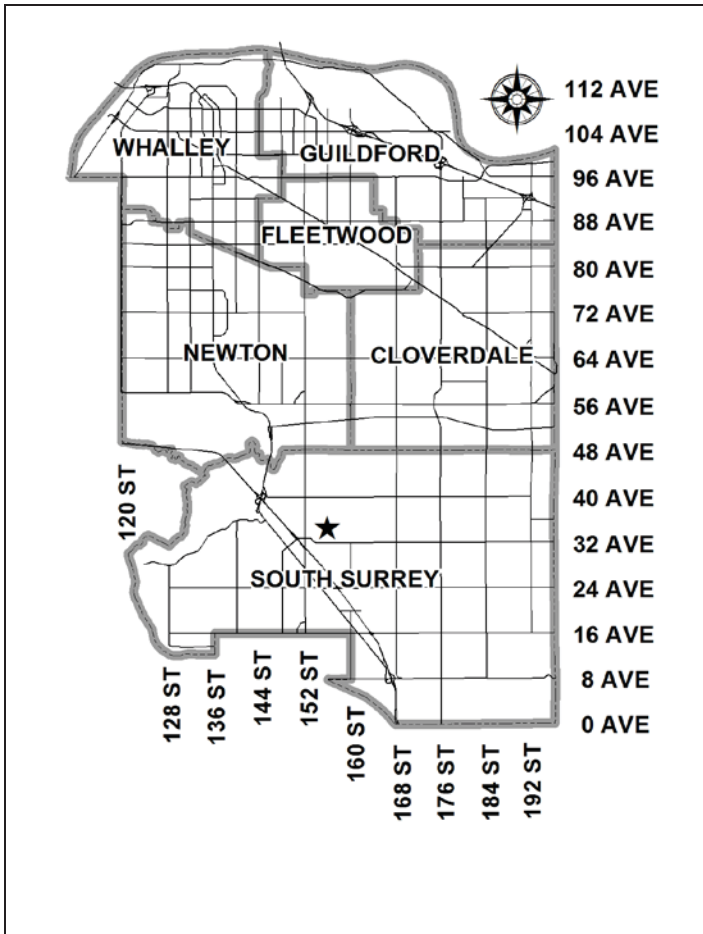


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0129-00

Planning Report Date: December 5, 2016

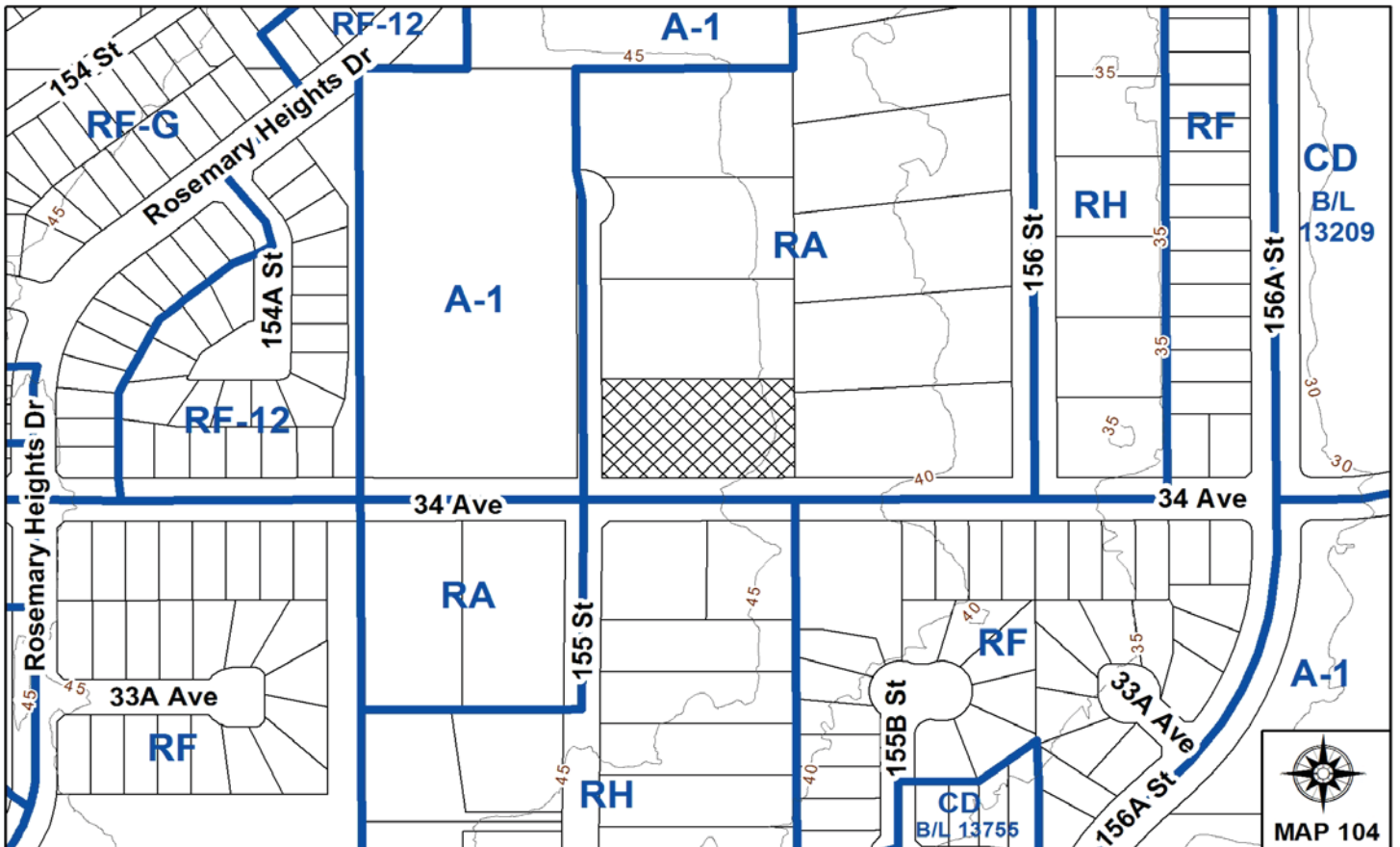


PROPOSAL:

- **OCP Amendment** from “Suburban” to “Urban”
- **NCP Amendment** from “Suburban ½ Acre Residential” to “Transitional Single Family Residential (5 u.p.a. max.)”
- **Rezoning** from RA to CD (based on RF)

to allow subdivision into four (4) single family residential lots.

LOCATION: 3412 - 155 Street
OWNER: Red Tree Creative Homes Inc.
ZONING: RA
OCP DESIGNATION: Suburban
NCP DESIGNATION: Suburban ½ Acre Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed Official Community Plan (OCP) amendment from “Suburban” to “Urban”.
- Proposed amendment to the Rosemary Heights Central Neighbourhood Concept Plan (NCP) from “Suburban ½ Acre Residential” to a new land use designation “Transitional Single Family Residential (5 u.p.a. max.)”.

