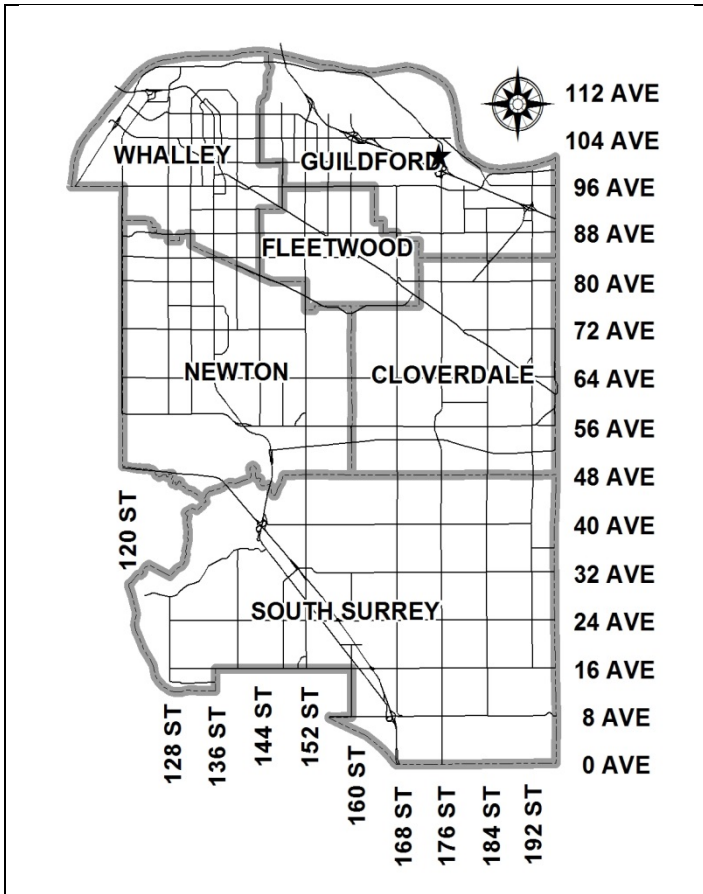


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0141-00

Planning Report Date: February 1, 2016



PROPOSAL:

- **Rezoning** from RA to CD (based on RH-G)

to allow subdivision into 5 small suburban lots and 1 park lot.

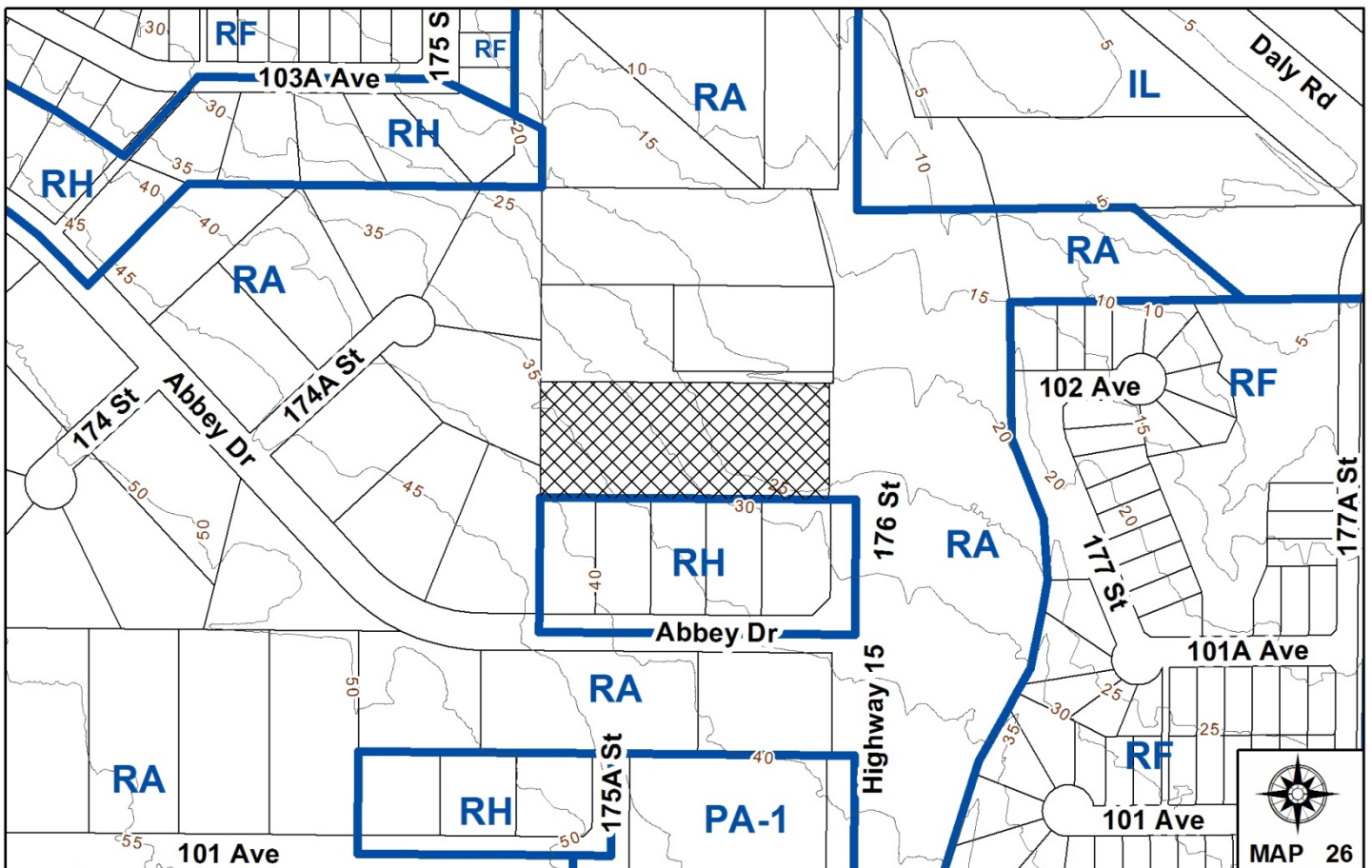
LOCATION: 10219 - 176 Street

OWNER: Navjit Sivia

ZONING: RA

OCP DESIGNATION: Suburban

LAP DESIGNATION: Low Density Cluster 4-6 UPA
 Gross (Stage 1 Abbey Ridge LAP)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Suburban designation in the OCP.
- Complies with the Low Density Cluster 4-6 UPA Gross Designation in the Abbey Ridge Local Area Plan (LAP), which received Stage 1 approval on December 14, 2015 (Corporate Report No. R243; 2015).
- The proposal includes dedication of a park lot for the protection of an unnamed watercourse along the north portion of the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. 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.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) completion of a P-15 Agreement for the installation, monitoring and maintenance of replantings in the conveyed riparian areas;
 - (g) 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 maintenance of landscaping within the 5-metre (16 ft.) buffer area on proposed Lot 1;
 - (h) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
 - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (j) Stage 2 approval of the Abbey Ridge Local Area Plan.

