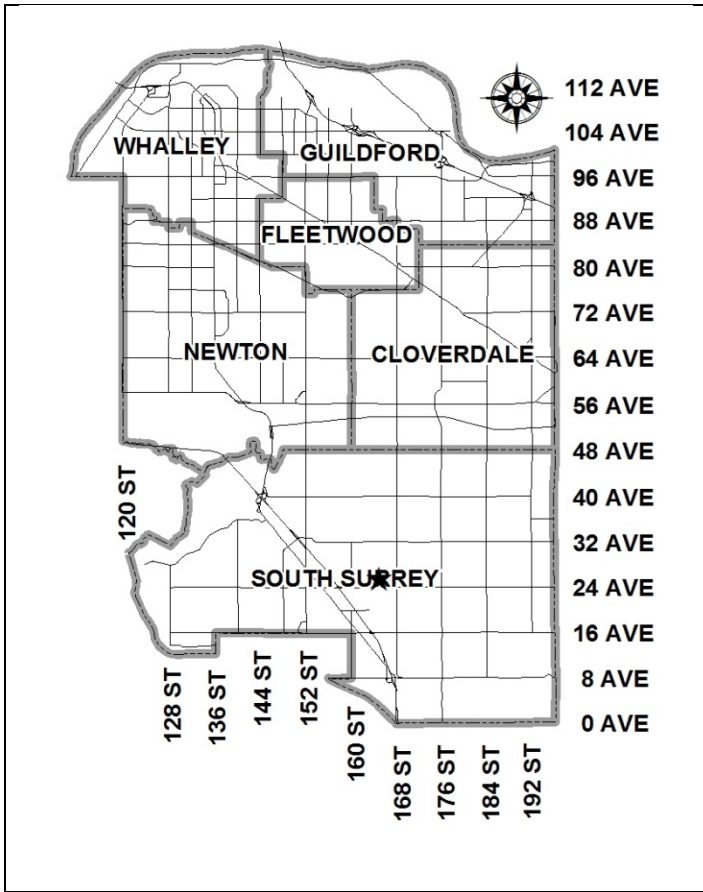


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0125-00

Planning Report Date: July 13, 2015



PROPOSAL:

- **Partial Rezoning** from RA to CD (based on RF), RF-10 and RF-SD
- **Development Variance Permit**

to allow subdivision into 35 single family lots and 1 remainder lot.

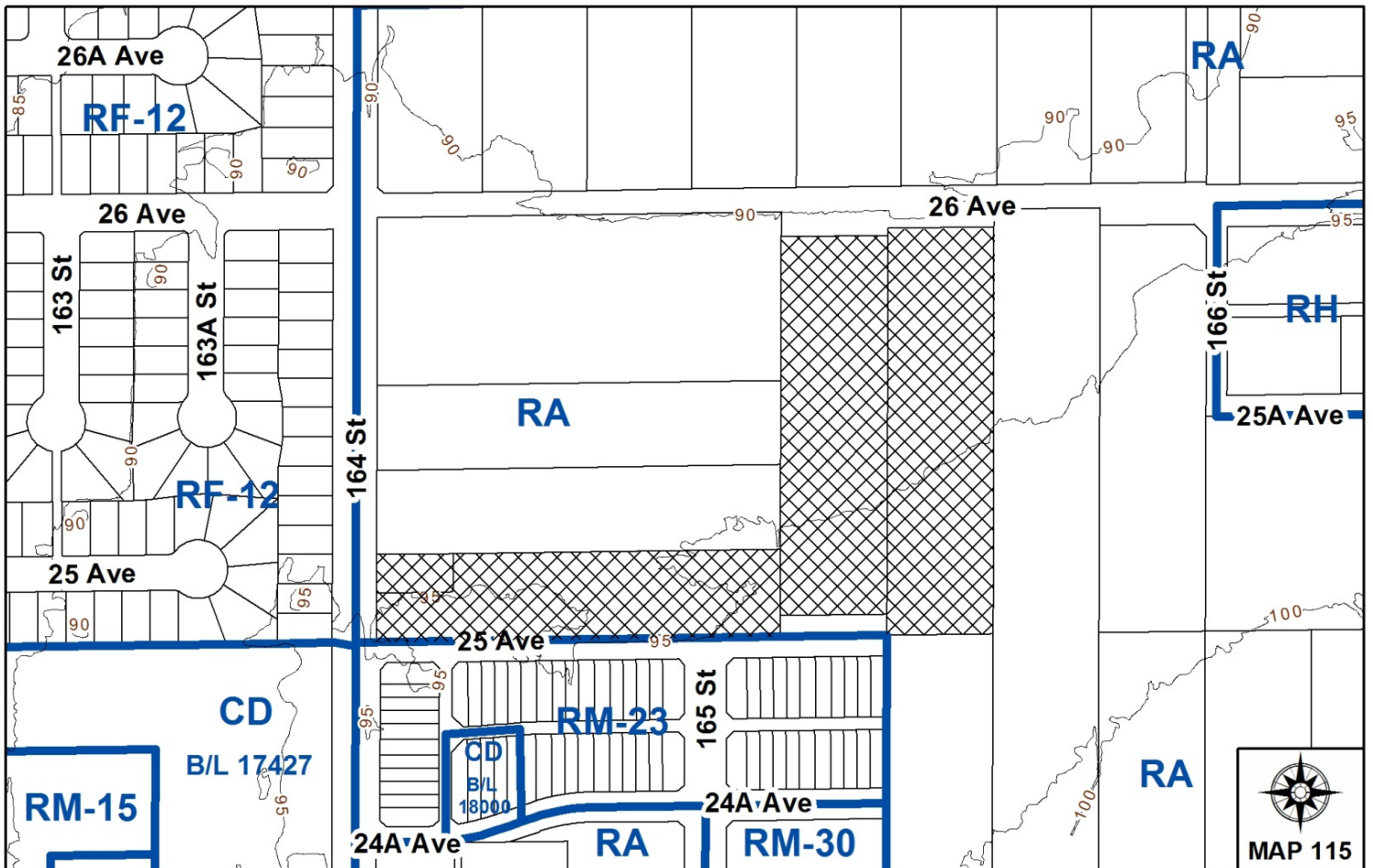
LOCATION: 16530 - 26 Avenue, 2516 - 164 Street, 2504 - 164 Street, 16516 - 26 Avenue

OWNER: Qualico Developments (Vancouver) Inc., Inc. No. A26101

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: "Small Lot Single Family w/wo Coach House (10-15 upa)", "Large Lot Duplex or Large Lot Single Family (2-10 upa)", and "Transition Landscape Buffer"



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A Development Variance Permit is required to vary the west side yard setback on proposed Lot 1 to allow for the retention of the existing garage, to allow a driveway off of 26 Avenue instead of the rear lane, and to vary the lot width of the RA Zone on proposed Lot 36.
- With the retention of the existing garage, the existing driveway is proposed to remain in place, allowing vehicular access from 26 Avenue, until such time as the house is demolished and rebuilt. This is also a variance to the Orchard Grove Neighbourhood Concept Plan (NCP), which requires all homes to take lane access.

