

INTER-OFFICE MEMO

Regular Council - Public Hearing
Monday November 28, 2022 - Supplemental Information
B.2 7917-0085-00, B.3 7922-0091-00
B.4 7918-0108-00 B.8 7922-0202-00
B.9 7920-0062-00 B. 11 7921-0339-00
B.12 7921-0368-00 B. 16 7922-0149-00

TO: **Mayor & Council**

FROM: **Acting General Manager, Planning & Development
General Manager, Parks, Recreation & Culture**

DATE: **November 28, 2022** FILE: **1300-16**

RE: **Park Comments Related to Proximity of Amenities Surrounding
Development Applications
Regular Council – Public Hearing – November 28, 2022
Agenda Items B.2., B.3., B.4., B.8., B.9., B.11., B.12., B.16.**

INTENT

The intent of this memo is to provide comments to Mayor & Council in advance of tonight's Regular Council – Public Hearing Meeting related to park proximity adjacent to Development Applications.

BACKGROUND

In July 2022, the Planning & Development Department and Parks, Recreation & Culture Department began to implement a new process where Planning and Park staff prepared comments specific to the proximity of park amenities related to some Development Applications. When prepared, these comments have been reflected in the Council package.

DISCUSSION

Since introduced, staff have been refining the process to include comments in more of the Development Application Reports that Council receives during Public Hearing.

There are a number of Development Applications that will be discussed this evening where comments were not prepared in advance. Those comments are reflected in the attached Appendix "I". Moving forward, all *new* Development Application Reports will include Park comments related to park amenity proximity.



Jeff Arason, P.Eng.
Acting General Manager,
Planning & Development



Laurie Cavan
General Manager,
Parks, Recreation & Culture

Appendix "I": Park Planning Comments

c.c City Clerk
City Manager

PUBLIC HEARING: November 28, 2022

Park Planning Comments provided on November 28, 2022

ITEM #	DEVELOPMENT APPLICATION #	COMMENTS
PH B.2.	7917-0085-00	<i>Fraser View Park is the closest active park with amenities that include, open space, paths and a dog off leash area and has inventoried natural areas. The park is 300 metres walking distance from the development.</i>
PH B.3.	7922-0091-00	<i>Hawthorne Rotary Park is the closest active park with amenities that include, a recreational trail network, a dog off leash area, open space, playgrounds, and a water park and has inventoried natural areas. The park is 500 metres walking distance from the development.</i>
PH B.4.	7918-0108-00	<i>Invergarry Park is the closest active park with amenities that include, a recreational trail network, a playground, and open space and has inventoried natural areas. The park is 475 metres walking distance from the development.</i>
PH B.8.	7922-0202-00	<i>Frank Hurt Park is the closest active park with amenities that include, a playground and a recreational trail network and includes inventoried natural areas. The park is 865 metres walking distance from the development.</i>
PH B.9.	7920-0062-00	<i>In Report:</i> <i>The closest active parks are Springwood Forest Park and Kettle Crescent Park, which are approximately 200 metres away from the subject site. These parks are also the closest natural areas.</i> <i>Correction:</i> <i>Panorama Village Park is the closest active park with amenities that include, a playground, open space, and paths and is approximately 650 metres walking distance from the subject site. Springwood Forest Park is the closest park with inventoried natural areas and is 250 metres walking distance from the development site.</i>
PH B.11.	7921-0339-00	<i>Crescent Beach is the closest active with amenities that include, paths, volleyball courts, and beach access and inventoried natural areas. The park is 90 metres walking distance from the development.</i>
PH B.12.	7921-0368-00	<i>Fun Fun Park is the closest active park with amenities that include, a playground, paths, and open space and includes inventoried natural areas. The park is 520 metres walking distance from the development.</i>
PH B.16.	7922-0149-00	<i>Edgewood Park is the closest active park with amenities that include, a playground, paths, sports court, and open space, and includes inventoried natural areas. The park is 230 metres walking distance from the development. 0.31 hectares of parkland will be provided from the development site at the corner of 20 Ave and 166 St.</i>

City of Surrey
ADDITIONAL PLANNING COMMENTS

Application No.: 7917-0085-00

Planning Report Date: October 3, 2022

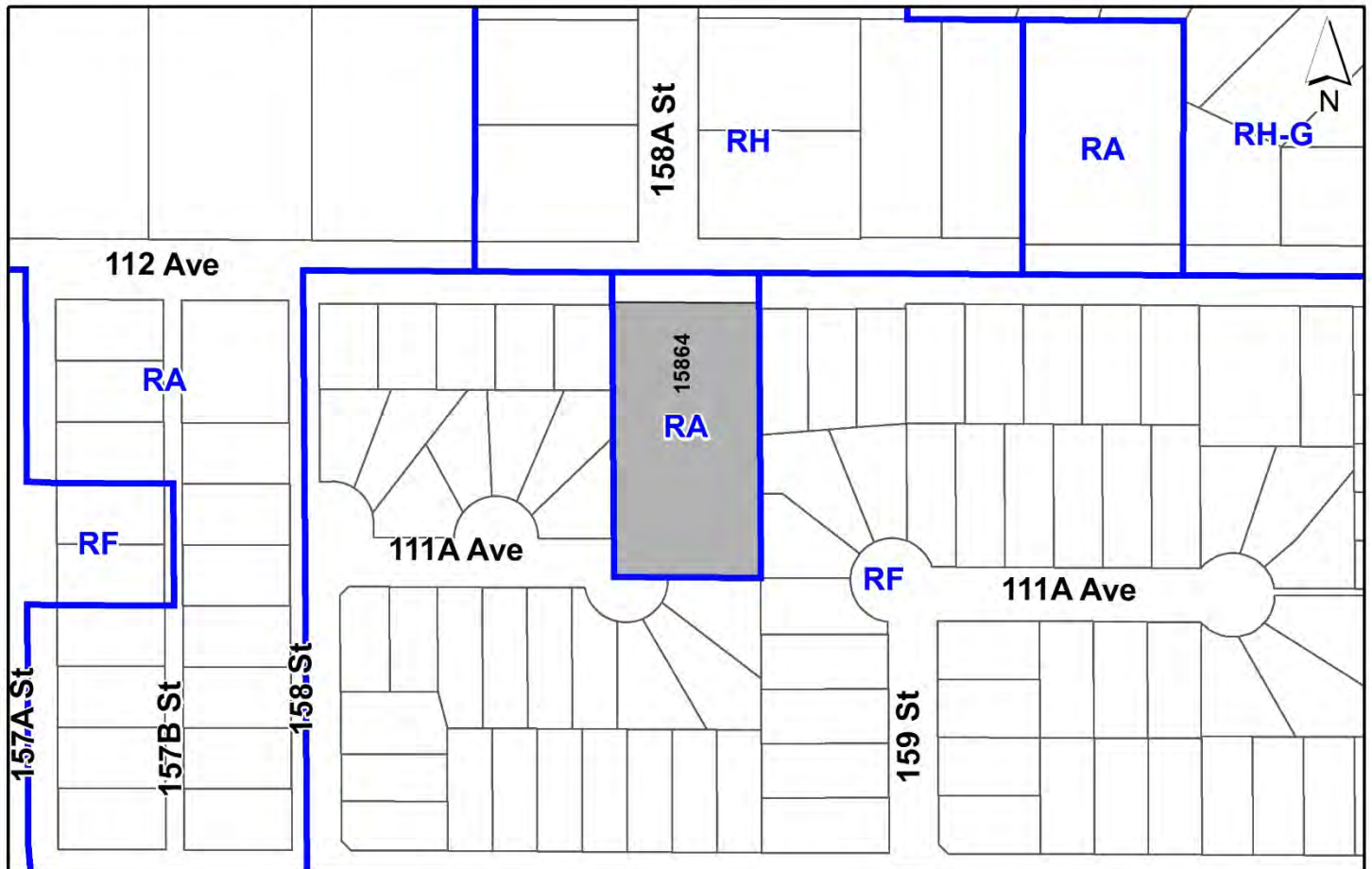
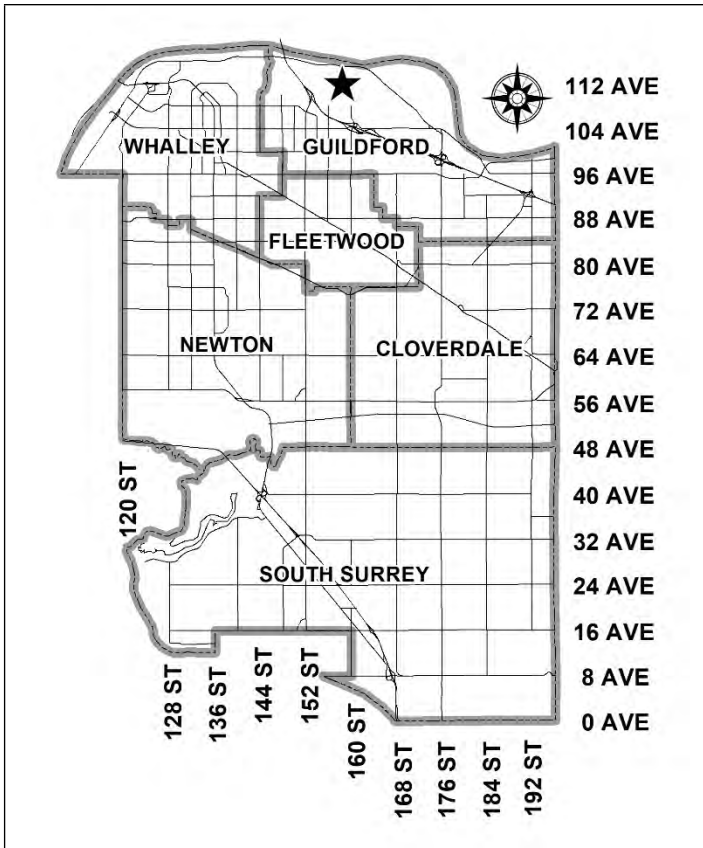
PROPOSAL:

- **Rezoning** from RA to RF to allow subdivision into six (6) single family residential lots.

LOCATION: 15864 - 112 Avenue

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- Council file Rezoning Bylaw No. 19618 and Rezoning Bylaw No. 19619, which received Third Reading at the July 9, 2018, Regular Council – Public Hearing meeting (Resolution No. R18-1462 and Resolution No. R18-01463).
- By-law Introduction and set date for Public Hearing for Rezoning (from RA to RF).