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:**

3 Elementary students at Bothwell Elementary School
 1 Secondary student at Fraser Heights Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: A P-15 agreement is required for monitoring and maintenance of replantings in the conveyed riparian areas.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval of the rezoning is granted by MOTI for 1 year.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and accessory buildings on a 2.4-acre site.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family dwellings on 1- acre lots (Development Application No. 7915-0442-00 for an urban single family subdivision, pre Council).	Suburban in OCP, Low Density Cluster 4-6 UPA Gross in LAP	RA

Direction	Existing Use	OCP/LAP Designation	Existing Zone
East (Across 176 Street/Highway No. 15):	Single family dwellings (approved Development Application No. 7905-0086-00).	Urban in OCP, Single Family Residential 4-6 UPA in LAP	RF
South:	Single family dwellings on half-acre acre lots (approved Development Application No. 7906-0327-00).	Suburban in OCP, Low Density Cluster 4-6 UPA Gross in LAP	RH
West:	Single family dwellings on 1- acre lots.	Suburban in OCP, Acreage residential 1-2 UPA in LAP	RA

DEVELOPMENT CONSIDERATIONS

- The subject site is located on the west side of the 176 Street Frontage Road and north of Abbey Drive, in Fraser Heights. The subject site is designated Suburban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The subject site is also located within the Abbey Ridge Local Area Plan area. The Abbey Ridge Local Area Plan received Council's Stage 1 approval for the preferred land use concept on December 14, 2015 (Corporate Report No. R243; 2015), and the preferred land use designation for the subject site is Low Density Cluster 4-6 UPA (units per acre) Gross.
- The applicant is proposing to rezone the subject 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 allow subdivision into 5 small suburban lots (see CD By-law Section). The proposal complies with the OCP and the Stage 1 Abbey Ridge LAP.
- The applicant proposes a new cul-de-sac (102 Avenue) that extends west from the 176 Street Frontage Road. Each of the five (5) lots is proposed to have access from this new 102 Avenue cul-de-sac.
- To the south of the subject site adjacent to the 176 Street Frontage Road on the property located at 17585 Abbey Drive, there is a 14-metre (46 ft.) wide landscaped buffer. This buffer was a requirement of MOTI for Development Application No. 7906-0327-00, which created the lot. This buffer was for noise mitigation purposes before the final alignment and design of the 176 Street/Highway No. 15 and South Fraser Perimeter Road/Highway No. 17 improvements were established.
- Now that 176 Street and the South Fraser Perimeter Road construction is complete, sound attenuation fences are installed between 176 Street and the 176 Street Frontage Road. MOTI is not requiring a buffer as part of the subject development application.
- However, in order to provide a visual buffer, and to complement the buffer provided on the lot at 17585 Abbey Drive, the applicant proposes a 5.0-metre (16 ft.) wide landscaped buffer along the east property line of proposed Lot 1. The landscape buffer will be accommodated

within the required 7.5-metre (25 ft.) side yard setback on a flanking street in the proposed CD By-law.

- In addition, the applicant will be required to submit an acoustical report making recommendations for noise mitigation measures on the proposed lots as a condition of final adoption of the rezoning by-law. A restrictive covenant will be registered on the title of the lots outlining the noise mitigation measures recommended in the report.

Proposed CD By-law:

- The applicant is proposing to rezone the subject 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 allow subdivision into 5 small suburban lots.
- The RH-G Zone requires a minimum lot size of 1,300 square metres (14,000 sq.ft.), with a permissible reduction to 1,120 square metres (12,000 sq.ft.) for a maximum of 50% of the lots within the subdivision, provided that 15% of the land is set aside as open space.
- The applicant is proposing 100% of the lots to be smaller than 1,300 square metres (14,000 sq.ft.), but all of the proposed lots meet the minimum lot size of 1,120 sq.m. (12,000 sq.ft.). The proposed lots range in size from 1,120 sq.m. (12,000 sq.ft.) to 1,236 sq.m. (13,304 sq.ft.).
- The RH-G Zone requires a minimum lot width of 30 metres (100 ft.), with a permissible reduction to 24 metres (80 ft.) for a maximum of 50% of the lots.
- The proposed lots range in width from 20 metres (66 ft.) to 31 metres (101 ft.), with only proposed Lot 5, a pie-shaped lot, being less than 24 metres (80 ft.) in width.
- Densities within the Suburban designation in the OCP may range up to 10 units per hectare (4 u.p.a.), except for areas within 200 metres (656 ft.) of the Agricultural Land Reserve (ALR). In the Abbey Ridge LAP, the preferred land use designation for the subject site is Low Density Cluster 4-6 UPA (units per acre) Gross.
- The proposed development is 5 units per hectare (2 u.p.a.) gross, which complies with both the Suburban designation in the OCP and the Low Density Cluster 4-6 UPA (units per acre) Gross preferred designation in the Abbey Ridge LAP.
- The RH-G Zone allows a maximum floor area ratio (FAR) of 0.32, and the applicant is proposing an FAR of 0.32 in the CD By-law.
- The RH-G Zone requires that 15% of the land is set aside as open space. The applicant is proposing to dedicate 17% open space (see Proposed Riparian Protection / Open Space Area Section).
- The setbacks in the CD By-law will be identical to the setbacks in the RH-G Zone.
- A comparison between the proposed CD By-law and the RH-G Zone is provided in the table below.

	RH-G Zone	Proposed CD By-law
Open space	15 %	15 %
Density		
Units per hectare / units per acre	5 u.p.h. / 2 u.p.a.	5 u.p.h. / 2 u.p.a.
Floor Area Ratio (FAR)	0.32	0.32
Lot size		
Regular standard lots	1,300 sq.m. (14,000 sq.ft.)	1,120 sq.m. (12,000 sq.ft.)
Permissible reductions for 50% of the lots.	1,120 sq.m. (12,000 sq.ft.)	
Lot width	30 m. (100 ft.) 24 m. (80 ft.)	20 m. (66 ft.)
Lot depth	30 m. (100 ft.)	30 m. (100 ft.)
Setbacks		
Front yard	7.5 m. (25 ft.)	7.5 m. (25 ft.)
Rear yard	7.5 m. (25 ft.)	7.5 m. (25 ft.)
Side yard	3.0 m. (10 ft.)	3.0 m. (10 ft.)
Side yard on a flanking street	7.5 m. (25 ft.)	7.5 m. (25 ft.)

Proposed Riparian Protection / Open Space Area

- A portion of the subject site is encumbered by an unnamed Class B watercourse. The applicant has submitted a geotechnical report and a Riparian Area Regulation (RAR) assessment for the watercourse to confirm the appropriate setbacks. The RAR assessment prepared by Phoenix Environmental Services Ltd. has undergone a peer-review process by EDI Environmental Dynamics Inc.
- The applicant is volunteering to dedicate the encumbered area to the City without compensation, for riparian area protection purposes. The open space area is 1,475 square metres (15,876 sq.ft.) in area, which satisfies the 15% open space requirement of the proposed CD By-law.
- Parks, Recreation and Culture staff have confirmed that the conveyance of this land to the City as open space is acceptable provided that any invasive species are removed and the corresponding areas replanted with native vegetation. A P-15 Agreement is required as a condition of final adoption of the rezoning by-law to facilitate this work.

Development Permit for Hazard Lands

- The site is subject to a Development Permit (DP) for Hazard Lands under the new Official Community Plan (OCP), given there are existing slopes on the property in excess of 15% grade.
- The applicant is required to submit a Development Feasibility Study including a comprehensive geotechnical report providing soil stability analysis in relation to the slope and its ability to accommodate development.
- City staff are currently establishing a process around Hazard Land DPs and expect to have this process in place in the near future. The applicant is aware of the DP requirement, and

understands that prior to final subdivision approval, the DP requirement must be met and the DP issued.