RATIONALE OF RECOMMENDATION

- Complies with the OCP Designation.
- Complies with the Orchard Grove NCP.
- The project is consistent with the recently approved development to the west and has obtained support from the Grandview Heights Stewardship Association (GHSA), and area residents living on the north side of 26 Avenue.
- The setback variance is minor, and allows retention of the existing garage, which is in good condition. In the future, if a new house is constructed on the lot, it will have to be sited in compliance with the proposed CD By-law, and access to the rear lane would also be required at that time.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the site shown as Blocks A and B on Appendix II from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. a By-law be introduced to rezone the portion of the site shown as Block C on Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)", to rezone the portion of the site shown as Block D on Appendix II from "One-Acre Residential Zone (RA)" to "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7914-0125-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum west side yard setback of the CD Zone from 3.0 metres (10 ft.) to 2.5 metres (8 ft.) on proposed Lot 1;
 - (b) to relax the access provisions of the CD Zone in order to permit the retention of the existing driveway on proposed Lot 1 until the lot is redeveloped in the future; and
 - (c) to reduce the minimum lot width of the RA Zone from 50 metres (164 ft.) to 30 metres (100 ft.) on proposed Lot 36.
4. 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (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;
 - (g) submission of finalized building design guidelines to the satisfaction of the Planning and Development Department;

- (h) submission of a finalized lot grading plan to the satisfaction of the Planning & Development Department;
- (i) registration of a Section 219 Restrictive Covenant for tree preservation;
- (j) registration of a Section 219 Restrictive Covenant for the transition landscape buffer on 26 Avenue and to reinforce that driveway access on 26 Avenue is prohibited on proposed Lots 2 and 3 and allowed only with the retention of the existing house and garage on proposed Lot 1;
- (k) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 36;
- (l) discharge Restrictive Covenant No. BG445287; and
- (m) discharge Restrictive Covenant No. CA3635234.

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:**

9 Elementary students at Pacific Heights Elementary School
4 Secondary students at Earl Marriott 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 2016.

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Four (4) large lots, three (3) of which are vacant and one (1) with a single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Portion across 26 Avenue):	Acreage single family residential	Suburban-Urban Reserve/Suburban Residential (1 to 2 upa) in the Grandview Heights General Land Use Plan (GLUP)	RA
North:	Large lot with a single family dwelling	Urban/Small Lot Single Family w/wo Coach House (10-15 upa)	RA
East:	Vacant land	Urban/Large Lot Duplex or Large Lot Single Family (2-10 upa), Small Lot Single Family w/wo Coach House (10-15 upa) and Townhouse (15-30 upa)	RA
South (Across 25 Avenue):	Row houses and a large lot with a single family dwelling	Urban/Townhouse (15-30 upa)	RM-23 and RA
West:	Single family dwellings on large lots, slated for redevelopment into 33 single family lots under Development Application No. 7912-0323-00 (currently at 3 rd Reading)	Urban/Large Lot Duplex or Large Lot Single Family (2-10 upa) and Small Lot Single Family w/wo Coach House (10-15 upa)	RA
West (Portion across 164 Street):	Single family small lots in the Morgan Heights NCP area	Urban/6-10 upa low density	RF-12

DEVELOPMENT CONSIDERATIONS

Proposal:

- The subject site is currently zoned "One-Acre Residential Zone (RA)". It is designated "Urban" in the Official Community Plan (OCP) and "Small Lot Single Family w/wo Coach House (10-15 upa)", "Large Lot Duplex or Large Lot Single Family (2-10 upa)", and "Transition Landscape Buffer" in the Orchard Grove NCP.
- The applicant proposes to rezone the subject site to "Comprehensive Development Zone (CD)" (based on "Single Family Residential Zone (RF)", "Single Family Residential (10) Zone (RF-10)" and "Semi-Detached Residential Zone (RF-SD)", shown as Blocks A, B, C and D in Appendix II respectively, in order to permit the development of 3 large single family lots and 32 single family small lots.
- Lot 36 is proposed to remain RA zoned and developed in a second phase, once an agreement with the neighbour to the north, at 2532 164 Street, can be established.
- The proposal includes three (3) CD (based on RF) large single family lots, four (4) single family semi-detached (RF-SD) lots, and 28 single family small (RF-10) lots. All proposed lots comply with the requirements of their respective zones, except for proposed Lot 1, which requires relaxations in order to allow for the retention of the existing house and garage, as discussed in more detail in the "By-law Variance and Justification" section of this report.
- The form, density and character of the proposed development fully comply with the Orchard Grove NCP.

Building Design Guidelines and Lot Grading:

- Mike Tynan of Tynan Consulting prepared a Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed large urban lots on 26 Avenue and the small single family lots on 25A Avenue and 25 Avenue. A summary of the design guidelines is attached (Appendix V). These guidelines are consistent with those established for the project to the west (Development Application No. 7912-0323-00).
- A preliminary lot grading plan was prepared and submitted by WSP Canada Inc. and has been reviewed by City staff. The plan shows area with fill greater than 0.5 metres (1.6 ft.) on the proposed site. These areas are minimal and are necessary to accommodate existing roads, in-ground basements and to facilitate proper lot drainage. A final lot grading plan will be required before final approval of this project.

Comprehensive Development Zone:

- Three (3) large single family lots are proposed fronting 26 Avenue (proposed Lots 1 to 3) (Appendix II). These lots are proposed to be zoned "Comprehensive Development Zone (CD)" based on the "Single Family Residential Zone (RF)" (Appendix VIII). The proposed CD Zone is a hybrid of the RF and RH-G Zones, and consistent with the CD Zone (By-law No. 18419) established for the transitional lots fronting 26 Avenue under Development Application No. 7912-0323-00. A comparison between the RF Zone and the proposed CD Zone is provided in the table below:

	RF Zone	CD Zone
Permitted Uses	One single family dwelling which may contain one (1) secondary suite	One single family dwelling which may contain one (1) secondary suite
Density	6 upa	3 upa
Maximum Floor Area Ratio (FAR)	0.60 for first 560 sq.m. (6,000 sq.ft.), than 0.35 for the remaining lot area in excess of 560 sq.m. (6,000 sq.ft)	0.32
Maximum Lot Coverage	Sliding Scale- between 18-40% depending on lot size	25%
Minimum Setbacks	Front yard: 7.5 m. (25 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 1.8 m. (6 ft.)	Front yard (26 Avenue): 10 m. (33 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 3 m. (10 ft.)
Maximum Building Height	9 m. (30 ft.)	9 m. (30 ft.)
Minimum Lot Size	560 sq.m. (6,000 sq.ft.)	1,200 sq. m. (12,900 sq. ft.)
Minimum Lot Dimensions	Lot Width- 15 m. (50 ft.) Lot Depth- 28 m. (90 ft.)	Lot Width- 30 m. (100 ft.) Lot Depth- 40 m. (130 ft.)

- The proposed CD By-law requires that the lots take rear lane access. Access to 26 Avenue is not permitted under the proposed CD By-law. However, a DVP is also requested in order to permit the retention of the existing driveway, garage and access to 26 Avenue on proposed Lot 1, as discussed in the "By-law Variance and Justification" section of this report.

Transition Landscape Buffer:

- The Orchard Grove NCP designates a 10 metre (33 ft.) wide transition landscape buffer along 26 Avenue at this location. Via Development Application No. 7912-0323-00, the width of the transition landscape buffer has been reduced to 8 metres (26 ft.). The NCP amendment was considered in order to accommodate a wider sidewalk (3 metres / 10 ft. as opposed to the originally proposed 2.5 metres / 8 ft.) and to ensure that the entire enhanced sidewalk is located within City road allowance.
- The required landscape buffer on the subject site must be consistent with the landscape buffer established under Development Application No. 7912-0323-00. The applicant is aware of this requirement and the submission and acceptance of a landscaping plan and landscaping cost estimate will be required prior to Final Adoption.

- The transition landscape buffer was originally envisioned as being secured via a combination Statutory Right-of-Way and Restrictive Covenant. However, since the enhanced sidewalk on 26 Avenue is now fully within road allowance, there is no longer a need for a Statutory Right-of-Way. Consistent with Development Application No. 7912-0323-00, the applicant will be required to register a Section 219 Restrictive Covenant in order to ensure that the landscape buffer is installed and maintained in accordance with the approved plans.