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Council considered a Planning & Development Report for the subject Application No. 7917-0085-00 at the Regular Council – Land Use meeting on June 25, 2018. At that time, the applicant proposed to rezone the site from RA to RF and CD to allow subdivision into five (5) single family lots, and construction of a larger 112-square metre (1,200-sq.ft.) accessory building (detached garage/workshop) on proposed Lot 2. The Rezoning By-laws (No. 19618 and 19619) were granted First and Second Reading by Council.
- At the July 9, 2018, Regular Council – Public Hearing meeting, Council subsequently granted Third Reading to the Rezoning Bylaws (No. 19618 & 19619) for the subject land development application (Resolution No. R18-1462 & R18-01463).
- Following the granting of Third Reading to the Rezoning Bylaw (No. 19618 & 19619) the applicant has amended the proposal to rezone the entire site to RF to allow subdivision into 6 RF lots. A larger accessory building on an oversized lot is no longer proposed.
- The revised subdivision layout (with 6 lots instead of 5) complies fully with the proposed RF Zone and will be consistent with the surrounding subdivision pattern consisting of RF zoned lots on the south side of 112 Avenue.
- Council is requested to file the existing By-laws (currently at Third Reading) and to introduce a Rezoning By-law to rezone the entirety of the site from RA to RF.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council file Rezoning Bylaw No. 19618 and Rezoning Bylaw No. 19619, which received Third Reading at the July 9, 2018, Regular Council – Public Hearing meeting (Resolution No. R18-1462 and Resolution No. R18-01463).
2. A By-law be introduced to rezone the subject site from “One-Acre Residential Zone (RA)” to “Single Family Residential Zone (RF)” and a date be set for Public Hearing.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lot 1.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant acreage residential lot	Urban	RA
North (Across 112 Avenue):	Single family dwellings on half-acre lots	Suburban	RH
East:	Single family dwellings on urban lots	Urban	RF
South (Across 111A Avenue):	Single family dwellings on urban lots	Urban	RF
West:	Single family dwellings on urban lots	Urban	RF

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant proposes to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to allow subdivision into six (6) single family residential lots.
- The subject development application was initially considered by Council at the Regular Council – Land Use meeting on June 25, 2018. At that time, the applicant proposed to rezone the site from RA to RF and CD to allow subdivision into five (5) single family lots, and construction of a larger 112-square metre (1,200-sq.ft.) accessory building (detached garage/workshop) on proposed Lot 2. The Rezoning By-laws (No. 19618 and 19619) were granted First and Second Reading by Council.
- At the July 9, 2018, Regular Council – Public Hearing meeting, Council subsequently granted Third Reading to the Rezoning Bylaws (No. 19618 & 19618) for the subject land development application (Resolution No. R18-1462 & R18-01463).
- Following the granting of Third Reading to the Rezoning Bylaw (No. 19618 & 19619) the applicant has amended the proposal to rezone the entire site to RF to allow subdivision into 6 RF lots. A larger accessory building on an oversized lot is no longer proposed.
- The revised subdivision layout (with 6 lots instead of 5) complies fully with the proposed RF Zone and will be consistent with the surrounding subdivision pattern consisting of RF zoned lots on the south side of 112 Avenue.
- Council is requested to file the existing By-laws (currently at Third Reading) and to introduce a Rezoning By-law to rezone the entirety of the site from RA to RF.
- The following table outlines the development details of the revised proposal:

	Proposed
Lot Area	
Gross Site Area:	0.45 hectares
Road Dedication:	0.04 hectares
Net Site Area:	0.41 hectares
Number of Lots:	6
Unit Density:	15 UPH
Range of Lot Sizes	660 – 768 square metres
Range of Lot Widths	6.7 – 16.3 metres
Range of Lot Depths	30.9 – 43.1 metres

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".

- 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 Zone (RF)" and parking requirements.

RF Zone (Part 16)	Permitted and/or Required	Proposed
Unit Density:	14.8 UPH	14.6 UPH
Yards and Setbacks		
Front Yard (direction):	7.5 metres	7.5 metres
Side Yard (direction):	1.8 metres	1.8 metres
Side Yard Flanking (direction):	1.8 metres	1.8 metres
Rear (direction):	7.5 metres	7.5 metres
Lot Size		
Lot Size:	560 square metres	660 – 768 square metres
Lot Width:	15 metres	15.0 – 16.3 metres
Lot Depth:	30 metres	30.9 – 43.1 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines.
- Styles recommended for this site include Neo-Traditional style homes given the neighbourhood context. Roof slope is to be a minimum of 6:12 roof slope using a wide range of roofing materials including cedar shake, concrete roof tiles or asphalt shingles. Exterior materials will be in natural colours.
- A preliminary lot grading plan, submitted by WSP Canada Inc., 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 \$4,000 per new unit

- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

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.

TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting 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			
Red Alder	21	21	0
Cottonwood	8	8	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Hawthorn	2	2	0
Hooker's Willow	1	1	0
Scouler's Willow	3	3	0
Coniferous Trees			
Douglas-fire	1	1	0
Western Red Cedar	18	18	0
Total (excluding Alder and Cottonwood Trees)	25	25	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		18	
Total Retained and Replacement Trees		18	
Contribution to the Green City Program		\$24,400.00	

- The Arborist Assessment states that there are a total of twenty-five (25) mature trees on the site, excluding Alder and Cottonwood trees. Twenty-nine (29) existing trees, approximately 54% of the total trees on the site, are Alder and Cottonwood trees. It was determined that one no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprint analysis, 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 seventy-nine (79) replacement trees on the site. Since only eighteen (18) replacement trees can be accommodated on the site, the deficit of sixty-one (61) replacement trees will require a cash-in-lieu payment of \$24,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of eighteen (18) trees are proposed to be retained or replaced on the site with a contribution of \$24,600 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.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Initial Planning & Development Report No. 7917-0085-00, dated June 25, 2018

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

SJ/cm

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jun 15, 2018** PROJECT FILE: **7817-0085-00**

RE: **Engineering Requirements
Location: 15864 112 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 112 Avenue towards the ultimate 24.0 m Collector Road Standard.
- Dedicate necessary lands for the 14.0 m radius cul-de-sac along 111A Avenue.
- Provide a 0.5 m Statutory Right-of-Way (SRW) along the 112 Avenue frontage.

Works and Services

- Construct the south side of 112 Avenue to the Collector standard.
- Construct 11.0 m radius pavement cul-de-sac to City standards with street lighting.
- Construct 6.0 m concrete driveway letdowns for all lots.
- Construct onsite storm water management features per the Bon Accord - North Slope (east) ISMP.
- Construct storm mains to service the development
- Provide water, storm, and sanitary service connections to each lot.
- Register restrictive covenants as determined through detailed design.
- Pay Sanitary Connection Fee (SDR) charge against the property.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.
Development Engineer

CE4



September 13, 2022

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.

Dogwood Elementary has for the last 10 years been under capacity and it is projected over the next 10 years not to change. Prior to 2010, a boundary change was adopted to move families in the Erma Stephenson catchment into the Dogwood catchment to utilize the surplus classroom space. With most of the catchment built out and only a few sites in development for infill projects, the enrolment in this school is stable. Therefore, there are no plans to expand the school in coming years.

Fraser Heights Secondary is currently operating at 123% capacity. The school's 10 year projections show enrolment to continue to grow as the Bothwell and Abbey Ridge communities continue to build out. As a result, the District has requested as part of their 2023/2024 Capital Plan submission to the Ministry a 500 capacity addition for the school, targeted to open in 2029. There has been no Ministry funding approval for this project.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0085 00 (Updated Sept 2022)

SUMMARY

The proposed 6 single family lots are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	2
Secondary Students:	1

September 2021 Enrolment/School Capacity

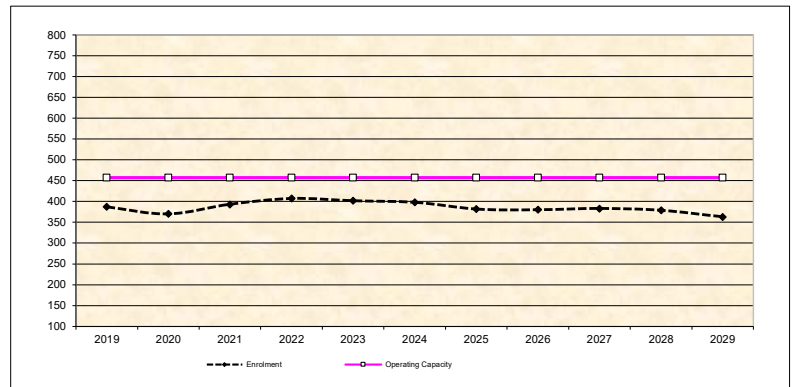
Dogwood Elementary	
Enrolment (K/1-7):	45 K + 348
Operating Capacity (K/1-7)	38 K + 419
Fraser Heights Secondary	
Enrolment (8-12):	1472
Capacity (8-12):	1200

Projected population of school-age children for this development:	5
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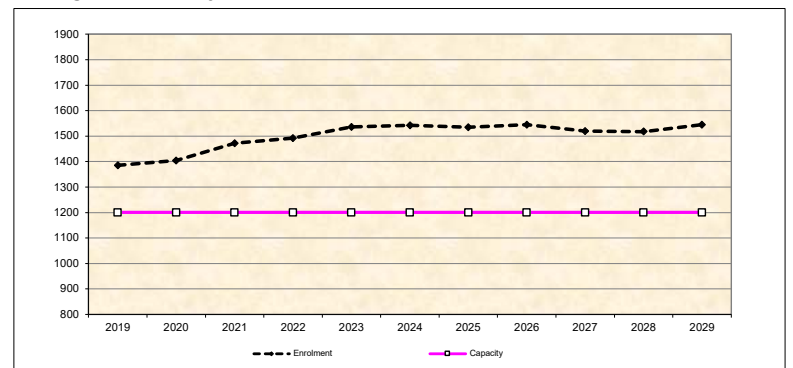
Population: The projected population of children aged 0-19 impacted by the development.

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

Dogwood Elementary



Fraser Heights Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0085-00
Project Location: 15864 - 112 Avenue, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

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

The subject site is located within a modern urban development area. The subject site is the last remaining RA zoned parcel on the south side of 112 Avenue within a block. All of the other lots are zoned RF. The north side of 112 Avenue (15800 block) is currently suburban, with zonings including RA and RH.

Most homes are 2900 - 3300 sq.ft. Two-Storey type homes that were constructed in the early to mid 1990's. There is a high degree of homogeneity of style due to the significant amount of construction that transpired over a relatively short time frame in this area. Styles include "Modern California Stucco" and "Neo-Traditional".

There is consistency in the massing design. Nearly all homes have a 1 ½ Story high front entrance, with double garage on one side of the entrance and 12 foot (+/-) wide room on the other. The upper floor is set back by 20% of the area of the main floor, on the front, resulting in a roof system concealing a portion of the upper floor. Overall, massing is considered mid-scale (desirable) with proportionally consistent projections located in a balanced manner across the façade. With only a few exceptions, massing designs are considered desirable by modern standards.

Most homes have an 8:12 pitch main common hip roof with several street facing common gable or Dutch hip projections. Roof surfaces include asphalt shingles (4 homes), and shake profile concrete roof tiles (14 homes - clearly dominant).

Wall cladding materials include vinyl (3 homes) or stucco (15 homes), in a colour range that includes only neutral and natural colours. One third (6) of homes are clad in stucco only, with raised reveals in the "Modern California Stucco" tradition. Other homes have masonry accent feature areas. Most street facing common gable projections are clad with stucco, but wood shingles and vertical board and batten cedar have also been used. Trim and detailing standards are typical of those found on most homes constructed in the early to mid 1990's.

Landscapes on the 111A Avenue homes are considered to be above average for the era of construction. Landscapes on the 112 Avenue homes are considered average.