RATIONALE OF RECOMMENDATION

- The subject property is located within the southern portion of an elongated pocket of suburban lands located along 155 Street and 156 Street between 33 Avenue and 37 Avenue in the Rosemary Heights Central NCP area. These suburban lands are comprised of a mix of one acre and half acre zoned lands.
- Under the OCP, the maximum net density permitted in “Suburban” designated areas is 4 units per acre (u.p.a.)/10 units per hectare (u.p.ha.). The applicant is proposing to amend the OCP from “Suburban” to “Urban” in order to permit a net density of 4.75 u.p.a./11.73 u.p.ha. to facilitate subdivision into four (4) single family lots.
- To accommodate the proposal, an amendment to the Rosemary Heights Central NCP is also required to redesignate the site from “Suburban ½ Acre Residential” to a new land use designation “Transitional Single Family Residential (5 u.p.a. max.)”.
- The proposal meets the objectives of the OCP policy on “Sensitive Infill”, which encourages infill development that is compatible with existing neighbourhoods. Specifically, the proposed development provides for oversized single family lots with areas of approximately 850 square metres (9,150 sq. ft.) each, which respects the suburban character of the area, while allowing for the gradual densification of this suburban pocket.
- Development is also proposed on a number of other existing properties located in the northern portion of this suburban pocket, in the vicinity of 36 Avenue and 156 Street, (Development Application Nos. 7914-0338-00, 7915-0002-00, 7915-0085-00 and 7916-0005-00). These development applications are pre-Council, and involve a similar OCP Amendment from “Suburban” to “Urban”, NCP Amendment from “Suburban ½ Acre Residential” to “Transitional Single Family Residential (5 u.p.a. max.)”, rezoning to CD and subdivision into larger RF type single family lots [Appendix IX].
- The applicant has agreed to provide a community benefit contribution of \$4,500 per lot in support of the proposed OCP Amendment from “Suburban” to “Urban”, in accordance with the provisions identified in the OCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by re-designating the subject site from Suburban to Urban and a date for Public Hearing be set [Appendix VII].
2. Council determine the opportunities for consultation with persons, organizations and authorities that are 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 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 finalized lot grading plan to the 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) registration of a Section 219 Restrictive Covenant for tree protection; and
 - (h) provision of a community benefit to satisfy the OCP Amendment Policy for Type 2 OCP amendment applications.
5. Council pass a resolution to amend the Rosemary Heights Central Neighbourhood Concept Plan (NCP) to re-designate the subject property from "Suburban ½ Acre Residential" to a new land-use designation "Transitional Single Family Residential (5 u.p.a. max.)", as illustrated in Appendix VIII, 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:**

2 Elementary students at Rosemary Heights Elementary School
 1 Secondary students at Earl Marriot 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 December, 2017.

Parks, Recreation & Culture: No objections.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and accessory structures.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North and East:	Single family residential	Suburban/ Suburban ½ Acre Residential	RA
South (Across 34 Avenue):	Single family residential	Suburban/ Suburban ½ Acre Residential	RH
West (Across 155 Street):	Blumsen Park	Urban/ Park/Open Space	A-1

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is located within the southern portion of an elongated pocket of suburban lands located along 155 Street and 156 Street between 33 Avenue and 37 Avenue in the Rosemary Heights Central NCP area. These suburban lands are comprised of a mix of one acre and half acre zoned lands.
- Under the OCP, the maximum net density permitted in “Suburban” designated areas is 4 units per acre (u.p.a.)/10 units per hectare (u.p.ha.). The applicant is proposing to amend the OCP from “Suburban” to “Urban” in order to permit a net density of 4.75 u.p.a./11.73 u.p.ha. to facilitate subdivision into four (4) single family lots.

- To accommodate the proposal, an amendment to the Rosemary Heights Central NCP is also required to redesignate the site from “Suburban ½ Acre Residential” to a new land use designation “Transitional Single Family Residential (5 u.p.a. max.)”.
- The proposal meets the objectives of the OCP policy on “Sensitive Infill”, which encourages infill development that is compatible with existing neighbourhoods. Specifically, the proposed development provides for oversized single family lots with areas of approximately 850 square metres (9,150 sq. ft.) each, which respects the suburban character of the area, while allowing for the gradual densification of this suburban pocket.
- Development is also proposed on a number of other existing properties located in the northern portion of this suburban pocket, in the vicinity of 36 Avenue and 156 Street, (Development Application Nos. 7914-0338-00, 7915-0002-00, 7915-0085-00 and 7916-0005-00). These development applications are pre-Council, and involve a similar OCP Amendment from “Suburban” to “Urban”, NCP Amendment from “Suburban ½ Acre Residential” to “Transitional Single Family Residential (5 u.p.a. max.)”, rezoning to CD and subdivision into larger RF type single family lots [Appendix IX].
- The applicant has agreed to provide a community benefit contribution of \$4,500 per lot in support of the proposed OCP Amendment from “Suburban” to “Urban”, in accordance with the provisions identified in the OCP.
- The applicant has consulted with the adjacent easterly property owners and received general support for the proposed changes to the road network in the Rosemary Heights Central NCP which includes providing 12.5 metres (41 ft.) of dedication for a future north-south road (155A Street). The new road will provide legal frontage for proposed Lot 2 and enables the adjacent property at 3415 – 156 Street the opportunity to redevelop in future.
- In addition, the existing hedge along the west lot line of 3415 – 156 Street and 3439 – 156 Street will be retained and will provide a suitable landscape buffer from the proposed single family subdivision and future 155A Street.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is roughly 1 acre (0.405 hectare) in area and located on the east side of 155 Street just north of 34 Avenue. The property is zoned “One-Acre Residential Zone (RA)” and currently occupied by a single family residential dwelling as well as accessory buildings.
- The property is designated “Suburban” in the Official Community Plan (OCP) and “Suburban ½ Acre Residential” in the Rosemary Heights Central Neighbourhood Concept Plan (NCP).

Current Proposal

- The applicant proposes an OCP Amendment from “Suburban” to “Urban” [Appendix VII], an amendment to the Rosemary Heights Central NCP from “Suburban ½ Acre Residential” to “Transitional Single Family Residential (5 u.p.a. max.)” [Appendix VIII] as well as rezoning from “One-Acre Residential Zone (RA)” to “Comprehensive Development Zone (CD)” in order to permit subdivision into four single family lots.
- The CD Zone is based upon the “Single Family Residential Zone (RF)” with oversized lots that range in area from 849 square metres (9,138 sq. ft.) to 855 square metres (9,203 sq. ft.). All the lots will conform to the minimum requirements of the RF Zone in terms of width, depth and area.
- The proposed subdivision has an overall net density of 4.75 u.p.a. (11.73 u.p.ha.).
- The applicant is proposing to dedicate 1 metre (3 ft.) of land on 155 Street and 12.5 metres (41 ft.) to facilitate the future 155A Street which provides legal frontage for proposed Lot 2 as well as allows the adjacent property at 3415 – 156 Street the opportunity to redevelop in future.

