm, and sanitary mains along 66 Avenue and walkway.
- Provide water, storm, sanitary service connections to eat lot.
- Complete SWCP and resolve downstream constraints, as identified.
- Register applicable legal documents, as required.
- Implement recommendations of the geotechnical and hydrogeological reports, and provide on-site stormwater mitigation features on each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

- Provide a combined statutory right-of-way/restrictive covenant (SRW/RC) for the watercourse located along the south side of Lot 2. The SRW/RC is to be registered over the setback from the top of bank.

Jeff Pang, P.Eng.
Development Services Manager
SY

NOTE: Detailed Land Development Engineering Review available on file

Department: **Planning and Demographics**
Date: **June 27, 2023**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **21 0264 00 (updated June 2023)**

The proposed development of **13** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	12
---	----

Projected Number of Students From This Development In:	
Elementary School =	6
Secondary School =	4
Total Students =	10

Current Enrolment and Capacities:	
Adams Road Elementary	
Enrolment	603
Operating Capacity	495
# of Portables	8
Ecole Salish Secondary	
Enrolment	1381
Operating Capacity	1500
# of Portables	0

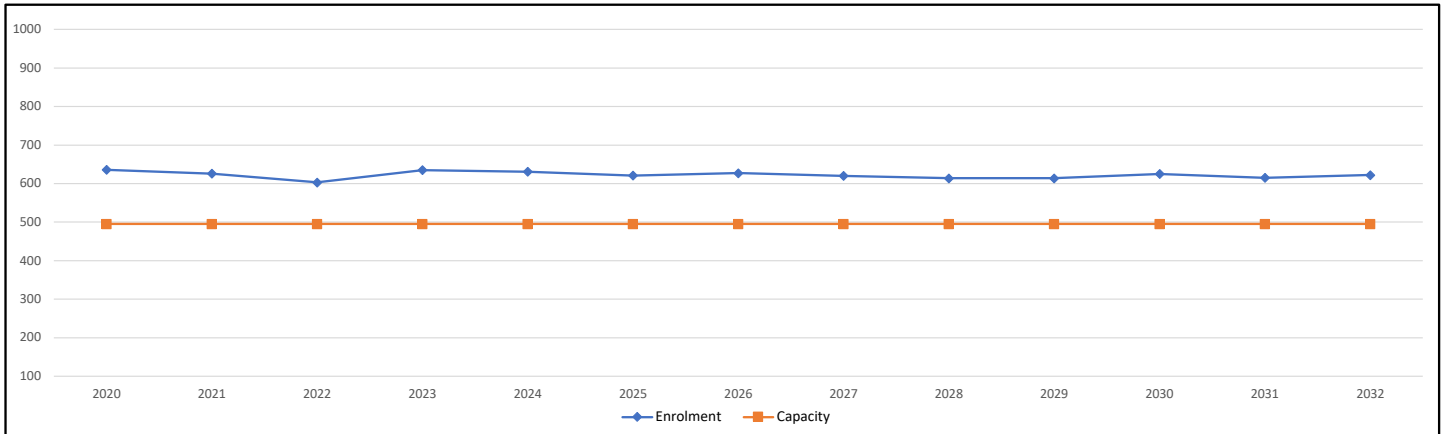
Summary of Impact and Commentary

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

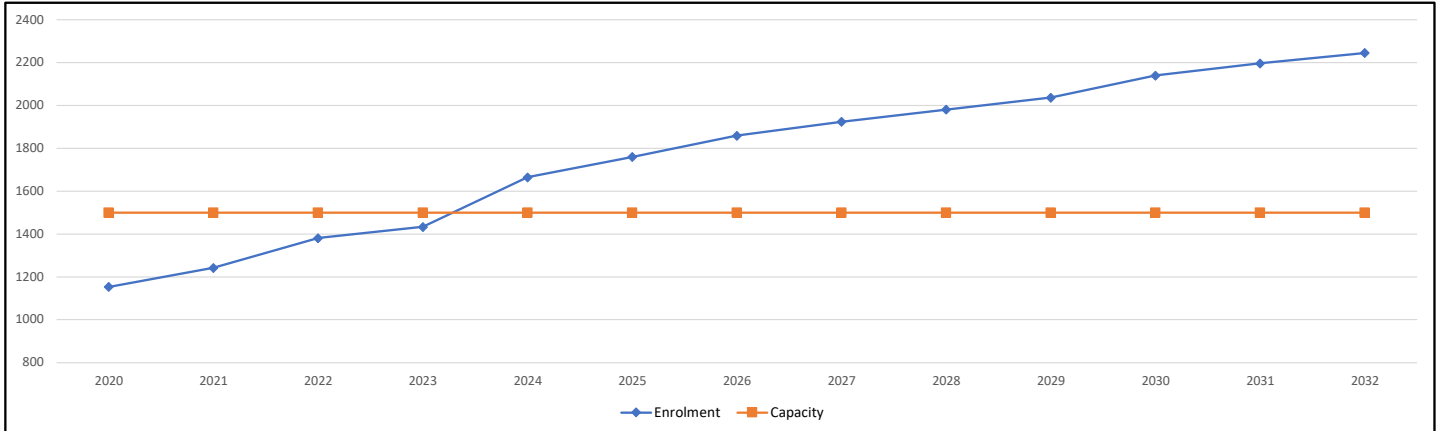
A new 10 classroom addition was completed in 2015 at Adams Road Elementary to accommodate growth. There are currently 8 portables on site that are used for enrolling space. Though the school will experience a slight decline in enrollment, enrolment will remain over capacity. The District will still rely on portables to manage any seat shortfall in the school over the next 10 years. The forecast, however, does not include for any potential increases to housing and population made by the City to support the SkyTrain in the future.

E'cole Salish Secondary opened in September 2018. This school has been built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. Salish is projected to continue to grow because of the strong in-migration of new secondary students moving into the community. In anticipation of the growth, the Ministry of Education supported the District to prepare a feasibility study for a 500 capacity addition for Clayton Heights Secondary. No funding has been approved to move the project into design and construction.

Adams Road Elementary



Ecole Salish Secondary



Population : The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7921-0264-00
 Project Location: 6618 180 Street & 6617 181 Street, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

1. Residential Character

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

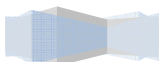
The area surrounding the subject property consists of homes built recently along with a handful of older homes built about 20-25 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 1500sf up to 2000 sf. The subject property is located on a main road.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 20-25 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of



selection for cladding.

- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 4:12 for the newer context homes.

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

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

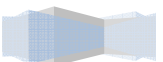
Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings No basement entry homes.

Exterior Materials: Stucco, Vinyl, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.



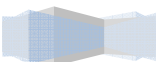
- Roof Pitch:** Minimum roof pitch must be 4:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