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

- 1) **Context Homes:** There are many homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF zone subdivisions now equal or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF zoned subdivisions, rather than to emulate specific components of the aforesaid context homes
- 2) **Style Character :** Existing surrounding homes are of styles typical of those found in modern urban developments in Surrey in the early to mid 1990's. Styles recommended for this site include "Neo-Traditional" and mid-scale manifestations of the "Modern California Stucco" style, and compatible styles as determined by the consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All surrounding homes are Two-Storey type (except one old urban Bungalow), and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new (post year 2015) standards for RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1½ storeys in height, with the exception of one exaggerated two storey high entrance at 15896 - 112 Avenue. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is an area in which most homes have been clad with stucco. Although vinyl has been used on a few homes (4) and is therefore modestly characteristic, it is a low cost utility cladding material that is more suited to areas where affordability is an objective. This is not the case here, as all surrounding homes are of high value and small-estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** Fourteen homes have concrete roof tiles and four homes have an asphalt shingle roof, and both of these roof surface materials should be permitted. The recommendation is to permit shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF bylaw. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

Streetscape: Most homes are 1990's, 2900 - 3300 sq.ft. Two-Storey homes of a "Modern California Stucco" or "Neo-Traditional" style. There is consistency in the massing design across the streetscape. Nearly all homes have a 1 ½ Story high front entrance, with double garage on one side of the entrance and 12 foot (+/-) wide room on the other. Massing is considered mid-scale (desirable) with proportionally consistent projections located in a balanced manner across the façade. Most homes have an 8:12 pitch main common hip roof with several street facing common gable or Dutch hip projections. Roof surfaces include asphalt shingles (4 homes), and shake profile concrete roof tiles (14 homes - clearly dominant). Wall cladding materials include vinyl (3 homes) or stucco (15 homes), in a colour range that includes only neutral and natural colours. Landscapes on the 111A Avenue lots are considered to be above average, and landscapes on the 112 Avenue homes are considered average by current (2018) standards.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Modern California Stucco", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2016's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2016) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

Exterior Materials/Colours:

Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

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

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

Treatment of Corner Lots: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** March 23, 2018

Reviewed and Approved by:  **Date:** March 23, 2018

4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number TBA
 Site Address 15864 112 Avenue
 Registered Arborist Joey Banh – PN-9035A

On-Site Trees	Number of Trees
Protected Trees Identified (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	54
Protected Trees to be Removed	54
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 29 x one (1) = 29 - All other Trees Requiring 2 to 1 Replacement Ratio 25 X two (2) = 50	79
Replacement Trees Proposed	18
Replacement Trees in Deficit	61
Protected Trees to be Retained in Proposed Open Space / Riparian Areas	-

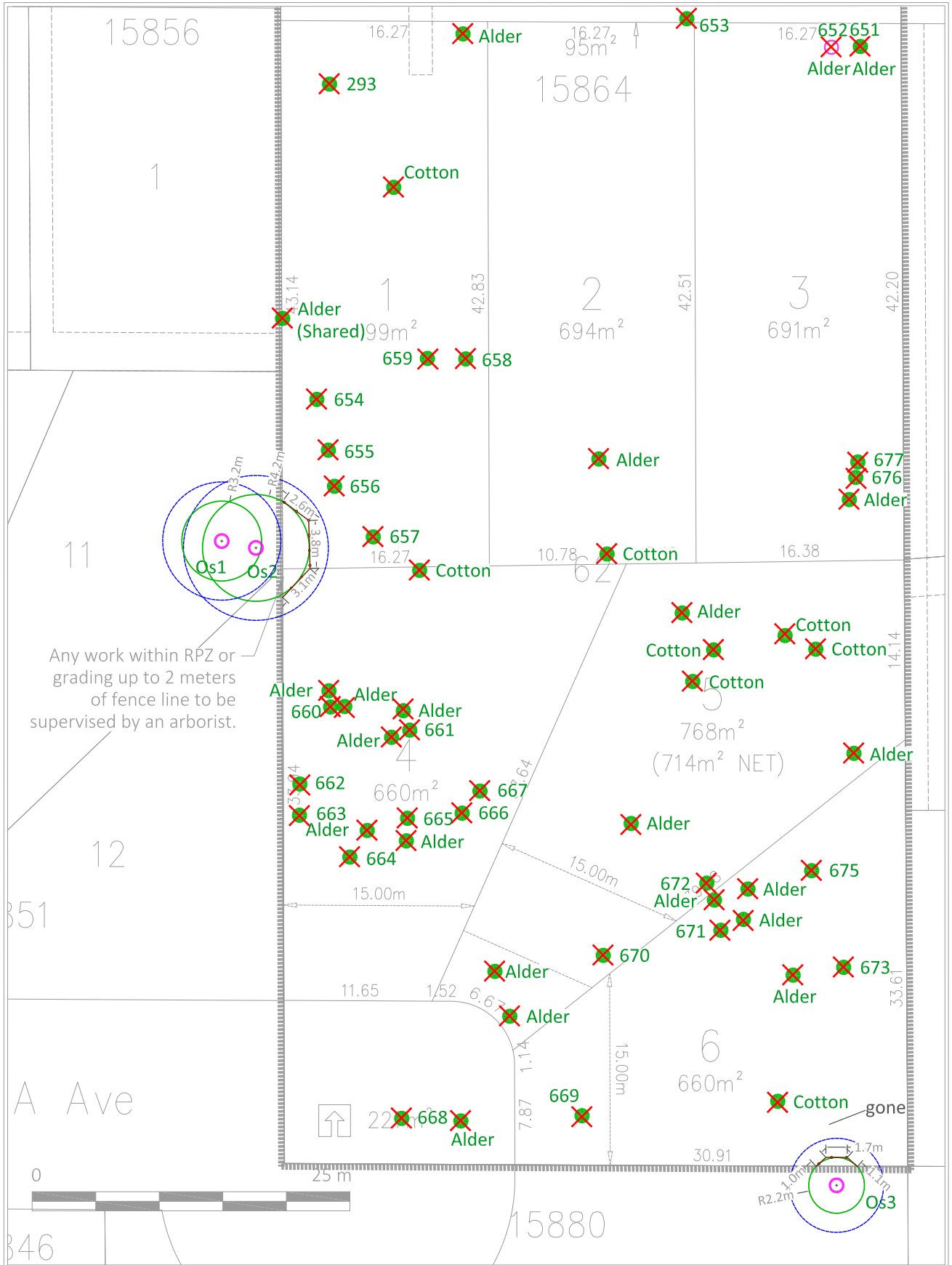
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in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

Summary, report and plan prepared and submitted by

Signature of Arborist

June 14, 2022

Date



Any work within RPZ or grading up to 2 meters of fence line to be supervised by an arborist.



LEGEND	CRITICAL ROOT ZONE	TREE PROTECTION ZONE AND FENCE	UN-SURVEYED TREE
	NO-BUILD ZONE	TREE TO BE RETAINED	TREE TO BE REMOVED

REFERENCE DRAWINGS
1. Base Survey by: provided by client

- 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)
 - Any construction activities or grade changes within the Root Protection Zone must be approved by the project 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.

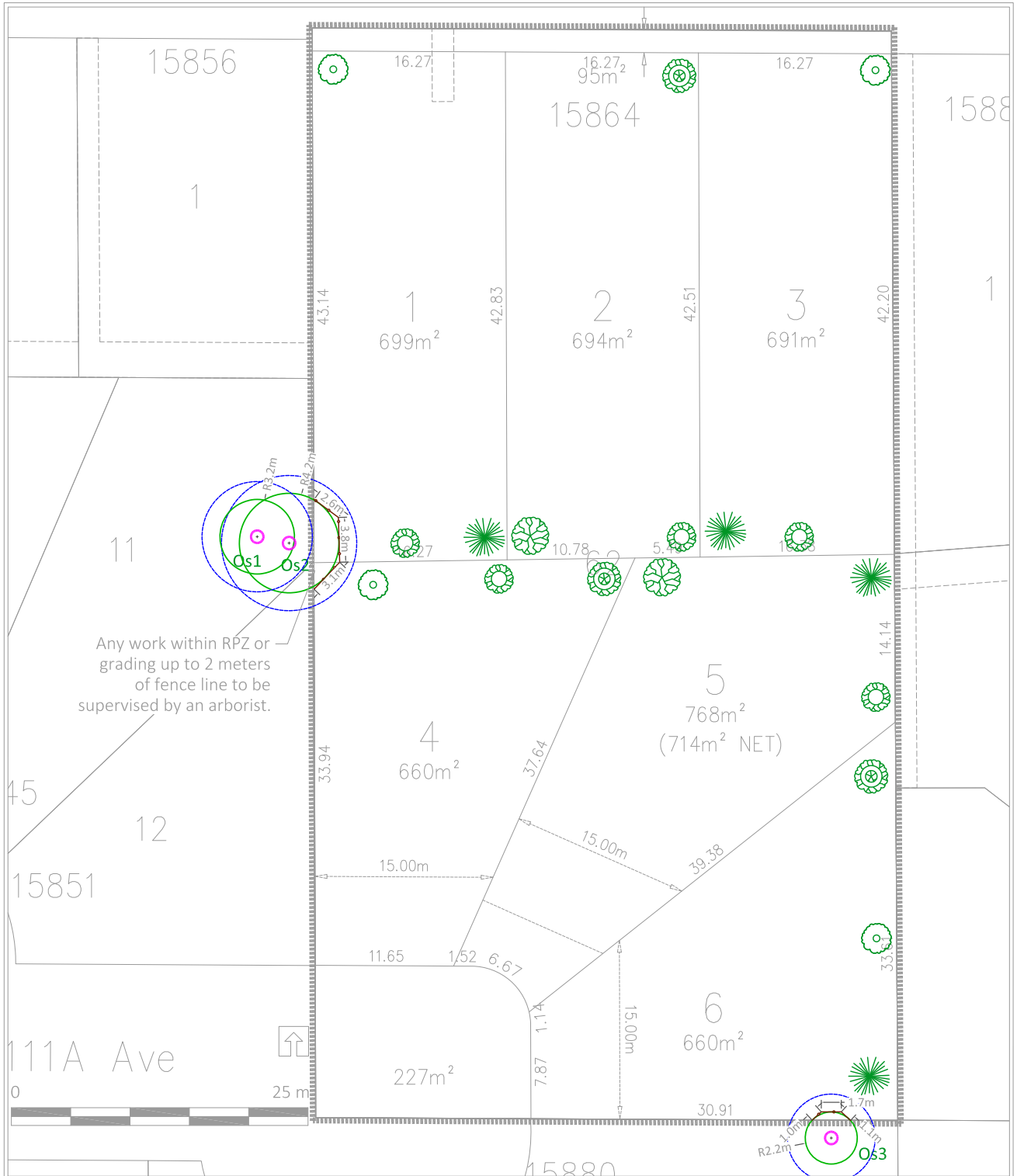


3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886 | F 604.733.4879

Drawing title: Tree Management Plan
Project address: 15846 112 Ave
Client: Macdonald Realty

Drawing No: 002
Date: 2022/06/14
Drawn by: JB
Page Size: TABLOID 11"x17"

Page #
1 of 1



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	COMMENTS
	Cornus 'Eddies White Wonder'	Dogwood	3	6 cm. cal	As shown	B. & B.
	Cercidiphyllum japonicum	Katsura	2	6 cm. cal	As shown	B. & B.
	Acer griseum	Paperbark maple	5	6 cm. cal	As shown	B. & B.
	Magnolia 'galaxy'	Galaxy magnolia	4	5 cm cal	As shown	B. & B.
	Chamaecyparis nootkatensis 'pendula'	Weeping Nootka Cedar	4	3.0 meters	As shown	B. & B.