Proposed CD By-law

- The proposed CD By-law [Appendix X] is based upon the “Single Family Residential Zone (RF)” with modifications to the density, minimum setback and subdivision requirements. The modifications are noted in the table below:

By-law Comparison	RF Zone	Proposed CD Zone
Density	14.8 u.p.ha./6 u.p.a. where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000	12.4 u.p.ha./5 u.p.a. where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000
Setbacks	<u>Principal Building</u> Side = 1.8 m. (6 ft.) Side (Flanking) = 3.6 m. (12 ft.)	<u>Principal Building</u> Side = 2.4 m. (8 ft.) Side (Flanking) = 4.8 m. (16 ft.)
Subdivision Requirements	Minimum lot width of 15 metres (50 ft.) Minimum lot depth of 28 metres (90 ft.) Minimum lot size of 560 square metres (6,000 sq. ft.)	Minimum lot width of 23 metres (75 ft.) Minimum lot depth of 36 metres (118 ft.) Minimum lot size of 840 square metres (9,040 sq. ft.)

- All other aspects of the proposed CD By-law comply with the provisions of the RF Zone.

- The proposed subdivision into four (4) single family RF-type lots will result in an overall net density of 4.75 u.p.a. (11.73 u.p.ha.) which is within the density range of the “Transitional Single Family Residential (5 u.p.a. max.)” designation in the Rosemary Heights Central NCP.
- The minimum side yard setbacks in the CD Zone are greater than those in the RF Zone to ensure the future single family dwellings constructed on the newly created lots better reflect the transitional nature of the proposed lots.
- The minimum subdivision requirements prescribed in the CD By-law reflect the proposed lot width, depth and area, as shown on the current layout, and ensure that larger RF type lots are created to provide for a transition in lot sizes between the suburban lands and the surrounding urban lands.

Building Design Guidelines and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. to prepare a Character Study and Building Design Guidelines for the subject property to maintain consistency with existing single family dwellings in the surrounding neighbourhood.
- The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. The study found that the majority of existing older suburban homes within the surrounding area do not provide an appropriate context for future re-development. As such, the Building Design Guidelines for the subject property reflect updated design standards common for modern RF-type lots [Appendix V].
- The preliminary Lot Grading Plan prepared by Hub Engineering Inc. was reviewed by City staff and considered generally acceptable. The Lot Grading Plan indicates that a minimal amount of fill is proposed in order to achieve in-ground basements.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Ash	3	0	3
Cherry	2	2	0
Ginkgo	1	1	0
Variegated Holly	1	1	0

Tree Species	Existing	Remove	Retain
Japanese Snowbell	1	0	1
Katsura	3	0	3
Magnolia	2	2	0
Crimson King Maple	3	1	2
Trident Maple	1	1	0
Pin Oak	2	2	0
Purple Leaf Plum	1	1	0
Staghorn	1	1	0
Walnut	1	1	0
Coniferous Trees			
Dawn Redwood	1	1	0
Total (excluding Alder and Cottonwood Trees)	23	14	9
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		12	
Total Retained and Replacement Trees		21	
Contribution to the Green City Fund		\$6,400	

- The Arborist Assessment states that there are a total of twenty-three (23) protected trees on the site. It was determined that nine (9) trees could be retained as part of this development proposal. The proposed tree retention on site was assessed taking into account the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of twenty-eight (28) replacement trees on the site. Given that only twelve (12) replacement trees can be accommodated on the site (based on an average of three [3] trees per lot), the deficit of sixteen (16) replacement trees will require a cash-in-lieu payment of \$6,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of nine (9) trees are proposed to be retained or replaced on the site with a contribution of \$6,400 to the Green City Fund.

PRE-NOTIFICATION

One combined pre-notification letter was originally mailed to adjacent property owners on February 2, 2016 for the following development applications:

- File No. 7914-0338-00 (15557 – 36 Avenue)
- File No. 7915-0002-00 (3581 – 156 Street)
- File No. 7915-0085-00 (15558 – 36 Avenue)
- File No. 7915-0129-00 (3415 – 155 Street)
- File No. 7916-0005-00 (3624 – 156 Street)

Each development application proposes to amend the OCP from “Suburban” to “Urban”, amend the Rosemary Heights Central NCP from “Suburban ½ Acre Residential” to “Transitional Single Family Residential (5 u.p.a. max.)”, to rezone to CD (based on RF) and to subdivide into oversized RF single family lots. With the exception of the subject property, all remaining applications are pre-Council but are expected to proceed to Council shortly. Although the applications all have similar features, the subject proposal is distinct and separate from the remainder of the applications by the existing cul-de-sac on 156 Street providing a barrier.

An updated pre-notification letter for the subject property (File No. 7915-0129-00) was sent out on November 8, 2016 and notified adjacent property owners the applicant was amending the proposal to subdivide from one (1) to four (4) single family lots. The applicant also installed a Development Proposal Sign on the subject property on January 26, 2016.

In response to the original pre-notification letter for the five development applications above, staff received the following responses from adjacent property owners:

- One resident indicated support for the proposed development applications given that they will improve sidewalks and street lights which benefit child safety when walking to/from school as well as the safety of residents walking along 36 Avenue, north of 156 Street.
- Eight residents expressed concerns about increased densification and non-suburban lot types.

(The applicant proposes to create larger RF-type urban lots that area intended to respect the suburban character of the surrounding neighbourhood. The subject property is located at the edge of the neighbourhood adjacent Blumsen Park while the surrounding area is comprised largely of suburban lots. A number of urban sized lots have been development in the area, including to the west adjacent 34 Avenue and Rosemary Heights Drive as well as to the east and southeast adjacent 156A Street and 34 Avenue.)

- Five residents expressed concerns about potential overcrowding in local schools.

(The School District has recently completed new classroom additions at Rosemary Heights Elementary School. At present, enrollment growth is slowing down within this elementary catchment. In addition, a new secondary school is planned for the Grandview area which is expected to open in 2020. Until then, the School District will continue to work with the City and provincial government to adjust capital plans to request additional class space thereby meeting local demand.)

- Four residents expressed concerns about disruption, greater noise and increased truck traffic in the surrounding neighbourhood during construction.

(The applicant has indicated that trucks will access the site only to grade and backfill. This work is estimated to commence early in the servicing process and last for two weeks. The contractors will follow City by-laws in terms of hours of operation and noise generated by activities on site.)

- Five residents expressed concerns about the lack of parkland or green space to accommodate increased densification within the surrounding neighbourhood.

(The subject property is located in close proximity to many existing parks and is located directly adjacent to Blumsen Park, within walking distance of Morgan Creek Park at 3302 – 156A Street and readily accessed by pathway systems located in Rosemary Heights Park.)

- Six residents expressed concerns that increased density would result in higher vehicle traffic, replacing cul-de-sacs with through roads and vehicles short cutting through the surrounding neighbourhood.