PRE-NOTIFICATION

- Pre-notification letters were sent on March 24, 2015. At the time that the pre-notification letters were mailed, four (4) large single family lots were proposed on 26 Avenue, with lot widths of 24.9 metres (82 ft.).
- The application process for Development Application No. 7912-0323-00 included significant neighbourhood consultation, eventually resulting in a subdivision plan with two (2) large CD lots on the east side of 164A Street, with lot widths of 31 metres (102 ft.), as well as three (3) RF lots on 26 Avenue, but fronting 164 Street and 164A Street (Appendix IX). The RF lots have depths ranging from 34 metres (112 ft.) to 39 metres (128 ft.). This application is currently at Third Reading and a Preliminary Layout Approval (PLA) letter has been issued. Council has been asked to grant Final Adoption to the project at the July 13, 2015 Council meeting.
- Six (6) neighbouring residents, including the Grandview Heights Stewardship Association (GHSA) responded to the pre-notification letter expressing opposition to the proposal with four (4) lots proposed on 26 Avenue. These residents and the GHSA requested that the lot frontages be consistent with those proposed in Development Application No. 7912-0323-00.
- A meeting was held on April 9, 2015 with City staff, the applicant and their consultant, representatives from the GHSA, and a group of neighbours from the north side of 26 Avenue. The concerns of the neighbouring residents were discussed in more depth at this meeting.
- Subsequent to the April 9, 2015 meeting, the applicant revised the proposal to address the concerns of the neighbouring residents and GHSA. The current proposal includes three (3) large single family lots on 26 Avenue (Appendix II). Proposed Lots 2 and 3 have lot widths of 30 metres (100 ft.) and proposed Lot 1 has a lot width of 41.5 metres (136 ft.) in order to allow for the retention of the existing house and garage on this lot. The neighbouring residents on 26 Avenue and the GHSA support the retention of the existing home and attached garage, and driveway on 26 Avenue on proposed Lot 1. If/when the house is redeveloped in the future, the driveway will be required to be removed and vehicular access will be required to be taken from the lane.
- A follow-up meeting was held on July 2, 2015 with City staff, the applicant and their consultant, representatives from the GHSA and a group of neighbours on 26 Avenue. At this meeting, the neighbouring residents on 26 Avenue and GHSA indicated support for the revised proposal.

- One (1) additional response was received to the pre-notification letter. The respondent expressed concerns that the proposed density is too high and that RF-12 lots should be considered instead of RF-10 lots. The respondent also requested that a park be considered for the area and expressed concern regarding the lack of park space for residents.

(The proposal, including density, is consistent with the Orchard Grove NCP.

With regard to park space, a future park is planned east of 166 Street and south of 25 Avenue in Orchard Grove. In addition, the Grandview Aquatic Centre is currently under construction east of 168 Street and north of 24 Avenue; this will be a major community amenity for the neighbourhood.)

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			
Alder	38	38	0
Cottonwood	6	6	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch (Paper)	10	10	0
Maple (Bigleaf)	5	5	0
Cascara	4	4	0
Sweet Gum	3	3	0
Cherry	2	2	0
Coniferous Trees			
Deodar Cedar	1	1	0
Douglas Fir	20	20	0
Giant Redwood	1	1	0
Total (excluding Alder and Cottonwood Trees)	46	46	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		53	
Total Retained and Replacement Trees		53	
Contribution to the Green City Fund		\$24,900	

- The Arborist Assessment states that there are a total of 46 protected trees on the site, excluding Alder and Cottonwood trees. 44 existing trees, approximately 49% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 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 footprints, road dedication and proposed lot grading.
- Residents in the area have expressed a desire to retain trees along 26 Avenue fronting the subject site. While the majority of the trees along the 26 Avenue frontage are in either poor, very poor or high risk condition, there are a couple of trees which are in normal condition which may be retainable. Their retention will be determined during the servicing agreement stage. Additionally, there is one tree in the rear yard of proposed Lot 1 which may be retainable with a modified lane treatment. This will also be determined during the servicing agreement stage.
- 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 136 replacement trees on the site. Since only 53 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 83 replacement trees will require a cash-in-lieu payment of \$24,900, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 26 Avenue, 25A Avenue and 25 Avenue. This will be determined at the servicing agreement stage by the Engineering Department.
- A landscaping plan and landscaping cost estimate are required for the transition landscape buffer on 26 Avenue. The specifications of the landscape buffer will be consistent with those established under Development Application No. 7912-0323-00, for land to the west of the subject site. The landscaping plan and cost estimate are conditions of Final Adoption. A Section 219 Restrictive Covenant will be required in order to ensure installation and maintenance of the landscape buffer.
- In summary, a total of 53 trees are proposed to be replaced on the site with a contribution of \$24,900 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 26, 2015. 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)	<ul style="list-style-type: none"> • The site is in walking distance to community amenities including: <ul style="list-style-type: none"> ○ a planned neighbourhood park; ○ a planned commercial area; ○ the future Grandview Aquatic Centre; and ○ an elementary school.

Sustainability Criteria	Sustainable Development Features Summary
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density complies with the Orchard Grove NCP.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The applicant is proposing the following Low Impact Development Standards (LIDS) on the site: <ul style="list-style-type: none"> ○ Absorbent soils; ○ Dry swales; ○ Natural landscaping; and ○ Sediment control devices.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The site is located adjacent to the enhanced sidewalk on 26 Avenue and 164A Street, and is also located within walking distance of 24 Avenue which has transit service. It is anticipated that the level of transit service will increase as the area develops.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner: <ul style="list-style-type: none"> ○ Units are oriented to streets with porches and habitable rooms facing streets promoting natural surveillance; and ○ Low fencing to enhance visibility.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The community has had an opportunity to provide input on the proposal during the pre-notification process.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum west side yard setback of the proposed CD Zone to the principal building on proposed Lot 1 from 3.0 metres (10 ft.) to 2.5 metres (8 ft.).

Applicant's Reasons:

- The setback relaxation is required in order to allow for the retention of the existing attached garage on this proposed lot.

Staff Comments:

- The setback relaxation is minor and will allow for the retention of the existing garage and house, which are in good condition.
- If/when the lot is redeveloped in the future, the 3.0 metre (10 ft.) side yard setback requirement of the CD By-law will be required to be respected.
- Staff support the proposed variance.

(b) Requested Variance:

- To relax the access provisions of the CD Zone in order to permit the retention of the existing driveway on proposed Lot 1 until the lot is redeveloped in the future.

Applicant's Reasons:

- In order to retain the existing attached garage, the existing driveway must remain, with access from 26 Avenue.

Staff Comments:

- The proposed variance is required in order to allow for the retention of the existing attached garage in its current location. This garage is in good condition.
- If/when the lot is redeveloped in the future, the parking provisions of the CD By-law, including the requirement for rear lane vehicular access, will be required to be respected.
- Staff support the proposed variance.

(c) Requested Variance:

- To reduce the minimum width requirement of the RA Zone from 50 metres (164 ft.) to 30 metres (100 ft.) on proposed Lot 36.

Staff Comments:

- This is a remnant RA lot which will be rezoned and subdivided at a later date. The variance is required in order to permit the creation of this lot under the RA Zone.

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.	Survey Plan and 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.	Development Variance Permit No. 7914-0125-00
Appendix VIII.	Proposed CD By-law
Appendix IX.	Proposed Subdivision Layout – Development Application No. 7912-0323-00

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HK/da

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Information for City Clerk

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

1. (a) Agent: Name: Clarence Arychuk
WSP Canada Inc.
Address: Unit 300, 65 - Richmond Street
New Westminster, BC V3L 5P5

2. Properties involved in the Application

- (a) Civic Address: 16530 - 26 Avenue
2516 - 164 Street
2504 - 164 Street
16516 - 26 Avenue
- (b) Civic Address: 16530 - 26 Avenue
Owner: Qualico Developments (Vancouver) Inc., Inc. No. A26101
PID: 018-623-026
Lot 1 Section 24 Township 1 New Westminster District Plan LMP13901
- (c) Civic Address: 2516 - 164 Street
Owner: Qualico Developments (Vancouver) Inc., Inc. No. A26101
PID: 010-016-511
Lot 3 Section 24 Township 1 New Westminster District Plan 14965
- (d) Civic Address: 2504 - 164 Street
Owner: Qualico Developments (Vancouver) Inc., Inc. No. A26101
PID: 002-379-309
Lot 4 Section 24 Township 1 New Westminster District Plan 14965
- (e) Civic Address: 16516 - 26 Avenue
Owner: Qualico Developments (Vancouver) Inc., Inc. No. A26101
PID: 029-273-528
Lot 68 Section 24 Township 1 New Westminster District Plan EPP36954