Building Scheme and Lot Grading

- Tynan Consulting Ltd. has prepared a Neighbourhood Character Study and Building Scheme for the proposed subdivision. The character study involved reviewing a number of existing homes in the neighbourhood and considering the standards of newer construction in order to establish suitable design guidelines for the proposed subdivision. A summary of the design guidelines is attached (Appendix V).
- Preliminary lot grading plans were prepared and submitted by Aplin & Martin Consultants Ltd. and basements are proposed for all lots. The plans have been reviewed by staff and are acceptable.
- A retaining wall is proposed in the rear yard of proposed Lot 5, for tree protection purposes.
- Off-site retaining walls are proposed within the 102 Avenue road alignment, on the north side of the road. The purpose of these retaining walls are for tree retention, as well as to accommodate for the change in grade from the road to the riparian area on the north portion of the development site. These retaining walls will be reviewed by Engineering staff in more detail during the project detailing stage prior to consideration of Final Adoption.
- Basements are proposed for each of the 5 lots. Final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

PRE-NOTIFICATION

Pre-notification letters were sent on June 8, 2015, and the Development Proposal Sign was installed on July 7, 2015. Staff received no responses from neighbouring residents.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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	15	15	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	6	5	1

Tree Species	Existing	Remove	Retain
Cherry	1	0	1
Walnut	1	1	0
Willow	4	4	0
Coniferous Trees			
Douglas Fir	4	1	3
Western Hemlock	2	1	1
Western Redcedar	48	31	17
Sitka Spruce	1	0	1
Total (excluding Alder and Cottonwood Trees)	67	43	24
Additional Trees in the proposed Open Space / Riparian Area	16	0	16
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		11	
Total Retained and Replacement Trees		35	
Contribution to the Green City Fund		\$27,000	

- The Arborist Assessment states that there are a total of 67 protected trees on the site, excluding Alder and Cottonwood trees. Fifteen (15) existing trees, approximately 19% of the total trees on the site, are Alder trees. It was determined that 24 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed alignment and cross-section of the cul-de-sac (102 Avenue) was altered in order to maximize tree preservation and riparian setbacks on the site.
- There is a cluster of 9 trees proposed to be retained at the front of proposed Lot 3. The applicant has demonstrated that the driveway can be located outside of the tree protection zones for this lot.
- Table 1 notes an additional 16 protected trees that are located within the proposed open space / riparian area. The trees within the proposed open space/riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 101 replacement trees on the site. Since only 11 replacement trees can be accommodated on the site (based on an average of 4 trees per lot), the deficit of 90 replacement trees will require a cash-in-lieu payment of \$27,000, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 102 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- A landscape plan will be required as a condition of Final Adoption for the 5-metre (16 ft.) wide buffer along the east side of proposed Lot 1, adjacent the 176 Street Frontage Road.
- In summary, a total of 35 trees are proposed to be retained or replaced on the site with a contribution of \$27,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 30, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The development site is located within the Abbey Ridge Local Area Plan area (Stage 1 approval)
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal includes a mix of residential housing and open space • There are opportunities for backyard gardens
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Reduced road standard to allow for tree preservation within park and increased permeability of site • Retaining wall proposed at rear of lots to allow for reduced grading through site and increased tree preservation • 17% of the land is to be conveyed to the City for park
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • 120 metres (400 ft.) of sidewalks to be provided on site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

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.	Abbey Ridge LAP (Stage 1 plan)
Appendix VIII.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Valley Geotechnical Engineering Services Ltd., dated April 24, 2015.
- Environmental Report Prepared by Phoenix Environmental Services Ltd., dated April 30, 2015
- Environmental Peer Review Report Prepared by EDI Environmental Dynamics Inc. dated July 23, 2015

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SL/dk

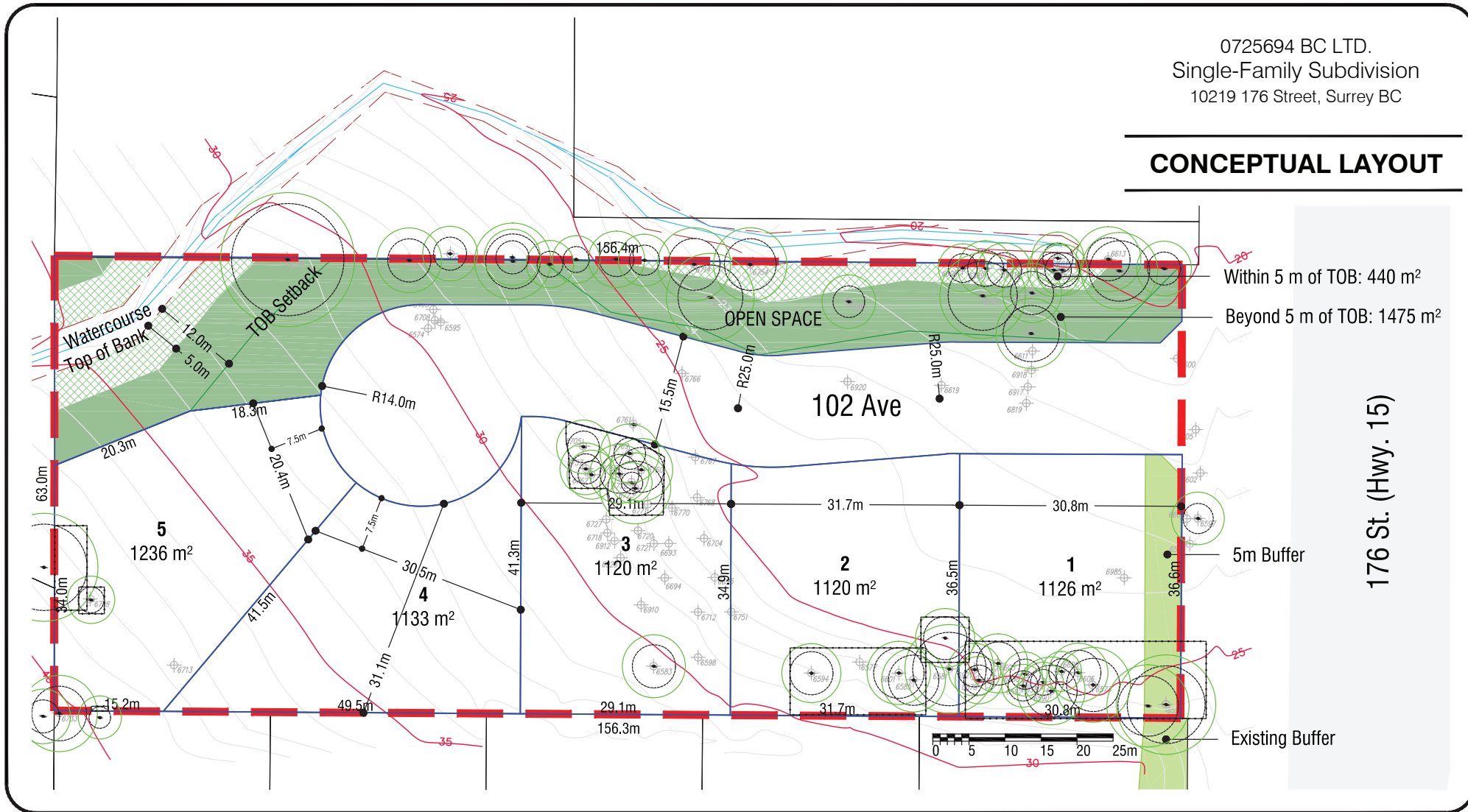
SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.45 ac.
Hectares	0.98 ha.
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	19 – 31 metres
Range of lot areas (square metres)	1,120 – 1,236 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5 uph / 2 upa
Lots/Hectare & Lots/Acre (Net)	6 uph / 3 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	45 ⁰ %
PARKLAND	
Area (square metres)	1,475 sq.m.
% of Gross Site	15 ⁰ %
Required	
PARKLAND	
5% money in lieu	NO
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

0725694 BC LTD.
Single-Family Subdivision
10219 176 Street, Surrey BC

CONCEPTUAL LAYOUT



LEGAL DESCRIPTION

LOT 2 SECTION 6 TOWNSHIP
9 PLAN 14637 NWD PART NE
1/4, EXCEPT PLAN ROAD
REF PLAN LMP9457
PID: 009-966-943

GROSS SITE AREA

0.98 hectares / 2.43 acres (approx.)

