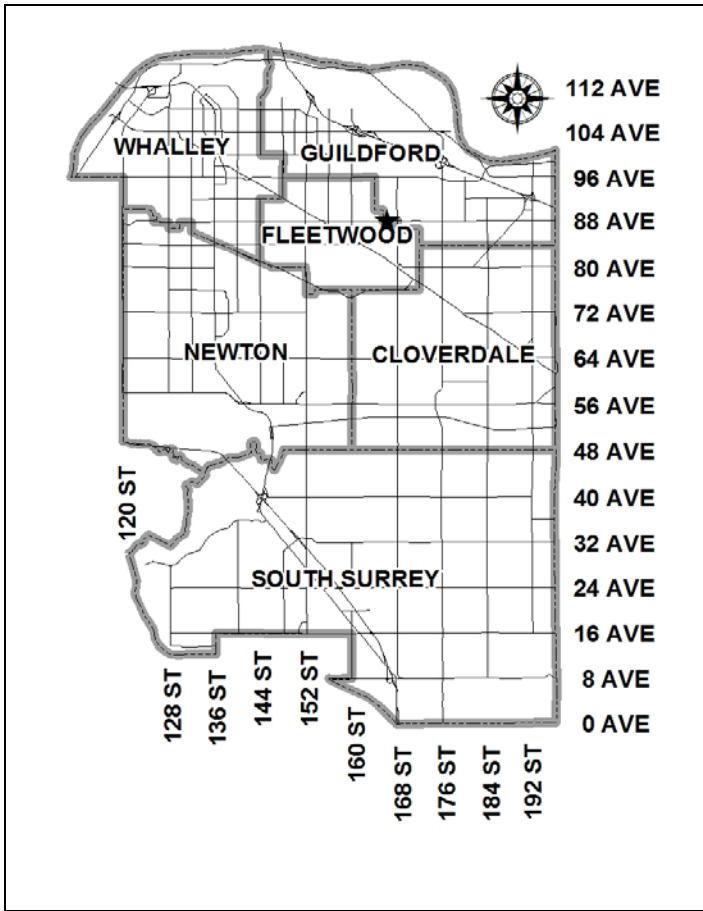


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0365-00

Planning Report Date: October 3, 2016



**PROPOSAL:**

- **OCP Text Amendment** to amend the Suburban designation
- **TCP Amendment** of a portion from Parks & Linear Corridors to Single Family Suburban
- **Rezoning** from RA to CD (based on RH-G)
- **Development Permit**

to permit subdivision into 10 small suburban residential lots.

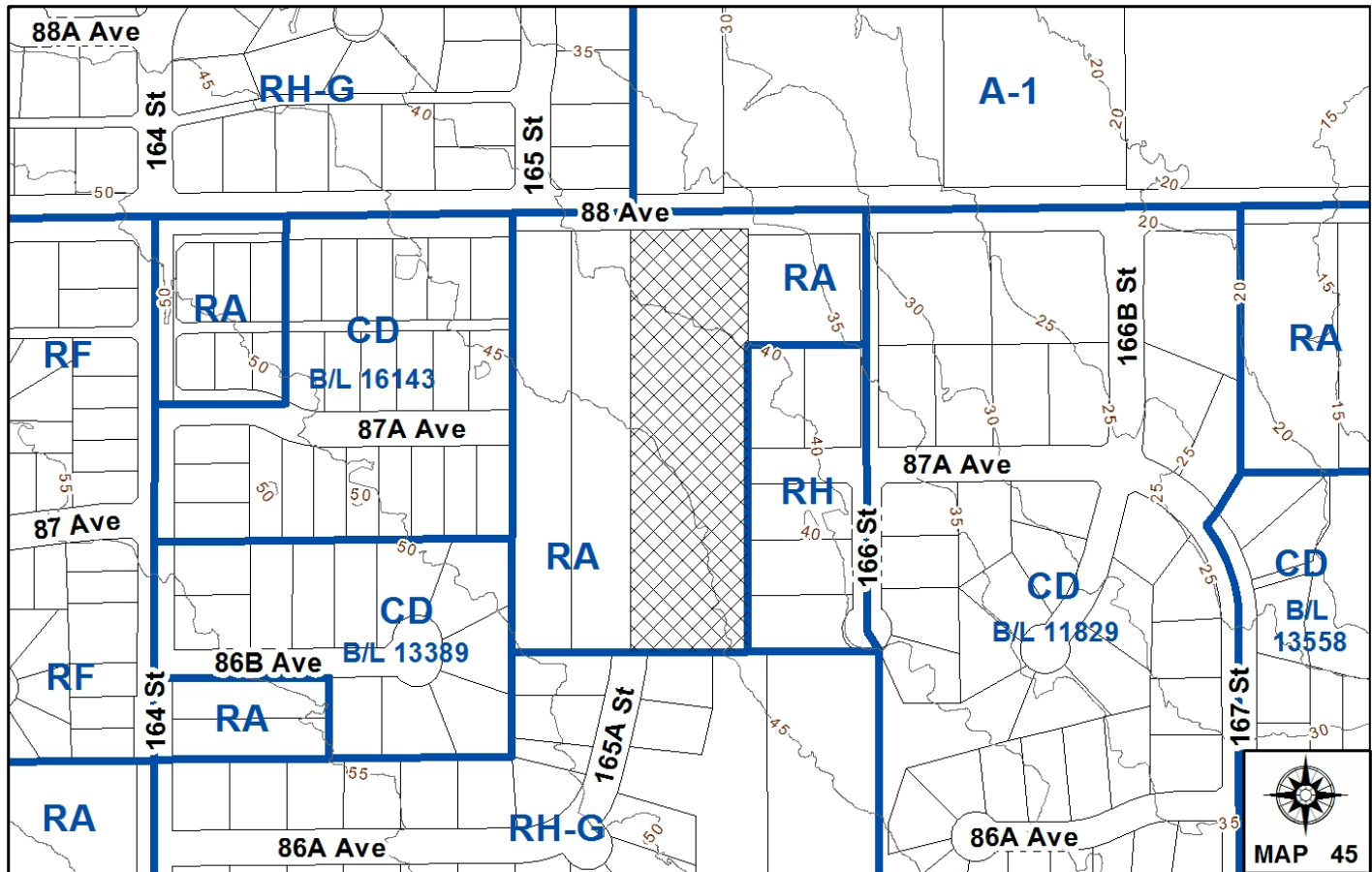
**LOCATION:** 16556 - 88 Avenue

**OWNER:** Various owners

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**TCP DESIGNATION:** Parks & Linear Corridors and Suburban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Text Amendment; and
  - Rezoning.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the Fleetwood Town Centre Concept Plan (TCP) is required to re-designate a portion of the subject property from “Parks & Linear Corridors” to “Single Family Suburban.”
- An Official Community Plan (OCP) Text Amendment is proposed to amend the Suburban designation in order to permit the allowable density within and beyond 200 metres (656 ft.) of the Agricultural Land Reserve (ALR) to be averaged over a development site.

### RATIONALE OF RECOMMENDATION

- The Parks Recreation and Culture Department supports the proposed Fleetwood Town Centre Concept Plan (TCP) amendment and has confirmed that the area designated as “Parks & Linear Corridors” on the subject site is no longer required.
- Complies with the “Single Family Suburban” designation in the Fleetwood TCP.
- The proposed development is consistent with the development pattern established to the east and south of the subject site.
- The proposed subdivision will enhance the ALR buffer along this portion of 88 Avenue with the addition of a frontage road and landscaping within the boulevard and front yards of proposed Lots 1 and 2.
- The proposed OCP Text Amendment will provide flexibility on Suburban development sites that have portions both within and beyond 200 metres (650 ft.) of the ALR boundary to average the allowable density over the entire lot area in situations where it will result in the creation of lots that are consistent with the surrounding neighbourhood context.
- Although concerns were expressed by AFSAC, staff have reviewed the proposed OCP Text Amendment and are satisfied that it would only affect four (4) existing lots in the City that are along the Agricultural Land Reserve (ALR) boundary, including the subject site and the two (2) adjacent properties to the west.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. an OCP Text Amendment By-law be introduced to amend the Suburban designation in order to permit allowable densities to be averaged over the entire site when the site has portions both within and beyond 200 metres (656 ft.) of the ALR edge, subject to neighbourhood compatibility, and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. Council authorize staff to draft Farm Protection Development Permit No. 7914-0365-00 generally in accordance with the attached drawings (Appendix VIII).
5. 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 and acceptable Raptor Study 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) the applicant address the 15% cash-in-lieu for parkland requirement associated with gross density type lots;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant for "no build" and for the installation and maintenance of a 3.5-metre (12-ft.) wide landscape buffer along the northern portions of proposed Lots 1 and 2;
  - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1 and 2 advising future homeowners of the potential farm operations on the adjacent agricultural lands to the northeast;
  - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;

- (j) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lots 9 and 10 until a statutory right-of-way can be obtained to facilitate a full 11.5 metre (38 ft.) wide half road or until such time that the property to the west (16524 – 88 Avenue) redevelops; and
  - (k) submission of an acoustical report for the units fronting 88 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
6. Council pass a resolution to amend the Fleetwood Town Centre Plan to redesignate a portion of the land from “Parks & Linear Corridors” to “Single Family Suburban” when the project is considered for final adoption.

### 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:**

5 Elementary students at Frost Road Elementary School  
3 Secondary students at North Surrey 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 Fall 2017.

Parks, Recreation & Culture: Parks have no concerns as NCP amenity contributions apply.

Agricultural and Food Security Advisory Committee (AFSAC): When considered at the September 1, 2016 AFSAC meeting, AFSAC expressed no concerns for the proposed layout, however they were not supportive of the proposed OCP Text Amendment (Appendix V). Subsequently staff determined that the OCP Text Amendment will only affect three (3) additional lots in the City and therefore protection of agricultural land will not weaken.