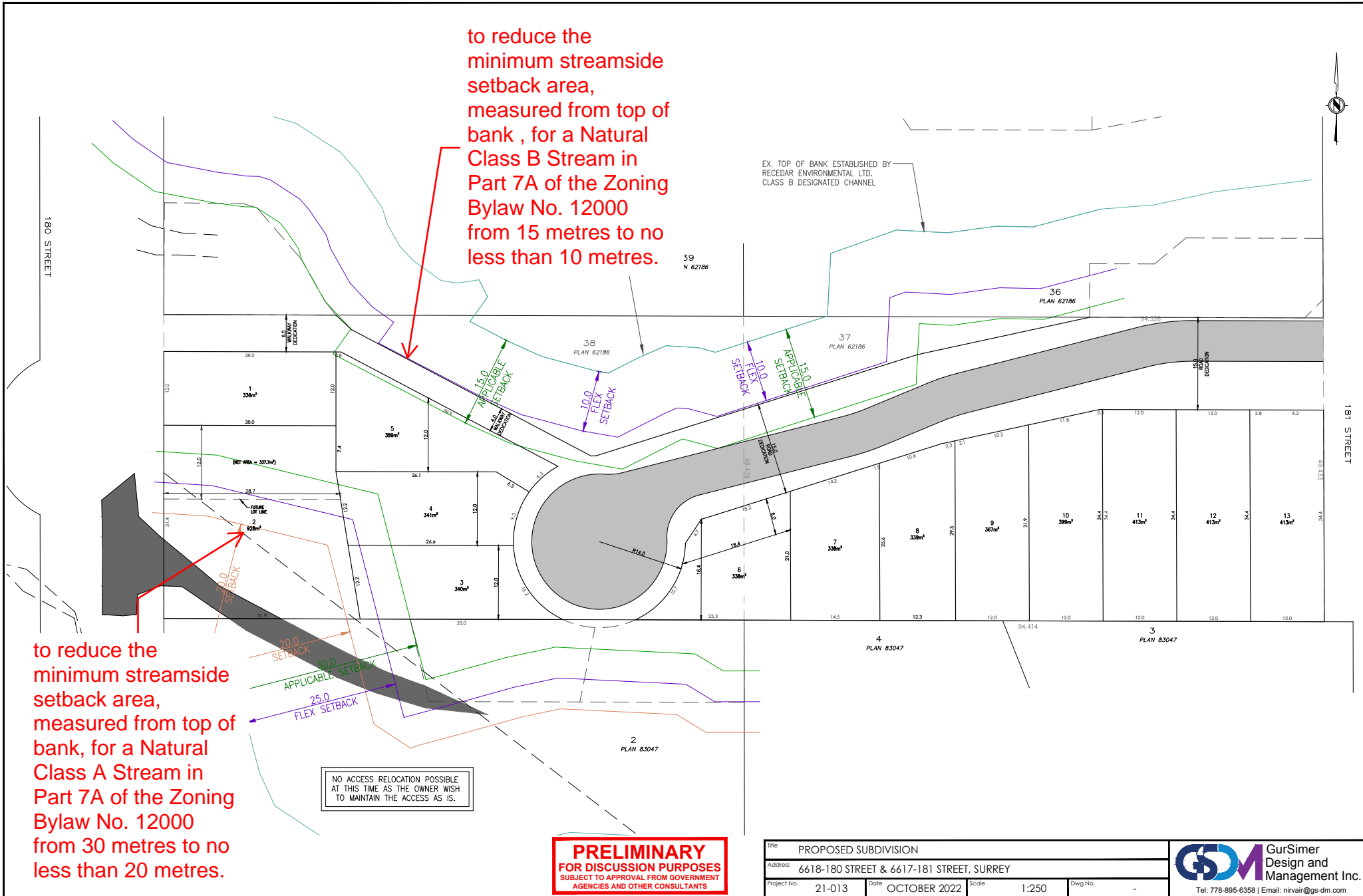
Summary prepared and submitted by: Simplex Consultants Ltd.

Date: November 15, 2021

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

Date: November 15, 2021





9.0 TREE PRESERVATION SUMMARY

Appendix VI

Surrey Project No: N/A

Address: 6618 180 & 6617 181 St, Surrey

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	66
Protected Trees to be Removed	50
Protected Trees to be Retained <i>(excluding trees within proposed open space or riparian areas)</i>	16
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 8 X one (1) = 8	8
All other Trees Requiring 2 to 1 Replacement Ratio 42 X two (2) = 84	84
Replacement Trees Proposed	26
Replacement Trees in Deficit	66
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	16