EXISTING DESIGNATIONS

Zoning: RA One Acre Residential
NCP: N/A
OCP: Suburban

PROPOSED DESIGNATIONS

Zoning: CD (Based on RH-G)
NCP: N/A
OCP: No Change

LOT YIELD

Existing Number of Lots: 1
Proposed Number of Lots: 5

DENSITY

Gross: 5 uph / 2 upa
Net: 6 uph / 3 upa

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

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Project No.: 14-327
Date: 22 January 2016

Drawing
1

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

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

DATE: **January 26, 2016**

PROJECT FILE: **7815-0141-00**

RE: **Engineering Requirements
Location: 10219 176 Street**

REZONING/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 15.5 m for 102 Avenue limited local road with a cul-de-sac radius of 14.0 m;
- dedicate 3.0 m x 3.0 m corner cuts at 102 Avenue and 176 Street frontage road; and
- register 0.5 m statutory right-of-way along west side of 176 Street frontage road and along south side of 102 Avenue.

Works and Services

- construct 102 Avenue complete with 6.6 m pavement and with pavement radius of 11.0 m for the cul-de-sac, barrier curb & gutter, concrete sidewalk along south property line and street lighting;
- Pavement and sidewalk to be designed to maximize tree retention, meandering as necessary;
- Ensure 6.0 m pavement width on 176 Street frontage road.
- construct storm, water, and sanitary mains complete with service connections to service the development.

A Servicing Agreement is required prior to rezoning and subdivision.

DEVELOPMENT PERMIT

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



Robert Cooke, Eng.L.
Development Project Engineer

sk



Planning

June-04-15

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0141 00

School Enrolment Projections and Planning Update:

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

There is enough space at Bothwell Elementary to accommodate additional enrolment. An addition to Fraser Heights Secondary was completed in April 2014, increasing the school's nominal capacity from 1000 to 1200 + Neighbourhood Learning Centre. The proposed development will not have a significant impact on projections.

SUMMARY

The proposed **5 Single family with suites** are estimated to have the following impact on the following schools:

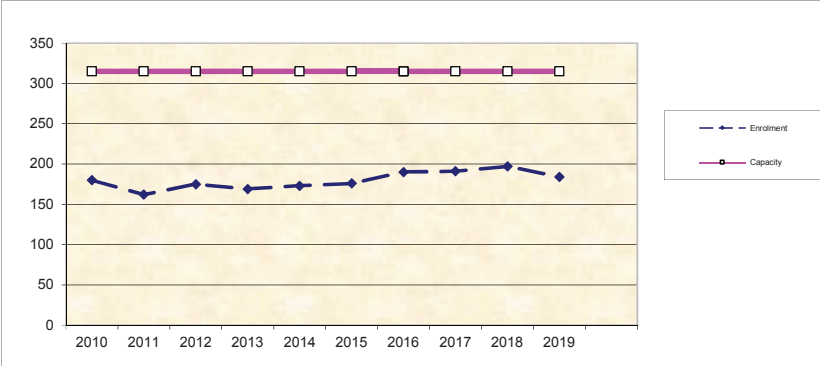
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

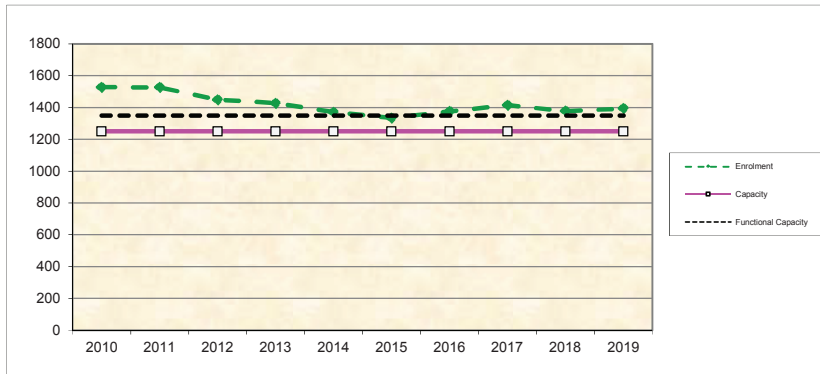
September 2014 Enrolment/School Capacity

Bothwell Elementary	
Enrolment (K/1-7):	22 K + 151
Capacity (K/1-7):	40 K + 275
Fraser Heights Secondary	
Enrolment (8-12):	1371
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

Bothwell Elementary



Fraser Heights Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7915-0141-00
 Project Location: 10219 - 176 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

This area was built out over a time period spanning from the 1950's to the 2000's. The age distribution from oldest to newest is: 1950's (25%), 1970's (50%), and 2000's (25%). Home size distribution is: under 1000 sq.ft. (25%), 2001 - 2500 sq.ft. (25%), 2501 - 3000 sq.ft. (25%), and over 3550 sq.ft. (25%). Styles found in this area include: "Old Urban" (50%), "West Coast Traditional (French Provincial emulation)" (25%), and "Neo-Traditional" (25%). Home types include: Split Level (50%), Basement Entry (25%), Two-Storey (25%).

Massing scale (front wall exposure) characteristics include: Low mass structure (25%), Mid-scale massing (25%), Mid-scale massing with proportionally consistent, well balanced massing design (25%), and High scale (non-context) massing (25%). All homes have a one storey front entrance.

The range of roof slopes found in this area is: flat (1% slope for drainage) (33%), 2:12 (17%), 4:12 (17%), 7:12 (17%), and greater than 12:12 (17%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (20%), Main common gable roof (40%), Flat roof (20%), and Main Mansard roof (20%). Feature roof projection types include: None (25%), Common Hip (25%), Shed roof (25%), Mansard Roof (25%). Roof surfaces include: Tar and gravel (50%), Rectangular profile type asphalt shingles (17%), and Shake profile asphalt shingles (33%).

Main wall cladding materials include: Horizontal cedar siding (50%), Horizontal vinyl siding (25%), and Stucco cladding (25%). Feature wall trim materials used on the front facade include: No feature veneer (25%), Brick feature veneer (25%), Stone feature veneer (25%), and Wood wall shingles accent (25%). Wall cladding and trim colours include: Neutral (67%), Natural (17%), and Primary derivative (17%).

Covered parking configurations include: No covered parking (50%), Single vehicle garage (25%), Triple garage (25%).

Overall, landscaping standards are modest by modern standards. Driveway surfaces include: Asphalt (75%), and Stamped concrete (25%).