PLANTING STANDARDS

All planting works should be done in accordance with the current edition of Canadian Landscape Standards.
Tree Replacement symbols are not shown to scale, and the tree may not be planted in the exact location shown.

TOTAL REPLACEMENT TREES: 18

LEGEND		
	TREE PROTECTION ZONE	
	TREE PROTECTION FENCE	

REFERENCE DRAWINGS

1. Base Survey by: provided by client

- 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. Any construction activities or grade changes within the tree protection zone must be approved by the project arborist.
 5. 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).
 6. 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.



3559 COMMERCIAL STREET
VANCOUVER BC | V5N 4E8
T 604.733.4886

Drawing title: Tree Management Plan
Project address: 15846 112 Ave
Client: Macdonald Realty

Drawing No: 001
Date: 2022/06/23
Drawn by: MR
Page Size: TABLOID 11"x17"

Page #
1 of 1

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0085-00

Planning Report Date: June 25, 2018

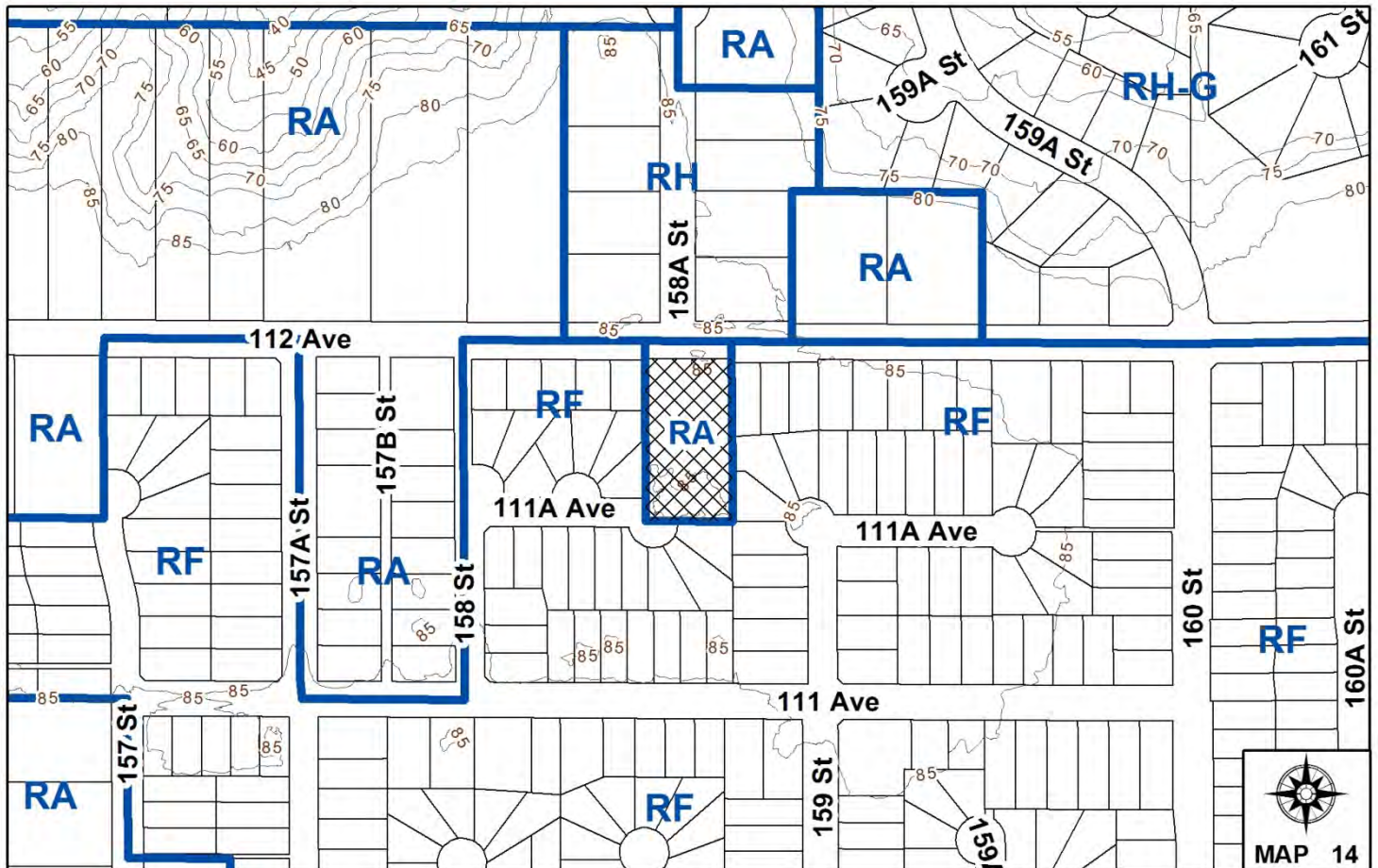
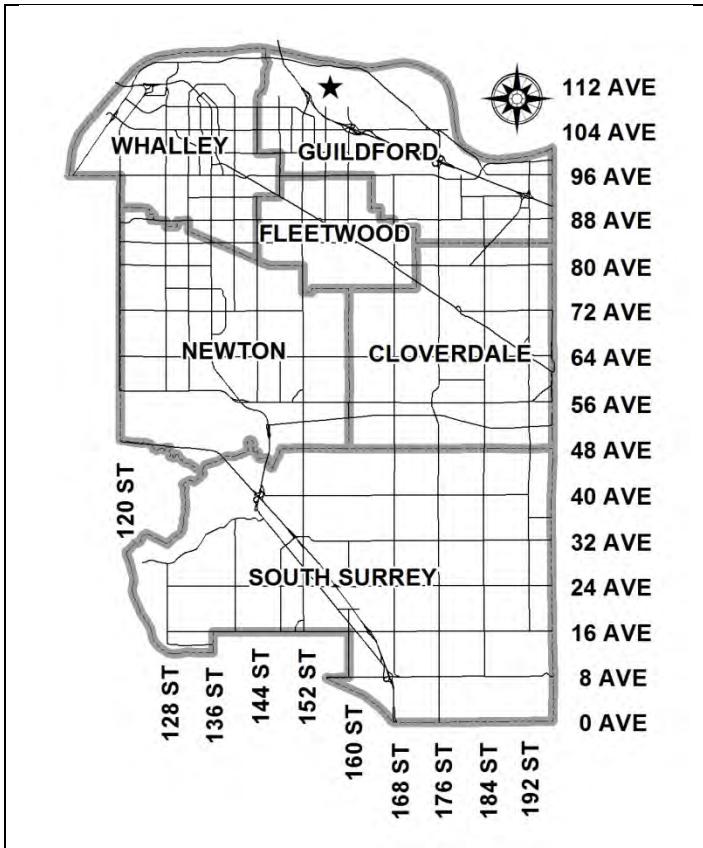
PROPOSAL:

- **Rezoning** from RA to RF and CD (based on RF) to allow subdivision into five (5) single family lots, and construction of a larger 112-square metre (1,200-sq.ft.) accessory building (detached garage/workshop) on proposed Lot 2.

LOCATION: 15864 - 112 Avenue

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Urban" designation in the Official Community Plan (OCP).
- The proposed rezoning is consistent with the single family residential land use of the surrounding neighbourhood.
- The proposed single family subdivision creates a pattern of development that matches that of the immediate neighbourhood, specifically the adjacent RF-zoned lots to the east and west, fronting 112 Avenue and to the southwest, along 111A Avenue.
- The proposed development will also complete the northeastern portion of the 111A Avenue cul-de-sac.
- A CD By-law (based on the RF Zone) is proposed for proposed Lot 2 to allow the property owner to construct a 465-square metre (5,000- sq.ft.) single family dwelling and 112-square metre (1,200-sq.ft.) accessory building (detached garage/work shop. The proposed CD By-law will help to maintain a consistent built form and streetscape along this portion of 112 Avenue, which consists primarily of large urban to suburban sized two-storey homes.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the subject site shown as Block A on the attached survey plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. A By-law be introduced to rezone a portion of the subject site shown as Block B on the attached survey plan (Appendix I) from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on the RF Zone) and a date be set for Public Hearing.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lot 1.

REFERRALS

Engineering:

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

School District: Projected number of students from this development:

2 Elementary students at Dogwood Elementary School
 1 Secondary student at Fraser Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2020.

Parks, Recreation & Culture:

Parks supports the application, but has some concerns with the pressure that the application will place on park amenities in the area. The applicant has volunteered a \$500/lot Parks Amenity Contribution, totaling \$2,000 for the four (4) proposed additional lots, and Parks has accepted this amount to address these concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant acreage residential lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 112 Avenue):	Single family dwellings on half-acre lots	Suburban	RH
East:	Single family dwellings on urban lots	Urban	RF
South (Across 111A Avenue):	Single family dwellings on urban lots	Urban	RF
West:	Single family dwellings on urban lots	Urban	RF

DEVELOPMENT CONSIDERATIONS

Context and Proposal

- The 0.45-hectare (1.11-acre) subject property is located at 15864 – 112 Avenue in Fraser Heights. It is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".

- The subject property is one of the last undeveloped single family acreage properties on the south side of 112 Avenue in this section of Fraser Heights (see Appendix VII, Neighbourhood Context Photo).
- The applicant proposes to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and "Comprehensive Development Zone (CD)" (based on RF) in order to permit subdivision into four (4) standard single family lots and one (1) oversized single family lot.
- Proposed Lots 1 and 3 to 5 will range in size from 602 square metres (6,480 sq.ft.) to 804 square metres (8,655 sq.ft.), in depth from 31 metres (102 ft.) to 43 metres (141 ft.) and in width from 15 metres (50 ft.) to 17 metres (56 ft.). Proposed Lots 1 and 3 to 5 meet the minimum dimensional (15-metre / 50-ft. width and 28-metre / 90-ft. depth) and lot area (560 square metres / 6,000 sq.ft.) requirements of the RF Zone.
- Proposed Lots 1 and 3 to 5 are consistent with the RF-zoned pattern of development in the immediate neighbourhood, specifically the existing RF-zoned lots fronting 112 Avenue to the immediate east (Development Application No. 7914-0045-00) and those along 111A Avenue to the south and west (Development Application Nos. 7996-0241-00 and 7999-0209-00).
- Proposed Lot 2 will be 1,354 square metres (14,574 sq. ft.) in area, 42.5 metres (139 ft.) in depth, and 31.8 metres (104 ft.) in width. The applicant has demonstrated that proposed Lot 2 could be further subdivided in two (2) single family lots that conform to the minimum dimensional and lot area requirements of the RF Zone, however, future rezoning and subdivision would be needed and subject to an additional development application.

Comprehensive Development Zone (CD)

- The applicant is proposing to rezone the area comprising proposed Lot 2 from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on the "Single Family Residential Zone (RF)", in order to allow the creation of an oversized single family lot fronting 112 Avenue.
- On proposed Lot 2, the property owner intends to construct both a 465-square metre (5,000-sq.ft.) single family dwelling and a 112-square metre (1,200-sq.ft.) detached accessory building intended for the storage of collector cars and a recreational vehicle, as well as a workshop.

