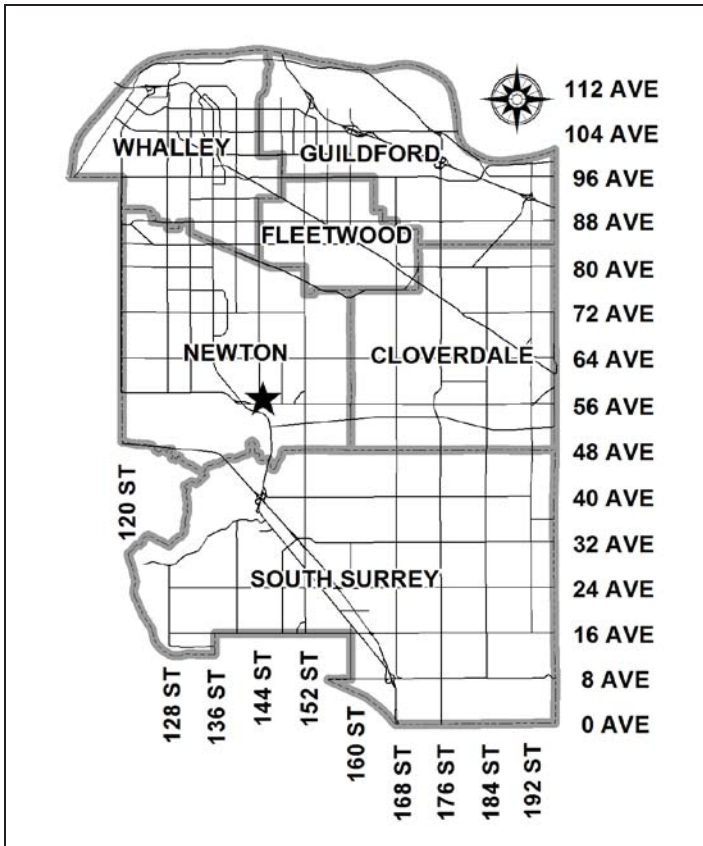


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0149-00

Planning Report Date: December 5, 2016



PROPOSAL:

- **Rezoning** from RH to RF and CD (based on RH-G) in order to allow subdivision into four (4) single family lots.

LOCATION:

5740 - 144 Street

OWNER:

Gurjiwan Singh Gill
 Rajinderpal Kaur Gill

ZONING:

