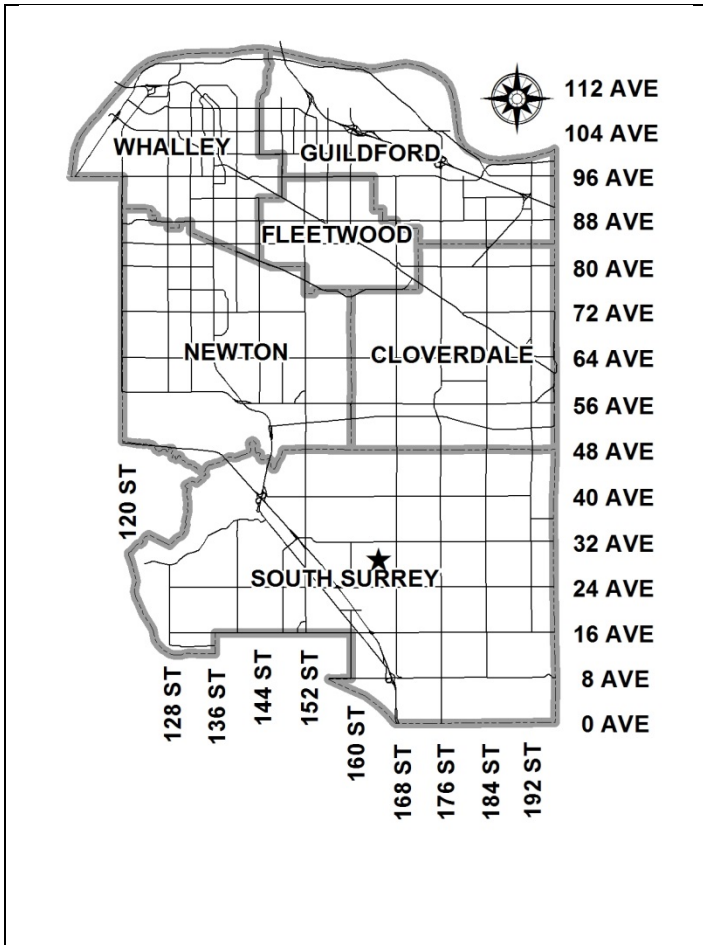


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0183-00

Planning Report Date: March 7, 2016



PROPOSAL:

- **NCP Amendment** of a portion of the site from Proposed One-Acre to Larger Transition Lots (2-3 upa)
- **Rezoning** from RA to CD (based on RH-G)

to allow subdivision into 36 suburban single family lots.