- A comparison between the proposed CD By-law and the RF Zone is provided in the table below:

	RF Zone	Proposed CD By-law (Based on RF)
Density		
Floor Area Ratio (FAR)	0.6 for the first 560 sq.m (6,000 sq.ft.) of lot area, and 0.35 for the remaining lot area in excess of 560 sq.m. (6,000 sq.ft.). Provided that 39 sq.m. (420 sq.ft.) must be reserved for use only as a garage or carport.	0.43, provided that 39 sq.m. (420 sq.ft.) is reserved for use only as a garage or carport and 112 sq.m. (1,200 sq.ft.) is reserved for use only as accessory buildings or structures.
Maximum Building Area	465 sq.m. (5,000 sq.ft.)	577 sq.m. (6,200 sq.ft.)
Lot Size	560 sq.m. (6,000 sq.ft.)	1,350 sq.m. (14,531 sq.ft.)
Lot Width	15 m. (50 ft.)	31 m. (101 ft.)
Lot Depth	28 m. (92 ft.)	42 m. (137 ft.)
Lot Coverage	25% for lots greater than 1,262 sq.m. (13,500 sq.ft.) in area.	34%
Setbacks		
Front yard	7.5 m. (25 ft.)	7.5 m. (25 ft.)
Rear yard	7.5 m. (25 ft.)	7.5 m. (25 ft.)
Side yard	1.8 m. (6 ft.)	1.8 m. (6 ft.)

- Under the RF Zone, the applicant could subdivide proposed Lot 2 into two lots approximately 675 square metres (7,266 sq.ft.) in size. Each of these lots could accommodate a maximum house size of approximately 376 square metres (4,047 sq.ft.).
- The applicant proposes to retain proposed Lot 2 as a larger lot and to build a 465-square metre (5,000-sq.ft.) principal dwelling and a 112-square metre (1,200-sq.ft.) detached accessory building, which equates to a combined 577 square metres (6,200 sq.ft.) of total floor area on the lot. This is less than the 752 square metres (8,094 sq.ft.) of floor area that could be built on two RF lots.
- The CD Zone will not permit subdivision of Lot 2 and as such should subdivision of this lot be pursued in the future, a rezoning would be required and demolition of the accessory building made a condition of rezoning approval.
- The proposed CD By-law therefore maintains consistent built form and streetscape along this portion of 112 Avenue, which consists primarily of large urban to suburban sized two-storey homes.

Road Dedication

- The applicant proposes to provide access to proposed Lots 1 and 2 from 112 Avenue to the north. Access to proposed Lots 3 to 5 will be from the completed 111A Avenue cul-de-sac to the south.

- The applicant will be required to dedicate 1.942 metres (6.4 ft.) and construct the south side of 112 Avenue to the Collector Road standard as well as to register a 0.5-metre (1.5-ft.) wide statutory right-of-way for utility access. In addition, the northeastern portion of the existing 111A Avenue cul-de-sac will be constructed to the Limited Local Road standard.

Neighbourhood Character Study and Design Guidelines

- Mike Tynan, of Tynan Consulting Ltd., prepared the Neighbourhood Character Study and Building Scheme for the subject site. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed development.
- The Character Study found that a number of the existing "Neo-Traditional" style homes in the immediate neighbourhood, constructed in the mid to late 1990s, provide suitable architectural context for future development. The guidelines, a summary of which is attached as Appendix VII, proposes "mid-scale" proportional massing, as well as high trim and construction material standards in line with post-2016 RF development standards.
- In order to ensure a smooth transition between the existing dwelling to the immediate west (15851 – 111A Avenue), the Design Consultant has incorporated several provisions within the Building Scheme for proposed Lot 3 including:
 - Reducing the maximum roof slope of the upper storey roof trusses and the maximum height of the highest roof ridge; and
 - Limiting the maximum ceiling heights of the basement, main and upper storeys to 2.4 metres (8 ft.), 3.0 metres (10 ft.) and 2.4 metres (8 ft.) respectively.

Lot Grading

- Preliminary lot grading plans were prepared and submitted by WSP Canada Inc. The plans were reviewed by staff and found to be generally acceptable.
- The applicant is proposing fill in excess of 0.5 metres (1.5 ft.) in depth over large portions of proposed Lots 3 to 5 in order to accommodate overland flows and improve the transitional grading of the subject site. There are existing retaining walls, approximately 0.3 to 0.6 metres (1 to 2 ft.) in height, along the south and west property lines which were constructed under adjacent development applications. In addition, the proposed fill strategy helps to support the proposed sanitary and stormwater connections between proposed Lots 3 to 5 to existing services within the 111A Avenue cul-de-sac bulb.
- Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been submitted and approved by the City's Engineering Department.

PRE-NOTIFICATION

Pre-notification letters were sent out to the surrounding neighbourhood on February 5, 2018 and two (2) development proposal signs were installed on the subject site, one (1) along the 112 Avenue frontage and one (1) along the 111A Avenue cul-de-sac. In response, staff received one (1) telephone call from a neighbour regarding the following (*staff comments in italics*):

- One (1) resident requested further information regarding the timing of the proposed development, as well as how future construction activity, specifically how noise, dust and debris would be controlled.

(The City of Surrey's Noise Control By-law, 1982, No. 7044, as amended, regulates noise or sounds which may disturb the quiet or peace of a neighbourhood. This by-law regulates the hours in which construction activity can occur within the City (7AM to 10PM). Furthermore, the developer will be required to co-ordinate construction activities and impacts to the surrounding neighbourhood through the Servicing Agreement, pre-construction review and the Engineering and Building Permit processes.

Following review of the additional information provided by staff, the caller indicated that they had no objections to the proposed development).

TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting 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			
Red Alder	20	20	0
Cottonwood	9	9	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Hawthorn	2	2	0
Hooker's Willow	1	1	0
Scouler's Willow	3	3	0
Coniferous Trees			
Douglas-fire	1	1	0
Western Red Cedar	18	17	1
Total (excluding Alder and Cottonwood Trees)	25	24	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		11	
Total Retained and Replacement Trees		12	

Contribution to the Green City Fund	\$26,400.00
--	--------------------

- The Arborist Assessment states that there are a total of twenty-five (25) mature trees on the site, excluding Alder and Cottonwood trees. Twenty-nine (29) existing trees, approximately 54% of the total trees on the site, are Alder and Cottonwood trees. It was determined that one (1) tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprint analysis, 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 seventy-seven (77) replacement trees on the site. Since only eleven (11) replacement trees can be accommodated on the site, the deficit of sixty-six (66) replacement trees will require a cash-in-lieu payment of \$26,400, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, a total of twelve (12) trees are proposed to be retained or replaced on the site with a contribution of \$26,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 17, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• The site is an urban infill lot, and the proposed subdivision is consistent with the "Urban" designation in the OCP.
2. Density & Diversity (B1-B7)	• Secondary suites will be permitted on all five (5) lots, subject to meeting the zoning and building requirements for secondary suites.
3. Ecology & Stewardship (C1-C4)	• The project incorporates Low Impact Development Standards as per the requirements of the Upper Serpentine Integrated Stormwater Management Plan (ISMP). These requirements include the use of dry swales, absorbent soils and sediment control devices.
4. Sustainable Transport & Mobility (D1-D2)	• No sustainable transit or mobility features are proposed.
5. Accessibility & Safety (E1-E3)	• The proposed single family dwellings will incorporate Crime Prevention Through Environmental Design (CPTED) principles including "eyes on the street".
6. Green Certification (F1)	• No green certification rating is proposed.
7. Education & Awareness (G1-G4)	• Development proposal signs were installed on the subject property by the applicant, and pre-notification letters were mailed to area residents informing them about the proposed development.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary (Confidential), Project Data Sheet and Block Plan
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Neighbourhood Context Photo (COSMOS, May 2017 Aerial)
- Appendix VIII. Proposed CD By-law

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CRL/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

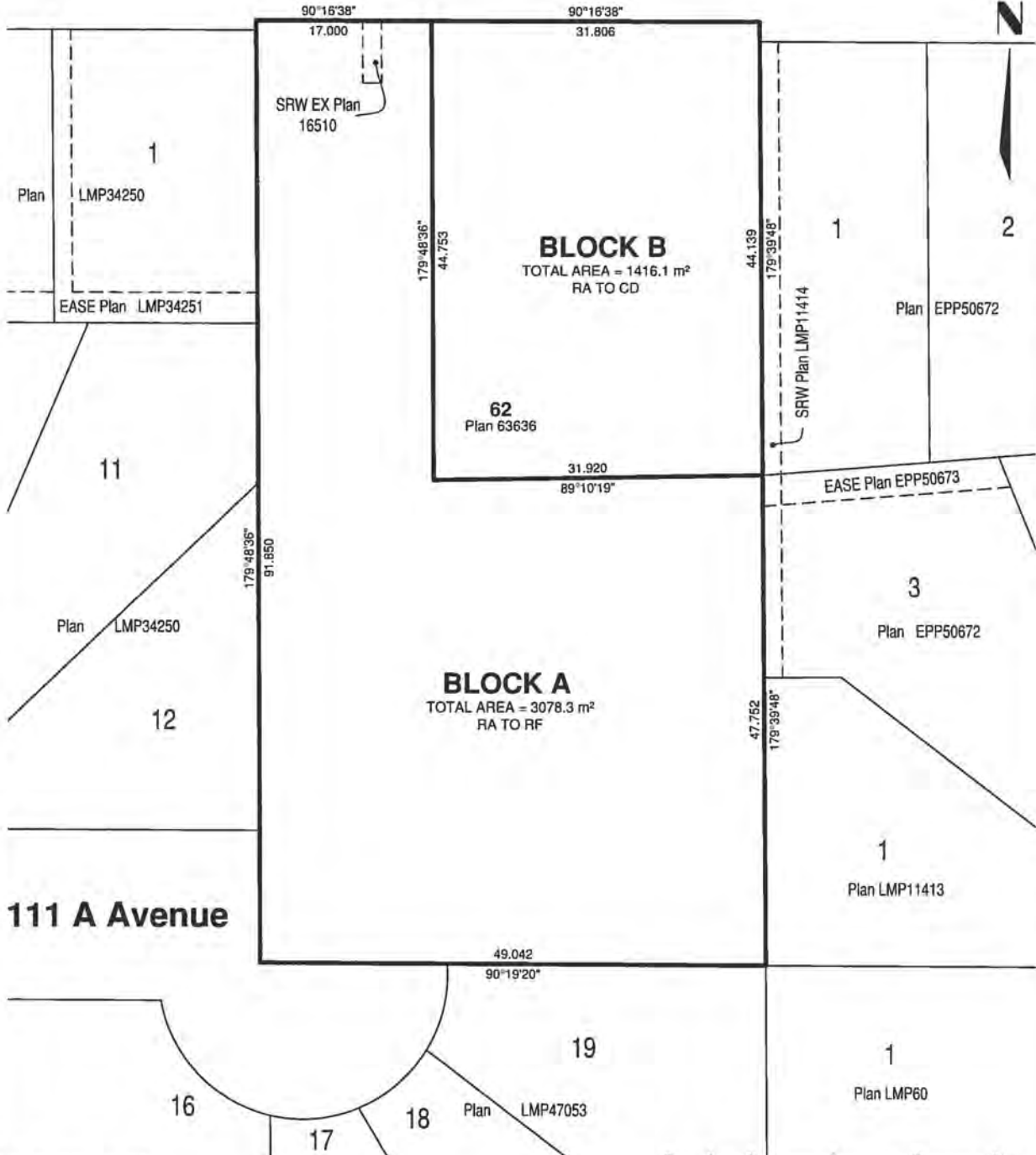
SUBDIVISION DATA SHEET

Proposed Zoning: RF and CD (based on RF)