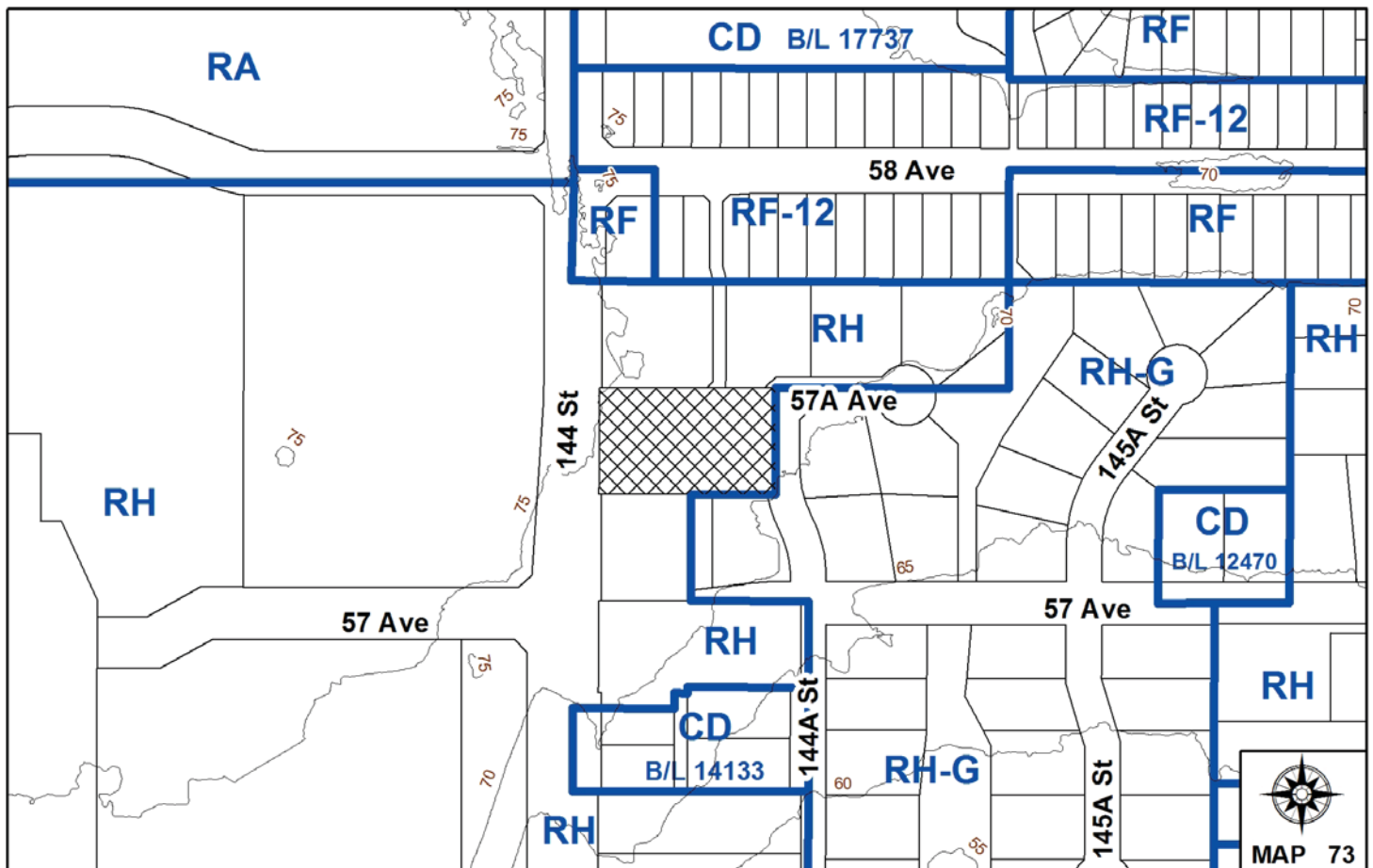
RH

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Single Family Residential and
 Suburban Residential Half-Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with site's OCP designation.
- The proposal complies with the South Newton NCP designations.
- The proposed RF lots along 144 Street are consistent with similar lot types established south of the subject site, and with the proposed development application on the property located immediately to the south, Development Application No. 7914-0117-00, which is at Third Reading. The properties fronting 144 Street between 58 Avenue and Highway 10 are appropriately sized to develop with similar single family residential lots fronting 144 Street with rear lane vehicular access.
- The proposed CD Zone will facilitate a gross-density suburban-sized residential lot, which completes the anticipated development for the north portion of 144A Street and is consistent with the existing pattern of large suburban-sized lots in the surrounding neighbourhood.
- The applicant is open to working with Staff to determine an appropriate replanting strategy, specifically for proposed Lot 4, which will be more desirable than retaining existing trees which may not survive due to the proposed building footprint, road expansion, grading.
- The applicant proposes to provide 15% cash-in-lieu of open space for the proposed gross-density, CD Zone lot.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" shown as Block A on the attached survey plan (Appendix II), and a date be set for Public Hearing.
2. a By-law be introduced to rezone a portion of the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" shown as Block B on the attached survey plan (Appendix II), 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfies the deficiency in tree replacement on the site and implements an appropriate replanting strategy, to the satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant to ensure tree protection; and
 - (h) the applicant provide cash-in-lieu of 15% open space associated with the proposed gross-density CD Zone lot.

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:

- 1 Elementary students at Goldstone Elementary School
- 1 Secondary students at Sullivan Heights Secondary School

(Appendix V)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2017.

Parks, Recreation & Culture:

Parks has no objection to the proposed development. Parks will accept 15% cash-in-lieu for the parkland dedication requirement as proposed under the CD By-law for proposed Lot 4.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary Approval granted for 1 year.

SITE CHARACTERISTICS

Existing Land Use: Single family residential with mature trees

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential	Urban/ Single Family Residential and Suburban Residential Half-Acre	RH
East:	Single family residential	Urban/ Suburban Residential Half-Acre	RH-G
South:	Single family residential under Development Application No. 7914-0117-00 to develop single family RF lots (at Third Reading)	Urban/ Single Family Residential and Suburban Residential Half-Acre	RH/RH-G
West (Across 144 Street):	RCMP Headquarters	Urban/ Institutional	RH

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject property is located south of 58 Avenue, on the east side of 144 Street across from the Royal Canadian Mounted Police (RCMP) Headquarters. The property is designated "Urban" in the Official Community Plan (OCP). Under the South Newton Neighbourhood Concept Plan (NCP), the west portion of the property fronting 144th Street is designated

"Single Family Residential" and the east portion fronting 144A Street is designated "Suburban Residential Half-Acre".

- The 0.4 hectare (1 acre) subject property is currently zoned "Half-Acre Residential Zone (RH)" with a width of 49 metres (161 ft.) and depth of 82 metres (270 ft.).
- Currently there is a Development Application (No. 7914-0117-00) on the property immediately to the south at 5708 – 144 Street, proposing rezoning to "Single Family Residential Zone (RF)" in order to permit subdivision into three (3) single family lots fronting 144 Street. Development Application 7914-0117-00 received Third Reading on January 12, 2015. Additionally, there are proposals on properties south of the subject site on 144 Street under Development Application Nos. 7916-0145-00 and 7914-0308-00 (both pre-Council) proposing similar lot types as the subject proposal.

Current Proposal

- The applicant proposes to rezone the subject property from "Half-Acre Residential Zone (RH)" into two zones, Block A and B as shown in the zoning Block Plan (Appendix II), to create 4 single family residential lots. The proposal would rezone Block A to "Single Family Residential Zone (RF)" to create three (3) lots, and Block B to "Comprehensive Development Zone (CD)" to create one lot.
- Block A proposes three (Lots 1 – 3) RF lots fronting 144 Street with lot areas ranging from 701 square metres (7,545 sq.ft.) to 749 square metres (8,060 sq.ft.). All three lots meet the minimum lot depth, width, and area requirements of the RF Zone.
- Block B would allow for a single CD zoned lot (Lot 4) fronting 144A Street with an area of 1,109 square metres (11,940 sq.ft.), 49.5 metres wide (161 ft.), and 18 metres (60 ft.) deep. A CD By-law (Appendix VIII) has been drafted to accommodate the proposed single family lot by prescribing regulations similar to the "Half-Acre Residential Gross Density Zone (RH-G)" with modifications to the minimum required lot dimensions, setbacks, and open space dedication requirement.
- As 144 Street is classified as an Arterial Road, no vehicle access will be permitted subsequent to subdivision. The applicant will be required to construct a 6 metre (20 ft.) wide north-south lane bisecting the subject site in order to provide rear vehicle access for the three proposed RF lots. The lane will ultimately connect to 58 Avenue to the north with the redevelopment of 5760 - 144 Street. In order to allow access to the lane, a temporary access is proposed on the southern end of Lot 4 connecting to 144A Street. The temporary access will be removed with the completion of the rear lane on property to the immediate south (Development Application No. 7914-0117-00), or opening of the lane right-of-way on the property to the immediate north (5760 – 144 Street), whichever occurs first.
- The development of the subject property continues with a similar development pattern consistent with the South Newton NCP established by properties to the south. The completion of Development Application No. 7900-0044-00 and Development Application No. 7914-0117-00 (at Third Reading) established a pattern of RF type lots fronting 144 Street and RH-G type lots fronting 144A Street.