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

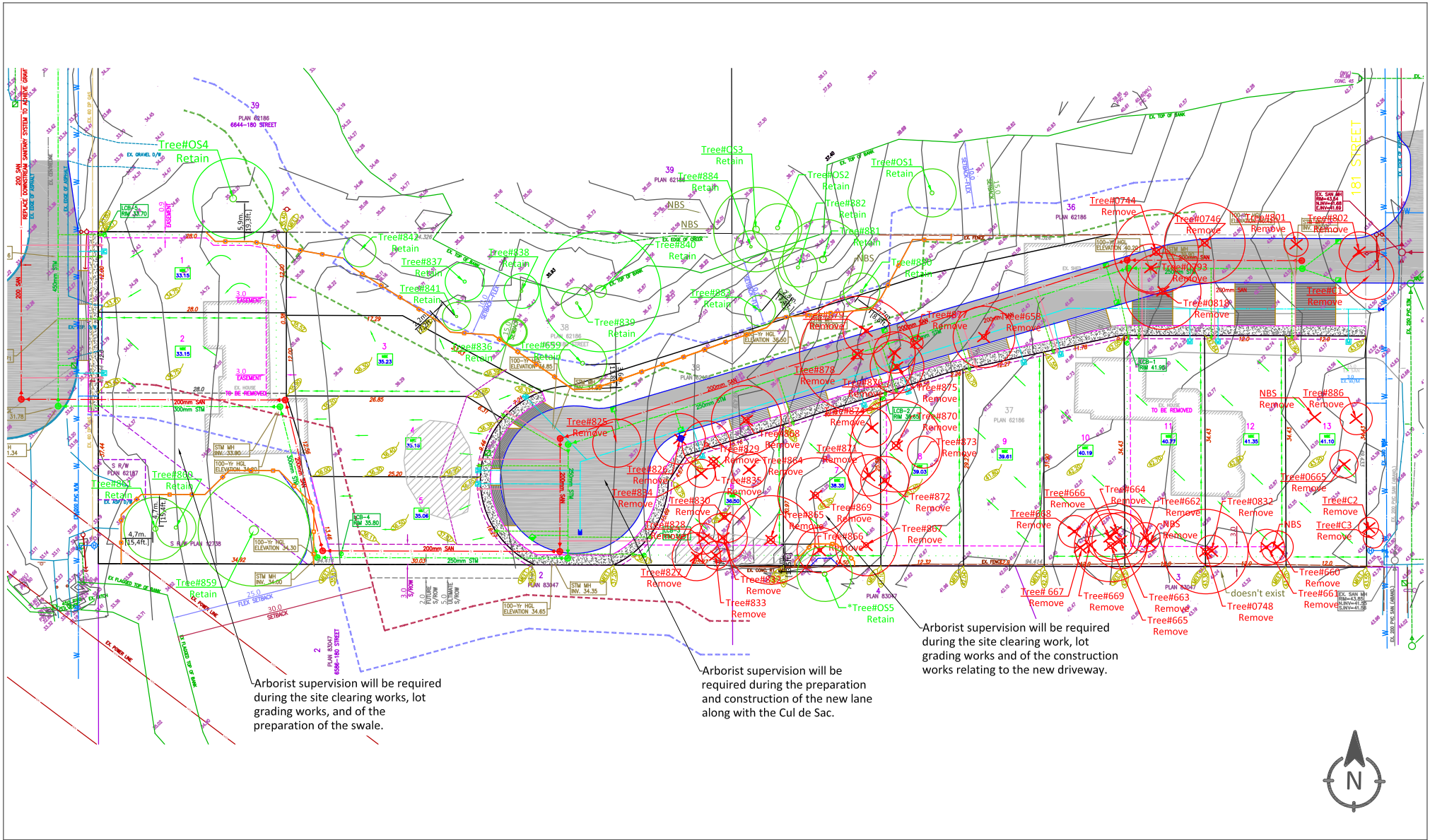
Summary, report and plan prepared and submitted by:



June 30, 2023

(Signature of Arborist)

Date



Arborist supervision will be required during the site clearing works, lot grading works, and of the preparation of the swale.

Arborist supervision will be required during the preparation and construction of the new lane along with the Cul de Sac.

Arborist supervision will be required during the site clearing work, lot grading works and of the construction works relating to the new driveway.