(The applicant is proposing to develop four single family lots. Any potential increase in vehicle traffic should be dispersed north, west and east on 34 Avenue to 152 Street, a full-movement intersection, or east and south along 156A Street to 32 Avenue, a full-movement intersection.

In addition, there are no plans as part of this proposal to connect any of the existing cul-de-sacs and thus the traffic pattern in the area should be similar to current conditions.)

- One resident expressed support for multi-family developments adjacent to Blumsen Park.

(A multi-family development would require amending the OCP and Rosemary Heights Central NCP to permit densities beyond those currently proposed and would not be consistent with the suburban character of the surrounding neighbourhood.)

- Two residents expressed concerns about child safety walking to/from school.

(The applicant is required to construct or upgrade the sidewalk along all proposed road frontages to municipal standards. This improvement should increase safety for school age children in the surrounding neighbourhood).

- Six residents expressed concerns about on-site tree retention.

(The existing trees located on the site are largely within the future road dedication or building envelope. As such, increased tree retention is extremely challenging. However, the applicant is proposing to retain nine (9) City boulevard trees, plant an additional twelve (12) trees on site (averaging three [3] trees per lot) as well as provide a contribution to address the shortfall in tree replacement.)

- Three residents expressed concerns that the increased density would place additional pressure on existing municipal services.

(The proposal will not impact the functioning of municipal services. Further, as part of the proposal, the applicant will be required to upgrade existing services along all road frontages and provide individual service connections for each lot, in accordance with municipal standards.)

- Four residents expressed concerns about potential increases in crime rates.

(The proposed single family dwellings will allow for provide greater community surveillance by allowing for active rooms and/or active space within the front/rear yard setback area which promote “eyes-on-the-street”.)

- One resident expressed concern about potential grade changes and backyard privacy.

(The lot grading plan indicates minimal amounts of fill are proposed on the site and, in general, the proposed grading will either meet or reduce existing grades which should address any future massing issues and privacy concerns. In addition, the applicant is proposing to retain an existing tall cedar hedge along the east side of 155A Street in order to provide additional privacy between the subject property and the property at 3415 – 156 Street.)

PUBLIC INFORMATION MEETING (MARCH 8, 2016)

- A public information meeting was held on March 8, 2016 in order to obtain input from adjacent residents with regard to the proposed single family development. The applicant estimates that seventy (70) residents attended the meeting and forty-two (42) residents provided feedback in the form of comment sheets. In addition to the concerns previously expressed in response to pre-notification letters and the Development Proposal Sign (see section above), residents who attended the meeting provided the following comments:

Support (23 Residents)

- The development will provide sidewalks and street lights which increase safety;
- Smaller lots increase the overall density and contribute to a sense of community;
- The development will increase property values in the surrounding neighbourhood;
- The development provides more housing choice for younger families; and
- The development encourages greater affordability by providing more housing options.

Opposition (14 Residents)

- The applicant proposes a higher density than permitted in the approved OCP/NCP;
- The proposed higher density does not reflect the character of the neighbourhood;
- The proposal could result in removal of cul-de-sacs and traffic calming measures;
- The proposal will increase vehicle traffic, create on-street parking issues, allow cars to short-cut through residential areas and creates public safety concerns;
- The proposal will negatively impact quality of life and neighbourhood character;
- Additional single family properties will increase overall noise levels;
- The proposal will result in secondary suites and/or rental suites;
- The proposal further contributes to overcrowding in local schools;
- The proposal removes additional green space and contributes to loss of wildlife habitat;
- The proposal will remove existing trees on site; and
- The proposal will contribute to higher crime rates.

Additional comments that were received included concerns about higher taxes, increased property values, quality of life and the loss of a quiet neighbourhood.

Neutral with Concerns (5 Residents)

- Increased vehicle traffic and congestion resulting from school pick-up/drop-off;
- The proposed higher density will result in additional pressure on the intersection at 32 Avenue and 152 Street;
- The proposal should retain existing cul-de-sacs;
- The proposal should include traffic calming measures;
- The proposal will result in increased pressure on existing municipal infrastructure;
- The proposal should maximize tree preservation;
- The proposal further contributes to overcrowding in local schools;

(The comments that were received from the Public Information Meeting are consistent with the previous comments that were provided by adjacent property owners in response to pre-notification. Refer to the previous section for staff responses to these comments.)

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 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.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 22, 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject property is located within the Rosemary Heights Central Neighbourhood Concept Plan (NCP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The future single family dwellings may include secondary suites which provide for greater housing choice within the Rosemary Heights Central NCP. • The backyards are available for private gardens or green space.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal includes low-impact development standards (LIDS) in the form of: [1] roof downspout disconnections. • The applicant is proposing to reduce the amount of impervious area, retain several City boulevard trees and provide a total of twelve (12) replacement trees on-site (averaging 3 trees per lot). • The proposed dwellings have access to recycling and organic waste disposal.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Community surveillance is promoted through single family dwellings that provide more active space in the front yard and “eyes-on-the-street”.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The applicant has discussed the proposal and received general support from the adjacent easterly property owner at 3415 – 156 Street. • The applicant conducted a Public Information Meeting on March 8, 2016 in order to engage adjacent property owners and community stakeholders in the planning process.

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.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	OCP Re-designation Map
Appendix VIII.	NCP Re-designation Map
Appendix IX.	Map of In-stream Development Applications in the Local Area
Appendix X.	Proposed CD By-law

Original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

MRJ/dk

Information for City Clerk

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

1. (a) Agent: Name: Baljit Johal
Mortise Construction
Address: 12639 - 80 Avenue, Suite #207
Surrey, B.C. V3W 3A6

2. Properties involved in the Application
 - (a) Civic Address: 3412 - 155 Street

 - (b) Civic Address: 3412 - 155 Street
Owner: Red Tree Creative Homes Inc.
PID: 017-211-913
Lot 4 Section 26 Township New Westminster District Plan 88363