Proposed Comprehensive Development Zone

- The applicant is proposing a CD Zone, which is based on the RH-G Zone for proposed Lot 4. Modifications to the minimum RH-G Zone lot standards, setbacks, and the requirement for open space dedication have been proposed.
- The proposed lot area of 1,109 square metres (11,937 sq.ft.) does not meet the minimum regular standard lot requirement, however it would be comparable to the minimum lot size of a permissible reduced lot of 1,120 square metres (12,000 sq.ft.) under the RH-G Zone. The reduced lot depth to a minimum of 18 metres (60 ft.) pertains to the north portion of the lot which tapers to accommodate the lane alignment.
- The proposed reduced rear yard setback from 7.5 metres (25 ft.) to 5.0 metres (16 ft.) is proposed to address the shallowness of the lot and allow a suitable width of home comparable to an RF Zone lot.
- The applicant will be required to contribute 15% cash-in-lieu of the open space dedication requirement of the RH-G Zone as part of the subject application. The City's Parks Planning Section is supportive of this approach.
- A comparison of the proposed CD Zone and the RH-G Zone is provided as follows:

	Proposed CD Zone	RH-G Zone (By-Law No. 12000)
Lot Size	1,100 square metres (11,840 sq.ft.)	1,300 square metres (14,000 sq.ft.)
Lot Width	49 metres (160 ft.)	30 metres (100 ft.)
Lot Depth	18 metres (60 ft.)	30 metres (100 ft.)
Setbacks	Front: 7.5m (25 ft.) Rear: 5.0m (16 ft.) Side: 3.0m (10 ft.)	Front: 7.5m (25 ft.) Rear: 7.5m (25 ft.) Side: 3.0m (10 ft.)
Open Space	15% cash-in-lieu of open space dedication	15% open space dedication for park and recreational purposes

Building Design and Lot Grading

- The applicant retained design consultant, Michael E. Tynan of Tynan Consulting Ltd. to conduct a character study of the surrounding homes and proposed Building Design Guidelines to suit development in this neighbourhood.
- The Character Study found that there is a mix of old urban and modern urban styles of homes in the neighbourhood. The homes surrounding the subject property does not provide a suitable architectural context for new development post 2010. The design guidelines propose updated standards which result in reasonable compatibility with the older homes and standards that have improved over time with new RF and RH-G developments.
- The design guidelines propose that the preferred styles for proposed Lots 1 – 3 (RF) are "Neo-Traditional" and "Neo-Heritage", as these styles are ideal in bridging old urban and modern urban. House styles suited for proposed Lot 4 include "Traditional", "Classical Heritage", "Neo-Heritage" and styles that meet the existing suburban-estate style character.

- The proposed design guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix V.
- A preliminary lot grading and serving plan, submitted by Coastland Engineering and Surveying Ltd. has been reviewed by staff and found to be generally acceptable. Based on the proposed lot grading, basements are proposed for all lots.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	5	5	0
Cherry	1	1	0
Poplar	1	1	0
Coniferous Trees			
Douglas Fir	69	69	0
Western Red Cedar	13	13	0
Total (excluding Alder and Cottonwood Trees)	89	89	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		14	
Total Retained and Replacement Trees		14	
Contribution to the Green City Fund		\$65,600	

- The Arborist Assessment states that there are a total of 89 protected trees on the site, excluding Alder and Cottonwood trees. There are no Alder or Cottonwood trees on the subject site. It was determined that no trees can be retained as part of this development proposal, and seven (7) off-site trees are proposed to be removed. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Staff worked with the applicant to explore options to retain a small grove of trees on the northern portion of proposed Lot 4 in conjunction with the alignment of the proposed north-south lane, including options of construction methods (e.g. suspended slab, geogrid installation, etc.) for the lane that would protect the tree roots in close proximity and

additional maintenance (e.g. fertilization, watering, etc.) that could assist in ensuring the survival of the retained trees during construction. Despite working with the applicant to determine if existing trees can be reasonably retained on-site, the applicant has indicated that by implementing piping or suspended slab over the tree roots, the success of the retained trees surviving is not likely due to compaction of soils and change in hydrology from the lane construction.

- Staff also explored retaining a number of other trees on proposed Lot 4, but the conditions of the trees were not adequate to justify retention given the proposed building footprint, road expansion and grading.
- If Council approves the proposed development, the Trees and Landscaping Section indicates that efforts would be put forth to create spaces within the proposed lots to facilitate replacement trees to grow well, rather than retaining existing trees in locations where they may not be able to survive. Staff would seek compensation through improved tree planting to offset the loss of trees. Compensation could be provided in a combination of planting small groves of trees, planting of upsized and/or larger shade trees protected by a restrictive covenant, or carrying out a pre-paid watering and maintenance plan for a given period of time. The form of compensation is to be determined to the satisfaction of the City Landscape Architect prior to final adoption. The applicant is open to working with Staff on an appropriate replanting strategy.
- 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 178 replacement trees on the site. Since only 14 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 164 replacement trees will require a cash-in-lieu payment of \$65,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law. An amount of \$4,800 cash-in-lieu to the Green City Fund for the removal of off-site trees will be also be required.

PRE-NOTIFICATION

- Pre-notification letters were mailed to 54 property owners within 100 metres (328 ft.) of the subject property, as well as the Panorama Neighbourhood Association and Sullivan Community Association. A Development Proposal Sign was installed in front of the property on November 17, 2016. To date, the Planning and Development Department received one phone call from a resident requesting information about the proposal.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 28, 2013. 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 &	<ul style="list-style-type: none"> • The property is located within the South Newton NCP.