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

- 1) **Context Homes**: 25 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 75 percent of homes are considered 'non-context'). The only context home suitable for use as context for the subject site is the home at 17585 - Abbey Drive. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RH-G zone subdivisions now meet or exceed standards evident on the context home. The recommendation therefore is to adopt standards commonly found in post year 2010 RH-G zoned subdivisions, rather than to specifically emulate the aforesaid context home.
- 2) **Style Character** : Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", and other styles determined to be compatible by the consultant. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for style intent.
- 3) **Home Types** : There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RH(G) zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design** : All homes have a one storey high front entrance. The recommendation however is to limit the range of entrance portico heights to between one storey and 1½ storeys in consideration of the expected overall scale of the proposed suburban estate structures, and to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding** : This is an area in which high value homes will be 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 is not recommended.
- 7) **Roof surface** : Roof surfacing materials on existing homes include only asphalt shingles, and tar and gravel. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope** : A significant number of neighbouring homes have low slope roofs that are not well suited to the proposed style range. Emulation of the low slope roof characteristic is therefore not recommended. Roofs slopes of 7:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage. However, due to emerging trends in which contemporary designs are being increasingly sought, lower slope roofs could be approved subject to the architectural integrity of the contemporary design as determined by the consultant.

Streetscape: There are numerous old structures from the 1950's - 1970's that can be classified as old urban high mass Basement Entry type or mid-scale mass Split Level type, none of which are considered "context homes". There is one well balanced, proportionally consistent Two-Storey type dwelling with triple garage located at 17585 Abbey Drive that provides desirable context for the subject site. The home is clad in stucco, with a stone feature accent. The home has an all-common-hip roof at a 7:12 slope with shake profile asphalt shingle roof surface. Landscaping at this home meets a modern standard, but landscaping is modest-to-natural-state on the other surveyed lots.

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, estate quality manifestations of the Neo-Traditional style, and compatible styles as determined by the consultant.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

**Interfacing Treatment
with existing dwellings)**

There is one homes in this area at 17585 - Abbey Drive that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2010) RH(G) zone subdivisions now meet or exceed standards evident on this context home. The recommendation therefore is to adopt standards commonly found in post year 2010 RH(G) zoned subdivisions, rather than to specifically emulate the aforesaid context home.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

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

Roof Pitch:

Minimum 7:12.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.

In-ground basements:

Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots:

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 40 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 20 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, or stamped concrete.

Transparent type fences only on the west side of lot 5 (adjacent to the park) in accordance with CPTED principles. Fences not permitted in the front yard of any lot due to the location of the linear park to the north.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** July 8, 2015

Reviewed and Approved by:



Date: July 8, 2015

Tree Preservation Summary

Surrey Project No:

Address: 10219 176th Street Surrey

Registered Arborist: Glenn Murray

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)	82
Protected Trees to be Removed	58
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	24
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 15 </u> X one (1) = 15 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 43 </u> X two (2) = 86	101
Replacement Trees Proposed	11
Replacement Trees in Deficit	90
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

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

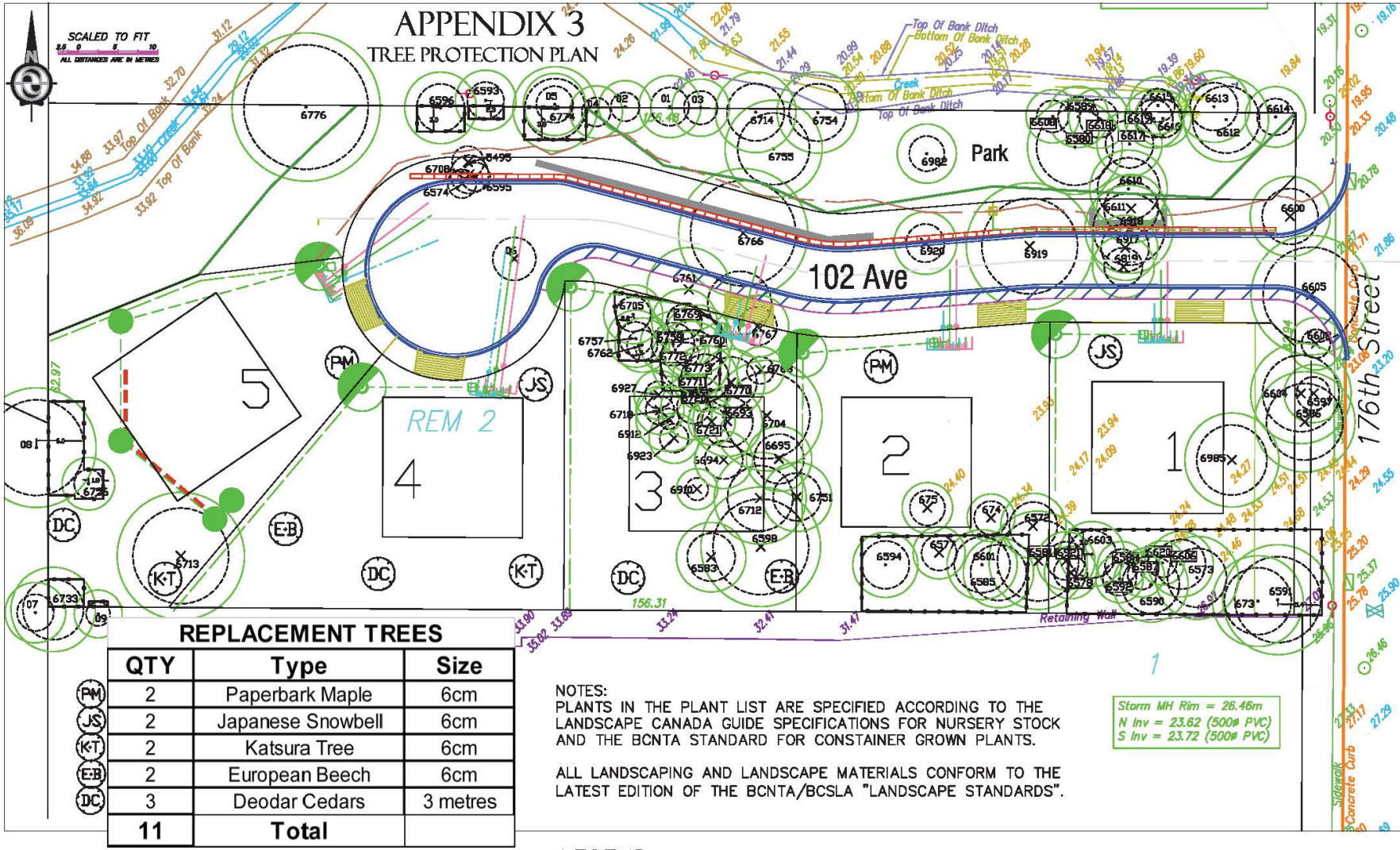
Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