Requires Project Data	Proposed	
	RF	CD (based on RF)
GROSS SITE AREA		
Acres	1.11	
Hectares	0.45	
NUMBER OF LOTS		
Existing	1	
Proposed	4	1
SIZE OF LOTS		
Range of lot widths (metres)	15 m. - 17 m.	31.8 m.
Range of lot areas (square metres)	602 m ² - 731 m ²	1,354 m ²
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	12.7 lots/ha. & 5.1 lots/ac.	7.4 lots/ha. & 3 lots/ac.
Lots/Hectare & Lots/Acre (Net)	N/A	
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	33%	34%
Estimated Road, Lane & Driveway Coverage	7%	11%
Total Site Coverage	40%	45%
PARKLAND	N/A	
Area (square metres)		
% of Gross Site		
	Required	
PARKLAND		
5% money in lieu	YES	
TREE SURVEY/ASSESSMENT	YES	
MODEL BUILDING SCHEME	YES	
HERITAGE SITE Retention	NO	
FRASER HEALTH Approval	NO	
DEV. VARIANCE PERMIT required		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	

**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OF LOT 62 SECTION 15 BLOCK 5 NORTH RANGE 1 WEST
NEW WESTMINSTER DISTRICT PLAN 63636**

112 Avenue



BLOCK A
AREA = 3078.3 m²
RA TO RF

BLOCK B
AREA = 1416.1 m²
RA TO CD

APRIL 10, 2018

Plotted: 4/10/2018 10:02 AM User: Bayo.meyball

wsp

WSP Surveys (BC) Limited Partnership
300-65 Richmond St, New Westminster, BC

PROJECT REF./DRAWING No.
161-62599-00-000-00-CSLMC001-R0

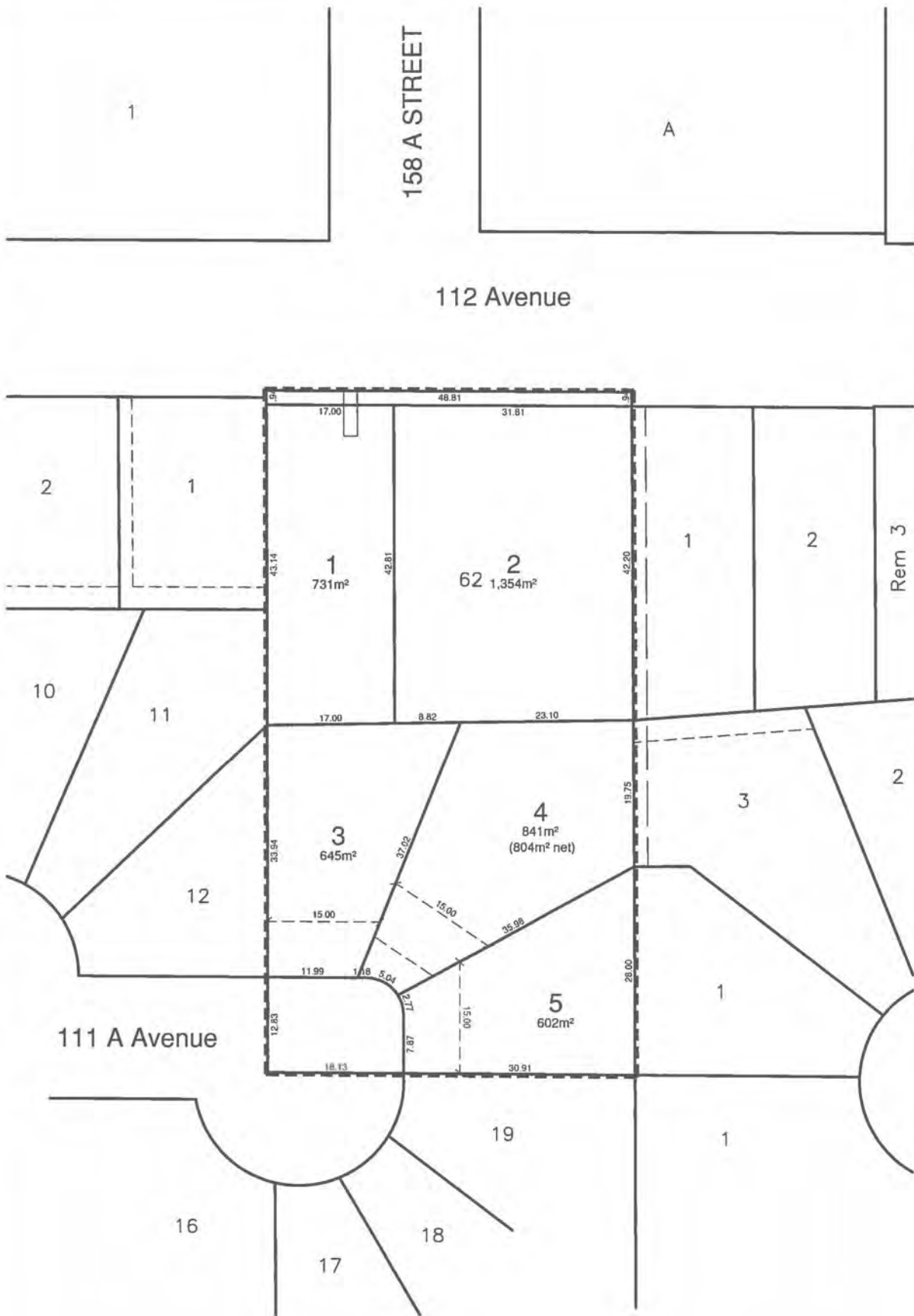


The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:400.

All distances are in metres and decimals thereof.

Certified correct according to Land Title Office Records this 10th day of April, 2018

Jeffrey D. Thompson, BCLS 922



SUBDIVISION CONCEPT PLAN

MARIO FRUSTACI
 SURREY FILE #7917-0085-00
 15864 - 112 Avenue



WSP CANADA INC.
 #300 - 65 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 CANADA V2L 5P5
 TEL: 604-525-4801 | FAX: 604-525-9715
 www.wsp.com



JANUARY 2018

161-16262-00

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jun 15, 2018** PROJECT FILE: **7817-0085-00**

RE: **Engineering Requirements
Location: 15864 112 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 112 Avenue towards the ultimate 24.0 m Collector Road Standard.
- Dedicate necessary lands for the 14.0 m radius cul-de-sac along 111A Avenue.
- Provide a 0.5 m Statutory Right-of-Way (SRW) along the 112 Avenue frontage.

Works and Services

- Construct the south side of 112 Avenue to the Collector standard.
- Construct 11.0 m radius pavement cul-de-sac to City standards with street lighting.
- Construct 6.0 m concrete driveway letdowns for all lots.
- Construct onsite storm water management features per the Bon Accord - North Slope (east) ISMP.
- Construct storm mains to service the development
- Provide water, storm, and sanitary service connections to each lot.
- Register restrictive covenants as determined through detailed design.
- Pay Sanitary Connection Fee (SDR) charge against the property.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.
Development Engineer

CE4



Planning February-06-18

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0085 00

SUMMARY

The proposed 5 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2017 Enrolment/School Capacity

Dogwood Elementary	
Enrolment (K/1-7):	41 K + 341
Operating Capacity (K/1-7)	38 K + 419
Fraser Heights Secondary	
Enrolment (8-12):	1408
Capacity (8-12):	1200
	1296

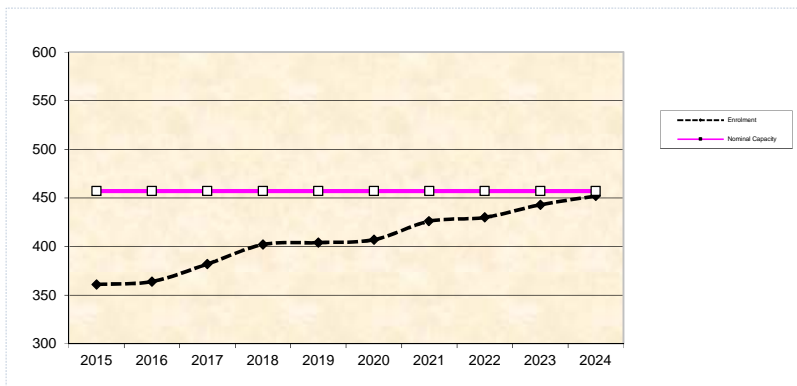
School Enrolment Projections and Planning Update:

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

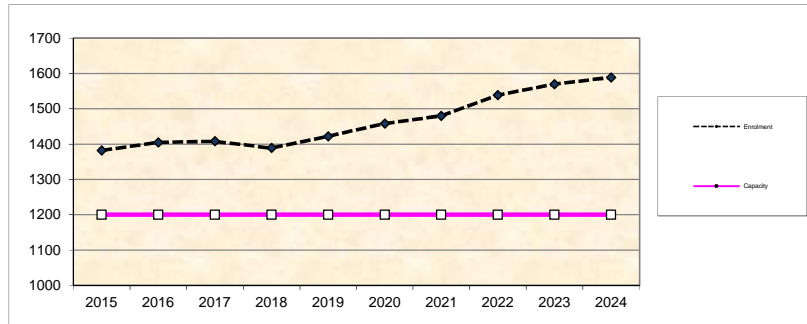
Dogwood Elementary has for the last 10 years been under capacity and it is projected over the next 10 years not change. Prior to 2010, a boundary change was adopted to move families in the Erma Stephenson catchment into the Dogwood catchment to utilize the surplus classroom space. With most of the catchment built out and only a few sites in development for infill projects, the enrolment in this school is stable. Therefore, there are no plans to expand the school in coming years.

In 2014, a 200 capacity addition was added to Fraser Heights Secondary; but even with the addition the school is currently operating at 117% capacity. The 10 year enrolment projections are showing this growth will continue until 2025 where it will peak and then begin to decline. Currently, there are no plans to expand the school in coming years.

Dogwood Elementary



Fraser Heights Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0085-00
Project Location: 15864 - 112 Avenue, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

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

The subject site is located within a modern urban development area. The subject site is the last remaining RA zoned parcel on the south side of 112 Avenue within a block. All of the other lots are zoned RF. The north side of 112 Avenue (15800 block) is currently suburban, with zonings including RA and RH.

Most homes are 2900 - 3300 sq.ft. Two-Storey type homes that were constructed in the early to mid 1990's. There is a high degree of homogeneity of style due to the significant amount of construction that transpired over a relatively short time frame in this area. Styles include "Modern California Stucco" and "Neo-Traditional".

There is consistency in the massing design. Nearly all homes have a 1 ½ Story high front entrance, with double garage on one side of the entrance and 12 foot (+/-) wide room on the other. The upper floor is set back by 20% of the area of the main floor, on the front, resulting in a roof system concealing a portion of the upper floor. Overall, massing is considered mid-scale (desirable) with proportionally consistent projections located in a balanced manner across the façade. With only a few exceptions, massing designs are considered desirable by modern standards.

Most homes have an 8:12 pitch main common hip roof with several street facing common gable or Dutch hip projections. Roof surfaces include asphalt shingles (4 homes), and shake profile concrete roof tiles (14 homes - clearly dominant).