Sustainability Criteria	Sustainable Development Features Summary
Location (A1-A2)	
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposal is consistent with the OCP.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The proposal incorporates absorbent soils, cisterns/rain barrels, and sediment control devices for rain water management. Composting, recycling, and organic waste pickup services will be available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The property is located on a transit route.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Public notification has taken place. Surrounding residents have the opportunity to voice their concerns through the notification process, including at a future Public Hearing.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Rezoning Block Plan
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Proposed CD By-law

Original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Michael Helle
 Address: Coastland Engineering & Surveying Ltd.
 #101, 19292 - 60 Avenue
 Surrey, B.C. V3S 3M2

2. Properties involved in the Application

- (a) Civic Address: 5740 - 144 Street

- (b) Civic Address: 5740 - 144 Street
 Owner: Gurjiwan Singh Gill
 Rajinderpal Kaur Gill
 PID: 002-552-531
 Lot 74 Section 10 Township 2 New Westminster District Plan 60599

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.

- (b) Application is under the jurisdiction of MOTI.

 MOTI File No. 2014-03498

SUBDIVISION DATA SHEET

Proposed Zoning: RF & CD (RH-G)

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	1.0	
Hectares	0.4	
NUMBER OF LOTS		
Existing	1	
Proposed	3 RF & 1 CD (RH-G)	
SIZE OF LOTS		
	RF	CD (RH-G)
Range of lot widths (metres)	16.5m	49.5m
Range of lot areas (square metres)	701 sq.m – 749 sq.m	1,109 sq.m
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	10 lots/ha & 4 lots/ac	
Lots/Hectare & Lots/Acre (Net)	12.3 lots/ha & 5 lots/ac	
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	28.0%	
Estimated Road, Lane & Driveway Coverage	23.9%	
Total Site Coverage	51.9%	
PARKLAND		
Area (square metres)	N/A	
% of Gross Site		
Required		
PARKLAND		
5% money in lieu (RF)	YES	
15% money in lieu (CD)	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	

SURVEY PLAN TO ACCOMPANY CITY OF SURREY
 BYLAW NO. _____ OVER LOT 74 SECTION 10 TOWNSHIP 2
 NEW WESTMINSTER DISTRICT PLAN 60599