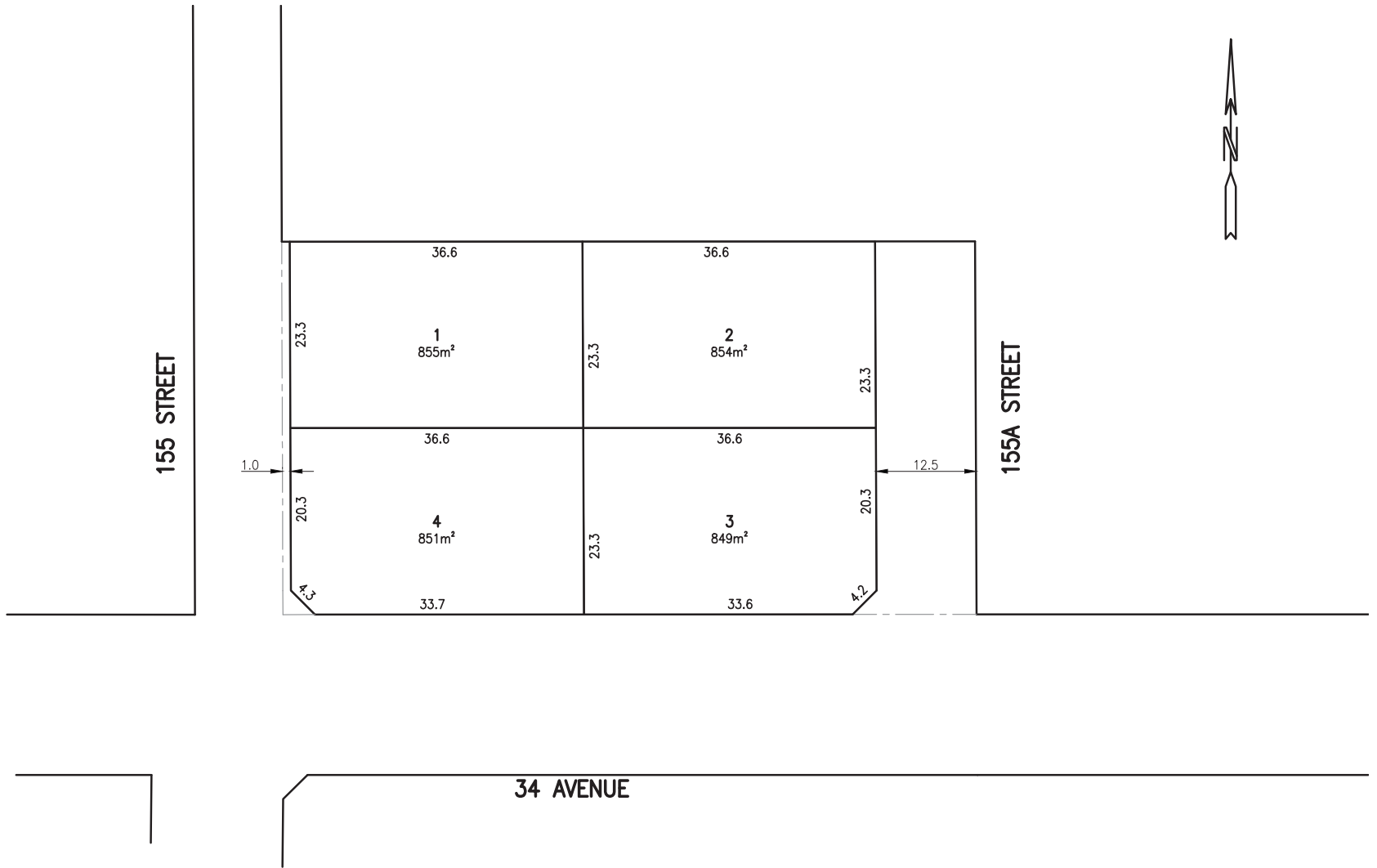
3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to amend the Official Community Plan to re-designate the property.

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

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RF)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.0 ac.
Hectares	0.4047 ha.
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	23.3 metres
Range of lot areas (square metres)	849 sq. m. to 855 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4 u.p.a./9.88 u.p.ha.
Lots/Hectare & Lots/Acre (Net)	4.75 u.p.a./11.73 u.p.ha.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	34%
Estimated Road, Lane & Driveway Coverage	N/A
Total Site Coverage	N/A
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



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CLIENT:		PROJECT: 3412 155 STREET			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	15025	DATE:	OCT 2016	LEGAL:	
		SCALE:	1:500	MUNICIPAL PROJECT No:	15-0129-00
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
Engineering and Development Consultants



101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: November 30, 2016 **PROJECT FILE: 7815-0129-00**

**RE: Engineering Requirements
Location: 3412 155 Street**

OCP AMENDMENT/NCP AMENDMENT/ALR EXCLUSION

There are no engineering requirements relative to the OCP Amendment/NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.0 metre fronting 155 Street for a 12 m local road.
- dedicate 3.0-m x 3.0m corner cut at the intersection of 155 Street and 34 Avenue and 155A Street and 34 Avenue.
- dedicate 12.5 metres for 155A Street for an ultimate 17 m local road.
- provide 0.5m ROWs fronting 155 Street 155A Street and 34 Avenue.

Works and Services

- construct the east side of 155 Street to a modified local standard.
- construct 155A Street to a local half road standard.
- construct a 1.8 metre sidewalk fronting 34 Avenue.
- construct water mains, sanitary sewers and drainage infrastructure to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

LR₁

NOTE: Detailed Land Development Engineering Review available on file



Thursday, November 24, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0129 00

SUMMARY

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

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2016 Enrolment/School Capacity

Rosemary Heights Elementary	
Enrolment (K/1-7):	50 K + 496
Capacity (K/1-7):	160 K + 350
Earl Marriott Secondary	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

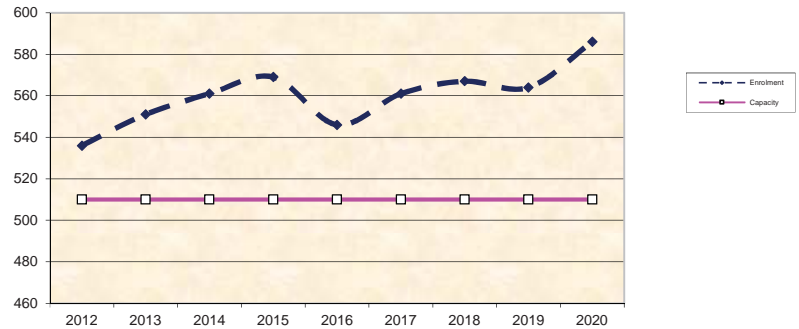
School Enrolment Projections and Planning Update:

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

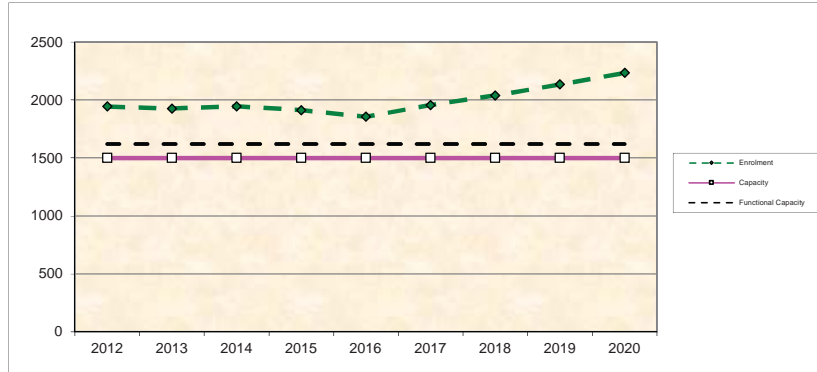
Rosemary Heights opened in September 2008, relieving overcrowding at Morgan Elementary. The school reached capacity in 2010 and there are four modular classrooms on-site. The school district recently completed 2 classroom addition to Rosemary and 4 classrooms at Morgan. Enrolment growth recently started to taper in this catchment however, with the infill occurring to the east and south of the school site and the potential for other large development applications in the catchment, enrolment pressures will grow in the coming years and may require additional capital investments. The District has purchased land for a new secondary school in the Grandview area, adjoining the City's aquatic centre property, and capital project approval has been granted for the construction of a new 1,500 student secondary school on this site (likely opening 2020).