26-Jan-16

 Date



TREE INVENTORY				
#	Type	Action	DBH	MPZ
1	Red Alder	Retain	40cm	2.4m
2	Bigleaf Maple	Retain	30cm	1.8m
3	Cherry	Retain	35cm	2.1m
4	Western Redcedar	Retain	20/20/15	2.0m
5	Bigleaf Maple	Retain	38cm	2.3m
6	Western Redcedar	Remove	45cm	2.7m
7	Western Redcedar	Retain	36cm	2.3m
8	Bigleaf Maple	Retain	75/75/75	6.0m
9	Western Redcedar	Retain	25cm	1.5m
673	Sitka Spruce	Retain	70cm	4.2m
674	Western Hemlock	Remove	35cm	2.1m
675	Western Redcedar	Remove	37cm	2.2m
5495	Western Redcedar	Remove	33cm	2.0m
6572	Western Redcedar	Remove	40/35/25	3.0m
6573	Walnut	Retain	62cm	3.7m
6574	Western Redcedar	Remove	25/10cm	1.8m
6577	Weeping Willow	Remove	37cm	2.2m
6578	Western Redcedar	Remove	35cm	2.1m
6580	Walnut	Retain	60/40cm	4.8m
6581	Douglas Fir	Remove	85cm	6.1m
6583	Bigleaf Maple	Remove	40/20cm	3.0m
6585	Western Redcedar	Retain	45/35cm	3.5m
6586	Weeping Willow	Remove	80cm	4.8m
6587	Western Redcedar	Retain	30cm	1.8m
6588	Western Redcedar	Retain	35cm	2.1m
6589	Western Redcedar	Retain	35/30cm	2.5m
6590	Western Redcedar	Retain	60cm	3.6m
6591	Western Redcedar	Retain	90cm	5.4m
6592	Douglas Fir	Retain	35cm	2.1m
6593	Bigleaf Maple	Retain	38cm	2.3m
6594	Western Hemlock	Retain	50cm	3.0m
6595	Western Redcedar	Remove	30cm	1.8m
6596	Western Redcedar	Retain	35/35/35cm	3.0m
6597	Western Redcedar	Remove	45/25/25	3.5m
6598	Western Redcedar	Remove	75/70/40	6.0m
6600	Bigleaf Maple	Remove	45/25/25	3.5m
6601	Western Redcedar	Retain	45/30cm	3.5m
6602	Western Redcedar	Retain	30cm	1.8m
6603	Western Redcedar	Retain	50cm	3.0m
6604	Weeping Willow	Remove	80cm	4.8m
6605	Weeping Willow	Remove	90/70cm	6.0m
6606	Western Redcedar	Retain	30cm	1.8m
6608	Western Redcedar	Retain	30/25/25	2.0m
6610	Western Redcedar	Retain	65cm	3.9m
6611	Western Redcedar	Remove	56cm	3.4m
6612	Douglas Fir	Retain	70cm	4.2m
6613	Bigleaf Maple	Retain	40/25/25	3.0m
6614	Douglas Fir	Retain	38cm	2.3m
6615	Bigleaf Maple	Retain	35cm	2.1m
6616	Western Redcedar	Retain	40cm	2.4m
6617	Western Redcedar	Retain	50cm	3.0m
6618	Western Redcedar	Retain	40cm	2.4m
6619	Western Redcedar	Retain	40cm	2.4m
6620	Western Redcedar	Retain	30cm	1.8m
6663	Western Redcedar	Remove	40/35cm	3.2m
6694	Western Redcedar	Remove	48cm	2.4m
6695	Western Redcedar	Remove	65cm	3.9m
6704	Western Redcedar	Remove	75/40cm	5.4m
6705	Western Redcedar	Retain	37cm	2.2m
6708	Bigleaf Maple	Remove	35/20cm	2.4m
6712	Western Redcedar	Remove	68cm	4.1m
6713	Bigleaf Maple	Remove	100cm	6.0m
6714	Western Redcedar	Retain	68cm	3.6m
6718	Western Redcedar	Remove	25/10cm	1.8m
6720	Western Redcedar	Remove	35cm	2.1m
6721	Western Redcedar	Remove	30cm	1.8m
6733	Western Redcedar	Retain	50/40cm	3.8m
6751	Western Redcedar	Remove	50cm	3.0m
6754	Weeping Willow	Retain	60cm	3.6m
6755	Weeping Willow	Retain	75cm	4.5m
6756	Bigleaf Maple	Retain	30cm	1.8m
6757	Douglas Fir	Retain	35cm	2.1m
6758	Western Redcedar	Retain	45cm	2.7m
6760	Western Redcedar	Retain	35/28cm	2.4m
6761	Western Redcedar	Remove	50/50cm	4.0m
6762	Douglas Fir	Retain	32cm	1.9m
6766	Bigleaf Maple	Retain	110cm	6.6m
6767	cherry	Remove	40cm	2.4m
6769	Western Redcedar	Retain	30/25cm	2.2m
6770	Western Redcedar	Remove	40/35/30	3.2m
6771	Western Redcedar	Retain	50cm	3.0m
6773	Western Redcedar	Retain	40/30cm	2.7m
6774	Western Redcedar	Retain	60/40cm	3.8m
6776	Bigleaf Maple	Retain	130cm	7.8m
6819	Western Redcedar	Remove	40cm	2.4m
6917	Western Redcedar	Remove	30cm	1.8m
6918	Western Redcedar	Remove	65/40cm	4.5m
6919	Western Redcedar	Remove	75/75/75	6.0m
6920	Western Redcedar	Remove	30/20/20	2.4m
6921	Western Redcedar	Remove	40cm	2.4m
6923	Western Redcedar	Remove	20/15/10	1.8m
6982	Western Redcedar	Retain	30/20/20	2.2m
6985	Western Redcedar	Remove	65/55cm	4.4m

REPLACEMENT TREES

QTY	Type	Size
2	Paperbark Maple	6cm
2	Japanese Snowbell	6cm
2	Katsura Tree	6cm
2	European Beech	6cm
3	Deodar Cedars	3 metres
11	Total	

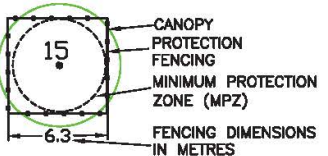
NOTES:
 1. PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS".