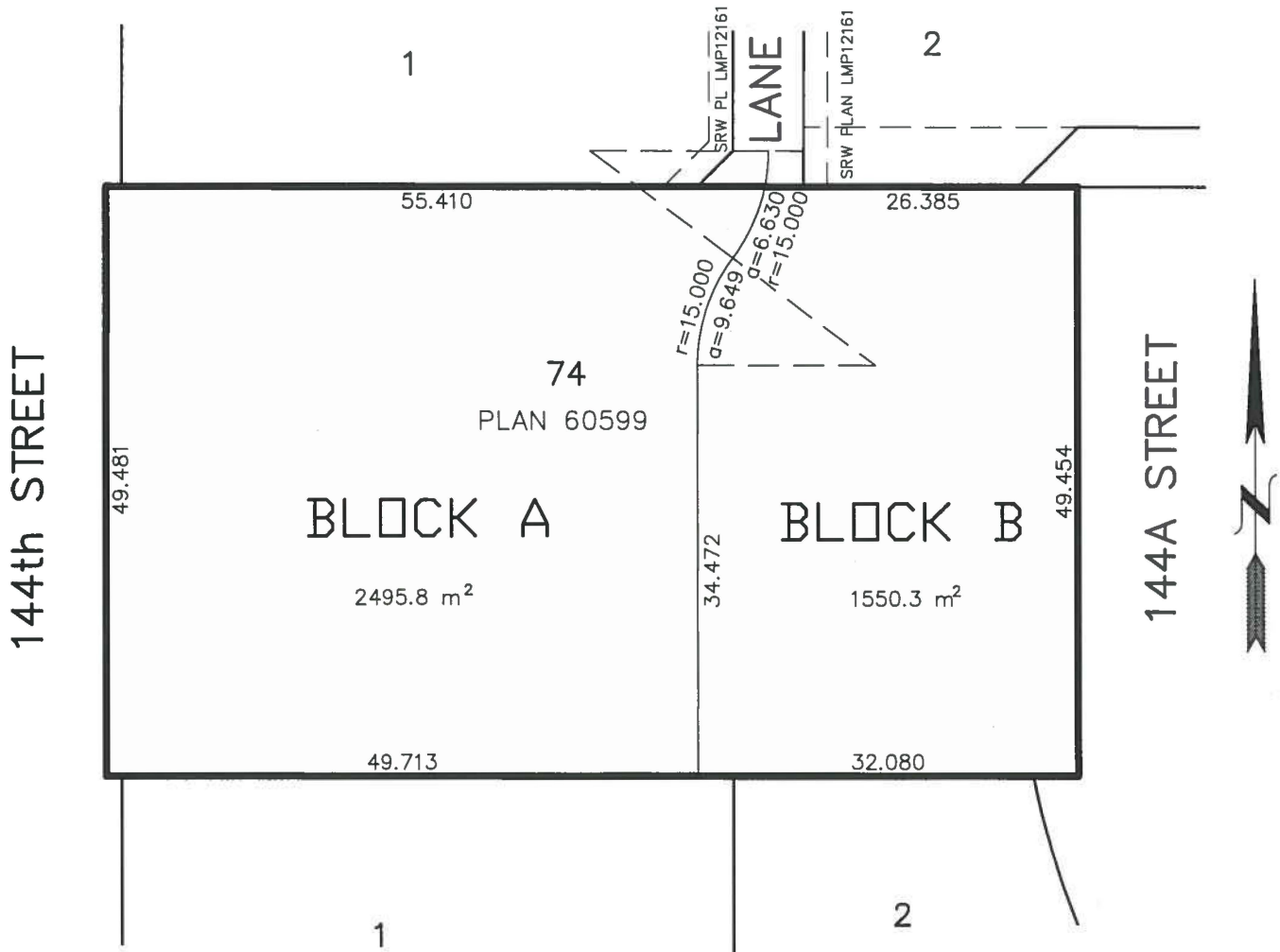
FOR THE PURPOSE OF REZONING

BCGS 92G.016
 SCALE 1:600

BOOK OF REFERENCE

Civic Address:
 5740-144th Street
 Surrey BC

ZONE	LEGAL DESCRIPTION	AREAS
BLOCK A	LOT 74 SEC. 10 TP. 2 N.W.D. PLAN 60599	2495.8 m ²
BLOCK B	LOT 74 SEC. 10 TP. 2 N.W.D. PLAN 60599	1550.3 m ²



this 28th day of November, 2016

© COPYRIGHT
DHALIWAL AND ASSOCIATES
 LAND SURVEYING INC.
 #216 12899-76th Avenue
 Surrey, B.C. V3W 1E6
 Phone: 604 501-6188
 Fax: 604 501-6189
 File: 1402002-Z04

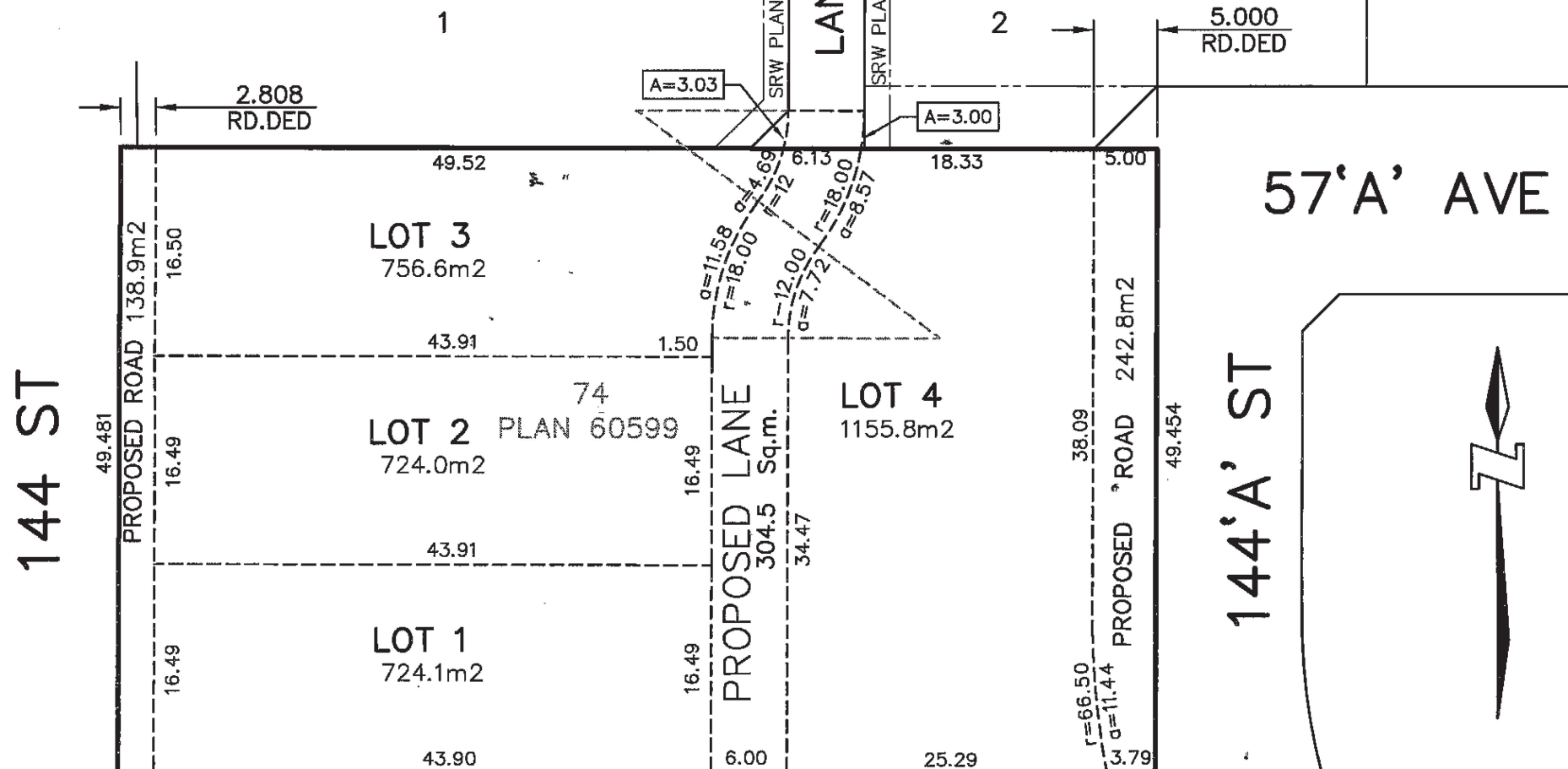
**THIS DOCUMENT IS NOT VALID UNLESS
 ORIGINALLY SIGNED AND SEALED**

**THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT**

LORIN LEVAC BCLS 881

PROPOSED SUBDIVISION PLAN OF LOT 74, PLAN 60599 SECTION 10,
TOWNSHIP 2, NEW WESTMINSTER DISTRICT

5740 144 STREET



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DHALIWAL AND ASSOCIATES
 LAND SURVEYING INC.
 216-12899 76th Avenue
 Surrey, B.C. V3W 1E6
 Phone: 604 501-6188
 Fax: 604 501-6189
 File: 1402002-T01.DWG