Wall cladding materials include vinyl (3 homes) or stucco (15 homes), in a colour range that includes only neutral and natural colours. One third (6) of homes are clad in stucco only, with raised reveals in the "Modern California Stucco" tradition. Other homes have masonry accent feature areas. Most street facing common gable projections are clad with stucco, but wood shingles and vertical board and batten cedar have also been used. Trim and detailing standards are typical of those found on most homes constructed in the early to mid 1990's.

Landscapes on the 111A Avenue homes are considered to be above average for the era of construction. Landscapes on the 112 Avenue homes are considered average.

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

- 1) **Context Homes:** There are many homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF zone subdivisions now equal or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF zoned subdivisions, rather than to emulate specific components of the aforesaid context homes
- 2) **Style Character :** Existing surrounding homes are of styles typical of those found in modern urban developments in Surrey in the early to mid 1990's. Styles recommended for this site include "Neo-Traditional" and mid-scale manifestations of the "Modern California Stucco" style, and compatible styles as determined by the consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All surrounding homes are Two-Storey type (except one old urban Bungalow), and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new (post year 2015) standards for RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1½ storeys in height, with the exception of one exaggerated two storey high entrance at 15896 - 112 Avenue. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is an area in which most homes have been clad with stucco. Although vinyl has been used on a few homes (4) and is therefore modestly characteristic, it is a low cost utility cladding material that is more suited to areas where affordability is an objective. This is not the case here, as all surrounding homes are of high value and small-estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** Fourteen homes have concrete roof tiles and four homes have an asphalt shingle roof, and both of these roof surface materials should be permitted. The recommendation is to permit shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF bylaw. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

Streetscape: Most homes are 1990's, 2900 - 3300 sq.ft. Two-Storey homes of a "Modern California Stucco" or "Neo-Traditional" style. There is consistency in the massing design across the streetscape. Nearly all homes have a 1 ½ Story high front entrance, with double garage on one side of the entrance and 12 foot (+/-) wide room on the other. Massing is considered mid-scale (desirable) with proportionally consistent projections located in a balanced manner across the façade. Most homes have an 8:12 pitch main common hip roof with several street facing common gable or Dutch hip projections. Roof surfaces include asphalt shingles (4 homes), and shake profile concrete roof tiles (14 homes - clearly dominant). Wall cladding materials include vinyl (3 homes) or stucco (15 homes), in a colour range that includes only neutral and natural colours. Landscapes on the 111A Avenue lots are considered to be above average, and landscapes on the 112 Avenue homes are considered average by current (2018) standards.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Modern California Stucco", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2016's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2016) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

Exterior Materials/Colours:

Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

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

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

Treatment of Corner Lots: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** March 23, 2018

Reviewed and Approved by:  **Date:** March 23, 2018

Table 3. Tree Preservation Summary.

TREE PRESERVATION SUMMARY	
Surrey Project No:	15864 112 Ave Surrey, BC
Address:	1222 Surrey, BC
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN-0599A) ISA Qualified Tree Risk Assessor (TRAQ) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	54
Protected Trees to be Removed	53
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 29 X one (1) = 29	77
- All other Trees Requiring 2 to 1 Replacement Ratio 24 X two (2) = 48	
Replacement Trees Proposed	11
Replacement Trees in Deficit	66
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0
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 ____ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

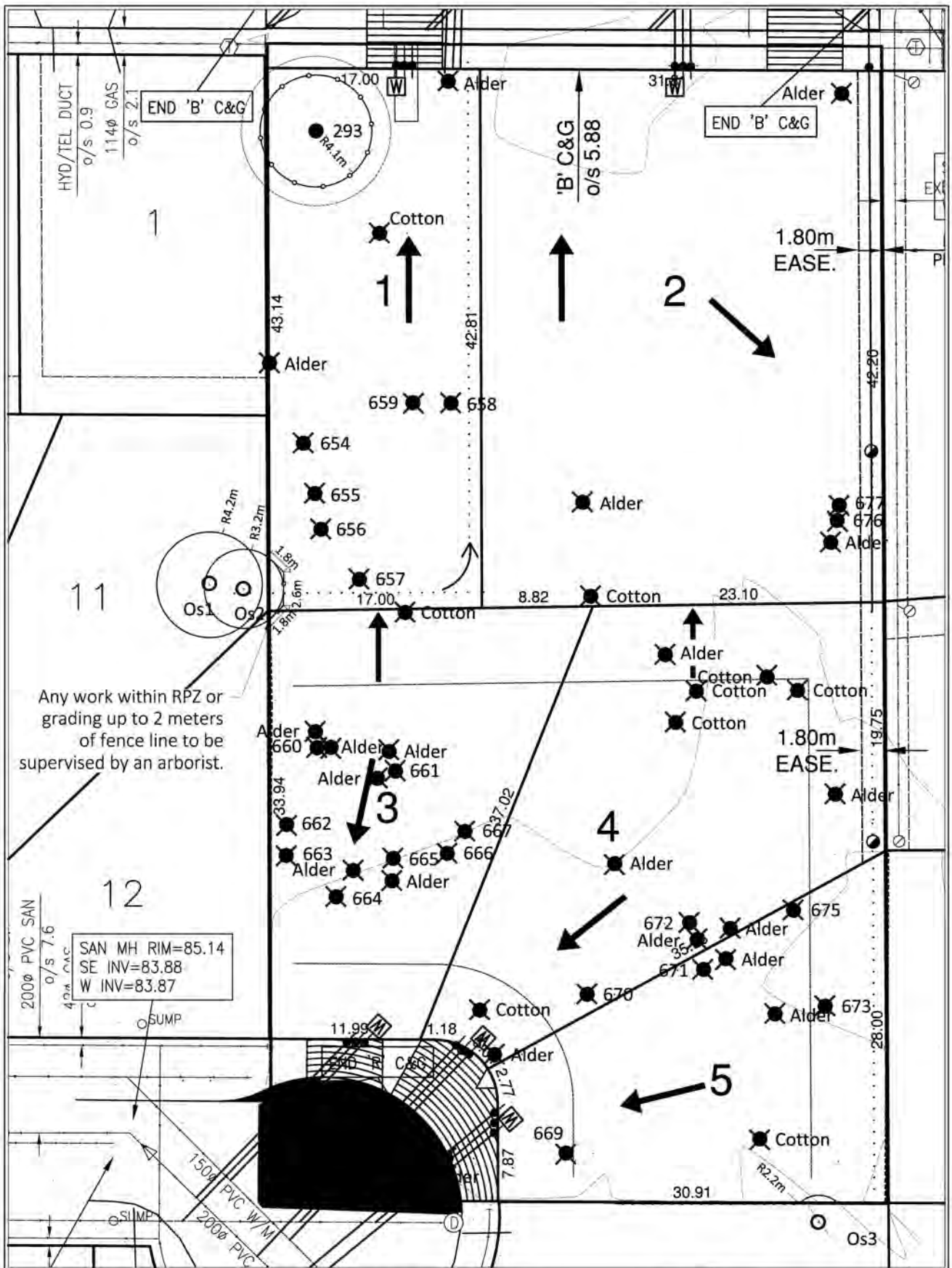
Summary prepared and
submitted by:



June 13, 2018

Arborist

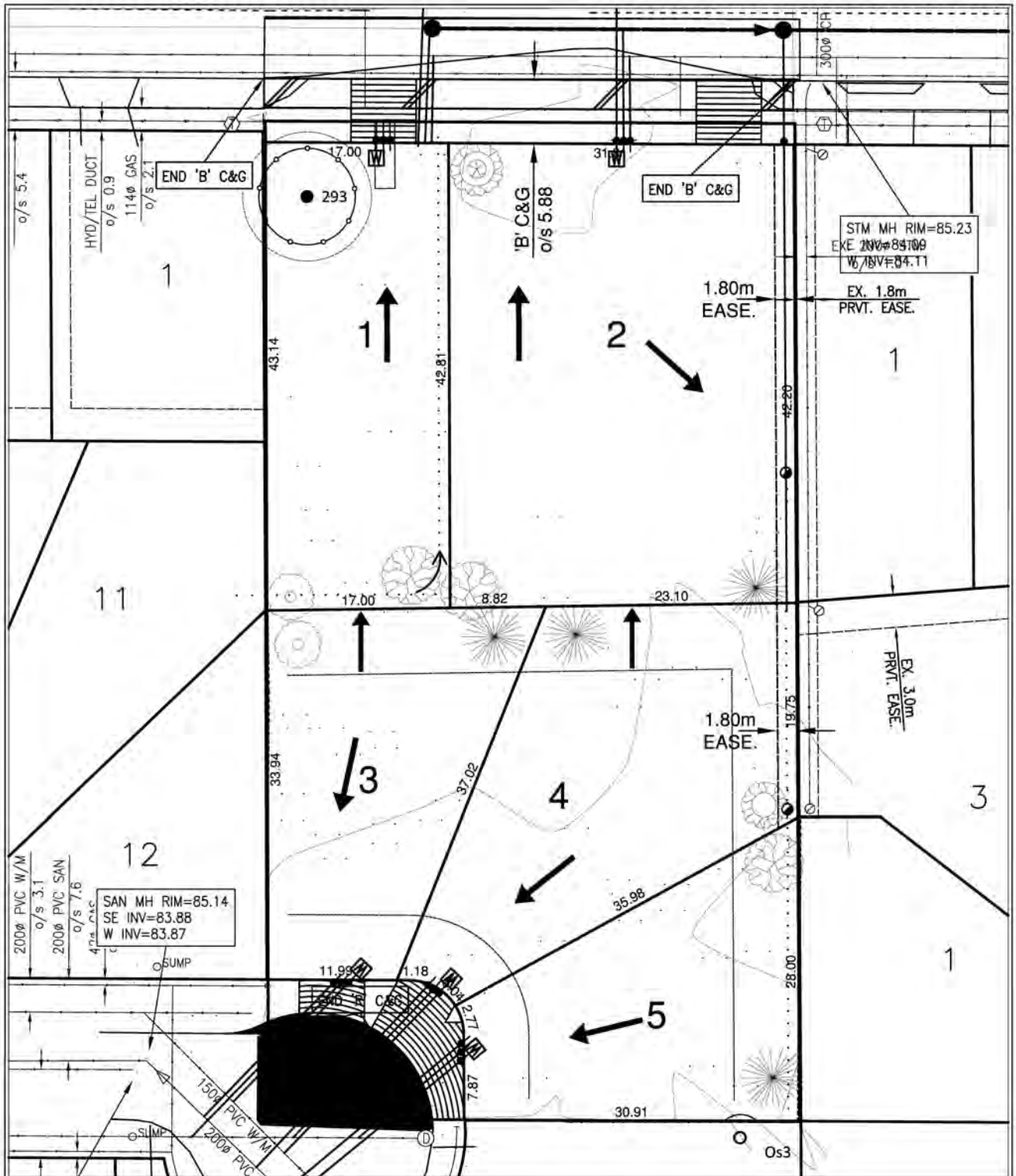
Date



LEGEND	CRITICAL ROOT ZONE	TREE PROTECTION ZONE AND FENCE	UN-SURVEYED TREE
	NO-BUILD ZONE	TREE TO BE RETAINED	TREE TO BE REMOVED

REFERENCE DRAWINGS
1. Base Survey by:

- 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)
 - Any construction activities or grade changes within the Root Protection Zone must be approved by the project 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.