TREE MANAGEMENT PLAN

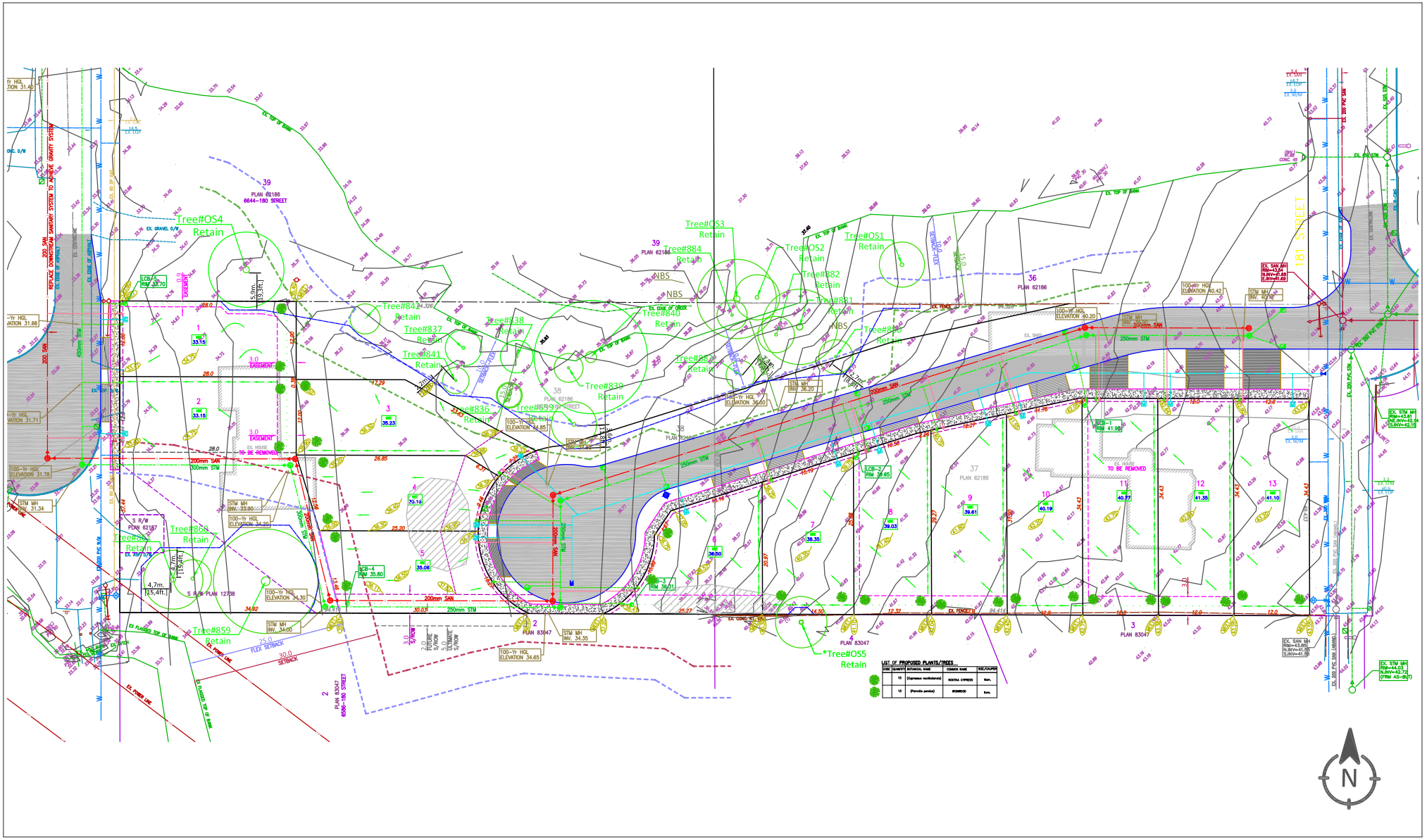
Project Number	
Date	Sheet #
Scale	1:600
Drawn	
Checked	

Francis R. Klimo
 ISA Certified Arborist #PN-8149A
 ISA Certified Tree Risk Assessor (TRAQ)
 BC Wildlife Danger Tree Assessor #7193

Revisions	
No.	Date
1	November 30, 2022
2	May 25, 2023
Consultants	

6618 180 & 6617 181 St,
 Surrey.