INTER-OFFICE MEMO

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

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

DATE: **November 29, 2016** PROJECT FILE: **7813-0149-00**

RE: **Engineering Requirements
Location: 5740 144 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 metres along 144 Street for the ultimate 30.0 metre Arterial Road Standard.
- Dedicate the appropriate widths of road allowance along 144A Street to establish an ultimate 16.5 metre Local Road Standard.
- Dedicate a 6.000 metre north/south lane.
- Provide a 0.500 metre Statutory Right-of-Way (SRW) along the frontage of 144 Street.
- Provide a 6.000 metre SRW for an interim east/west lane outlet. Alternatively the developer could work in coordination with Surrey Project 7814-0117-00 and secure offsite SRW's from civic addresses 5708 and 5690 144 Street.

Works and Services

- Construct the west half of 144A Street to match the established road cross section.
- Construct a 6.0 metre wide north/south lane to connect to the existing lane to the north.
- Construct a 6.0 metre wide interim east/west lane outlet or construct the ultimate lane if SRW's can be obtained from civic addresses 5708 and 5690 144 Street.
- Construct a 1.800 metre sidewalk along the 144 Street at the full cost to the City. Funding will be through a Development Coordinated Works (DCW) program.
- Construct storm and sanitary mains along 144A Street, north/south lane, and within SRW. Cash-in-Lieu (CIL) is to be provided for the removal of the temporary mains and interim lane, if installed.
- Construct storm, sanitary, and water service connections to service each lot.
- Through detailed design and confirmation of the upstream sanitary sewer catchment the developer may be required to provide CIL for the future extension of a sanitary main along 144 Street fronting the development.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE

NOTE: Detailed Land Development Engineering Review available on file



Planning December-01-16

THE IMPACT ON SCHOOLS

APPLICATION #: 7913-0149-00

SUMMARY

The proposed 4 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2016 Enrolment/School Capacity

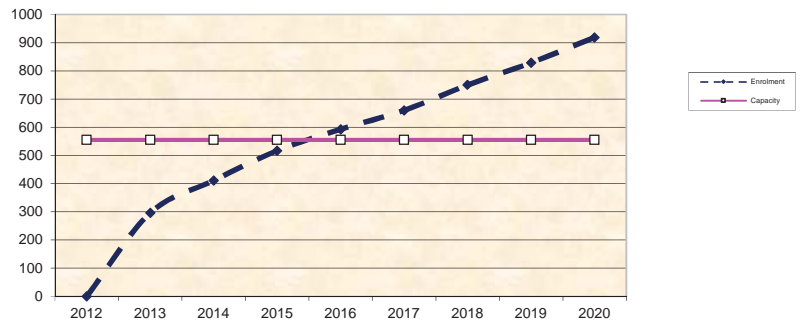
Goldstone Park Elementary	
Enrolment (K/1-7):	64 K + 529
Capacity (K/1-7):	80 K + 475
Sullivan Heights Secondary	
Enrolment (8-12):	1518
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

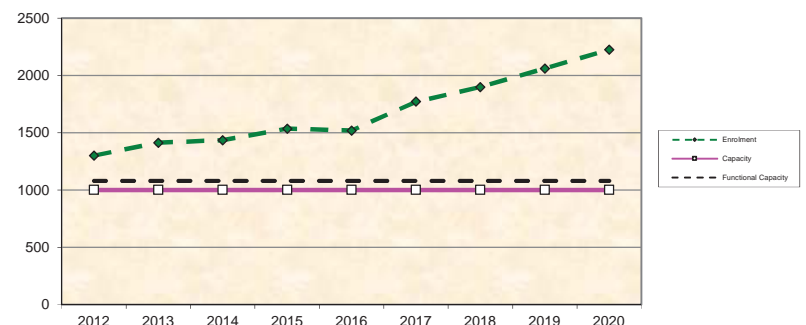
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Goldstone Park Elementary opened in February 2014 and was built to relieve overcrowding at both Cambridge Elementary and Woodward Hill Elementary. Goldstone Park will soon be significantly over capacity, like all neighbouring elementary schools. From September 2016, a section of the Woodward Hill Elementary catchment was moved to Goldstone Park. The District has received funding approval for additions to Woodward Hill and Sullivan Elementary (up to 8 classrooms each). The Five-Year Capital Plan outlines, as a high priority, a request for another new elementary school in South Newton. There are also extreme enrolment pressures at Sullivan Heights Secondary and the District has requested a 700 student addition to this school as a high priority in the Capital Plan. Incoming enrolment at Sullivan Heights Secondary was capped for the 2016/17 school year (and will be for the foreseeable future) which means all new in-catchment registrants are held on a waitlist and admitted as space permits. Enrolment pressures will remain until new space is approved and constructed.

Goldstone Park Elementary



Sullivan Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7913-0149-00
 Project Location: 5740 - 144 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

This area was built out over a time period spanning from the 1950's to the post-2010's. The age distribution from oldest to newest is: 1950's (8%), 1960's (17%), 1980's (42%), 1990's (17%), and post year 2000's (17%). A majority of homes in this area have a floor area over 3500 sq.ft. size range (there are numerous RH(G) lots on 144A Street). Home size distribution is: 1000 - 1500 sq.ft. (8%), 1501 - 2000 sq.ft. (8%), 2001 - 2500 sq.ft. (8%), 2501 - 3000 sq.ft. (33%), and over 3500 sq.ft. (42%). Styles found in this area include: "Old Urban" (25%), "Modern California Stucco" (42%), "Neo-Traditional" (33%). Home types include: Bungalow (25%), Basement Entry (8%), Cathedral Entry (8%), and Two-Storey (58%).