SITE CHARACTERISTICS

Existing Land Use: 4-acre lot, with a single family dwelling to be demolished

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North (Across 88 Avenue):	Single family dwelling on 1.5-acre lot and mushroom farm on 5-acre lot within Agricultural Land Reserve	Suburban and Agricultural in the OCP	A-1
East:	Single family dwellings.	Single Family Suburban	RA & RH
South:	Single family dwelling & Bucci Park	Single Family Suburban and Parks & Linear Corridors	RH-G
West:	Single family dwelling on 2-acre lot.	Single Family Suburban	RA

DEVELOPMENT CONSIDERATIONSBackground

- The subject site is 1.6 hectares (4 acres) in size and is located on 88 Avenue at 165A Street in the Fleetwood Town Centre Plan (TCP) area.
- The subject site is designated Suburban under the Official Community Plan (OCP), is designated "Single Family Suburban" and "Parks & Linear Corridors" under the Fleetwood Town Centre Plan (TCP), and is zoned "One-Acre Residential Zone (RA)".
- The site is directly southwest of the Agricultural Land Reserve (ALR) boundary, which is on the north side of 88 Avenue near the intersection of 166 Street.

Current Application

- The applicant proposes to rezone the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on the "Half-Acre Residential Gross Density Zone (RH-G)", in order to permit subdivision into ten (10) small suburban residential lots.
- The proposed lots range in width from 20 metres (66 ft.) to 30 metres (98 ft.), in depth from 31 metres (102 ft.) to 58 metres (190 ft.), and in area from 1,120 square metres (12,056 sq. ft.) to 1,485 sq. m. (15,984 sq. ft.).
- As no open space is proposed, the applicant is volunteering a 15% cash-in-lieu of open space contribution in support of the proposed RH-G type lots.

- The applicant proposes that two (2) lots (proposed Lots 1 and 2) face 88 Avenue, which is classified as an Arterial Road. The applicant has proposed access to these lots via a new frontage road in lieu of the rear lane as identified in the Fleetwood TCP. This new frontage road will also provide for future access for 16572 and 16628 – 88 Avenue at such time that they redevelop. The proposed frontage road will ultimately connect with an existing lane to the west through redevelopment of 16506 and 16524 – 88 Avenue.
- The applicant proposes five (5) lots fronting the new 87A Avenue, which will connect with the existing 87A Avenue to the east, and three (3) lots fronting the new extended 165A Street, which will connect to the existing 165A Street to the south. The applicant will be required to construct 87A Avenue and 165A Street to the Neo-traditional Through Local Road standard.
- The applicant is not able to achieve the 11.5-metre (38-ft.) half road dedication requirement on the southern portion of 165A Street. The applicant will be required to register a "no build" Restrictive Covenant on the future proposed Lots 9 and 10 until they can obtain a right-of-way from the owner of 16524 – 88 Avenue to achieve the required half road or until such time that property redevelops and the completed road can be delivered.

Comprehensive Development (CD) Zone

- The proposed CD By-law is generally based on the Half-Acre Residential Gross Density Zone (RH-G) with modifications to address no open space provision, and to accommodate proposed reduced lot widths, and to permit a higher unit density.
- The following table provides a comparison of the RH-G Zone and the proposed CD Zone:

	<b>RH-G Zone</b>	<b>Proposed CD By-law</b>
<b>Unit Density</b>	5 dwelling units per hectare (2.0 upa)	10 dwelling units per hectare (4.0 upa)
<b>Floor Area Ratio (FAR) for lots less than 1,500 sq. m. (16,150 sq. ft.)</b>	Sliding scale based on the RF Zone	Sliding scale based on the RF Zone.
<b>Maximum Floor Area for lots less than 1,500 sq. m. (16,150 sq. ft.)</b>	465 sq. m. (5,000 sq. ft.)	465 sq. m. (5,000 sq. ft.)
<b>Lot Coverage</b>	Sliding scale based on the RF Zone	Sliding scale based on the RF Zone
<b>Subdivision (Lot Size)</b>	<u>Standard:</u> Lot area: 1,300 sq. m. (14,000 sq. ft.) Lot width: 30 m. (100 ft.) Lot depth: 30 m. (100 ft.) <u>Permissible Reduction:</u> Lot area: 1,120 sq. m. (12,000 sq. ft.) Lot width: 24 m. (80 ft.) Lot depth: 30 m. (100 ft.)	Lot area: 1,120 sq. m. (12,000 sq. ft.) Lot width: 20 m. (66 ft.) Lot depth: 30 m. (100 ft.)

- The maximum unit density has been increased from 5 dwelling units per hectare (2 upa) in the RH-G Zone to 10 dwelling units per hectare (4 upa) in the proposed CD Zone, consistent with the allowable density under the Suburban designation.
- The RH-G Zone requires that 15% of the site be set aside as open space.

- The City's Parks, Recreation and Culture Department has not identified a need for parkland at this location. The applicant has volunteered a 15% cash-in-lieu of open space contribution in support of the proposed RH-G type lots.
- The RH-G Zone requires a minimum lot size of 1,300 square metres (14,000 sq. ft.) with a lot width of 30 metres (100 ft.) and a lot depth of 30 metres (100 ft.). Fifty percent (50%) of the lots within a plan of subdivision may be reduced to 1,120 square metres (12,000 sq. ft.) in area and 24 metres (79 ft.) in width. The proposed CD By-law allows all of the lots to have a minimum lot size of 1,120 square metres (12,000 sq. ft.), with a minimum lot width of 20 metres (66 ft.) and lot depth of 30 metres (100 ft.).
- On July 25, 2016, Council adopted Text Amendment By-law No. 18771 (Corporate Report No. R158), to amend the density and lot coverage provisions of the RH-G Zone. Prior to these text amendments to the RH-G Zone, the house size that could be built on an oversized RF-zoned lot was larger than a house that could be built on a similar sized RH-G-zoned lot. The RH-G Zone now permits a house size that is identical to the RF Zone, for lots less than 1,500 square metres (16,150 sq. ft.) in size.
- In addition, the Text Amendment also incorporated changes to the RH-G Zone which had previously been incorporated into the RF Zone in 2013. The amendment changed the way in which floor area is calculated by counting extensive "open-to-below" areas (space covered by high, vaulted ceilings) as doubled floor area, and counting covered outdoor deck areas as floor area (after a reasonable allowance for verandas and porches). The changes are intended to reduce the mass and bulk of houses without reducing interior living space, and also to reduce the incidence of unauthorized in-filling of "open-to-below" space and the enclosure of covered decks as living space after final inspections are obtained.
- The proposed CD By-law incorporates the same floor area and lot coverage restrictions as those of the updated RH-G Zone. All other elements of the proposed CD By-law are also identical to the RH-G Zone.

#### Building Scheme and Lot Grading

- The applicant retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of surrounding homes and based on the findings, proposed a set of building design guidelines.
- A summary of the proposed building design guidelines is attached as Appendix VI.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Agricultural and Food Security Advisory Committee (AFSAC)

- The development application was reviewed by AFSAC at the September 1, 2016 meeting. The Committee had no concerns with the proposed layout, however they expressed non-support for the proposed OCP Text Amendment. Members expressed concern that the text amendment would weaken the intent of the current OCP and the protection of agricultural lands.
- Members recommended non-support for the OCP Text Amendment and recommended a review by undertaken to determine how many parcels along the ALR boundary could potentially be affected (see Justification for OCP Text Amendment section).

Development Permit for Farming Protection

- The Official Community Plan (OCP) requires that all development sites adjacent to land within the Agricultural Land Reserve (ALR) obtain a Development Permit for farming protection and conform to specific guidelines, prior to subdivision of the site. The Development Permit is required to reduce agricultural-urban conflicts through increased setbacks and vegetated buffering.
- The Farming Protection DP guidelines are specified in the OCP. These guidelines are listed in the table below, together with an explanation on how the subject application complies:

<b>Farming Protection DP Guidelines</b>	<b>DP Guideline Requirement</b>	<b>Current Proposal</b>
<b>Restrictive Covenant (RC):</b>	An RC is required to inform future owners of farm practices in the area that may produce noise, odour and dust.	The applicant has agreed to register the RC on proposed Lots 1 and 2.
<b>Building Setback:</b>	Minimum 37.5-metre (123-ft.) setback from the ALR border to the building.	Proposal complies. The applicant proposes to set the buildings 41.5 metres (136 ft.) from the ALR boundary (includes 88 Avenue road allowance, frontage road, and typical 7.5-metre [25-ft.] front yard setback on proposed Lots 1 and 2).
<b>Landscape Buffer:</b>	Minimum vegetated landscape buffer of 10-metre (50-ft.) width. A Restrictive Covenant is also required to ensure maintenance of the landscape buffer. Securities must be provided prior to subdivision approval to ensure installation and maintenance of the landscape buffer.	The applicant is proposing a 5-metre (16.5-ft.) wide landscaped boulevard along 88 Avenue, a 6-metre (20-ft.) wide frontage road, and a 3.5-metre (12-ft.) wide landscape buffer on proposed Lots 1 and 2 (Appendix VIII). Staff note that the detailed design of the boulevard will be determined in consultation with Transportation Engineering and Parks staff.



## PRE-NOTIFICATION

Pre-notification letters were sent out on June 12, 2015 and again on August 25, 2016 and three (3) development proposal signs were posted. Staff received six (6) phone calls, three (3) emails, and twelve (12) form letters in response. Staff also met with a representative from the Fleetwood Community Association.

Comments and concerns from residents and the Fleetwood Community Association are summarized below (staff comments in italics):

- Some residents expressed concern about the density and the number of lots being proposed. Residents felt that a density of more than 5 units per hectare (2 units per acre) should not be supported.

*(The proposal meets the intent of the OCP density requirements under the Suburban designation by maintaining larger lots adjacent the ALR boundary and a gradual transition of density extending out from the ALR boundary.)*

*The applicant is proposing a text amendment to the Suburban designation in the OCP for development sites that have portions both within and beyond 200 metres (656 ft.) of the ALR edge, to permit the allowable density within each portion to be averaged over the entire site area. This proposal achieves appropriate neighbourhood compatibility by creating lots that are all consistent in size with the established half-acre gross density type lots that comprise the majority of the surrounding area.)*

- Some residents expressed concern for the potential of an abrupt transition between the established neighbourhood to the east and south and the newer neighbourhood to the west. Residents suggested that 87A Avenue should be a cul-de-sac instead of a through road in order to separate the two neighbourhoods. Residents also wanted to ensure that the Design Guidelines would provide a suitable transition between the west and east neighbourhoods.