3. Summary of Actions for City Clerk's Office

- (a) Introduce By-laws to rezone the property.
- (b) Proceed with Public Notification for Development Variance Permit No. 7914-0125-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RF), RF-10 and RF-SD

Requires Project Data	Proposed		
GROSS SITE AREA			
Acres	6.7		
Hectares	2.7		
NUMBER OF LOTS			
Existing	3		
Proposed	36		
SIZE OF LOTS			
	CD	RF-10	RF-SD
Range of lot widths (metres)	30 – 41 m	9 – 10 m	7.2 – 7.5 m
Range of lot areas (square metres)	1211 – 1694 m ²	321 – 356 m ²	259 – 278 m ²
DENSITY			
	CD	RF-10	RF-SD
Lots/Hectare & Lots/Acre (Gross)	6.3 uhp	22.3 uph	25 uph
Lots/Hectare & Lots/Acre (Net)	2.56 upa	9 upa	25 uph
SITE COVERAGE (in % of gross site area)			
	CD	RF-10	RF-SD
Maximum Coverage of Principal & Accessory Building	25%	52%	60%
Estimated Road, Lane & Driveway Coverage			
Total Site Coverage			
PARKLAND			
	N/A – 5% cash-in-lieu required		
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	YES		
Others	Yes – Lot 36 lot width		

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____ OF:

LOT 3 PLAN 14965,
 LOT 4 PLAN 14965,
 LOT 68 PLAN EPP36954 AND
 LOT 1 PLAN LMP13901

ALL OF SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT
 BCGS 92G.007



SCALE 1 : 750 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 560 mm IN WIDTH BY 432 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:750.

INTEGRATED SURVEY AREA No. 1, SURREY, NAD83 (CSRS)

TABLE OF AREAS	
BLOCK A	0.234 ha
BLOCK B	0.239 ha
BLOCK C	1.255 ha
BLOCK D	0.160 ha
BLOCK E	0.821 ha



STREET

164TH

Sec. 24

N 264' OF N2 OF W2
 SRW LMP3217

TP. 1

26TH AVENUE

AVENUE

BLOCK A
 0.234 ha

BLOCK B
 0.239 ha

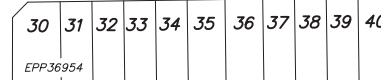
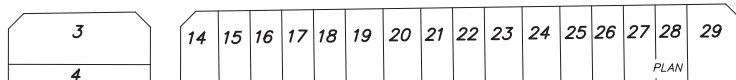
BLOCK C
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BLOCK D
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BLOCK E
 0.821 ha

25th AVENUE

AVENUE

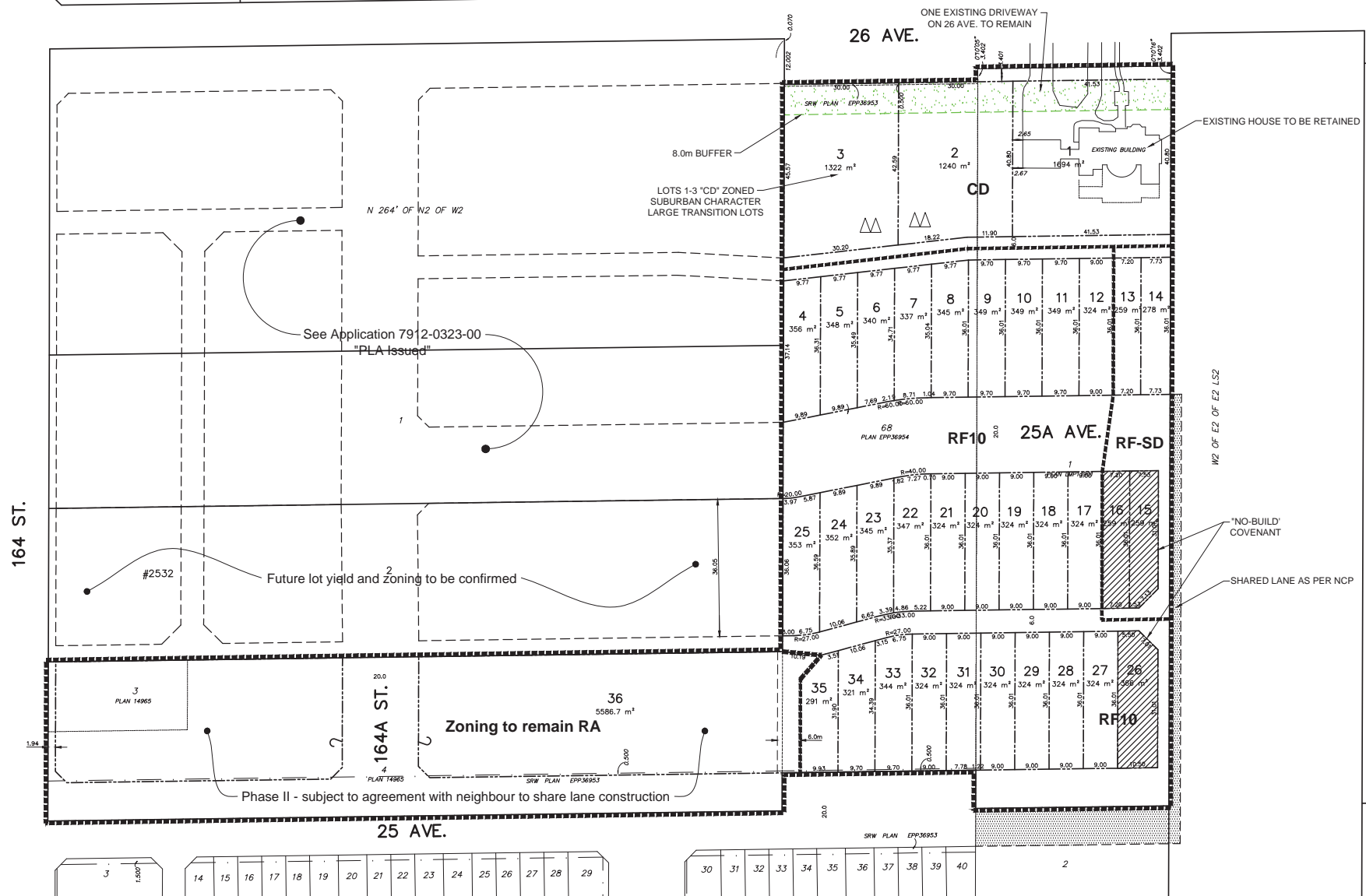


GARY SUNDVICK

B.C.L.S.

BUTLER
 SUNDVICK
 4 - 19089 94th Ave
 Surrey, BC V4N 3S4
 www.butlersundvick.ca
 Tel. 604-513-9611

File: 4085
 Dwg: 4085-S2-ZN1-REV1



Subdivision Plan - Phase I

7914-0125-00

WSP CANADA INC.
#300 - 65 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P5
TEL. 604-625-4651 | FAX. 604-625-5715
WWW.WSPGROUP.COM



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

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

DATE: **July 8, 2015** PROJECT FILE: **7814-0125-00**

RE: **Engineering Requirements
Location: 2516, 2504 164 Street and 16516, 16530 26 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements


- dedicate 10.00 m road allowance for ultimate 20.00 m local road along 25 Avenue;
- dedicate 3.0 m x 3.0 m corner cut at intersection of 164 Street and 25 Avenue, 164 A Street and 25 Avenue, and 164 Street and 25 Avenue;
- dedicate 3.40 m road allowance for ultimate 26.00m collector road along frontage of 16530 26 Avenue;
- dedicate 1.942 m road allowance for ultimate 24.00m collector road along 164 Street;
- dedicate 10.058 m of City Owned road along 164 Street frontage;
- dedicate 20.00 m road allowance for ultimate 20.00 m local road along 25A Avenue;
- dedicate 20.00 m road allowance for ultimate 20.00 m local road along 164A Street;
- dedicate 6.0 m for east-west lane for ultimate 6.0 m road allowance along lane between 25 Ave. and 26 Ave;
- dedicate 3.0 m for north-south portion of lane for ultimate 6.0 m road allowance along lane between 25 Ave. and 25A Ave;
- dedicate 6.0 m for east-west portion of lane for ultimate 6.0 m road allowance along lane between 25 Ave. and 25A Ave;
- dedicate 5.5 m x 5.5 m corner cuts at lane intersections;
- register a SRW for public rights of passage with vehicles and RC for no-build on Lots 15, 16, and 26 for interim lane construction to achieve 6.0 m wide lane;
- register 0.50 m statutory right-of-way (SRW) for inspections chambers and/or sidewalk maintenance along all road frontages; and
- register 8.0 m SRW along 26 Avenue for landscape buffer.