Surrey is a rapidly growing urban centre and as NCPs build out and densities increase the school district is concerned that capital investment approvals will not be available in a timely manner to support this local growth. Approved NCP densities are the basis on which school sites and capital projects are requested and higher than projected densities create a capital planning challenge and increase enrolment pressures. As required, the school district will continue to work with the City and Province to adjust our capital plans to request additional school spaces and land to meet local demands.

Rosemary 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: 7915-0129-00
Project Location: 3412 - 155 Street, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located within an old (1990's) rural/suburban development area. There are variety of zonings including the A-1 zoned parcel the west (current use is public park), large RA zoned properties to the north, east, and southwest, two RH properties due south, and RF zone properties to the southeast.

Most homes are large Two Storey type homes, only two of which are considered "context homes". There is also an estate sized Bungalow. Most homes are clad in stucco and have cedar shingle roofs. Landscapes range from "average old suburban to high quality old suburban.

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

- 1) **Context Homes:** With the exception of two homes (15538 - 24 Avenue and 3382 - 155 Street which could be considered context homes), the housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2015 RF zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character :** Most neighbouring homes can be classified as old suburban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. The two context homes referred to above can be considered to be "Traditional" and "Neo-Traditional" styles. Note that style range is not specifically restricted in the building scheme.
- 3) **Home Types :** Home types include Two-Storey and Bungalow. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.

- 4) **Massing Designs** : Massing designs should meet new standards for RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design** : Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding** : This is a South Surrey area in which new homes are all "high value", 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 range of roof surfacing materials have been used in this area including cedar shingles (clearly dominant) and asphalt shingles. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, new environmentally sustainable roof products that have a strong shake profile, and membrane materials where required on feature roofs at slopes less than 3:12.
- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF bylaw. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

Streetscape: West of the site is a public park containing large open sodded fields, multiple paved pathways and dense stands of coniferous and deciduous trees. North and east of the site are large two storey homes of varying architectural quality situated on large RA zoned parcels. South of the site, lots are in a variety of sizes (variety of zonings). With the exception of two homes (15538 - 24 Ave. and 3382 - 155 Street) most homes in this neighbourhood are not considered to have context quality designs. Landscaping standards along the streetscape range from "average old suburban" to "above average old suburban" featuring numerous mature shrubs and trees.

2. Proposed Design Guidelines

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

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: “Traditional” (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style, and styles which are internally consistent, are compatible with other homes, and which exhibit a high level of architectural integrity as determined by the consultant.
- a new single family dwelling *constructed* on any *lot* meets year 2015's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are two homes in this area (15538 - 24 Avenue and 3782 - 155 Street) that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2015) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RF zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

Exterior Materials/Colours:

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

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours 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 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.
- Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code.
- In-ground basements:** 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 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 15 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** Sept. 17, 2016

Reviewed and Approved by:



Date: Sept. 17, 2016

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 15-0129-00


Address: 3412 - 155 Street, Surrey

Registered Arborist: Vanessa Melney

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)	23
Protected Trees to be Removed	14
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	9
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 14 X two (2) = 28 	28
Replacement Trees Proposed	12
Replacement Trees in Deficit	16
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

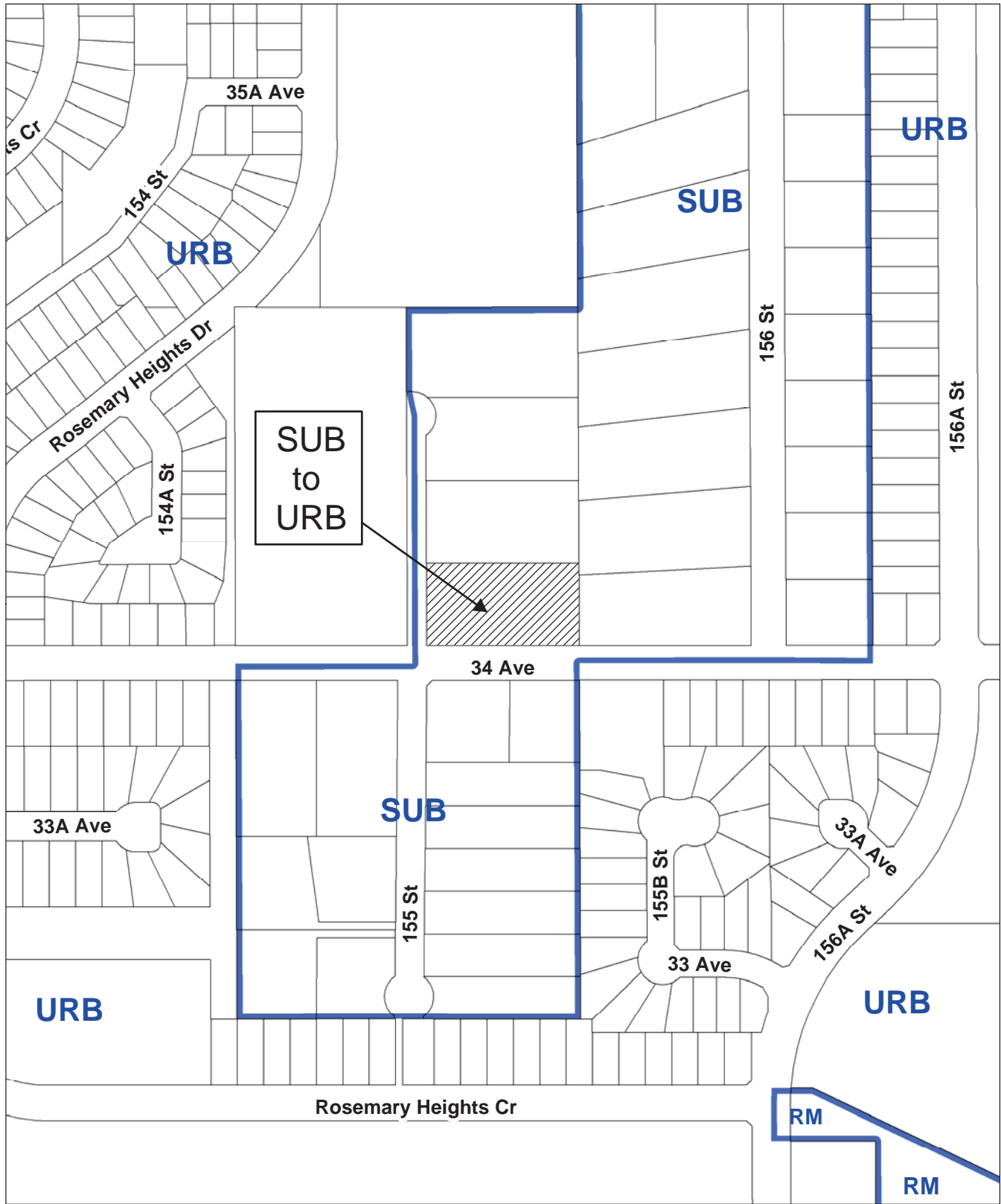
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