*(The through-road connection of 87A Avenue is consistent with the Fleetwood Town Centre Plan. Having through local roads allow residential traffic generated throughout the neighbourhood to be distributed evenly and not overly burden one particular road connection.)*

*Staff worked with the applicant to address the issue of an appropriate transition between the existing lots to the west, east and south of the site. Proposed Lots 3, 9 and 10 were increased in size from the initial proposal in order to provide a softer transition.*

*The applicant has retained Tynan Consulting Ltd. as their Design Consultant. The Design Consultant conducted a character study of surrounding homes and based on the findings, proposed a set of building design guidelines and recommendations for an appropriate transition for the lots fronting 87A Avenue (proposed Lots 3, 4, 5, 6 and 7) so that they are similar in theme, representation, quality and character to the 87A Avenue context homes. These recommendations include provisions for the homes to be within a compatible style range with neighbouring context homes, to have similar or better massing designs, similar roof types, roof slope and materials, to have exterior treatments which meet or exceed standards found on the context homes, and to situate homes so as to ensure a smooth transition in main floor elevations along the 87A Avenue streetscape.)*

- Some residents were opposed to the applicant's original layout which proposed a sub-standard half road width for the southern portion of 165A Street. Residents were concerned that the narrow half road would create unsafe visibility hazards and requested that the development of lots fronting this portion of 165A Street be restricted until 16524 – 88 Avenue develops in the future.

*(The applicant is not able to achieve the 11.5 metres (38 ft.) of dedication required for the half road standard at the southern portion of 165A Street. Staff do not support a substandard half road width and the applicant has agreed to register a "no build" Restrictive Covenant on the future proposed Lots 9 and 10 until such time that development occurs to the west or a statutory right-of-way is achieved.)*

- Residents expressed concern about the applicant's original layout which provided access to proposed Lots 1 and 2 via a rear access lane. Residents felt that the lane access would create livability and front yard maintenance issues on these lots. The Fleetwood Community Association requested that the applicant consider a frontage road along 88 Avenue instead of the lane option.

*(88 Avenue is an arterial road with restricted driveway access. The applicant's original proposed layout provided rear lane access for the lots fronting 88 Avenue, which is consistent with the Fleetwood Town Centre Plan. However, the applicant has agreed to revise the layout to provide access to proposed Lots 1 and 2 via a new frontage road. The frontage road will also provide for future access for 16572 – 88 Avenue and 16628 – 88 Avenue at such time that they redevelop.)*

- One (1) resident expressed concern about drainage for proposed Lots 7, 8, 9 and 10 and the potential for flooding onto the existing lots to the east.

*(Staff asked the applicant to address any flooding concerns. The applicant has provided a Lot Grading Plan and a Storm Water Catchment Plan which were reviewed by Staff and found to be generally acceptable. Detailed servicing plans will form part of the Servicing Agreement.)*

- One (1) resident expressed concern about the proposed development and the potential for secondary suites creating parking issues along 87A Avenue.

*(The Zoning By-law permits one (1) secondary suite in all single family homes.*

*Each proposed lot can accommodate five (5) parking spaces, including two (2) in the garage and three (3) in the permitted 8-metre (26-ft) wide driveway.*

*It is not anticipated that the proposed development will exacerbate any existing parking issues.)*

- Residents expressed concern about the retention of trees on the subject site and expressed concern about cutting down trees that provides habitat for birds and owls in the neighbourhood.

*(A number of the existing trees on the site are Alder and Cottonwood trees that are not suitable for retention. In addition, a number of the trees to be removed are located within the proposed roads; 87A Avenue, 165A Street and the 88 Avenue frontage road).*

*The applicant is proposing 30 replacement trees on the lots, based on an average of 3 trees per lot, plus 11 trees in the landscape buffer, for a total of 41 replacement trees. The applicant will also be required to provide a cash-in-lieu payment of \$22,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.*

*The applicant will be required to submit a Raptor Study to the satisfaction of the City Landscape Architect. Owls make their nests in new locations every year, and therefore, if it is determined that a nest is located on the subject site, the applicant will be required to wait until the fledglings have left the nest before applying for a tree cutting permit).*

#### JUSTIFICATION FOR TCP AMENDMENT

- The subject site is designated "Single Family Suburban" and "Parks & Linear Corridors" in the Fleetwood Town Centre Plan (TCP) (see Appendix IX).
- The applicant proposes to redesignate the southeastern portion of the site from "Parks & Linear Corridors" to "Single Family Suburban".
- The Parks, Recreation and Culture Department supports the proposed Fleetwood (TCP) amendment and has confirmed that the area designated as "Parks & Linear Corridors" on the subject site is no longer required for park purposes.

#### JUSTIFICATION FOR OCP TEXT AMENDMENT

- The proposal does not comply with the OCP density requirements for the Suburban designation. The OCP fully allows for a maximum density of 5 units per hectare (2 units per acre) for areas within 200 metres (656 ft.) of the Agricultural Land Reserve (ALR) edge, and a maximum of 10 units per hectare (4 units per acre) for areas beyond 200 metres (656 ft.) of the ALR edge.
- The applicant's proposed density for the 1.16-hectare (2.9-ac.) portion within 200 metres (656 ft.) of the ALR edge is approximately 6 units per hectare (2.4 units per acre), or 7 units, which exceeds the maximum density of up to 5 units per hectare (2 units per acre), or 6 units, as permitted in the Suburban designation.
- The applicant's proposed density for the 0.43-hectare (1.06-ac.) portion beyond 200 metres (656 ft.) of the ALR edge is approximately 7 units per hectare (2.7 units per acre), or 3 units, which is less than the maximum density of up to 10 units per hectare (4 units per acre), or 4 units, as permitted in the Suburban designation (Appendix VII).
- It is noted that the applicant could redistribute one of the proposed lots from the northern portion of the site to the southern portion of the site and comply with the density provisions under the Suburban OCP designation. However, this would result in smaller lot sizes that are inconsistent with the established neighbourhood context on the southern portion of the site.

- The applicant's proposed density as averaged over the entire site is 6.4 units per hectare (2.5 units per acre). The proposed layout maintains larger lots fronting 88 Avenue to provide a buffer to the ALR lands and a transition to the existing one acre lots to the east of the subject site. Proposed Lots 3 through 10 range in area from 1,120 square metres (12,056 sq.ft.) to 1,342 square metres (14,445 sq.ft.), which is consistent with the lot sizes of established half-acre gross density (RH-G) subdivisions in the area.
- The applicant is therefore proposing a text amendment to the Suburban designation in the OCP for development sites that have portions both within and beyond 200 metres (656 ft.) of the ALR edge, to permit the allowable density within each portion to be averaged over the entire site area.
- The proposed OCP text amendment is not site specific and could therefore be applied to other Suburban development sites that have portions both within and beyond 200 metres (565 ft.) of the ALR edge, however the proposed subdivision layouts would be subject to neighbourhood compatibility.
- The proposed OCP text amendment would provide flexibility on development sites that have portions both within and beyond 200 metres (650 ft.) of the ALR boundary, to average the allowable density over the entire lot area in situations where it will result in the creation of lots that are consistent with the surrounding neighbourhood context.
- When reviewed at the September 1, 2016 AFSAC, Committee members expressed concerns that the proposed amendment could significantly expand development potential near the ALR boundary.
- Staff have conducted a thorough review of existing Suburban-designated sites adjacent to the ALR that have portions both within and beyond 200 metres (565 ft.) of the ALR in order to understand how many lots have the potential to be affected by the proposed amendment. The majority of Suburban lands adjacent to the ALR are located within an existing Local Area Plan (LAP) or Neighbourhood Concept Plan (NCP) and designated for a maximum density of 5 units per hectare (2 units per acre), and would therefore not be affected by the proposed amendment. In addition to the subject lot, staff identified three (3) additional lots which could be impacted by the proposed amendment (Appendix XIII). Of the lots identified, two (2) of the lots are the neighbouring lots to the west of the subject site (16506 & 16524 – 88 Avenue) which are further from the ALR boundary than the subject site. The third lot identified is 16159 – 76 Avenue in Fleetwood.
- On this basis, staff have concluded that the proposed OCP text amendment would have minimal impact on Suburban lots adjacent to the ALR and support the proposed amendment.

#### PUBLIC CONSULTATION PROCESS FOR OCP TEXT AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

TREES

- Peter Mennel, 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
<b>Alder and Cottonwood Trees</b>			
Alder & Cottonwood	52	52	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bigleaf Maple	5	5	0
Bitter Cherry	1	1	0
Cherry	1	1	0
Douglas Fir	3	3	0
Falsecypress	1	1	0
<b>Coniferous Trees</b>			
Katsura	1	0	1
Spruce	9	9	0
Walnut	2	2	0
Western Red Cedar	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>24</b>	<b>23</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>30</b>	
<b>Total Retained and Replacement Trees</b>		<b>31</b>	
<b>Contribution to the Green City Fund</b>		<b>\$22,800</b>	

- The Arborist Assessment states that there are a total of 24 mature trees on the site, excluding Alder and Cottonwood trees. Fifty-two (52) existing trees, approximately 68% of the total trees on the site, are Alder and Cottonwood trees. It was determined that one (1) tree (Katsura) 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.
- Approximately eleven (11) additional trees are proposed to be planted within the landscape buffer on private property at the north end of the subject site (located on proposed Lots 1 and 2). The project arborist is proposing species including Stewartia, Katsura, Paperback Maple, Serbian Spruce and Vine Maple.