Works and Services

- construct north side of 25 Avenue to local road standard (boulevard and sidewalk only at west end);
- construct north side of 25 Avenue to local road standard (including 6.0m pavement at east end);
- construct 26 Avenue to unique collector standard;
- construct east side of 164 Street to collector standard;
- construct 25A Avenue and 164A Street to local road standards;
- construct lanes to residential standards, and temporary turnaround as required;
- construct interim temporary access, if required;
- construct/extend all downstream water, storm, and sanitary infrastructure, and service connections required to service the site in accordance with the NCP and City standards; and
- construct all infrastructure required to service the lanes.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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

Rémi Dubé, P.Eng.
Development Services Manager
MS

NOTE: Detailed Land Development Engineering Review available on file



Thursday, July 02, 2015
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 14 0125 00

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.

Grandview Heights Elementary and Kensington Prairie Elementary were closed in June 2006 and the enrolment shifted to Pacific Heights Elementary when it opened in 2006. A new replacement school (Sunnyside Elementary) opened in September 2013 and the School District implemented boundary moves to the new Sunnyside Elementary (new location) from Pacific Heights Elementary to help address the projected overcrowding. A new elementary school site has been purchased south of 23rd Avenue - Site #206 near Edgewood Drive. The construction of a new elementary school on this site is a high priority in the District's 5-Year Capital Plan and feasibility planning is underway. The School District has also purchased land for a new secondary school in the Grandview Area adjoining the City of Surrey future Aquatic Centre and Recreation property. The construction of this secondary school is also a high priority in the District's 5-Year Capital Plan. A proposed addition to Pacific Heights Elementary is included in the capital plan, but as a lower priority than the two capital projects mentioned above. The enrolment projections include anticipated residential growth from the Grandview and Sunnyside NCPs. The actual enrolment growth rate will be driven by the timing of development, demographic changes and market factors. Enrolment pressures in this area of Surrey are extreme and capital project approval timelines are unknown at this point in time. Additional portables will be required at Pacific Heights for September 2015. Until new elementary and secondary school capital projects are approved, the School District does not support development occurring at a higher density than outlined in approved NCPs.

SUMMARY

The proposed 17 Single family with suites are estimated to have the following impact on the following schools:

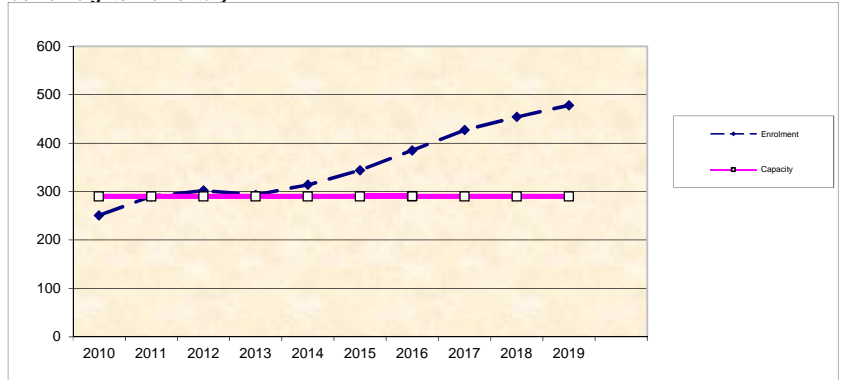
Projected # of students for this development:

Elementary Students:	9
Secondary Students:	4

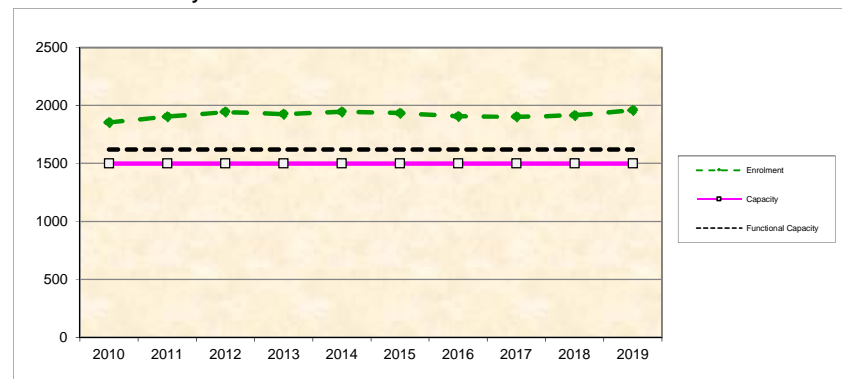
September 2014 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	41 K + 273
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1946
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

Pacific Heights Elementary



Earl Marriott 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: 7914-0125-00
Project Location: 2504 / 2516 - 164 St., 16516 / 16530 - 26 Ave. 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 fronts two different areas; the first is the 16400 and 16500 blocks of 26 Avenue, and the second is the 2500 block of 164 Street. There are however, three identifiable character areas surrounding the subject site, which can be identified as "north side of 26 Avenue 16400 - 16500 blocks", "the 2500 block on the east side of 164 Street", and "2500 block on the west side of 164 Street".

The first of these areas (north side of 26 Avenue) is comprised of 4500 square meter "RA" zoned properties with estate sized dwellings including a 4000 sq.ft. "Traditional English" style Two-Storey, a 3000 sq.ft. "Rural Heritage" style Bungalow, a 3000 sq.ft. Stucco-clad Bungalow, and two "Traditional Cape Cod" style 1½ Storey structures; one approx 2900 sq.ft. and the other over 3500 sq.ft. The homes are 30-40 years old, and all are considered to have desirable massing designs. These homes provide suitable context for the proposed four suburban estate lots fronting 26 Avenue, one of which contains an existing home proposed for retention (at 16530 - 26 Avenue). However the homes are too large to provide specific architectural context for the proposed RF-10 and RF-SD lots located south of the four suburban lots. It should also be noted that there is an in-stream application, Surrey project 7912-0323-00 in which five new lots fronting 26 Avenue are proposed, and for continuity, building scheme regulations for the lots fronting 26 Avenue at the subject site should be similar to those applicable to the aforesaid five lots in 7912-0323-00.

Homes in the 2500 block on the east side of 164 Street consist of numerous old urban homes, all of which are to be demolished, and a few small simple 50-60 year old "Old Urban" Bungalows which do not provide suitable context for the subject site.

The third area (west side of 164 Street opposite the subject site) is located along the eastern boundary of the area-defining 360 lot single family residential development identified as Surrey project 7905-0126-00, bounded by 25A Avenue to the South, 28 Avenue to the north, 160 Street to the west, and 164 Street to the east. The 360 lot site is built out, and there have been numerous other new developments over the past few years which were constructed on or near the exterior boundaries of the 360 lot site, all of which were based on building scheme regulations that are producing a similar outcome (continuity) to improvements in the 360 lot site.