<p>Signature of Arborist: </p>	<p>Date: October 19, 2016</p>
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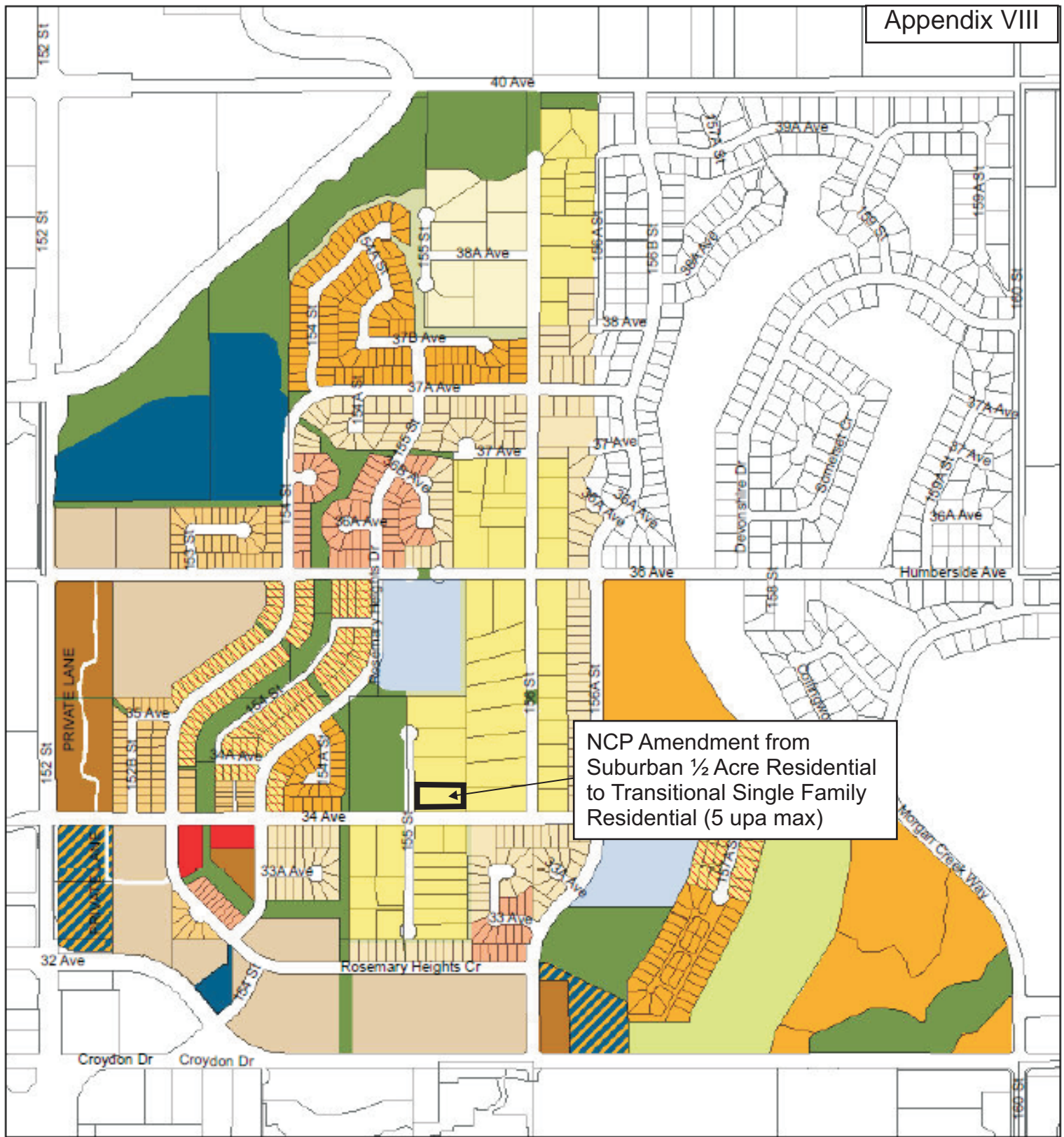
Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





OCP Amendment 7915-0129-00
Proposed amendment from Suburban to Urban





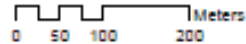
NCP Amendment from Suburban 1/2 Acre Residential to Transitional Single Family Residential (5 upa max)

- | | | |
|-------------------------------------|--|---------------------------|
| Suburban 1 Acre Residential | Single Family Small Lot | Institutional Residential |
| Suburban 1/2 Acre Residential | Townhouses | Buffer/Park / Open Space |
| Single Family Residential | Garden Apartments (3-Storeys) | Elementary School |
| Compact Single Family Residential | Neighbourhood Commercial | Pond |
| Clustering at Single Family Density | Institutional (Religious, College, Library, Fire Hall, etc.) | Golf Course |
| Compact Single Family/Cluster | | |

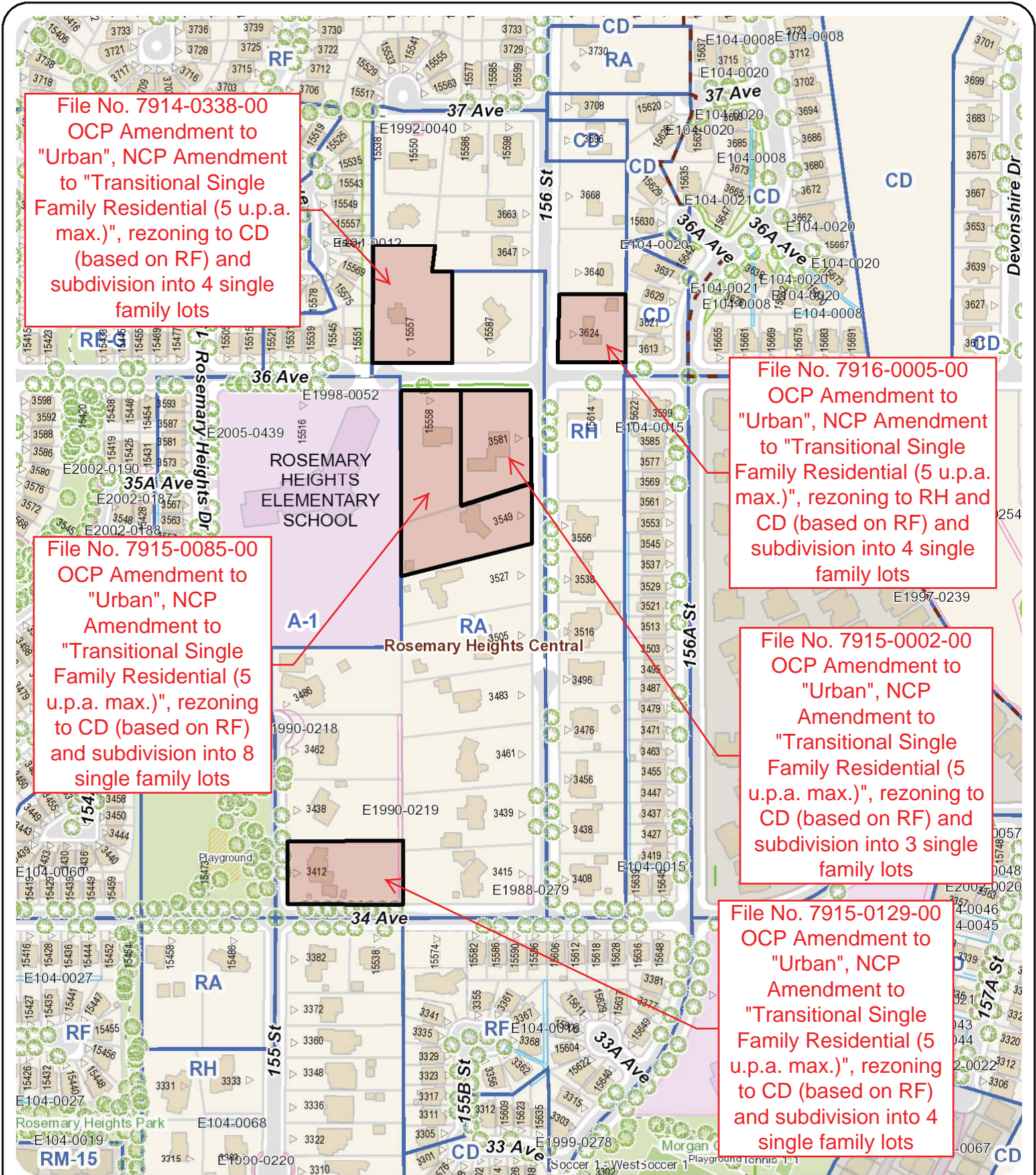
ROSEMARY HEIGHTS CENTRAL LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: May 6, 1999 Amended: 15 Oct. 2013