- 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 98 replacement trees on the site. Since only 30 replacement trees can be accommodated on the site (based on an average of 3] trees per lot), plus the proposed 11 trees in the landscape buffer, for a total of 41 replacement trees. The deficit of 57 replacement trees will require a cash-in-lieu payment of \$22,800, representing \$400 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 88 Avenue, 87A Avenue and 165A Street. This will be determined at the servicing agreement stage by the Engineering Department.
- In summary, a total of 31 trees are proposed to be retained or replaced on the site with a contribution of \$22,800 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 6, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Within the Fleetwood Town Centre Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed development is consistent with the Fleetwood Town Centre Plan.</li> <li>• One secondary suite will be permitted in each future home.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The development incorporates Low Impact Development Standards.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The development incorporates CPTED principles, such as providing "eyes on the street".</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

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.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Agricultural and Food Security Advisory Committee Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII	Landscape Buffer Plan
Appendix IX.	Fleetwood Town Centre Plan
Appendix X.	Proposed OCP Text Amendment By-law
Appendix XI.	Proposed CD By-law
Appendix XII.	ALR 200-metre Boundary
Appendix XIII.	Map of Lots Impacted by Proposed OCP Text Amendment

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

LM/dk

Information for City Clerk

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

1. (a) Agent:      Name:                    Mike Kompter, Hub Engineering Inc.  
                         Address:                  Suite 212, 12992 – 76 Avenue  
   Surrey, BC V3W 2V6  
  
   Tel:                      604-572-4328- Work

2.      Properties involved in the Application

- (a)      Civic Address:              16556 - 88 Avenue

- (b)      Owner:                            Chain Kang  
   Gurvinder Brar  
   Tejinder Grewal  
   Balbindra Singh  
   Kelly Singh  
   Serena Khuman  
   Owner:                    1067170 BC Ltd  
   Director Information:  
   Manjit Singh Sadhra  
   No Officer Information Filed

PID:    010-081-488  
Lot C 6 N1/2 NE Section 25 Township 2 New Westminster District Plan 15277

3.      Summary of Actions for City Clerk's Office

- (a)      Introduce an OCP Text Amendment By-law to vary the Suburban designation in the Land Uses and Densities Section.
- (b)      Introduce a By-law to rezone the property.



## SUBDIVISION DATA SHEET

Proposed Zoning: CD (Based on RH-G)

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	3.94
Hectares	1.59
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	10
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	20 - 31
Range of lot areas (square metres)	1,120 - 1,485
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	6.4 & 2.5
Lots/Hectare & Lots/Acre (Net)	7.9 & 3.2
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	20
Estimated Road, Lane & Driveway Coverage	22.9
Total Site Coverage	42.9
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
<b>Required</b>	
<b>PARKLAND</b>	
15 <sup>0</sup> % money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



G:\Projects\16032\16032.dwg [Op. 12 - Jun 2, 2016.dwg [Lot. Portrait. 11x17] 6/02/2016 11:45AM

**Hub Engineering Inc.** Member **PACIFIC LAND GROUP**  
 Engineering and Development Consultants  
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:	PROJECT: 16556 - 88 AVENUE - OPTION 2		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No.	DATE:	LEGAL:	MUNICIPAL PROJECT No.:
16032	JUN 2016		
SCALE: 1:1000		PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES	

INTER-OFFICE MEMO

---

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **September 28, 2016** PROJECT FILE: **7814-0365-00**

---

RE: **Engineering Requirements  
Location: 16556 88 Avenue**

**OCP AMENDMENT AND TCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment and TCP Amendment.

**REZONE/SUBDIVISION**

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

- Dedicate 4.942 metres along 88 Avenue for the ultimate 30.0 metre Arterial Road Standard. Dedicate an additional 9.1 metres beyond the Arterial Road Standard for the Frontage Road.
- Dedicate 20.0 metres for 87A Avenue for the 20.0 metre Through Local Road Standard.
- Dedicate 11.5 metres for 165A Street for the 20.0 metre Through Local Road Standard.
- Dedicate 6.0 metres for the north/south lane.
- Dedicate a 3.0 x 3.0 metre corner cut at the intersection of 165A Street and 87A Avenue.
- Dedicate a 5.5 x 5.5 metre corner cut at the intersection of the north/south lane and 88 Avenue Frontage Road.
- Provide 0.5 metre Statutory Right-of-Ways along the east side of 165 A Street and the 87A Avenue frontages.

***Works and Services***

- Construct 88 Avenue Frontage Road to the Frontage Road Standard.
- Construct 87A Avenue to the Through Local Road Standard.
- Construct 165A Street to the Half Road Standard.
- Construct the north/south lane to the Lane Standard.
- Construct 6.0 metre concrete driveway letdowns to all lots.
- Register a No-Build RC on Lots 9 and 10 until adequate road frontage is provided.
- Construct water, storm, and sanitary mains to service the development.
- Abandon the existing mains within SRW E1990-0019 and redirect flows to ultimate mains.
- Construct onsite storm water mitigation features per the Fleetwood Greenway ISMP.
- Provide water, storm, and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

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



Rémi Dubé, P.Eng.  
Development Services Manager

CE4

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, June 16, 2015  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 14 0365 00

**SUMMARY**

The proposed 10 Single family with suites are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	5
Secondary Students:	3

September 2014 Enrolment/School Capacity

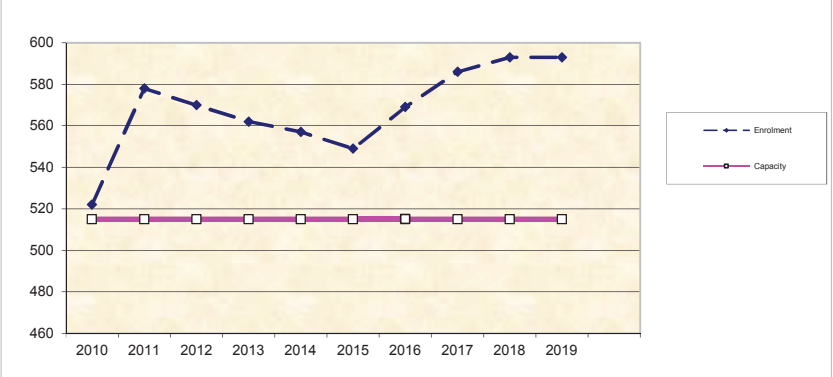
Frost Road Elementary	
Enrolment (K/1-7):	58 K + 499
Capacity (K/1-7):	40 K + 475
North Surrey Secondary	
Enrolment (8-12):	1357
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

**School Enrolment Projections and Planning Update:**

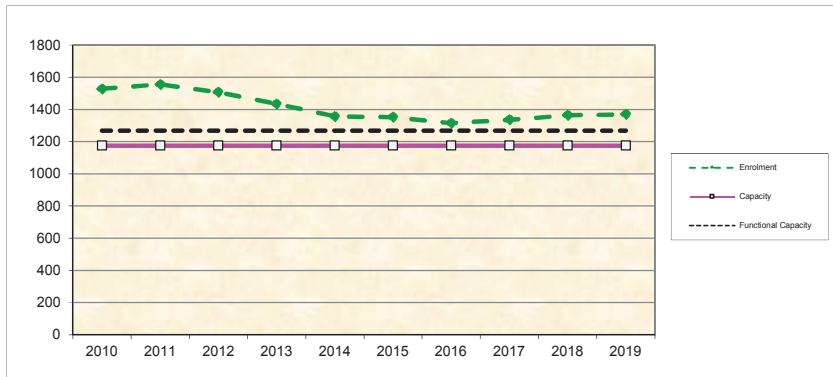
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are currently no new capital space projects proposed at Frost Road Elementary and no new capital projects identified for North Surrey Secondary. The Frost Road Elementary capacity shown below does not include a modular classroom onsite. The school district is in the design phase of planning for a new North Clayton secondary school on site 205 which, when completed, will reduce existing and projected overcrowding at Lord Tweedsmuir Secondary, North Surrey Secondary and Clayton Heights Secondary. The subject development will not have an impact on these projections.

**Frost Road Elementary**



**North Surrey 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.

**AGRICULTURE AND FOOD SECURITY ADVISORY COMMITTEE**  
**THURSDAY, SEPTEMBER 1, 2016**

**D. NEW BUSINESS**

2. **Application for Rezoning and Subdivision adjacent to the Agriculture Land Reserve and Official Community Plan Text Amendment (16556 – 88 Avenue)**  
 Stephanie Long, Planner, Planning and Development  
 File: 7914-0365-00; 6880-75

The following comments were made:

- The subject application was considered at the July 2, 2015 Agriculture and Food Security Advisory Committee meeting where the Committee expressed support for the project. Since then, the applicant has modified the application to include a frontage road along 88 Avenue and an Official Community Plan (OCP) Text Amendment.
- The subject property is a 1.6 hectares (4 acre) lot located on 88 Avenue across from the Agriculture Land Reserve (ALR) in the Fleetwood Town Centre Plan Area. The property is designated Suburban in the OCP, designated Single Family Suburban in the Fleetwood Town Centre Plan, and zoned One Acre Residential Zone (RA).
- The applicant proposes to rezone the subject site to a Comprehensive Development Zone (CD) and subdivide into ten small suburban lots, ranging from 1,120 square metres (12,056 sq. ft.) to 1,485 square metres (15,984 sq. ft.) in area. A Restrictive Covenant will be placed on the property to define a landscape plan, which members suggested not to use the wild flower seed mix.
- The subject application prepared the new layout as a result of concerns from a neighbourhood public consultation. Neighbours of the subject development site have issues with the proposed laneway that is shown in the Official Community Plan.

Members have no concerns of the adjustment but do not support the OCP Text Amendment. It was clarified that the subject application can only proceed with an OCP Text amendment. Members feel a text amendment would weaken the intent of the current OCP and the protection of agriculture lands.

It was

Moved by M. Bose

Seconded by P. Harrison

That the Agriculture and Food Security

Advisory Committee recommend to the General Manager of Planning and Development to not support the OCP Text Amendment and direct Council to see how many parcels along the ALR boundary could potentially be affected.

Carried

## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 7914-0365-00  
Project Location: 16556 - 88 Avenue, Surrey, B.C.  
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

### **1. Residential Character**

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

The subject site is a large RA zoned property that spans from 88 Avenue at the north, to the 8600 block of 165A Street to the south. As a result, there are three character subareas; the 88 Avenue character area, the 87A Avenue character area, and the 165A Street character area.