LEGEND

- NOTES:
 1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

TREE PROPOSED FOR RETENTION



TREE PROPOSED FOR REMOVAL



**Froggers Creek
Tree Consultants Ltd**

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0070

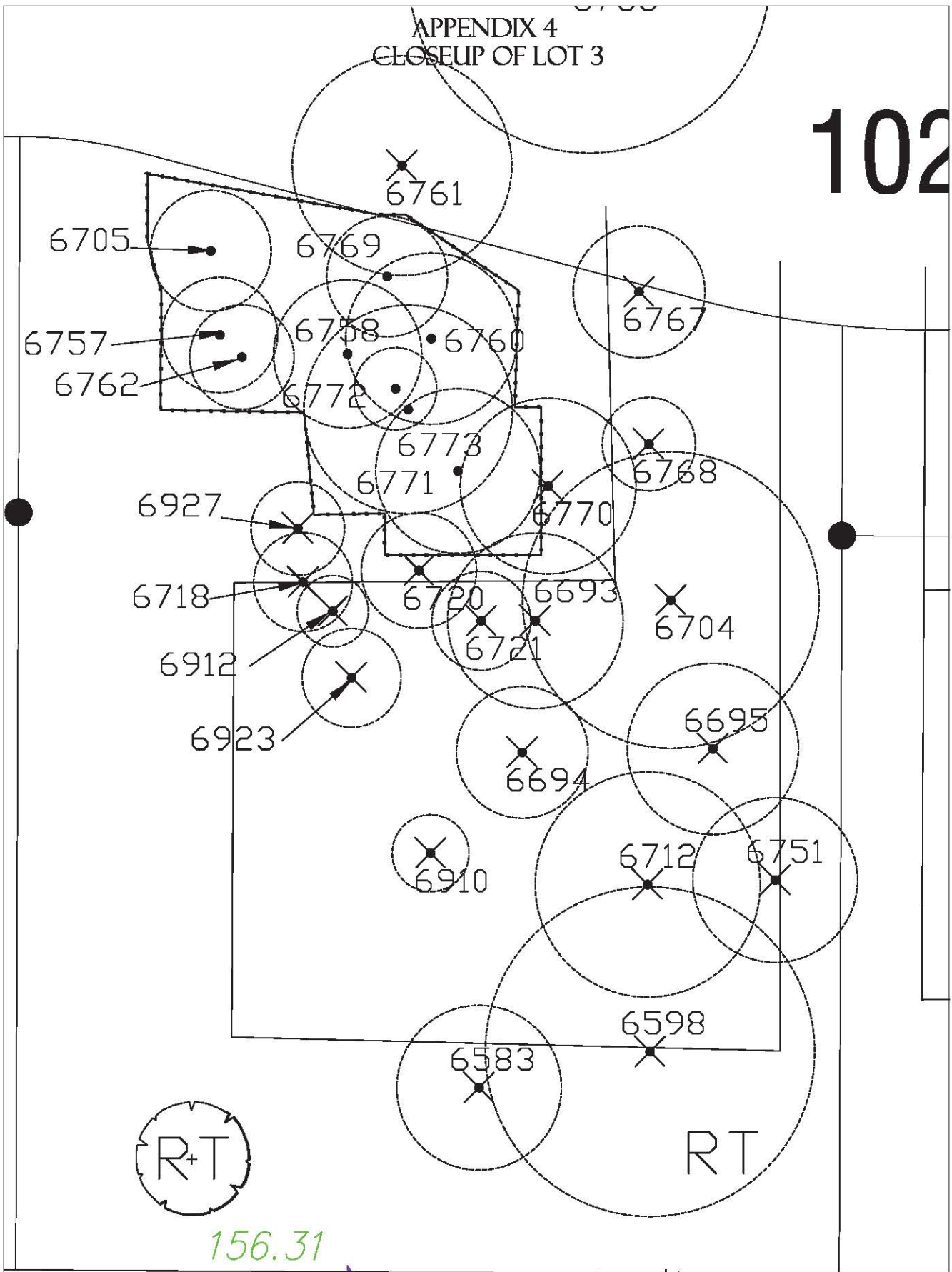
10219 176th Street Surrey

TREE PROTECTION PLAN
 THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES, PROTECTION FENCING AND REPLACEMENT TREES IN RELATION TO PROPOSED LAYOUT

DRAWN BY: GM
JANUARY 6, 2016

APPENDIX 4
CLOSEUP OF LOT 3

102



TREE PROPOSED FOR RETENTION

LEGEND

TREE PROPOSED FOR REMOVAL



PROTECTION ZONE (MPZ)
FENCING DIMENSIONS IN METRES
PROTECTION FENCING



NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING

2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.

3. ALL MEASUREMENTS ARE METRIC

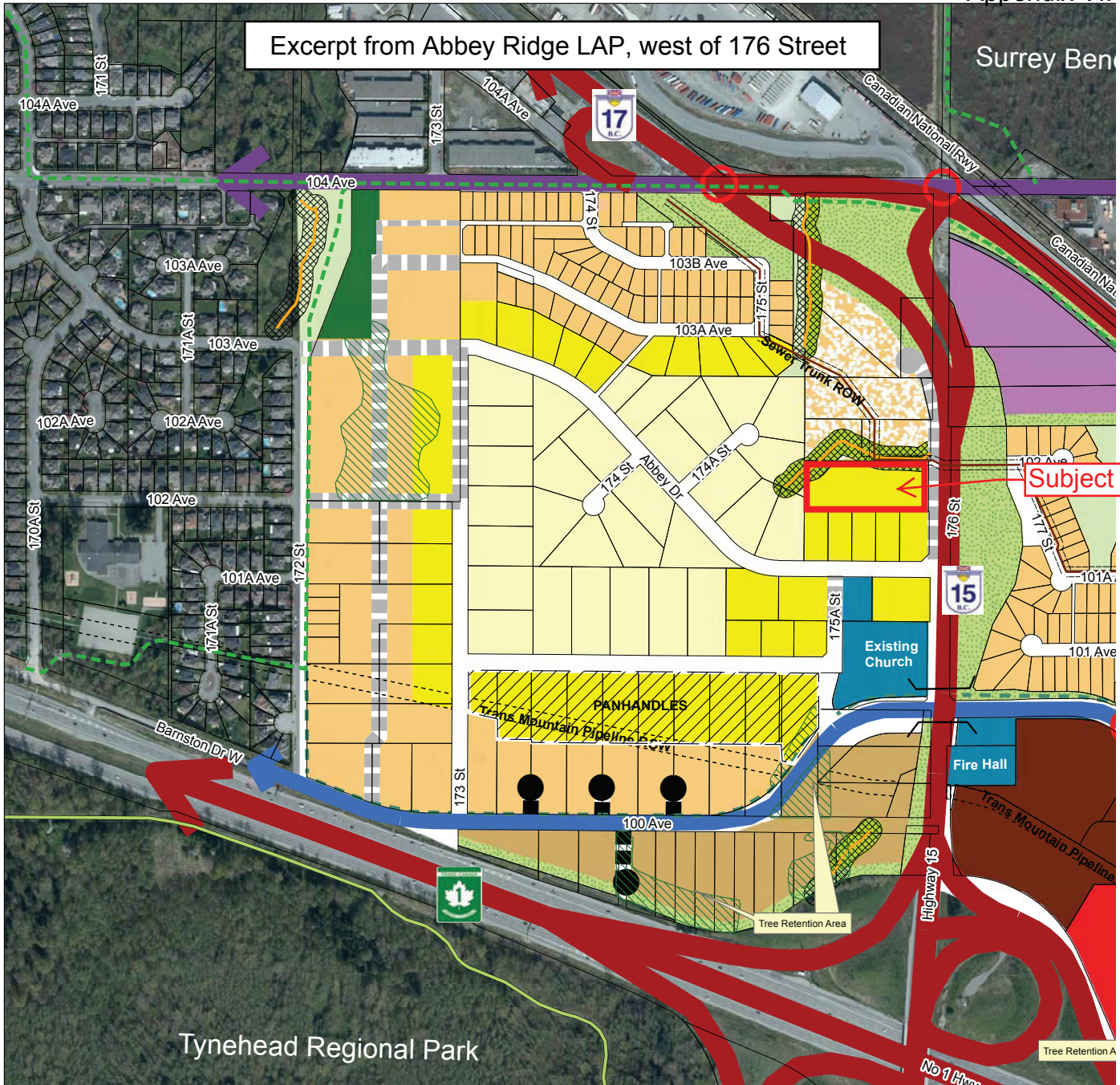
Froggers Creek
Tree Consultants Ltd

7783 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-8002 Fax: 604-437-0870

LOT 3

THE DRAWING PLOTS ONLY TREES ON LOT 3 PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

Excerpt from Abbey Ridge LAP, west of 176 Street



Subject site

LEGEND

Land Use Designations

- Acreage Residential 1-2 UPA
- Suburban Residential 2-4 UPA Gross
- Urban Transition 4-5 UPA
- Low Density Cluster 4-6 UPA Gross
- Single Family Residential 4-6 UPA
- Medium Density Cluster 10-12 UPA Gross
- Urban Residential 8-10 UPA
- Low Density Townhouse 12-15 UPA Gross (Tree Retention)
- High Density Multiple Residential 25-30 UPA
- Neighbourhood Commercial
- Industrial
- Institutional
- Existing Natural Area
- Future Natural Area
- Existing Neighbourhood Park
- Future Neighbourhood Park
- Landscape Buffer
- Tree Retention Area

Transportation Network

- Provincial Highway
- Arterial 30m
- Collector 24m
- Future Collector 24m
- Proposed Local 20m
- Proposed Flex Local Road
- Proposed Local Lane 6m
- Proposed Greenways 4m
- In Service Greenways 4m
- Signalized Intersection
- Cul De Sac
- Flex Cul De Sac
- Railway

Utilities & Other

- Existing Lots
- Sanitary Trunk Sewer
- Sanitary Trunk Sewer ROW (10 m)
- Trans Mountain Pipeline ROW (18.6m)
- Stream Class A
- Stream Class B
- Buffer of Fishclass A and AO 30m
- Buffer of Fishclass B 15m
- Significant Tree Stand



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: 009-966-943
 Lot 2 Section 6 Township 9 Plan 14637 NWD Part NE 1/4, Except Plan Road Ref Plan LMP9457

10219 - 176 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 small *suburban lots*, with substantial public *open space* set aside within the subdivision where density *bonus* is provided. This Zone shall only be considered if there are special characteristics on the *lot*, such as mature vegetation, watercourses, ravines, heritage *buildings* or other features worthy of preservation and/or there will be a significant contribution to a park designated in the *Official Community Plan*.