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	COMMENTS
	<i>Cornus 'Eddies White Wonder'</i>	Dogwood	2	6 cm. cal	As shown	B. & B.
	<i>Cercidiphyllum japonicum</i>	Katsura	3	6 cm. cal	As shown	B. & B.
	<i>Acer griseum</i>	Paperbark maple	1	6 cm. cal	As shown	B. & B.
	<i>Magnolia 'galaxy'</i>	Galaxy magnolia	2	5 cm cal	As shown	B. & B.
	<i>Chamaecyparis nootkatensis 'pendula'</i>	Weeping Nootka Cedar	4	3.0 meters	As shown	B. & B.

PLANTING STANDARDS

All planting work should be done in accordance with the current edition of Canadian Landscape Standards.
 Tree Replacement symbols are not shown to scale, and the tree may not be planted in the exact location shown.

TOTAL REPLACEMENT TREES: 10

LEGEND — TREE PROTECTION ZONE ← TREE PROTECTION FENCE ● TREE TO BE RETAINED ○ UN-SURVEYED TREE

- 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. (The trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
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3551 COMMERCIAL STREET
 VANCOUVER BC V6N 4E8
 T 604.733.4886 | F 604.733.4879

Drawing title: Tree Replacement Plan
 Project address: 15864 112 Ave Surrey, BC
 Client: Mario Frustaci c/o WSP

Drawing No: 001
 Date: June 15, 2018
 Drawn by: MR
 Page Size: TABLOID 11"x17"

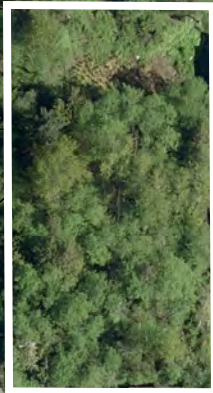
Page #
 1 of 1



158A St

159A St

112 Ave



111A Ave

111A Ave

157B St

158 St

111 Ave

159 St

159B St



CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 003-365-051
 Lot 62 Section 15 Block 5 North Range 1 West New Westminster District Plan 63636, as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Jeffrey D. Thompson, B.C.L.S. on the 10th day of April, 2018, containing 1416.1 square metres, called Block B.

Portion of 15864 - 112 Avenue

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a *single family dwelling* on one *lot*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. One *single family dwelling* which may contain 1 *secondary suite*.
- 2. *Accessory uses* including the following:

- (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended; and
- (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For *building* construction within a *lot*:

- (a) The *floor area ratio* must not exceed 0.43, provided that, of the resulting allowable floor area, 39 square metres [420 sq.ft.] shall be reserved for use only as a garage or carport, and 112 square metres [1,200 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*;
- (b) The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey level shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof; and
- (c) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following must be included in the calculation of *floor area ratio*:
 - i. Covered areas used for parking, unless the covered parking is located within the *basement*;
 - ii. The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];
 - iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [106 sq.ft.] must be reserved for a front porch or veranda; and
 - iv. Floor area including staircases, garages and covered parking with extended height exceeding 3.7 metres [12 ft.] must be multiplied by 2, excluding:

- (a) 19 square metres [200 sq.ft.]; and
- (b) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

E. Lot Coverage

The *lot coverage* shall not exceed 34%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum *setbacks*:

Use	Setback	<i>Front Yard</i> ^{1,2}	<i>Rear Yard</i> ³	<i>Side Yard</i>
<i>Principal Building</i>		7.5 m [25 ft.]	7.5 m [25 ft.]	1.8 m [6 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]
<i>Other Accessory Buildings or Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

- 1 Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.5 metres [18 ft.] for a maximum of 50% of the width of the *principal building*. If a minimum of 50% of the width of the *principal building* is set back 9 metres [30 ft.], the setback to an attached garage may be relaxed to 6.7 metres [22 ft.].
- 2 With the exception of a garage with its main access doors facing a side yard, an attached garage to the *principal building* must not extend towards the *highway* for more than half of the depth of the said garage, measured from the front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If an attached garage with its main access doors facing a *highway* contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) must be *setback* at least 0.9 metres [3 ft.] from the front of the said garage.

- 3 50% of the length of the rear *building* face may be set back a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building* wall is set back at least 8.5 metres [28 ft.] from the *rear lot line*.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal buildings:
 - (a) The *building height* shall not exceed 9 metres [30 ft.]; and
 - (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. Accessory buildings and structures: The *height* shall not exceed 4 metres [13 ft.] except where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 3 cars or trucks, which may be increased to a maximum of 4 cars or trucks where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the *front lot line*;
 - (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 3, which may be increased to 4 where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the *front lot line*.
3. *Vehicle* parking may be permitted in either *front yard* or *side yard* subject to the following:
 - (a) No off-street *parking spaces* shall be permitted within the required *front yard* or *side yard setbacks* except on a *driveway*. A *driveway* may be constructed off the frontage;

- (b) *Parking spaces* shall be located on a *driveway* leading to a garage, carport or parking pad, in a garage, in a carport or on a parking pad; and
- (c) The total area surfaced or paved for a *driveway* shall be as follows:
 - i. One *driveway* with a uniform width of 8.0 metres [26 ft.] extending from the lot line to the garage, carport or parking pad on the *lot*;
 - ii. Notwithstanding Sub-section H.3.(c) (i), additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side-by-side *parking spaces*, provide that such width is no more than 3 metres [10 ft.] times the number of adjacent side-by-side *parking spaces* measured at the required *front yard setback* and is uniformly tapered over the required front yard to a width of 8.0 metres [26 ft.] at the *front lot line*; and
 - iii. Notwithstanding Sub-sections H.3.(c) (i) and (ii), a *driveway* shall not exceed 53% of the total area of the *front yard* or required *side yard* which the *driveway* is located; and
- 4. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *principal building*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
 - (a) 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended; and
 - (b) Adequate screening, as described in Section I.3 of this Zone is provided.

I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. A minimum of 30% of the *lot* must be covered by porous surfaces.

3. The parking or storage of house trailers or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said house trailer or boat and any point on the *lot* line within 7.5 metres [25 ft.] of the said house trailer or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) where the *driveway* or the parking area is used for parking or storage of a house trailer or boat, the landscape screen is not required within the said *driveway*; and
 - (b) in the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

1. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 28 square metres [300 sq.ft.], including the stairs.
2. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,350 sq.m. [14,531 sq.ft]	31 metres [101 ft.]	42 metres [137 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RF Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
9. Subdivisions shall be subject to the applicable Surrey Development Cost Charge Bylaw, 2017, No. 19107, as may be amended or replaced from time to time, and the development cost charges shall be based on the RF Zone.
10. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2018, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

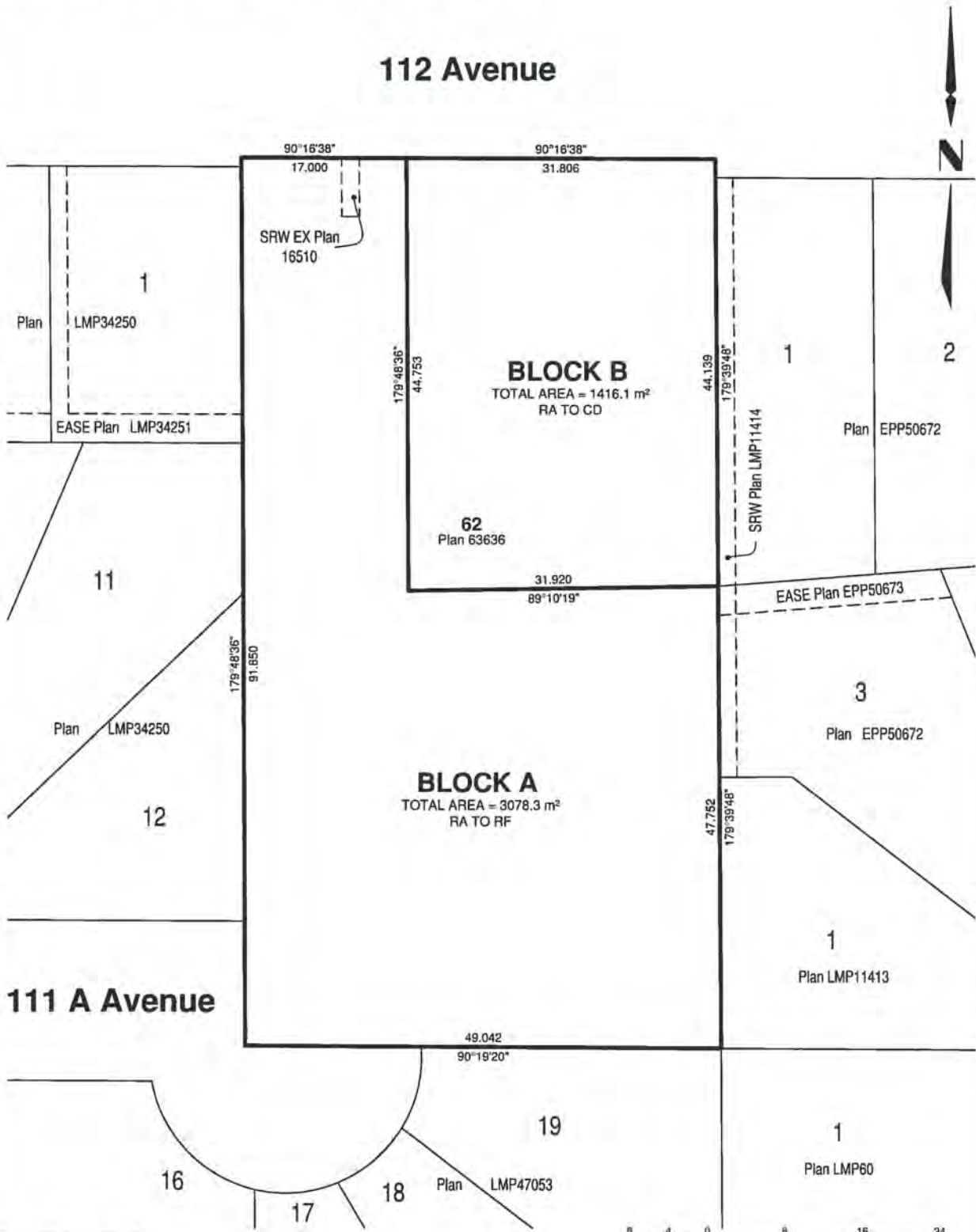
PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLOW NO. _____ OF LOT 62 SECTION 15 BLOCK 5 NORTH RANGE 1 WEST NEW WESTMINSTER DISTRICT PLAN 63636



BLOCK A
 AREA = 3078.3 m²
 RA TO RF

BLOCK B
 AREA = 1416.1 m²
 RA TO CD

APRIL 10, 2018

Plotted: 4/10/2018 10:02 AM User: Kaye.meynell

wsp
 WSP Surveys (BC) Limited Partnership
 300-65 Richmond St, New Westminster, BC

PROJECT REF./DRAWING No.
 151-62599-00-000-00-CSLMC001-R0



The intended plot size of this plan is 280mm in width by 432mm in height (B size) when plotted at a scale of 1:400.

All distances are in metres and decimals thereof.

Certified correct according to Land Title Office Records this 10th day of April, 2018

(Signature)
 Jeffrey D. Thompson, BCLS 922