There is no opportunity to introduce a "new character area" due to the overwhelming influence of the 360 lot development. "Regulations context" for the subject site should be derived from the building schemes of the 360 lot site, and those of similar nearby sites including 7912-0068-00, 7910-0066-00, 7912-0057-00, 7910-0020-00, 7910-0254-00, 7911-0153-00, 7912-0112-00, 7910-0057-00, and

7912-0323-00. All homes at the 360 lot site are Two-storey type, ranging in size between 2600 sq. ft and 2800 sq.ft. including garage. The style of all of the homes can be classified as "Classical Modern", "Neo-Traditional", or "Neo-Heritage". Ninety percent of these homes have a roof slope of 10:12 or greater, and all homes have a dark charcoal grey/black 40 year or better shake profile asphalt shingle roof with raised ridge cap. Homes are clad in Hardiplank (dominant) or stucco, and all have generous quantities of stone. Vinyl has not been used on any of these homes. Yards are landscaped to a high standard. These homes provide good style and finishing context for the proposed RF-10 homes at the subject site. However, they cannot be used for specific context for the proposed RF10 homes, because the RF10 homes at the east side will be smaller (2335 sq.ft versus 2800 sq.ft.), will be narrower (21'-8" wide versus 36 feet wide), and the subject homes will have a rear lane access garage versus the front access double garage found on all homes on the west side of 164 Street.

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

- 1) Context Homes: The emerging character of this area has been clearly defined by the new and aesthetically desirable housing stock located within the aforesaid 360 lot site. There are no opportunities to introduce a new style-character into this area. This is an infill situation in which new homes at the subject site should be similar in theme, representation, and character with the context homes described above, though as previously stated, there will be differences due to the RF-12 zoning within the 360 lot site, and the proposed RF10, RF-SD and CD zonings at the subject site.
- 2) Style Character : Styles recommended for this site include "Classical Modern", "Neo-Traditional" and "Neo-Heritage", as derived from the 360 lot site. 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) Massing Designs : New homes at the 360 lot site provide desirable massing context. However, as previously stated, the RF-12 context homes at the 360 lot site are wider and have front access garages whereas the proposed RF-10 homes on the north side of 164 Street will be narrower, and will have rear garages rather than front access double garages. Therefore, the proposed homes will not be a specific emulation. Rather, the new homes will be subject to a consultant design review which will require the new homes to be similarly well balanced, correctly proportioned, and aesthetically pleasing. A further requirement of the 360 lot site is that the rear facades of the homes have an acceptable non-box-like massing design, and so rear walls exceeding a height of 1½ storeys that are not broken by a roof will not be permitted.
- 4) Front Entrance Design : All homes at the 360 lot site have a single storey high front entrance, which is appropriate for the RF-SD and RF-10 lots. Given the likely scale of the CD lots, a 1 ½ storey high front entrance element will be proportionally acceptable given the larger scale of these homes.
- 5) Exterior Wall Cladding : Vinyl has not been used in this area and is not recommended. Hardiplank, cedar, Hardipanel, brick, and stone have been used. Brick and stone have been used generously.
- 6) Roof surface : Roof surfaces at the 360 lot site are all charcoal grey / black shake profile asphalt shingles with a raised ridge cap. The shingles are of a minimum 40 year warranty.
- 7) Roof Slope : Roof pitch 8:12 or higher on all new homes at the 360 lot site, and a majority of homes have a 10:12 or steeper slope.

Streetscape: Homes on the north side of 26 Avenue are 30-40 year old 2900-4000 sq.ft. Bungalows, 1 ½ Storey Cape Cod type and Two-Storey Traditional English suburban estate homes situated on large lots. Homes along the east side of 164 Street are small simple 50-60 year old Bungalows. Homes on the west

side of 164 Street are 2600 - 2800 sq.ft. "Classical Modern", "Neo-Traditional" and "Neo-Heritage" style Two-Storey type. The homes west of 164 Street have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. Main roof forms are common hip or common gable at an 8:12 or steeper slope. All homes have common gable projections articulated with either cedar shingles or with Hardiboard and 1x4 vertical wood battens. All homes have a charcoal or black shake profile asphalt shingle roof. Homes are clad in Hardiplank (no vinyl) and homes are generously accented with stone and brick. The colour range includes natural, neutral and primary-derivative hues. Landscaping meets a high modern urban standard.

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", "Classical Modern", or "Neo-Heritage". 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.
- the new homes are constructed to a high architectural standard, substantially meeting or exceeding standards found in the aforesaid 360 lot context site to the west.
- a new single family dwelling *constructed* on any *lot* meets common or better year 2010 design standards (as interpreted by the consultant), 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 one storey on the RF10 and RF-SD lots, and to 1 ½ storeys on the suburban CD zoned lots.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring context homes in the aforesaid 360 lot site. Homes will therefore be in a compatible style range, including "Neo-Traditional", "Classical Modern", and "Neo-Heritage" styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials to those of the context homes. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes. Homes on the three CD lots fronting 26 Avenue will meet high post year 2010 suburban-estate design standards.

Exterior Materials/Colours: Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

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

Roof Pitch: Minimum 8:12, with commonly used exceptions to prevent excessive ridge height where truss spans are large.

Roof Materials/Colours: Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 40 year warranty, and be in a charcoal grey or black colour 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: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 20 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.6 metres [2'- 0"] from the one-storey elements.

Landscaping: *High modern urban standard:* The suburban CD lots shall have at least 40 shrubs of a 3 gallon pot size in the front yard, in addition to standard sod planting and tree planting requirements. RF-10 lots shall have a minimum 18 shrubs, and the RF-SD lots shall have a minimum of 12 shrubs. Corner lots shall have an additional 10 shrubs of a 3 gallon pot size planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, stamped concrete, interlocking masonry pavers, or broom finish concrete where driveways.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** April 2, 2015

Reviewed and Approved by:  **Date:** April 2, 2015

Table 5. Tree Preservation Summary

TREE PRESERVATION SUMMARY

Surrey Project No:
 Address: 16516 and 16530 26 Avenue Surrey
 Registered Arborist: Max Rathburn
 ISA Certified Arborist (PN0599A)
 ISA Certified Tree Risk Assessor (159)

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) (includes 4 city owned trees)	90
Protected Trees to be Removed	90
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 44 X one (1) = 44	136
- All other Trees Requiring 2 to 1 Replacement Ratio 46 X two (2) = 92	
Replacement Trees Proposed	53
Replacement Trees in Deficit	83
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	7
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1	25
- All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12	
Replacement Trees Proposed	0
Replacement Trees in Deficit	25

Summary prepared and submitted by:



July 6, 2015

Arborist

Date

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7914-0125-00

Issued To: QUALICO DEVELOPMENTS (VANCOUVER) INC.
("the Owner")

Address of Owner: 5620 - 152 Street, Unit 310
Surrey, BC V3S 3K2

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.

2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 018-623-026
Lot 1 Section 24 Township 1 New Westminster District Plan LMP13901

16530 - 26 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____ is varied as follows:
 - (a) In Section F. the minimum west side yard setback to the principal building is reduced from 3.0 metres [10 ft.] to 2.5 metres [8 ft.] on Lot 1 as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit; and
 - (b) Notwithstanding Section H.3, a driveway to the lot is permitted from 26 Avenue on Lot 1 as conceptually shown on Schedule A which is attached hereto and forms part of the development variance permit.

5. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K. of Part 12 One-Acre Residential Zone, the minimum lot width is varied from 50 metres [164 ft.] to 30 metres [100 ft.].