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



File No. 7914-0338-00
 OCP Amendment to "Urban", NCP Amendment to "Transitional Single Family Residential (5 u.p.a. max.)", rezoning to CD (based on RF) and subdivision into 4 single family lots

File No. 7915-0085-00
 OCP Amendment to "Urban", NCP Amendment to "Transitional Single Family Residential (5 u.p.a. max.)", rezoning to CD (based on RF) and subdivision into 8 single family lots

File No. 7916-0005-00
 OCP Amendment to "Urban", NCP Amendment to "Transitional Single Family Residential (5 u.p.a. max.)", rezoning to RH and CD (based on RF) and subdivision into 4 single family lots

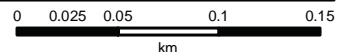
File No. 7915-0002-00
 OCP Amendment to "Urban", NCP Amendment to "Transitional Single Family Residential (5 u.p.a. max.)", rezoning to CD (based on RF) and subdivision into 3 single family lots

File No. 7915-0129-00
 OCP Amendment to "Urban", NCP Amendment to "Transitional Single Family Residential (5 u.p.a. max.)", rezoning to CD (based on RF) and subdivision into 4 single family lots

Map of In-Stream Development Applications in the Local Area

Scale: 1:3,750

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



CITY OF SURREY

BYLAW NO. _____

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

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

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 017-211-913
 Lot 4 Section 26 Township 1 New Westminster District Plan 88363
 3412 - 155 Street
 (hereinafter referred to as the "*Lands*")

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* on large *urban 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 maximum net *unit density* shall be 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum net *unit density* may be increased to 12.4 *dwelling units* per hectare [5 u.p.a.] if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. For *building* construction within a lot:
 - (a) The *floor area ratio* shall not exceed 0.51 provided that of the resulting allowable floor area, 39 square metres [420 sq.ft.] shall be reserved for use only as a garage or carport;
 - (b) The maximum permitted floor area of a second storey for a *principal building* shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls at the main floor level or a combination thereof; and
 - (c) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following must be included in the calculation of *floor area ratio*:
 - i. Covered area used for parking unless the parking is located within the *basement*;
 - ii. The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];
 - iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and

- iv. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*.

E. Lot Coverage

The *lot coverage* shall not exceed 32%.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i> ^{1,2}	<i>Rear Yard</i> ³	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	2.4 m. [8 ft.]	4.8 m. [16 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18 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.

¹ Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.5 metres [18 ft.] for a maximum of 50% of the width of the *principal building*. If a minimum of 50% of the width of the *principal building* is set back 9 metres [30 ft.], the setback to an attached garage may be relaxed to 6.7 metres [22 ft.].

² With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *principal building* must not extend towards the *highway* for more than half the depth of the said garage, measured from the front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If an attached garage with its main access doors facing a *highway* contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) must be set back at least 0.9 metre [3 ft.] from the front of the said garage.

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

G. Height of Buildings

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

1. Principal building:
 - (a) The *building height* shall not exceed 9 metres [30 ft.]; and
 - (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. Accessory buildings and structures: The *height* shall not exceed 4 metres [13 ft.] except 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 in accordance with 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 3 cars or trucks, which may be increased to a maximum of 4 cars or trucks on *lots* where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the *front lot line*;
 - (b) *House trailer*, *camper* or boat, provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 3, which may be increased to 4 where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the *front lot line*.
3. *Vehicle* parking may be permitted in either the *front yard* or *side yard* subject to the following:
 - (a) No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway*. *Driveways* may be constructed off either the *frontage* or *flanking street*;

- (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a carport, or on a parking pad; and
 - (c) The total area surfaced or paved for a *driveway* shall be as follows:
 - i. Every *lot* may have one *driveway* with a uniform maximum width of 8.0 metres [26 ft.] extending from the *lot line* to the garage, carport, or parking pad on the *lot*;
 - ii. Notwithstanding Sub-section H.3.(c)i. additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side *parking spaces*, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side *parking spaces* measured at the required *front yard setback* and is uniformly tapered over the required *front yard* to a width of 8 m [26 ft.] at the *front lot line*;
 - iii. Notwithstanding Sub-sections H.3.(c)i. and ii. the *driveway* width may be expanded provided that the total area of the *driveway* shall not exceed 53% of the total area of the *front yard* or required *side yard* within which the *driveway* is located; and
 - iv. Where the *driveway* is constructed in a *side yard* off a *flanking street* all references to *front yard* within this Section shall be read as *side yard*.
4. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *principal building*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
- (a) 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; and
 - (b) Notwithstanding Sub-section H.4(a), no outside parking or storage of a *house trailer* or boat is permitted on *corner lots* 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 two *lot lines*; and
 - (c) Adequate screening, as described in Section I.2 of this Zone is provided.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. A minimum of 30% of the *lot* must be covered by porous surfaces.
3. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) 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. 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>
840 metres [9,040 sq. m.]	23 metres [75 ft.]	36 metres [118 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 Bylaw, 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 Bylaw, 2006, No. 16100, as amended.
10. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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