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 *density* shall not exceed 2.5 *dwelling units* per gross hectare [1 u.p.a.]. The maximum *density* may be increased to 3.95 *dwelling units* per hectare [1.6 u.p.a.], calculated on the basis of the entire *lot*, if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The maximum *density* may be increased from 3.95 *dwelling units* per hectare [1.6 u.p.a.] to 5 *dwelling units* per hectare [2.0 u.p.a.], both calculated on the basis of the entire *lot*, provided:
 - (a) *Open space* in an amount of not less than 15% of the *lot* area is preserved in its natural state or retained for park and recreational purposes;
 - (b) The said *open space* shall contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage *buildings* or features, and/or contribute to a park designated in the *Official Community Plan*; and
 - (c) The said *open space* shall be accessible by the public from a *highway*.
3. *Undevelopable areas* may be included in the *open space* set aside in Sub-section D.2(a), however, this *undevelopable area* shall be discounted by 50%.
4.
 - (a) 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*; and
 - (b) For *building* construction within a *lot*, the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area,

45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings and structures*.

E. Lot Coverage

The *lot coverage* shall not exceed 25%

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</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.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 2 cars or trucks;
 - (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 3.
3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *principal building*, or within 1 metre [3 ft.] of the *side lot line*, except as follows 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 Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

1. All developed portions of the lot not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) 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. [12,055 sq.ft.]	20 metres [66 ft.]	30 metres [98 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. *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 RH-G Zone.
 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* Bylaw, 2013, No. 18020, as amended.
 11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.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 Bylaw, 1993, No. 12000, Amendment By-law, _____, No. _____."

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

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

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

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

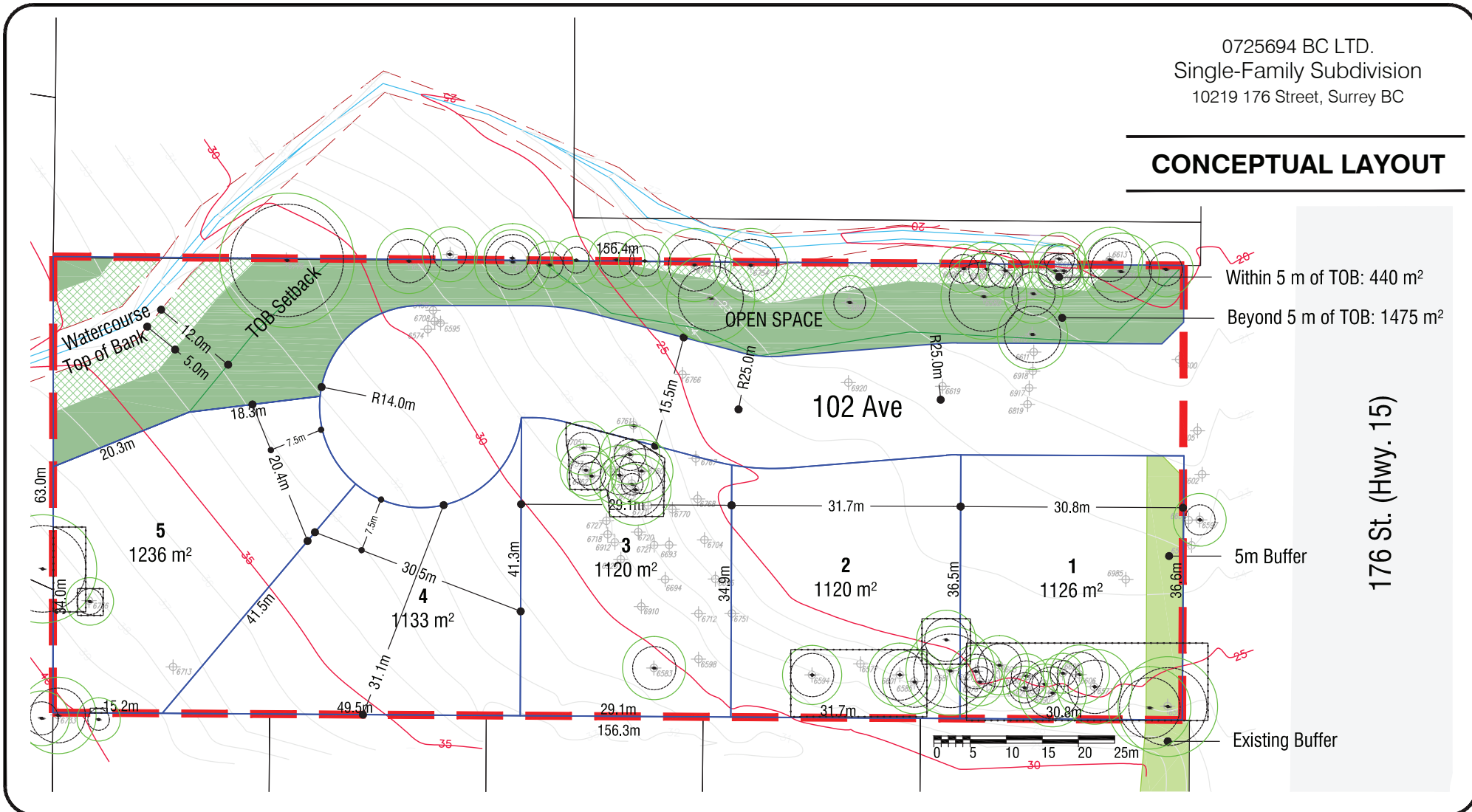
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK

0725694 BC LTD.
Single-Family Subdivision
10219 176 Street, Surrey BC

CONCEPTUAL LAYOUT



Within 5 m of TOB: 440 m²
Beyond 5 m of TOB: 1475 m²

176 St. (Hwy. 15)

LEGAL DESCRIPTION

LOT 2 SECTION 6 TOWNSHIP
9 PLAN 14637 NWD PART NE
1/4, EXCEPT PLAN ROAD
REF PLAN LMP9457
PID: 009-966-943

GROSS SITE AREA

0.98 hectares / 2.43 acres (approx.)

EXISTING DESIGNATIONS

Zoning: RA One Acre Residential
NCP: N/A
OCP: Suburban

PROPOSED DESIGNATIONS

Zoning: CD (Based on RH-G)
NCP: N/A
OCP: No Change

LOT YIELD

Existing Number of Lots: 1
Proposed Number of Lots: 5

DENSITY

Gross: 5 uph / 2 upa
Net: 6 uph / 3 upa

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

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Project No.: 14-327
Date: 22 January 2016

Drawing
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