Massing scale (front wall exposure) characteristics include: low mass structure (33%), mid-scale massing (33%), mid to high scale massing (17%), and high scale massing (17%). The scale (height) range for front entrance structures include: one storey front entrance (67%), 1.1/2 storey front entrance (25%), and proportionally exaggerated two storey front entrance (non context) (8%).

The range of roof slopes found in this area is: 2:12 (8%), 3:12 (8%), 6:12 (17%), 7:12 (33%), 8:12 (25%), and greater than 12:12 (8%). Main roof forms (largest upper floor truss spans) include: main common hip roof (75%), main common gable roof (17%), and main Boston gable roof (8%). Feature roof projection types include: none (15%), common hip (35%), common gable (20%), Dutch hip (15%), Boston hip (10%), and shed roof (5%). Roof surfaces include: tar and gravel (8%), metal (8%), shake profile asphalt shingles (25%), concrete tile (shake profile) (8%), and cedar shingles (50%).

Main wall cladding materials include: horizontal vinyl siding (17%), Hardiplank siding (8%), stucco cladding (67%), and full wood wall shingles at front (8%). Feature wall trim materials used on the front facade include: no feature veneer (54%), brick feature veneer (8%), stone feature veneer (23%), wood wall shingles accent (8%), and horizontal cedar accent (8%). Wall cladding and trim colours include: neutral (50%), natural (33%), and primary derivative (17%).

Covered parking configurations include: detached garage (8%), single carport (8%), double garage (17%), triple garage (58%), and rear garage (8%).

A variety of landscaping standards are evident, ranging from sod only to a high quality suburban landscape standard. Driveway surfaces include: gravel (17%), asphalt (8%), exposed aggregate (67%), and a rear driveway (8%).

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2010 RF and RH(G) zoned development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character:** There is a mix of old urban and modern urban styles in this neighbourhood at the west (144 Street) side of the site. Preferred styles for lots 1,2,3 at the west side are “Neo-Traditional” and “Neo-Heritage”, as these styles are an ideal style bridge between old urban and modern urban. Surrounding homes at the east (144A Street) side exhibit a suburban-estate style character. Styles suited for this objective include “Traditional” (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent.
- 3) **Home Types:** There are a wide range of home types evident, and so some flexibility is justified. 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 standards for RF and RH(G) 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 two storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This east (144A Street) side is an estate home area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here. Vinyl is not recommended for lot 4. However, a wide range of cladding materials have been used on the west (144 Street side) in this area, including Vinyl, cedar, stucco, fibre-cement board, brick, and stone. Reasonable flexibility should therefore be permitted for siding materials on lots 1,2,3, including the use of vinyl siding, provided the overall quality of wall cladding materials meet or exceed common standards for post year 2010 RF zone developments.
- 7) **Roof surface:** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, tar and gravel, and metal. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, 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.

- 8) **Roof Slope:** A significant number of neighbouring homes have low slope roofs that are not well suited to the proposed style range. Emulation of the low slope roof characteristic is therefore not recommended. Roofs slopes of 7:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage.

Streetscape: The area surrounding the subject site contains a variety of single family residential zonings including RH, RH(G), RF, and CD, which were developed over 60 year (plus) period. This has resulted in a wide variety of homes of different types including Bungalow, Two-Storey, and Cathedral Entry, a wide range of sizes (under 1000 sq.ft. to over 3500 sq.ft., and a range of styles including Old urban, West Coast Modern, Modern California Stucco, and Neo-Traditional. There are significant differences in massing design standards, and a wide range of exterior construction materials. Landscaping standards range from "modest old urban" to above-average suburban". The area is considered a "varied character area", with generally more urban structures at the west side (144 St.) and suburban structures at the east side (144A St.)

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", or "Neo-Heritage". On lot 4, additional suburban estate styles including "Traditional" (English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), and a range of Classical Heritage styles would be appropriate. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study that forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000'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 2010) RF and RH(G) zoned subdivisions now exceed standards evident

on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF and RH(G) zoned subdivisions, rather than to specifically emulate the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, Vinyl (lots 1,2,3 only), Hardiplank, Brick, and Stone.

“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 7:12.

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.

In-ground basements: Permitted, subject to determination that service invert locations are sufficiently below grade. 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 on RF lots 1,2,3 and a minimum of 40 shrubs on RH(G) lot 4. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: March 16, 2014

Reviewed and Approved by:  Date: March 16, 2014

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 13-0149-00

Address: 5740 - 144 Street

Registered Arborist: Mike Fadum and Peter Mennel

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)	89
Protected Trees to be Removed	89
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 89 X two (2) = 89 	178
Replacement Trees Proposed	14
Replacement Trees in Deficit	164
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	7
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14 	14
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

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

Signature of Arborist:

Date: September 30, 2016



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



CITY OF SURREY

BY-LAW 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: HALF-ACRE RESIDENTIAL ZONE (RH)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 002-552-531
Lot 74 Section 10 Township 2 New Westminster District Plan 60599 shown on the Survey Plan attached hereto and forming part of this By-law, as Schedule A, certified correct by Lorin Levac, B.C.L.S. on the 28th day of November, 2016, containing 0.153 hectares (0.378 acres), called Block A.

Portion of 5740 - 144 Street
(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 a large *urban 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 the purpose of subdivision, the maximum *unit density* is 2.5 *dwelling units* per hectare [1 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K of this Zone.
- 2. The maximum *unit density* may be increased to 14.8 *dwelling units* per hectare [6 u.p.a.] if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 3. For *building* construction within a *lot*:
 - (a) For *building* construction within a *lot* the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq. ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*; and
 - (b) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:
 - i. Covered area 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 [160 sq. ft.] must be reserved for a front porch or veranda; and
 - iv. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq. ft.] on the *lot*.