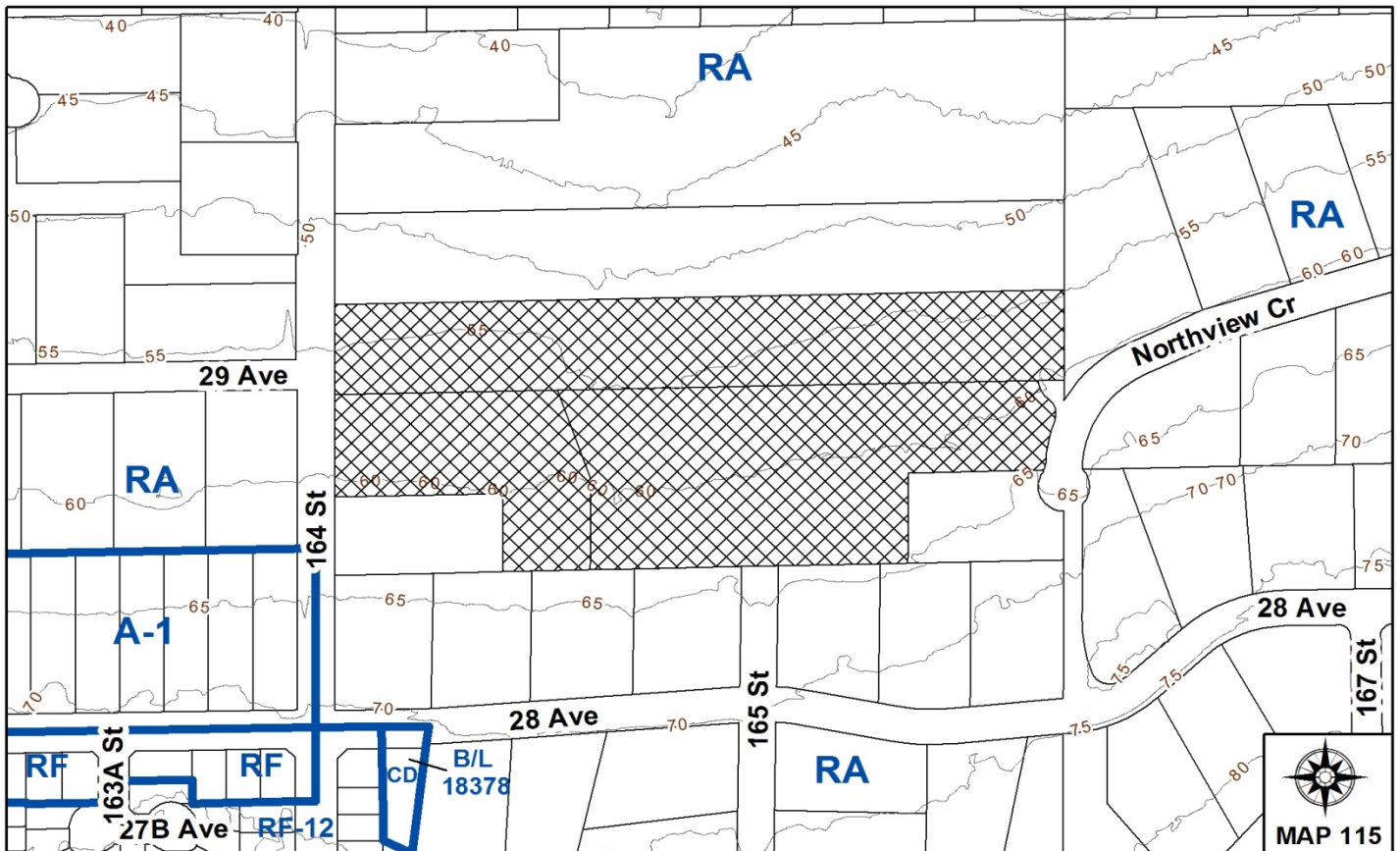
LOCATION: 2866 and 2902 - 164 Street,
 2859 - 165 Street

OWNER: Branko Pajic et al

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Proposed One-Acre and Proposed Open Space/Linear Open Space



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the North Grandview Heights Neighbourhood Concept Plan (NCP) for a portion of the site from Proposed One-Acre to Larger Transition Lots (2-3 upa).

RATIONALE OF RECOMMENDATION

- The subject proposal complies with the Official Community Plan (OCP) Designation for the site.
- The proposal will result in approximately 0.74 hectares (1.8 acres) of land being conveyed to the City for conservation purposes, including the existing riparian areas (April Creek), and a portion of the Green Infrastructure Network of the City's Biodiversity Conservation Strategy.
- The proposal will provide for a new east-west road (29A Avenue) along the north boundary of the site, which will facilitate the proposed construction of the Grandview Sanitary Trunk main alignment, while enhancing connectivity within the neighbourhood.
- The proposed density and lot size is in keeping with other recently approved development applications in the area.
- The site plan provides a sensitive interface to the existing suburban lots to the east and west of the subject site. Future development is expected to the north and south of the subject 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)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the tree replacement deficit 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) submission of a finalized lot grading plan to the satisfaction of the Planning & Development Department;
 - (g) the applicant enter into a P-15 agreement for monitoring and maintenance of replanting in the dedicated riparian areas; and
 - (h) registration of a Restrictive Covenant for tree preservation on lots containing tree preservation areas in accordance with the finalized tree preservation plan.
3. Council pass a resolution to amend North Grandview Heights NCP to redesignate a portion of the land from "Proposed One-Acre" to "Larger Transition Lots (2-3 upa)" 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:**

18 Elementary students at Pacific Heights School
 9 Secondary students at Earl Marriott School

(Appendix IV)

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

Parks, Recreation & Culture:

Parks will accept the land shown as park through this application.

A P-15 agreement is required for monitoring and maintenance of replantings in the conveyed riparian areas. A detailed planting plan is required for review and approval by Parks.