**Klimo &
 Associates**



LIST OF PROPOSED PLANTS/TREES			
NO	PLANT SPECIES	ORIG. SIZE	PROP. SIZE
12	Japanese Medea	100mm DBH	100mm
13	Panicum pruriens	200mm	100mm

TREE REPLACEMENT PLAN

Project Number	
Date	Sheet #
Scale: 1:600	
Drawn	
Checked	

Francis R. Klimo
 ISA Certified Arborist #PN-8149A
 ISA Certified Tree Risk Assessor (TRAQ)
 BC Wildlife Danger Tree Assessor #7193

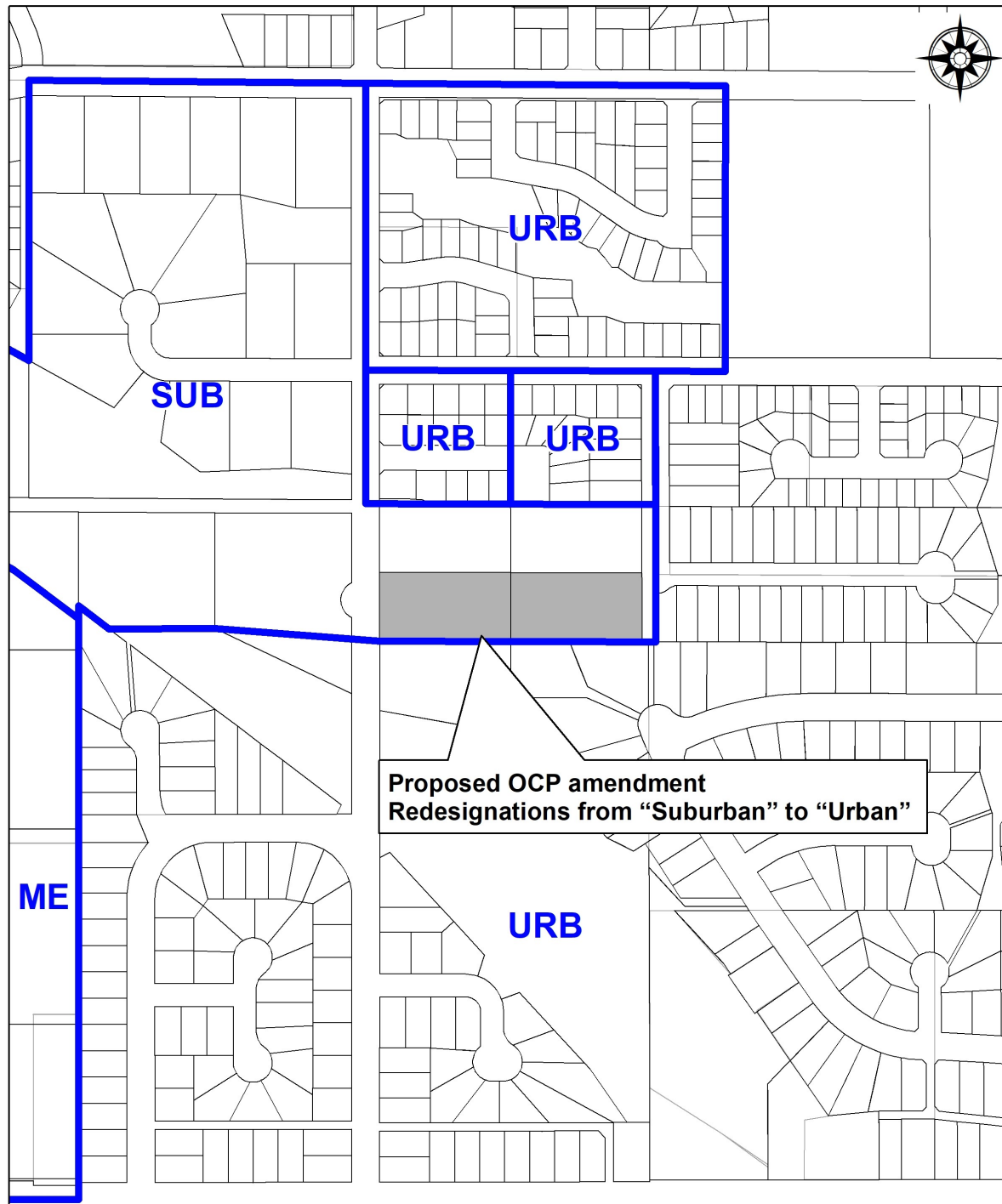
Revisions

No.	Date
1	November 30, 2022
2	May 25, 2023

Consultants

6618 180 & 6617 181 St,
 Surrey.