6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

8. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

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

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

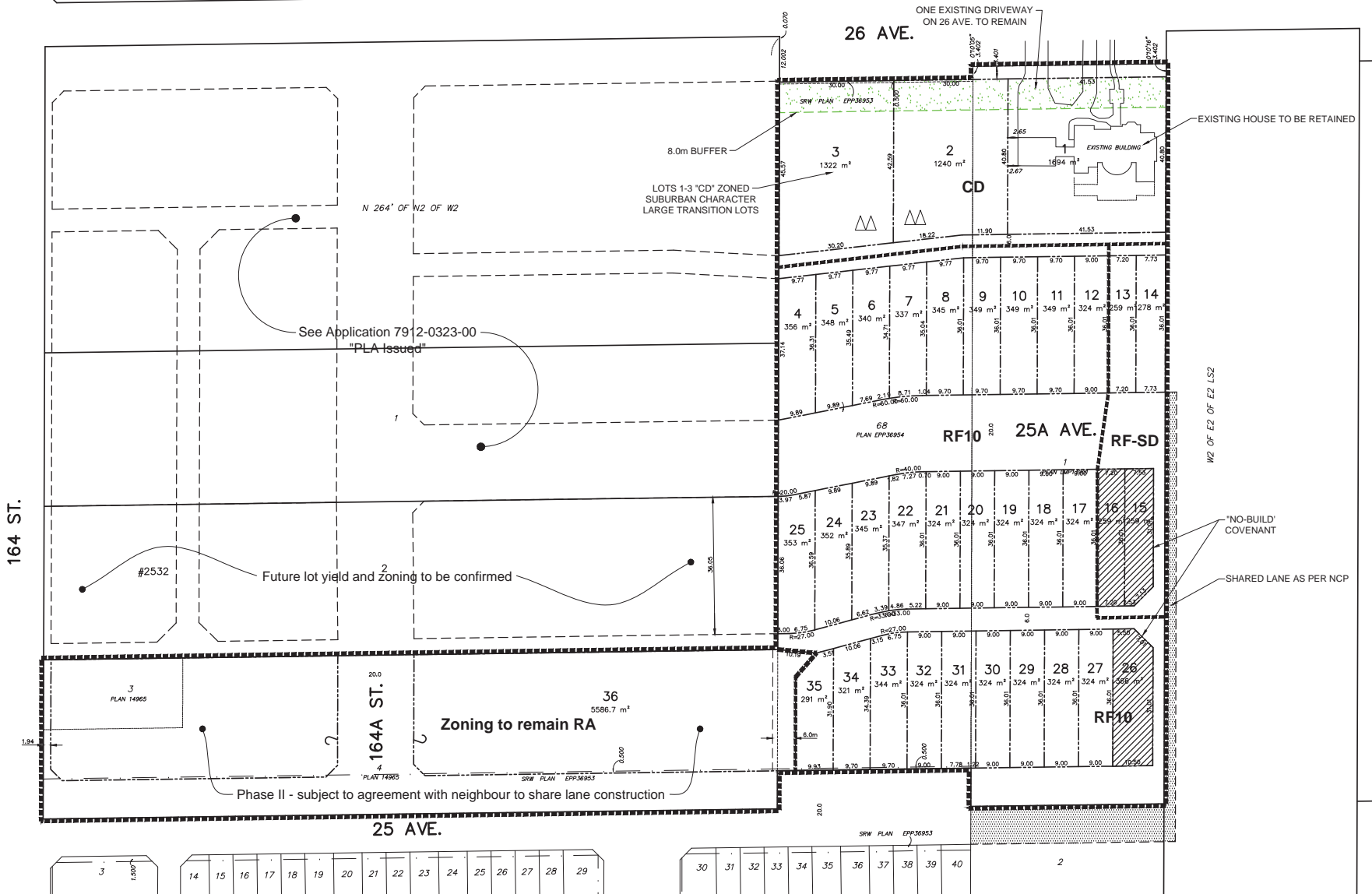
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

\\file-server1\net-data\cscd\generate\areaproduct\save\18097544018.doc
DRV 7/8/15 9:58 AM

Schedule A



Subdivision Plan - Phase I

7914-0125-00

WSP CANADA INC.
 #300 - 65 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 CANADA V3L 5P5
 TEL. 604-525-4651 | FAX. 604-525-5715
 WWW.WSPGROUP.COM



June 2015
 #061400319

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 903 of the Local Government Act, R.S.B.C. 1996 c. 323, 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: 029-273-528
 Lot 68 Section 24 Township 1 New Westminster District Plan EPP36954 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Gary Carl Sundvick, B.C.L.S. on the 30th day of June, 2015, containing 0.234 hectares square metres, called Block A.

Portion of 16516 - 26 Avenue

Portion of Parcel Identifier: 018-623-026
 Lot 1 Section 24 Township 1 New Westminster District Plan LMP13901 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Gary Carl Sundvick, B.C.L.S. on the 30th day of June, 2015, containing 0.239 hectares, called Block B.

Portion of 16530 - 26 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 large *urban* lots, where *density* bonus is provided.

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. The *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *unit density* may be increased to a maximum of 7.5 *dwelling units* per hectare [3 u.p.a.] if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2.
 - (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 purposes 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 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 [105 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, 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.].

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	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Building</i>		10.0 m. [33 ft.]	7.5 m. [25 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 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.6 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 a residential use shall be limited as follows:
 - (a) A maximum of 2 cars or trucks;
 - (b) *House trailer, camper* or boat, provided that the combined total shall not exceed 1;
 - (c) The total amount permitted under (a) and (b) shall not exceed 3; and
 - (d) 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*.
3. Notwithstanding any provision in the Highway and Traffic By-law, 1997, No. 13007, as amended, a *driveway* to the *lot* is permitted only from a rear lane.
4. Where a detached garage is provided on the *lot*, such detached garage shall be located:
 - (a) At the rear of the *lot*; and
 - (b) At a minimum of 7.5 metres [25 ft.] from the nearest rear wall of the *principal building*.

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. 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>
1,200 sq. m. [12,900 sq. ft.]	30 metres [100 ft.]	40 metres [130 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.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RF Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning Bylaw, 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

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____ OF: **Schedule A**

LOT 3 PLAN 14965,
 LOT 4 PLAN 14965,
 LOT 68 PLAN EPP36954 AND
 LOT 1 PLAN LMP13901
 ALL OF SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT
 BCGS 92G.007



SCALE 1 : 750 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 560 mm IN WIDTH BY 432 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:750.

INTEGRATED SURVEY AREA No. 1, SURREY, NAD83 (CSRS)