SITE CHARACTERISTICS

Existing Land Use: The site consists of three parcels ranging in size from 1.0 to 2.2 hectares (2.4 – 5.4 acres), each with a house and out buildings. There is a Class B watercourse (April Creek) that flows south to north through the site.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling on a large acreage lot with outbuildings and April Creek (Yellow-coded).	Suburban/Proposed One-Acre Residential and Proposed Open Space/Linear Open Space	RA
East:	Single family dwelling on a large acreage lot.	Suburban/Existing One-Acre & Half-Acre lots	RA
East (Across Northview Crescent):	Single family dwellings.	Suburban/Existing One-Acre & Half-Acre lots	RA
South:	Single family dwellings.	Suburban/Existing One-Acre & Half-Acre lots	RA
West (Across 164 Street):	Single family dwellings.	Suburban/Existing One-Acre & Half-Acre lots	RA

JUSTIFICATION FOR PLAN AMENDMENT

Background

- The subject lands are located in the North Grandview Heights NCP, which was approved on January 11, 1999. The NCP included approximately 845 acres on the northern slope of Grandview Heights.
- The plan was based on a traditional one acre and half acre subdivision model.
- In 2004, with an increasing demand for different housing types and development of the area to the south (Morgan Heights), an NCP amendment process was initiated for large portions of land within the North Grandview Heights NCP area.
- On September 8, 2005, Council approved the recommendations in Corporate Report Co13 to amend the North Grandview Heights NCP.
- At the time of the amendment, a number of property owners chose not to participate in the amendment process. As a result, their properties remained as designated in the original NCP. The subject site was one of the properties that was excluded from the amendment; therefore, the subject site's one acre land use designation was maintained.
- Since 2005, development has begun to extend into the area. Recent development applications approved by the City to the north-east (7911-0223-00) and to the south (7913-0226-00 & 7914-0225-00) have introduced smaller lots into the area, which triggered several OCP and NCP plan amendments. These developments have also resulted in an OCP amendment for a pocket of nearby acreage homes (initiated by the residents) in the block bounded by 26 and 28 Avenues, and 164 and 168 Streets, to preserve an enclave of one acre sized properties under a Rural land use designation.

Proposed NCP Amendment

- The subject development proposal reflects an emerging form of suburban development that meets the density provisions in the OCP.
- It is anticipated that other NCP amendments will be proposed in this area as new development proposals are considered.
- The land use concept proposes the protection of April Creek, land for the Biodiversity Conservation Strategy's Green Infrastructure Network (GIN) Corridor, and residential housing in a low density single family form.
- In consideration of the proposed NCP amendment to increase the density from "Proposed One-Acre" to "Larger Transition Lots (2-3 upa)", the applicant is proposing to provide 15% open space as follows:
 - A minimum 14% of the site area conveyed to the City for the protection and enhancement of the Class "B" watercourse riparian area (April Creek), and for the GIN of the City's Biodiversity Conservation Strategy. The total amount of land to be conveyed to the City is approximately 0.74 hectares (1.8 acres); and

- cash-in-lieu to make up for the shortfall that falls below 15%.
- The site plan provides a sensitive interface to the existing suburban lots to the east and west of the subject site. The BCS GIN corridor acts as a buffer between the lots proposed along the east side of the subject site and the existing suburban lots along Northview Crescent to the east. The lots proposed along the west side of the subject site are a minimum of 30 metres (98 ft.) wide, in keeping with the minimum lot width of the RH-G Zone. Future development is expected to the north and south of the subject site.

DEVELOPMENT CONSIDERATIONS

Background

- The proposed development is located in the North Grandview Heights Neighbourhood Concept Plan (NCP) area.
- The subject site consists of three (3) parcels ranging in size from 1.0 to 2.2 hectares (2.4 - 5.4 acres). All of the properties are designated “Proposed One-Acre” in the North Grandview Heights NCP, “Suburban” in the Official Community Plan (OCP) and are zoned “One-Acre Residential (RA)”.

Proposal

- The applicant proposes to Rezone the subject site from One-Acre Residential (RA) to Comprehensive Development Zone (CD) (based on the RH-G Zone) to allow subdivision into 36 residential building lots.
- An Amendment to the North Grandview Heights NCP from Proposed One-Acre to Larger Transition Lots (2-3 upa) is required to accommodate the proposed development.
- The project will also convey to the City, approximately 0.74 hectares (1.8 acres) of open space, including a protected and enhanced Class "B" watercourse riparian area (April Creek), and a portion of the Green Infrastructure Network (GIN) of the City's Biodiversity Conservation Strategy.
- The proposal will provide for a new east-west road (29A Avenue) along the north boundary of the site, which will facilitate the proposed construction of the Grandview Sanitary Trunk main alignment, while enhancing connectivity within the neighbourhood.
- The Engineering Department has indicated that an odour control facility associated with the Grandview Sanitary Trunk main may be also required on the subject site. While this will be determined at a later date, the proposed open space is noted to be of sufficient size to accommodate the land area required for this facility, without encroaching into the riparian protection area.