**Klimo &
 Associates**



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0264-00

Issued To:

("the Owners")

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: 003-036-189

Lot 37 Section 17 Township 8 New Westminster District Plan 62186
6617 - 181 Street

Parcel Identifier: 003-036-197

Lot 38 Section 17 Township 8 New Westminster District Plan 62186
6618 - 180 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 B.1 of Part 7A "Streamside Protection", the minimum distance (streamside setback area) from top of bank for a "Natural Class A Stream" is reduced from 30 metres to 20 metres;
 - (b) In Section B.1 of Part 7A "Streamside Protection", the minimum distance (streamside setback area) from top of bank for a "Natural Class B Stream" is reduced from 15 metres to 10 metres;
 - (c) In Section K of Part 16B "Single Family Residential (13) Zone (RF-13)", the minimum lot depth of a Type I Lot is reduced from 28 metres to 26.9 metres for proposed Lots 3 and 4;
 - (d) In Section K of Part 16B "Single Family Residential (13) Zone (RF-13)", the minimum lot depth of a Type II Lot is reduced from 24 metres to 18.4 metres for proposed Lot 6;
 - (e) In Section K of Part 16B "Single Family Residential (13) Zone (RF-13)", the minimum lot depth of a Type II Lot is reduced from 24 metres to 21 metres for proposed Lot 7;
 - (f) In Section K of Part 16B "Single Family Residential (13) Zone (RF-13)", the minimum lot depth of a Type I Lot is reduced from 28 metres to 25.6 metres for proposed Lot 8;
 - (g) In Section K of Part 16B "Single Family Residential (13) Zone (RF-13)", the minimum lot width of a Type I Corner Lot is reduced from 14 metres to 12 metres for proposed Lot 13; and
 - (h) In Section H.3(a)iii. Off-Street Parking of Part 16B "Single Family Residential (13) Zone (RF-13)" a front access, side-by-side double garage shall be permitted on a lot less than 13.4 metres in width for proposed Lots 1, 3-5 and 8-12, and on a Type I corner lot for proposed Lot 13.
6. 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.
8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
9. 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.

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

11. 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 – Brenda Locke

City Clerk – Jennifer Ficocelli

permit front accessed double side-by-side garages under the RF-13 Zone on a lot less than 13.4 metres in width for proposed Lots 1, 3-5 and 8-12, and on a Type I corner lot for proposed Lot 13.

to reduce the minimum streamside setback area, measured from top of bank, for a Natural Class B Stream in Part 7A of the Zoning Bylaw No. 12000 from 15 metres to no less than 10 metres.

to reduce the minimum lot depth of the RF-13 Zone Type I lots from 28 metres to 26.9 metres for proposed Lots 3 and 4.