TABLE OF AREAS	
BLOCK A	0.234 ha
BLOCK B	0.239 ha
BLOCK C	1.255 ha
BLOCK D	0.160 ha
BLOCK E	0.821 ha



164TH STREET

Sec. 24

N 264' OF N2 OF W2
 SRW LMP3217

TP. 1

26TH AVENUE

25th AVENUE

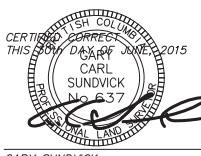
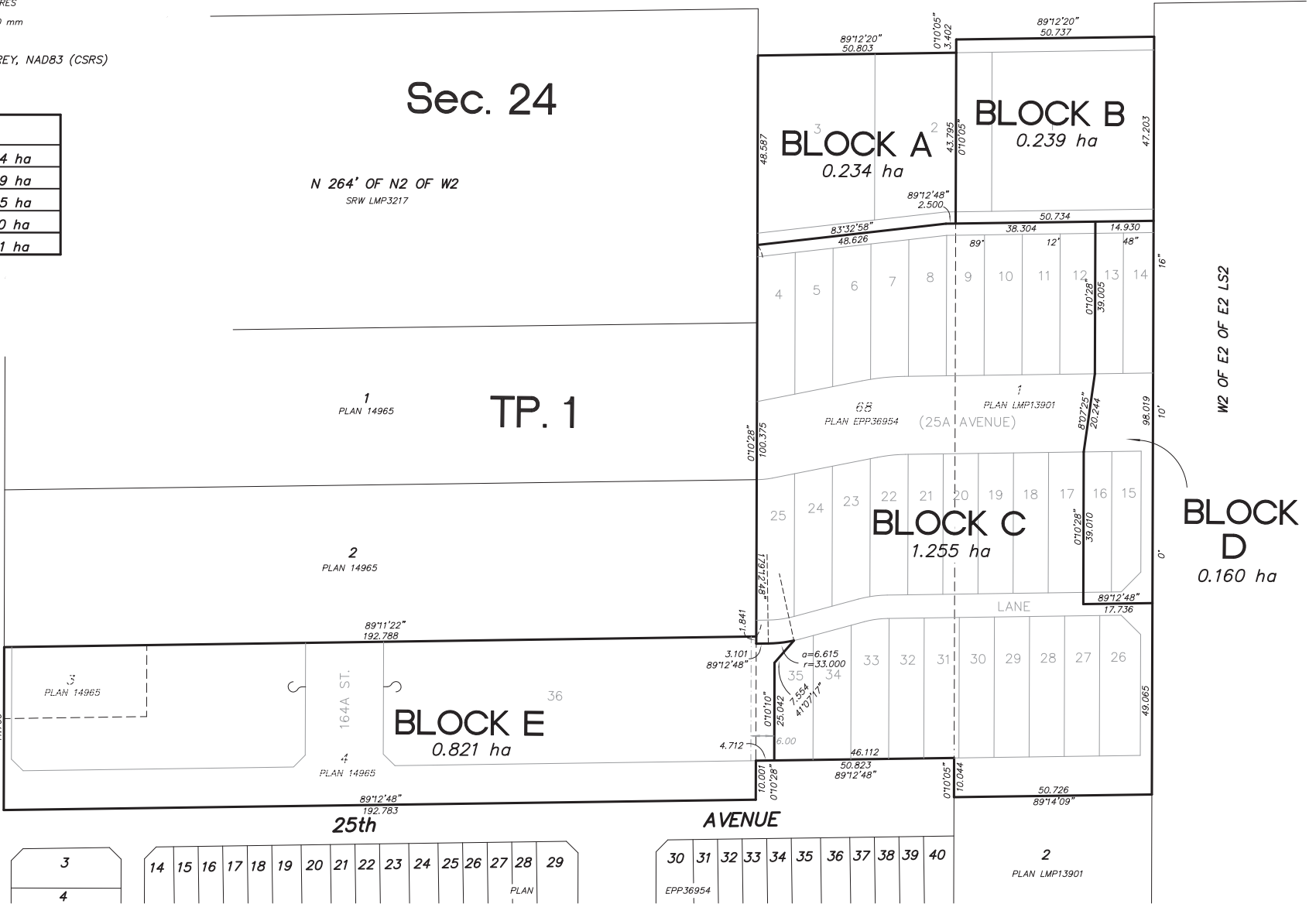
BLOCK A
0.234 ha

BLOCK B
0.239 ha

BLOCK C
1.255 ha

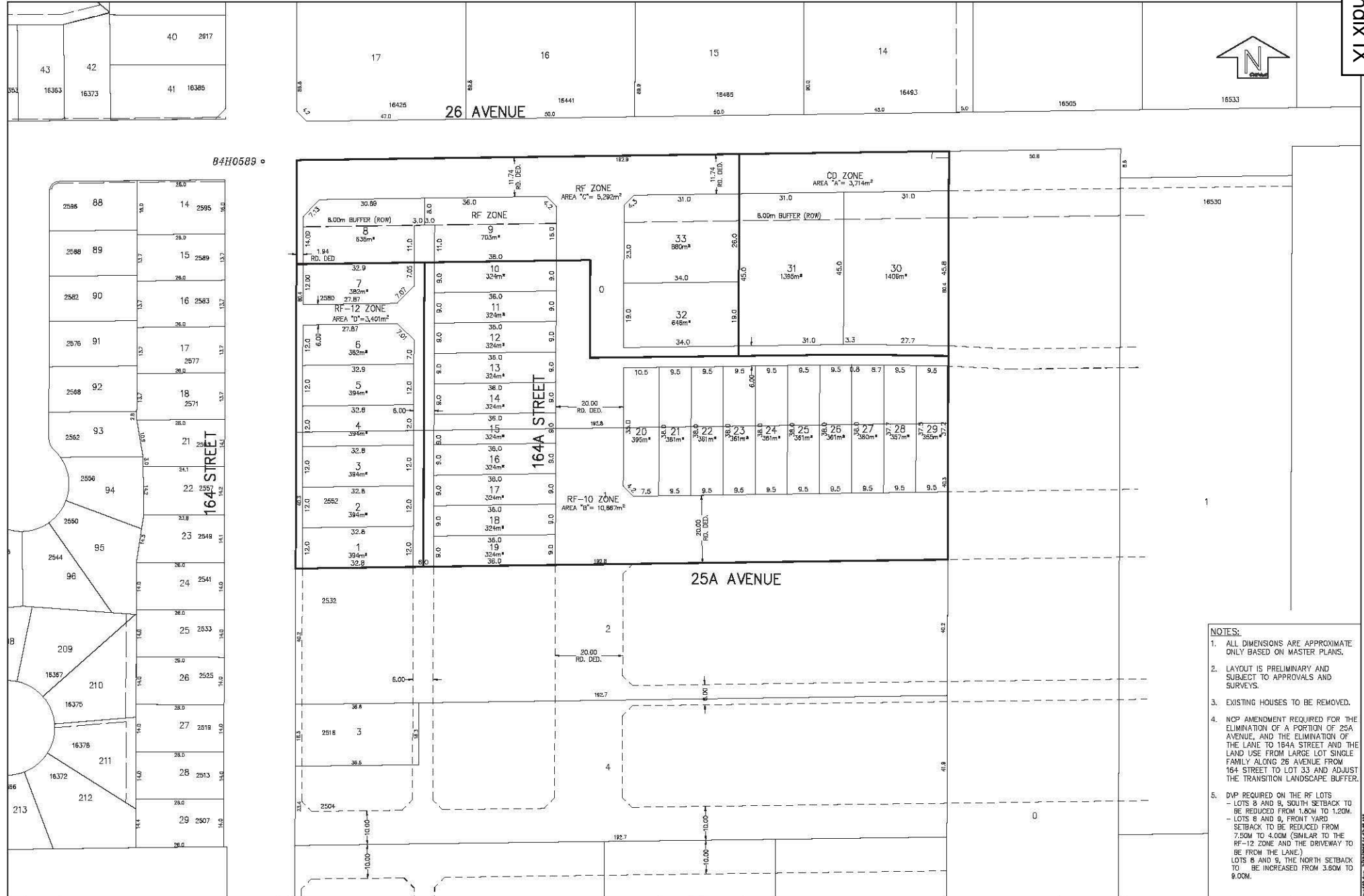
BLOCK D
0.160 ha

BLOCK E
0.821 ha



B.C.L.S.

GARY SUNDVICK



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE, ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSES TO BE REMOVED.
 4. NCP AMENDMENT REQUIRED FOR THE ELIMINATION OF A PORTION OF 25A AVENUE, AND THE ELIMINATION OF THE LANE TO 164A STREET AND THE LAND USE FROM LARGE LOT SINGLE FAMILY ALONG 26 AVENUE FROM 164 STREET TO LOT 33 AND ADJUST THE TRANSITION LANDSCAPE BUFFER.
 5. DVP REQUIRED ON THE RF LOTS - LOTS 8 AND 9, SOUTH SETBACK TO BE REDUCED FROM 1.80M TO 1.20M. - LOTS 8 AND 9, FRONT YARD SETBACK TO BE REDUCED FROM 7.50M TO 4.00M (SIMILAR TO THE RF-12 ZONE AND THE DRIVEWAY TO BE FROM THE LANE). - LOTS 8 AND 9, THE NORTH SETBACK TO BE INCREASED FROM 3.60M TO 9.00M.

No.	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
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 E-MAIL: office@citiwest.com



0782717 BC LTD. (INC. No. 0782717)
 #204 - 8450 - 148 STREET, SURREY, BC, V3S 707 CELL: 604-783-0466 FAX: 604-591-3770

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 2552/2580 - 164 STREET, SURREY, BC

Scale: 1:1000	Mun. Proj. No. 7912-0323-00	Dwg. No. A10
Drawn: JW	Mun. Dwg. No.	Dr
Designed: RJ	Job No. 12-2975	Date FEB/2015
P.W. P.U.	Approved:	Revision