E. Lot Coverage

The *lot coverage* shall not exceed 25%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard
<i>Principal Building</i>		7.5 m [25 ft.]	5.0 m [16 ft.]	3.0 m [10 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [105 sq. ft.] in Size</i>		18.0 m [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]
<i>Other Accessory Buildings and 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.

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 building*: The *building height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 ft.] except that 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;
 - (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 4.
3. 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*.

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. 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. 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>
1,100 sq. m. (11,840 sq.ft.)	49 metres [165 ft.]	18 metres [60 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, by-laws, 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 RH-G 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 By-law, 2012, No. 17850, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2014, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, 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 set out under B.C. Reg 95/2009, as amended.

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

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
BYLAW NO. _____ OVER LOT 74 SECTION 10 TOWNSHIP 2
NEW WESTMINSTER DISTRICT PLAN 60599**

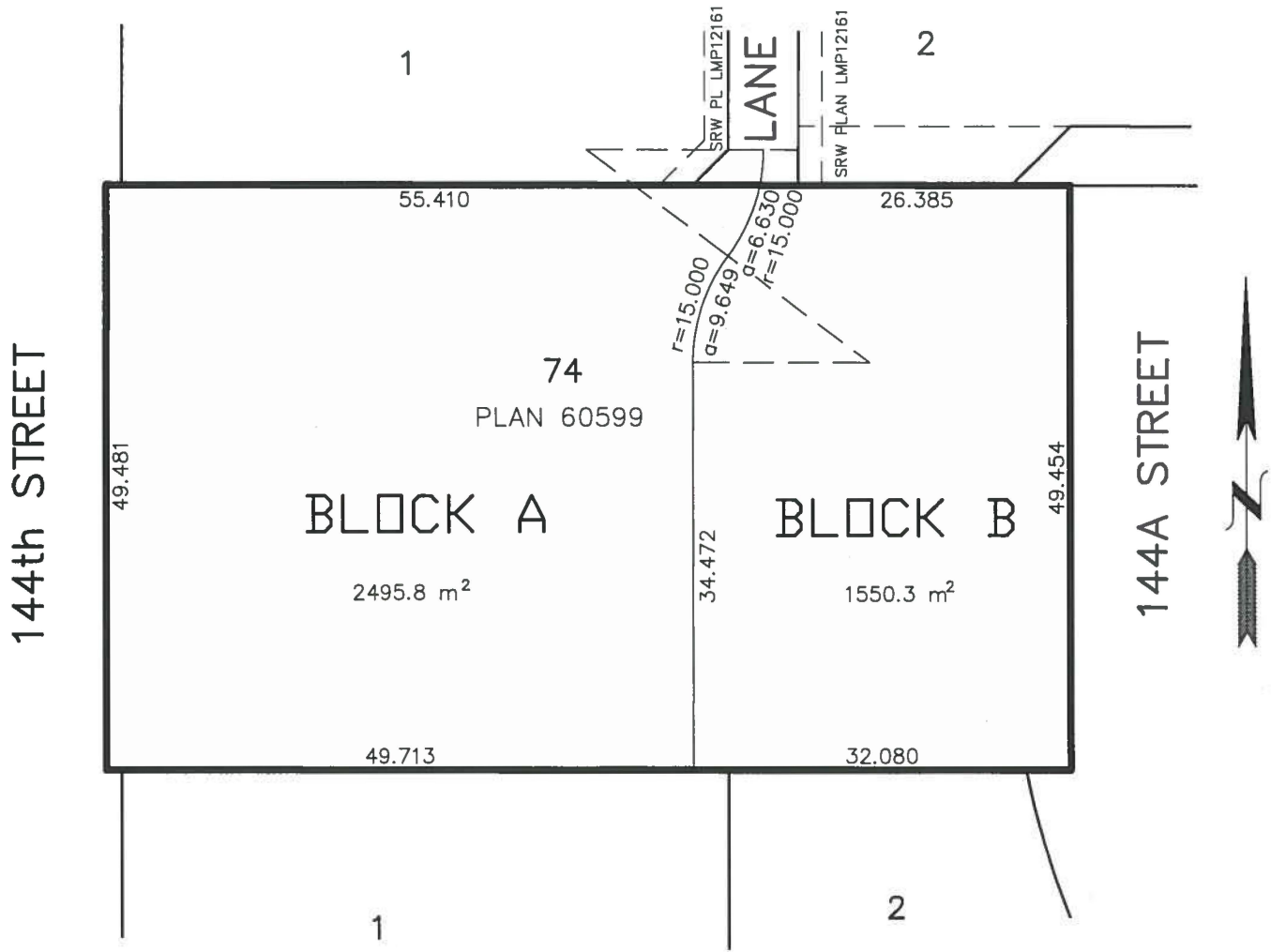
FOR THE PURPOSE OF REZONING

BCGS 92G.016
SCALE 1:600

BOOK OF REFERENCE

Civic Address:
5740-144th Street
Surrey BC

ZONE	LEGAL DESCRIPTION	AREAS
BLOCK A	LOT 74 SEC. 10 TP. 2 N.W.D. PLAN 60599	2495.8 m ²
BLOCK B	LOT 74 SEC. 10 TP. 2 N.W.D. PLAN 60599	1550.3 m ²



this 28th day of November, 2016

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DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
#216 12899-76th Avenue
Surrey, B.C. V3W 1E6
Phone: 604 501-6188
Fax: 604 501-6189
File: 1402002-Z04

**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED**

**THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT**

BRITISH COLUMBIA
LAND SURVEYORS
SEAL
LORIN LEVAC BCLS 881