The 16400 and 16500 blocks of 88 Avenue area is an old growth suburban neighbourhood that includes a variety of zonings including A-1, RA, RH, RH-G, and CD. Most homes are 60 year old simple rectangular Bungalows situated on large land parcels. There is one 1970's "Rural Heritage" style Two-Storey home and a few context-acceptable 1980's "Neo-Traditional" style stucco clad homes on the north side. Overall, the 88 Avenue character area is not of such a high standard that homes should be specifically emulated, as year 2016 development standards for suburban areas meet or exceed these standards.

The 87A Avenue character area east of the subject site is a "suburban-estate" quality 1990's neighbourhood with a highly desirable, consistent, and recognizable emulation quality character. The homes are large (3500 sq.ft.+) "Traditional" and "Neo-Traditional" style Two-Storey homes constructed to a high standard. Massing designs are well balanced, proportionally consistent, and aesthetically pleasing. Roof forms are common hip and common gable, at slopes of 8:12 and higher. Roofs are surfaced with cedar shingles or shake profile concrete roof tiles. Homes are clad in stucco or cedar (no vinyl). Yards are landscaped to a high modern suburban standard.

The 165A Street character area is also a 1990's development area, but has a wider variety of styles than the 87A Avenue area. Homes are large (3500 sq.ft.+, with a few smaller homes) comprised of "Modern California Stucco", "Traditional" and "Neo-Traditional" style Two-Storey, 1 ½ Storey, and Bungalow forms. Most homes are grade-oriented (two or three risers up to the front door, but there are exceptions such as 8687 - 86A Avenue where there are seven risers to the front door. Most homes are clad in stucco (some stucco only) and all homes have roofs slopes between 7:12 and 12:12. Roofs are surfaced with either cedar shakes or shake profile concrete roof tiles. Landscapes in this area are considered "average quality".



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

- 1) **Context Homes:** There are no context homes at the north side of the site (even though there are a few homes on the north side that are aesthetically acceptable). Utilizing 2016 development standards for suburban developments is recommended at the north side, rather than specifically emulating the 88 Avenue homes. All homes in the 87A Avenue character area are considered context homes. For continuity, it is recommended that new homes on lots 3 - 7 inclusive are similar in theme, representation, and character to the 87A Avenue homes. At the south side of the site, there are some homes that can be considered context and others non-context. New 2016 development standards are recommended here, rather than specific emulation.
- 2) **Style Character :** At the north (88 Avenue) side, some flexibility in styles is recommended. In the 87A Avenue area (lots 3 - 7 inclusive), only "Traditional", "Neo-Traditional", and "Neo-Heritage" and compatible styles are recommended. At the south (165A Street) side, some style flexibility is justified.
- 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 suburban 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. Homes in the 87A Avenue and 165A Street areas should have grade oriented front entrances with no more than 3 risers up to the front door. Due to the steep up-sloping topography from 88 Avenue, the new homes will have garages at the basement level and will have requirements that stairs leading to the front door are concealed behind landscaping.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is an 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, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used at the north side of the site (88 Avenue) including cedar shingles, concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. In the other two character areas only cedar shingles and shake profile concrete roof tiles have been used. However, it is no longer common to restrict homeowners to cedar shakes (which have to be replaced three times over the lifetime of a home), or to concrete roof tiles which now have onerous seismic construction requirements. Also, asphalt shingles have improved significantly in appearance since the existing neighbouring homes were constructed. Lastly, we are long past the time where environmentally superior roof surface materials should be used. Therefore, 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 :** Roof slopes of 7:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range. Some exceptions permitted to achieve specific style objectives, such as reduced slope at a covered entry veranda or to ensure minimum roof slopes do not force ridge heights to exceed the maximum height in the zoning by-law or to cause unnecessary overshadowing of neighbouring lots. A provision should also be available for feature roof projections at lower slopes, subject to consultant determination that the low slope roof component adds architectural interest without detracting from integrity of the style form.

**Streetscape:** At the north side there are a variety of homes including 60 year old simple Bungalows and some 1990's stucco-clad Two-Storey homes. Homes are situated on lots of widely varied sizes, with varied landscaped standards ranging from modest to average. The 87A Street homes are of a consistent and obvious suburban-estate quality in Traditional and Neo-Traditional style forms worthy of emulation. Landscape standards are high in this area. South of the site homes are more varied in character and landscapes are considered to be of "average" quality.

## 2. Proposed Design Guidelines

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

- the new homes at the north (88 Avenue) side and the south can be of a variety of styles provided the home designs have high architectural integrity, as determined by the consultant. Homes on lots 3 - 7 inclusive are readily identifiable as one of the following styles: "Traditional", "Neo-Traditional", "Neo-Heritage", or highly compatible style as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2016 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)**

Strong relationship with neighbouring "context homes" in the 87A Avenue character area (affecting new lots 3 - 7 inclusive) Homes will therefore be in a compatible style range, including "Traditional", "Neo-Traditional", "Neo-Heritage" and compatible 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. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes. Also, new homes are to be situated so as to ensure a smooth transition in main floor elevations along the streetscape.

**Exterior Materials/Colours:**

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



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

- Roof Pitch:** Minimum 7:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.
- Roof Materials/Colours:** Shake profile concrete roof tiles, shake profile sphalt 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:** 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 40 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 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 30 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 15 shrubs of a minimum 3 gallon pot size, of which at least 15 shrubs are planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.
- Special regulations to ensure good massing transitions:** at no point on the front or flanking street wall face shall the height of any wall that is not broken by a roof or a deck, exceed a vertical height of 1 ½ storeys;
- at no point on the rear wall face shall the height of any wall that is not broken by a roof or a deck, exceed a vertical height of two storeys.
- dwellings situated on *lots 1 and 2* that slope steeply up to the rear shall be consistent with the following principles and design elements:

reduced exposure of the basement wall area at the front of the dwelling shall be achieved by adding fill and landscaping materials forward of basement wall areas that would otherwise be seen from the street, and such fill and landscaping shall be seamlessly transitioned between adjacent *lots*;

stairs leading from the driveway to the entrance porch shall be embedded in landscaping, by adding one or more landings and turns in the stair run, and by concealing stairs closest to the street with landscaping and / or planters;

at the front of the dwelling, the main floor shall be set back from the basement floor, or the upper floor shall be set back from the main floor, or both, so as to result in stepped back massing as determined by the *consultant*;

at no point on the front wall face shall the height of any wall that is not broken by a roof or front entrance porch / veranda, exceed a vertical height of 1 ½ storeys, except for feature areas not exceeding 33 percent of the width of the home providing said feature areas are integral to the massing design as determined by the *consultant*;

on down-sloping *lots* 3, 4, and 5 which front 87A Avenue, driveways shall slope up not more than two percent from the street to the front (south) face of the garage, and there shall be not more than three risers leading from the garage to the main floor, nor more than three risers leading from the front entrance sidewalk to the front entrance stoop; and

on up-sloping *lots* 6 and 7 which front 87A Avenue, driveways shall slope up not more than eight percent from the street to the front (south) face of the garage, and there shall be not more than five risers leading from the garage to the main floor, nor more than five risers leading from the front entrance sidewalk to the front entrance stoop.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** Sept. 27, 2016

**Reviewed and Approved by:**       **Date:** Sept. 27, 2016

**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

#105, 8277 129 St.  
 Surrey, British Columbia  
 V3W 0A6  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Mobile: (604) 240-0309  
 Email: mfadum@fadum.ca

**CLIENT**

COASTLAND ENGINEERING & SURVEYING LTD.

**FILE NO.**

**PROJECT TITLE**

16556 88 AVE.,  
 SURREY, B.C.

**REVISIONS:**

NO.	DATE	BY	REVISION
1	JUNE 18/16	MK	REVISED LOT LAYOUT

**SHEET TITLE**

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SGL

**SCALE**

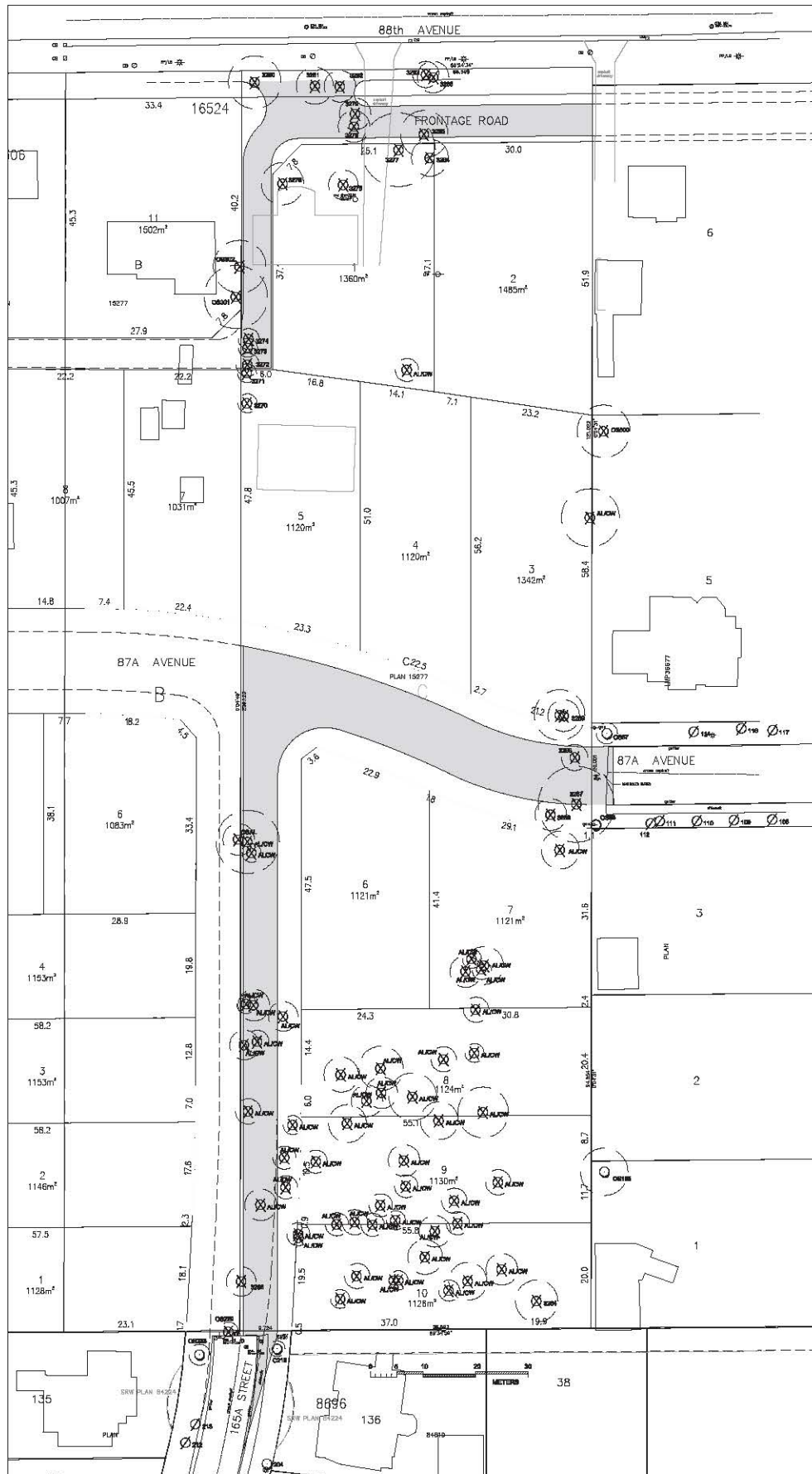
AS SHOWN

**DATE**

JUNE 9, 2015

**T-1**

SHEET 1 OF 2



**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- TREE RETAINED BUT NOT ASSESSED
- MINIMUM NO DISTURBANCE ZONE

**MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS**

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**FILE NO.**

**PROJECT TITLE**

16556 88 AVE.,  
 SURREY, B.C.