CD By-law

- The applicant is proposing a CD Zone for the site, which is to be based on the Half-Acre Residential Gross Density Zone (RH-G). The table below outlines the differences between the RH-G Zone and the proposed CD Zone:

	RH-G Zone	Proposed CD Zone
Maximum Unit Density	5 uph (2 upa)	7 uph (3 upa)
Maximum Floor Area Ratio (FAR)	0.32	Block A: 0.40 Block B: 0.43
Minimum Lot Coverage	25%	Block A: 28% Block B: 31%
Minimum Lot Width	24 metres (80 ft.)	18 metres (59 ft.)
Minimum Lot Size	1,120 sq.m. (0.3 acres)	930 square metres (10,010 sq. ft.)

- The proposed CD Zone allows for lots at a minimum of 930 square metres (10,010 sq. ft.) in area that are a minimum of 18 metres (59 ft.) wide and 30 metres (98 ft.) deep.
- The width and area are lower than the width and area requirements of the RH-G Zone, which are a minimum of 24.0 metres (79 ft.) wide and 1,120 square metres (12,050 sq. ft.) in area.
- Block A in the proposed CD Zone also allows for a slight increase in building density, with a floor area ratio (FAR) of 0.40 permitted on the lots. The maximum FAR of the RH-G Zone is 0.32.
- The increase in FAR reflects the unique suburban lot size and allows for the construction of a dwelling that is proportionate to the lot.
- Block A in the proposed CD Zone also allows for a slight increase in lot coverage, with a maximum lot coverage of 28% permitted on the lots, however 3% must be reserved for decks. The maximum lot coverage of the RH-G Zone is 25%.
- Dwellings with smaller upper floors are desirable from a massing and scale perspective. Increasing the lot coverage ratio from 25% to 28% with 3% reserved for decks will result in a reduced upper floor area with decks that are appropriately scaled to the dwellings.
- Block B in the proposed CD Zone allows for the retention of a large existing dwelling in good condition on proposed Lot 13. The proposed FAR of 0.43 and lot coverage of 31% for Block B reflects the size of the retained dwelling.
- In order to ensure that a future dwelling constructed on Lot 13 is not out of scale with the surrounding dwellings in Block A, the basement is included in the calculation of FAR for Block B.
- The maximum gross unit density permitted is 7 units per hectare (3 upa).

Building Design Guidelines & Lot Grading

- The applicant retained Tynan Consulting Ltd. as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed lots (Appendix V).
- The designs for the proposed lots include Neo-Traditional, Neo-Heritage and West Coast Contemporary. The new homes would meet modern development standards relating to overall massing, and balance in each design, and to proportional massing between individual elements.
- The roofing will reflect the desirable style objectives, and will require a minimum pitch of 7:12.
- The only permissible roof materials would consist of cedar shakes or shingles, concrete roof tiles with a shake profile, and asphalt shingles with a raised ridge cap.
- A preliminary Lot Grading Plan, submitted by WSP Canada Ltd. has been reviewed by the Building Division and is generally acceptable.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. The information has been reviewed by staff and found to be generally acceptable; however a final Lot Grading Plan is required prior to Final Adoption.

PRE-NOTIFICATION

Pre-notification letters were sent on January 26, 2016 to 54 households within 100 metres (328 ft.) of the subject site, as well as the Grandview Heights Stewardship Association.

- Staff received one phone call and one email from area residents objecting to the proposal. The residents indicated that that the proposed density is too high, the neighbourhood is being overdeveloped and that there is incessant construction which is not appropriate in an established neighbourhood.

The site is located within an area of the North Grandview Heights NCP that has not yet been developed, however development was anticipated, as the sites were designated for future one-acre lots. The increase in density from "Proposed One-Acre" to "Larger Transition Lots (2-3 upa)" reflects the current market demand for lots that are smaller than one-acre in size.

- Staff received three (3) phone calls from area residents that were looking for information on the proposal. This includes:
 - the developer's contact information; the proposed site plan; and the possible date of the Public Hearing.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting, 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 and Cottonwood	142	142	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	11	11	0
Apple	2	2	0
Magnolia	1	1	0
Bitter Cherry	12	12	0
Willow	1	1	0
Flowering or Fruiting Cherry	8	8	0
Coniferous Trees			
Douglas Fir	19	16	3
Norway Spruce	1	1	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	56	53	3
Additional [Estimated] Trees in the proposed Riparian Area	81	3*	78
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		108	
Total Retained and Replacement Trees		111	
Contribution to the Green City Fund		\$43,800	

*To be confirmed and approved by the Parks, Recreation and Culture Department.