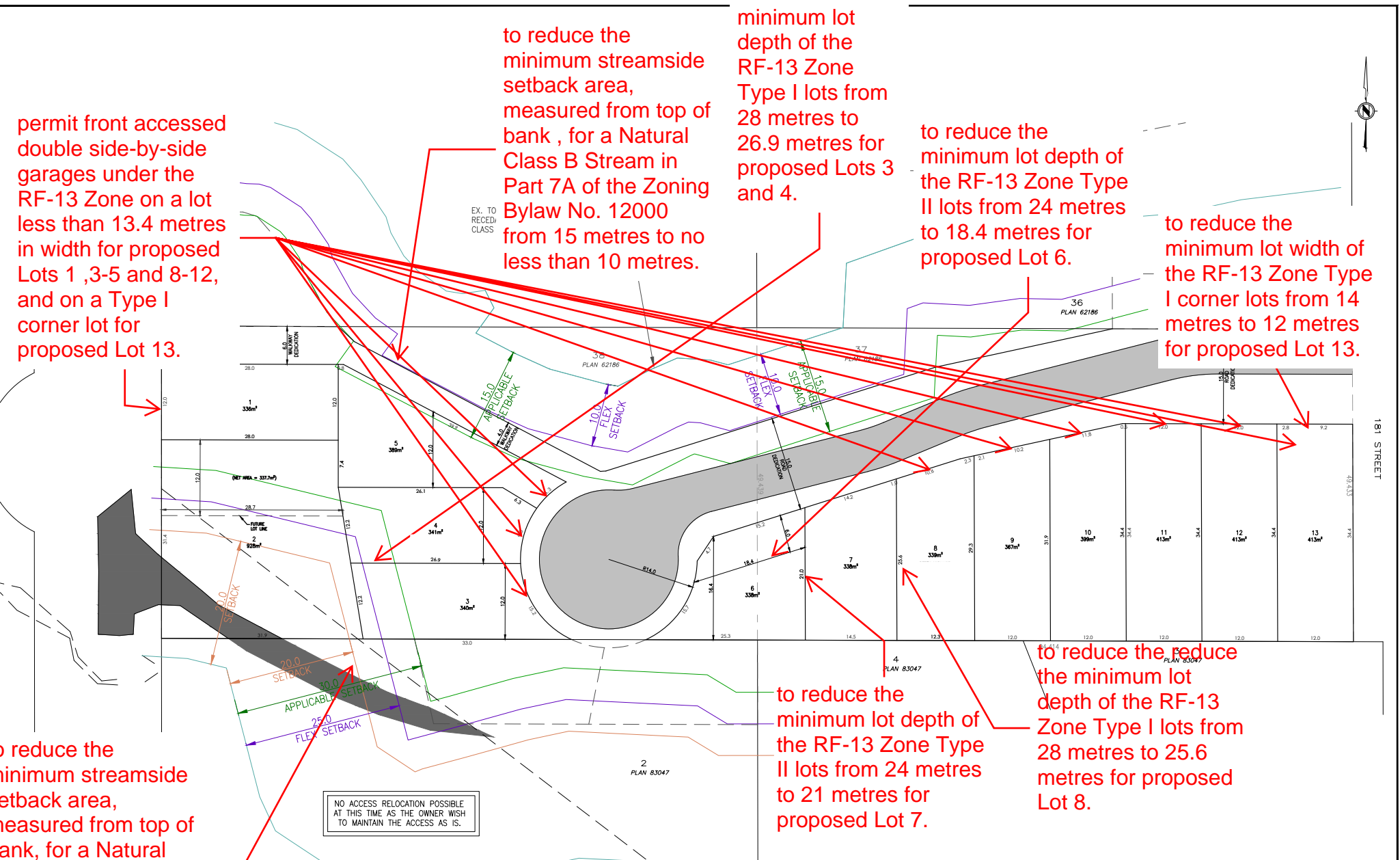
to reduce the minimum lot depth of the RF-13 Zone Type II lots from 24 metres to 18.4 metres for proposed Lot 6.

to reduce the minimum lot width of the RF-13 Zone Type I corner lots from 14 metres to 12 metres for proposed Lot 13.

to reduce the minimum streamside setback area, measured from top of bank, for a Natural Class A Stream in Part 7A of the Zoning Bylaw No. 12000 from 30 metres to no less than 20 metres.

to reduce the minimum lot depth of the RF-13 Zone Type II lots from 24 metres to 21 metres for proposed Lot 7.

to reduce the minimum lot depth of the RF-13 Zone Type I lots from 28 metres to 25.6 metres for proposed Lot 8.



PRELIMINARY
FOR DISCUSSION PURPOSES
SUBJECT TO APPROVAL FROM GOVERNMENT
AGENCIES AND OTHER CONSULTANTS

Title: PROPOSED SUBDIVISION			
Address: 6618-180 STREET & 6617-181 STREET, SURREY			
Project No. 21-013	Date: OCTOBER 2022	Scale: 1:250	Dwg No. -

GDM GurSimer Design and Management Inc.
Tel: 778-895-6358 | Email: nirvair@gs-dm.com