**REVISIONS:**

NO.	DATE	BY	REVISION
1	JUNE 18/16	MK	REVISED LOT LAYOUT

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO SURREY STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

**SHEET TITLE**

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**DRAWN**

SGL

**SCALE**

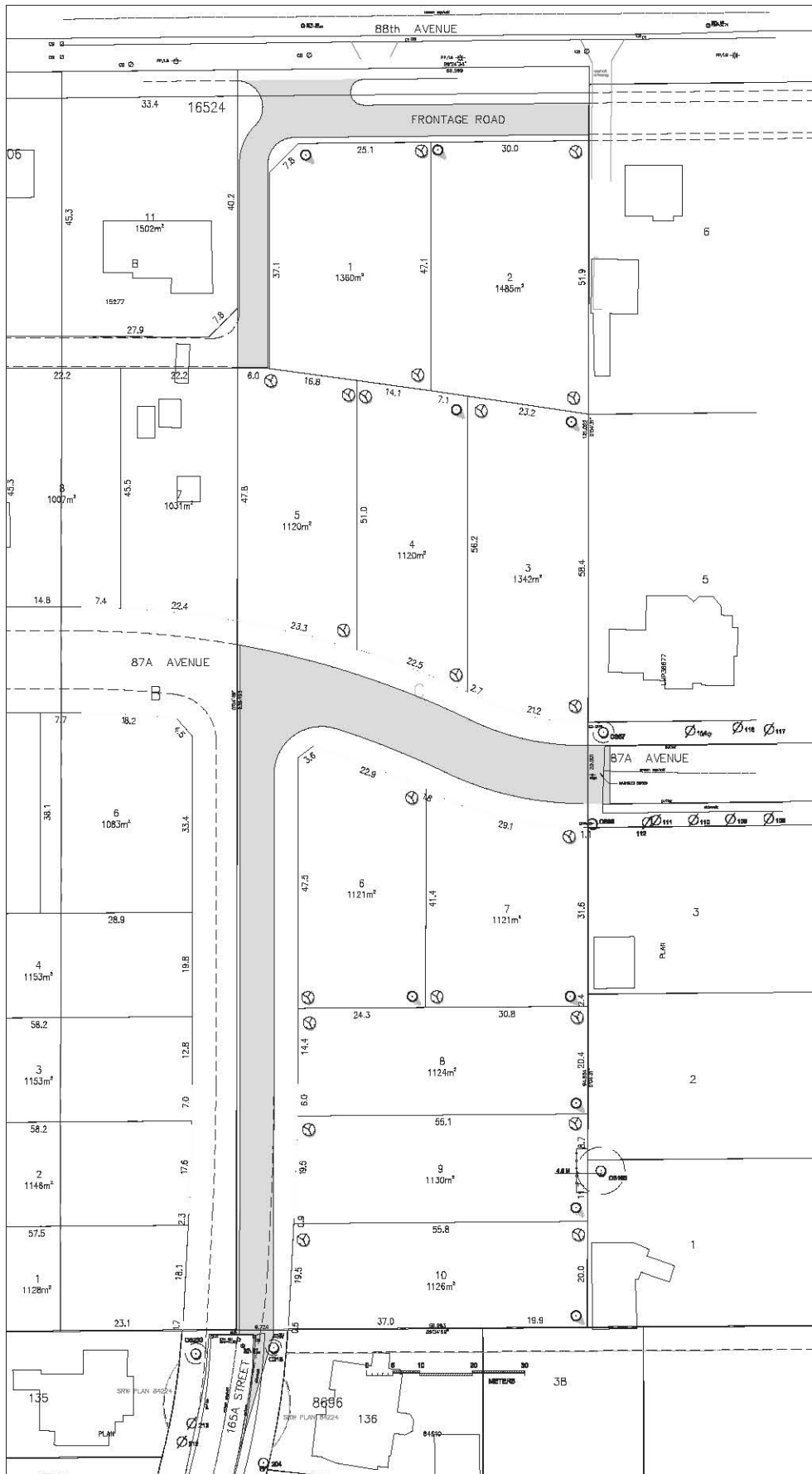
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**DATE**

JUNE 9, 2015

**T-2**

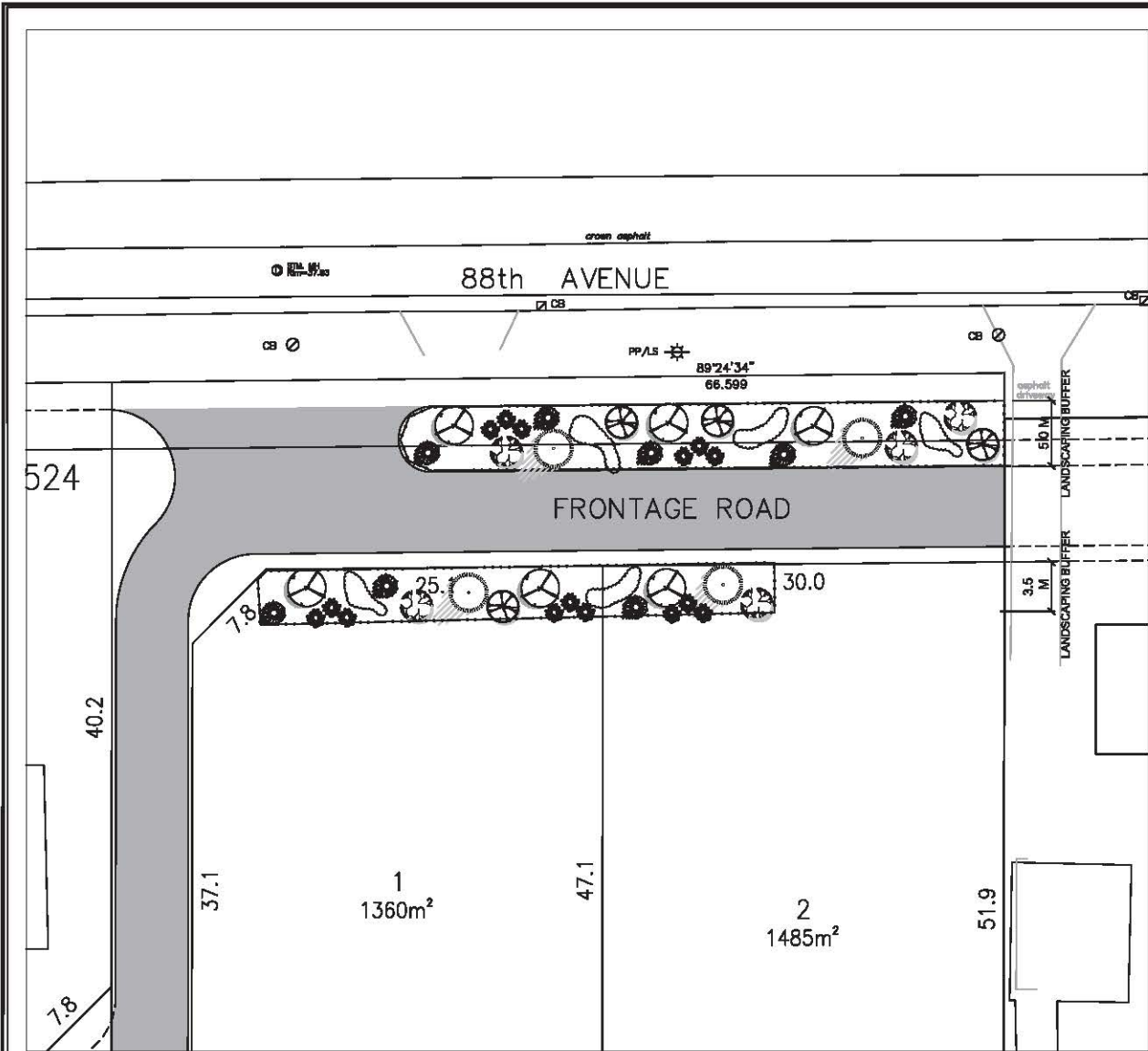
SHEET 2 OF 2



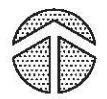
**LEGEND**

- TREE TO BE RETAINED
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)
- MINIMUM NO DISTURBANCE ZONE
- TREE RETAINED BUT NOT ASSESSED
- TREE PROTECTION FENCING





LEGEND			
SYMBOL	SPECIES	SIZE	QUANTITY
	RHODODENDRON "VULCAN"	#3 POT	19
	STEWARTIA	5 CM DIA. MINIMUM	7
	KATSURA	5 CM DIA. MINIMUM	6
	PAPERBARK MAPLE	5 CM DIA. MINIMUM	5
	SERBIANSPRUCE	3 M HT. MINIMUM	4
	VINE MAPLE	3 M HT. MINIMUM	9
	WILDFLOWER SEED MIX TO BE SOWED	-	7



STAMP	NO.	DATE	BY	REVISION

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

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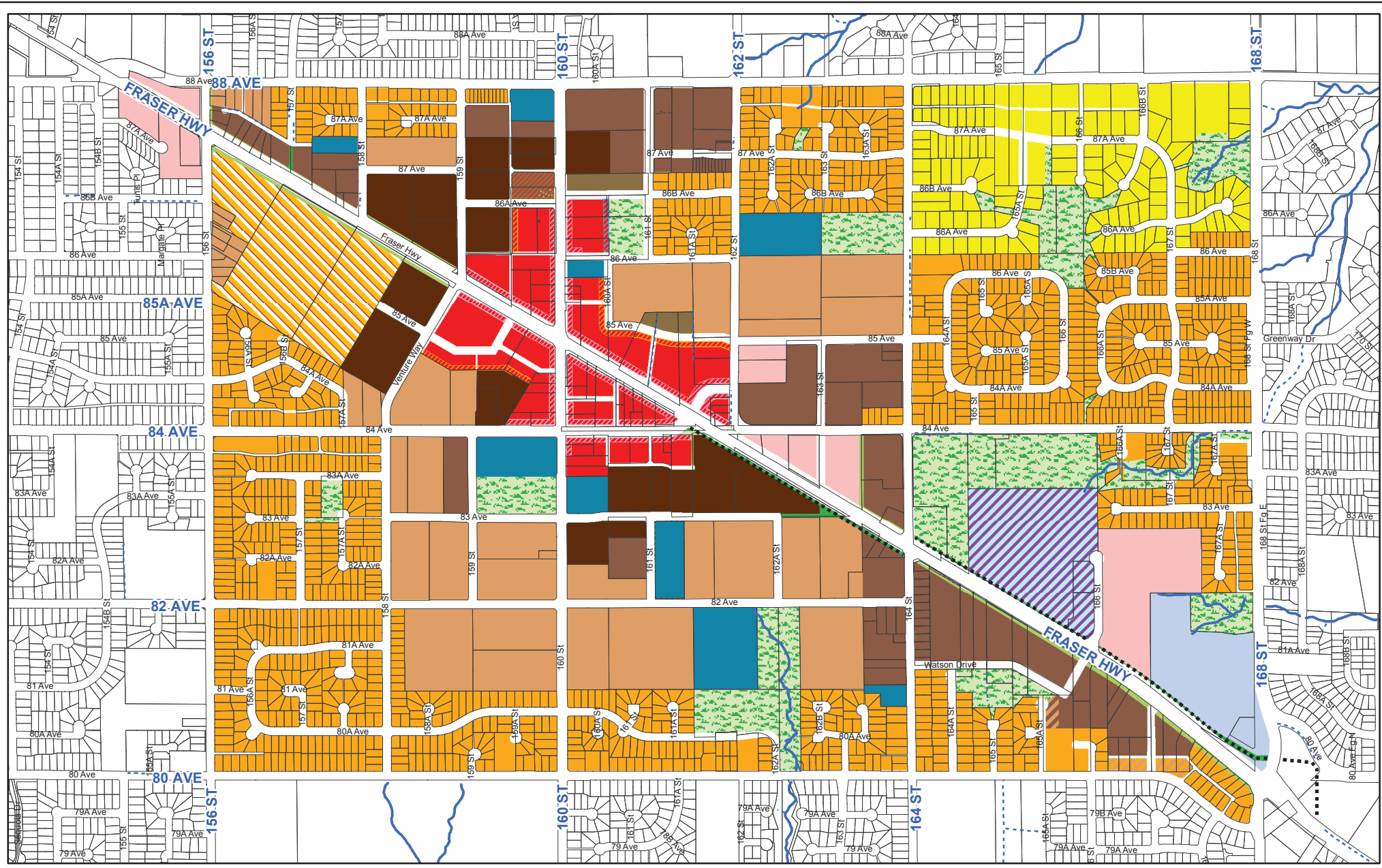
PROJECT TITLE  
**16556 88 AVENUE**  
**SURREY, B.C.**

SHEET TITLE  
**LANDSCAPE BUFFER PLAN**  
 CLIENT  
**COASTLAND ENGINEERING & SURVEYING LTD.**

DRAWN  
 SGL  
 SCALE  
 AS SHOWN  
 DATE  
 JUNE 8, 2016

**L-1**  
 SHEET 1 OF 1





Mixed Use 2.5 FAR 6 Storey Maximum	Apartment or Mixed Use 1.5 FAR 4 Storey Maximum	Low Density Townhouses In Duplex Form	Commercial 1.5 FAR	Parks & Linear Corridors
Commercial Frontage Required	Apartment 1.5 FAR 4 Storey Maximum	Low Density Townhouses or Single Family	Industrial	Multiuse Corridor/Landscape Buf
4 Storey Maximum	Apartment and Medium Density Townhouses	Single Family Urban	Institutional	Buffer Within Private Land
Residential Frontage Required 4 Storey Maximum	Medium Density Townhouses	Single Family Suburban	Institutional/Commercial	4m Wide Paved Path
Residential Frontage Required 4 Storey Maximum	Low Density Townhouses	Manufactured Homes	Tree Cluster - with preservation may permit up to 2.5 FAR, 6 Storey	

**FLEETWOOD TOWN CENTRE LAND USE PLAN STAGE 1**  
 City of Surrey Planning & Development Department



CITY OF SURREY

BYLAW NO. 18833

A bylaw to amend the provisions of "Surrey Official  
Community Plan Bylaw, 2013, No. 18020"

.....

The Council of the City of Surrey ENACTS AS FOLLOWS:

- 1. "Surrey Official Community Plan Bylaw, 2013, No. 18020" is amended as follows:
  - a. Land Use and Densities Section is amended in the Suburban designation by adding a sentence at the end of the second bullet as follows:
 

"For development sites that have portions both within and beyond 200 m of the ALR edge, the allowable density within each portion may be averaged over the entire site area, subject to compatibility with adjacent existing lot sizes."
- 2. This Bylaw shall be cited for all purposes as "Surrey Official Community Plan Bylaw, 2013, No. 18020, Text Amendment Bylaw, 2016, No. 18833"

PASSED FIRST READING on the    th day of    , 2016.

PASSED SECOND READING on the    th day of    , 2016.

PUBLIC HEARING HELD thereon on the    day of    , 2016.

PASSED THIRD READING on the    day of    , 2016.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the    th day of    , 2016.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

CITY OF SURREYBYLAW NO. \_\_\_\_\_

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

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

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

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Parcel Identifier: 010-081-488  
 Lot C Section 25 Township 2 Plan 15277 New Westminster District Part NE 1/4  
 16556 - 88 Avenue

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

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* on small *suburban lots*.

**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 *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *unit density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. For the purpose of subdivision, the *unit density* shall not exceed 10 *dwelling units* per hectare [4 u.p.a.].
3. For *building* construction within a *lot* where the *lot* is 1,394 square metres [15,000 sq. ft.] in area or less:
  - (a) The *floor area ratio* must not exceed 0.60 for the first 560 square metres [6,000 sq. ft.] of *lot* area and 0.35 for the remaining *lot* area in excess of 560 square metres [6,000 sq. ft.], provided that 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport;
  - (b) Notwithstanding Sub-section D.3.(a), the maximum allowable floor area is 465 square metres [5,000 sq. ft.];
  - (c) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following must be included in the calculation of *floor area ratio*:
    - i. Covered 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 minimum 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 [200 sq. ft.] on the *lot*.

4. For *building* construction within a *lot* where the *lot* is greater than 1,394 square metres [15,000 sq. ft.] in area
  - (a) 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*;
  - (b) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*.

**E. Lot Coverage**

1. For *lots* with a size of 1,394 square metres [15,000 sq.ft.] or less, the maximum *lot coverage* shall be 32% minus 2% for each additional 93 square metres [1,000 sq.ft.], or portion thereof, of *lot area* in excess of 1,120 square metres [12,000 sq.ft.].
2. For *lots* with a size greater than 1,394 square metres [15,000 sq.ft.], the maximum *lot coverage* shall be 25%

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Buildings</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	0.0 m.	0.0 m.	7.5 m. [25 ft.]

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 buildings: 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, 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 Sub-sections H.2(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 *dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except on *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

## I. Landscaping

1. 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) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
- (b) 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
- (c) 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>
1,120 sq. m. [12,000 sq.ft.]	20 metres [66 ft.]	30 metres [100 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 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. Subdivisions shall be subject to the applicable Surrey Development Cost charge Bylaw, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
8. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 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.

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\_\_ .

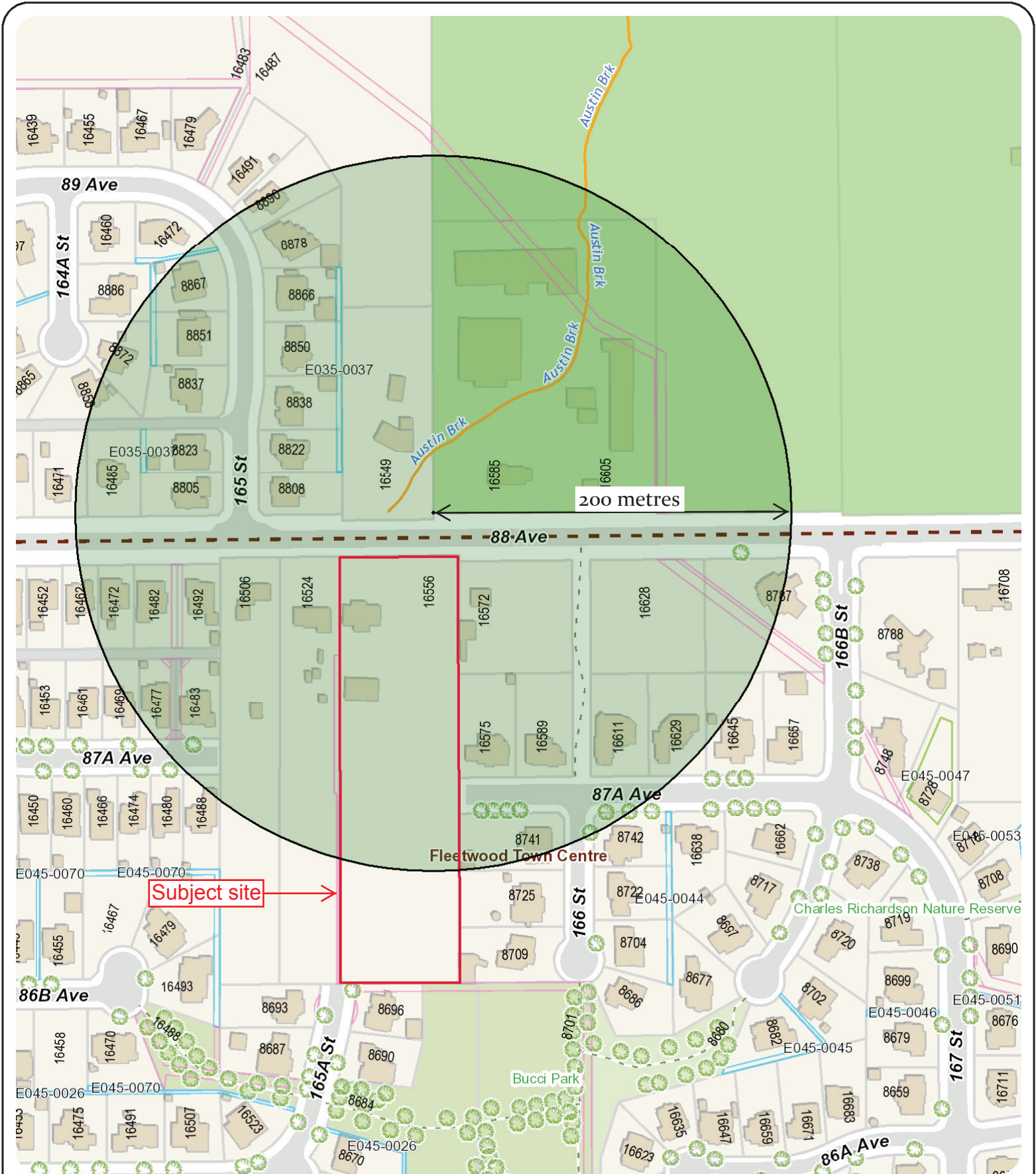
PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

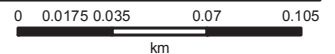


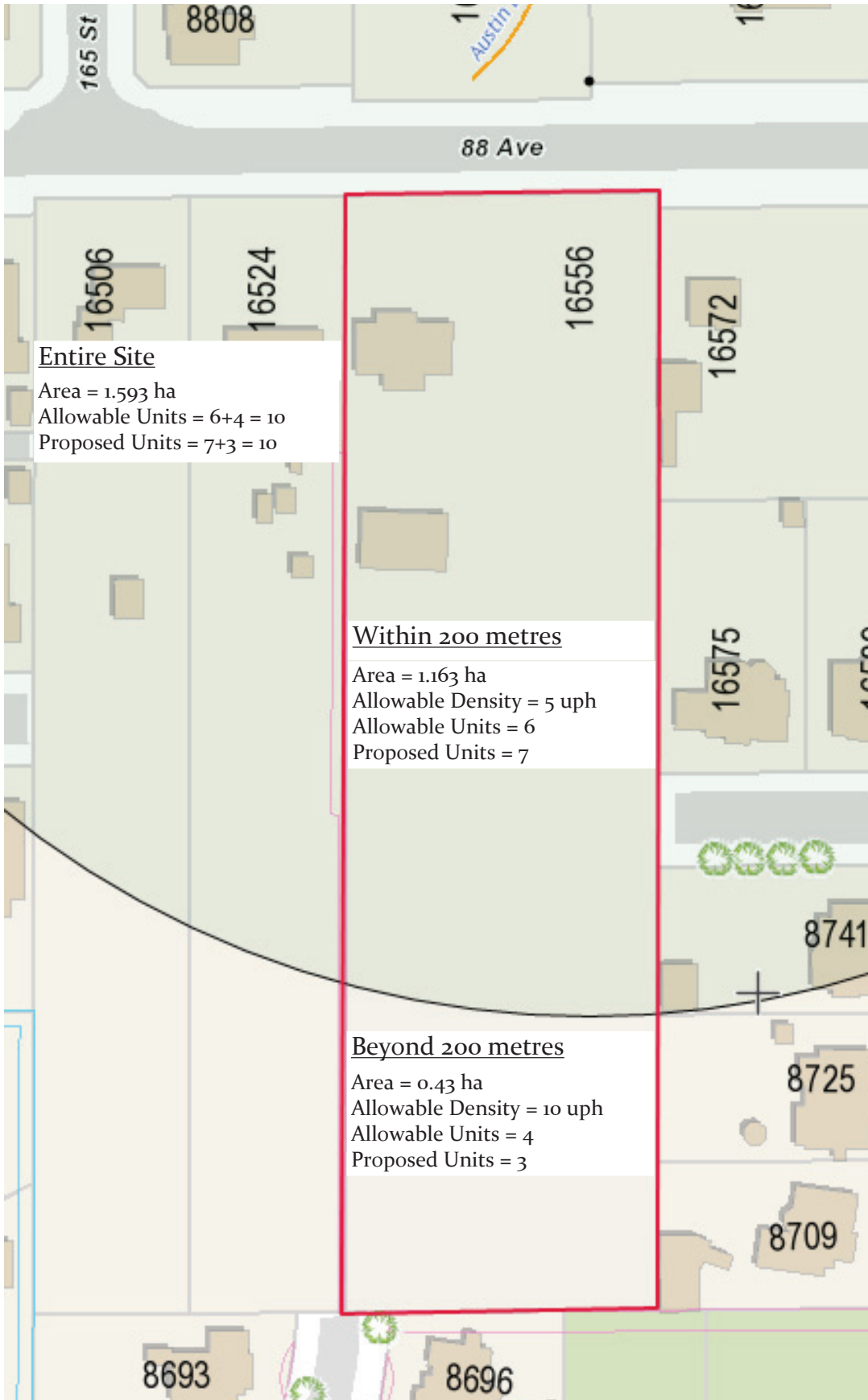


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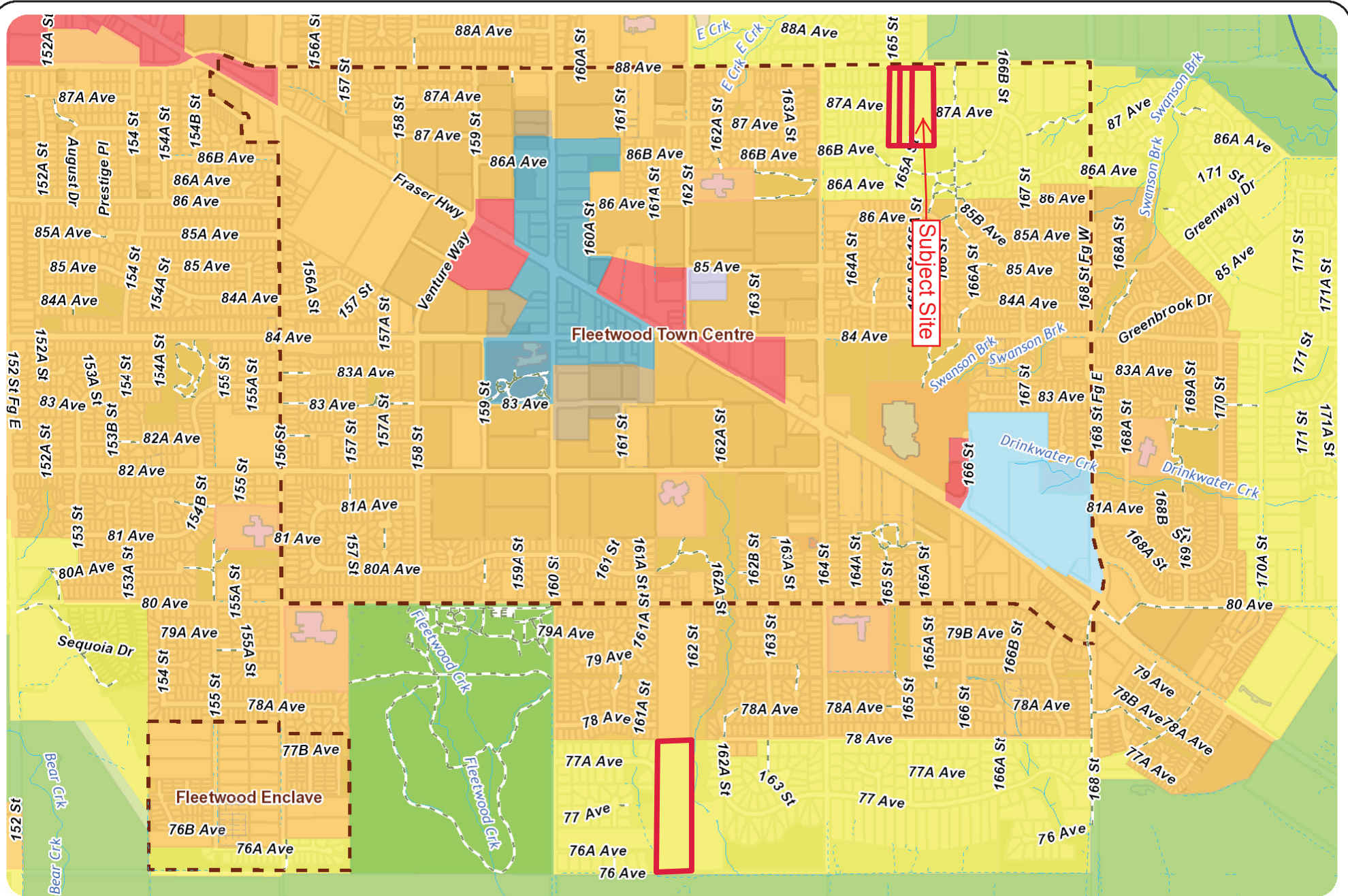
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Scale: 1:15,500

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