- The Arborist Assessment states that there are a total of 56 protected trees on the site, excluding Alder and Cottonwood trees. 142 existing trees, approximately 70% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 3 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.
- Table 1 includes an additional 81 protected trees that are located within the riparian and BCS areas, which are proposed to be conveyed to the City. The trees within these areas will be retained, except for 3 trees, where removal is required due to hazardous conditions. This will

be confirmed 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 and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 254 replacement trees on the site. Since only 108 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 146 replacement trees will require a cash-in-lieu payment of \$43,800, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 111 trees are proposed to be retained or replaced on the site with a contribution of \$43,800 to the Green City Fund.

BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the South Surrey BCS management area, with Low ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderately High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 20 meters, a portion of which falls on the subject site.
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) is critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub H, which is located in the Redwood Management Area. Hub H is a large natural forested habitat which provides important edge habitat to Agricultural Land Reserve (ALR) field habitat.
- The development proposal conserves 100% of the target GIN area on the subject site. This method of GIN retention will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 1, 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 site is located within the North Grandview Heights NCP • The proposal complies with the “Suburban” designation in the OCP
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal has a unit density of 7.4 units per hectare (3.0 upa)
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal will utilize absorbent soils and includes dry swales. • The proposal will achieve 100% of the Green Infrastructure Network (GIN) corridor that falls on the subject site
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"> • 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.	Proposed CD By-law
Appendix VIII.	NCP Amendment Plan

INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by Ken Lamberson, R.P.Bio, Dated January 27, 2016.

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

TH/dk

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SUBDIVISION DATA SHEET

Proposed Zoning: CD Zone (Based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	12.81
Hectares	5.18
NUMBER OF LOTS	
Existing	3
Proposed	34
SIZE OF LOTS	
Range of lot widths (metres)	20-30 m
Range of lot areas (square metres)	930 m ² – 1350 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7.4 uph / 3.0 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	55%
PARKLAND	
Area (square metres)	7,404 m ²
% of Gross Site	14% (shortfall addressed with cash-in-lieu)
	Required
PARKLAND	
15% open space	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



Total Area 51,951m²
 15% Open Space 7,792.5m² (5% 2,597m²)
 Open Space provided 7,404.5m²
 Shortfall 388.5m² (cash-in-lieu)

Subdivision Concept Plan
 7915-0183-00

WSP CANADA INC.
 #300 - 65 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 CANADA V3L 6P5
 TEL. 604-625-4651 | FAX. 604-625-5715
 WWW.WSPGROUP.COM



January 2016
 #061400522

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

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

DATE: **March 4, 2016**

PROJECT FILE: **7815-0183-00**

RE: **Engineering Requirements 2866/2902 164 Street, 2859 165 Street**

REZONE/SUBDIVISION

Property and Statutory Rights-of-Way Requirements

- Dedicate 1.9 m along 164 Street toward the 24.0 m Collector Road allowance.
- Dedicate 15.5 m for 164A Street Local Road allowance.
- Dedicate 11.5 m for 164A Street Half Road allowance fronting lots 8 and 9.
- Register statutory rights-of-way for vehicle turnaround at lot 8.
- Dedicate 20.0 m for 165 Street Local Roadway allowance.
- Dedicate 15.5 m for 165B Street Local Road allowance.
- Dedicate 11.5 m for 28A Avenue Half Road allowance.
- Dedicate 11.5 m for 29A Avenue Half Road allowance with dedication tapering to 6.5 m in the area of April Creek.
- Register 0.5 m statutory rights-of-way for service connections and sidewalk maintenance along all on road frontages.
- Mitigate any statutory rights-of-way conflicts with proposed lots 34 and 35.

Works and Services

- Construct east half of 164 Street to Collector Road standard.
- Construct north portion of 164A Street to Local Road standard.
- Construct south portion of 164A Street to Half Road standard.
- Construct 165 Street to Local Road standard.
- Construct 165B Street to Local Road standard.
- Construct 28A Avenue to Half Road standard.
- Construct 29A Avenue to Half Road standard. Provide 6.0 m pavement and cash in lieu for ultimate standard through the section at April Creek.
- Construct west half of Northview Crescent, fronting Park at lot 37, to Local Road standard.
- Provide stormwater detention system for the site area east of April Creek.
- Construct Grandview Heights Interceptor sanitary sewer from 16237 - 29 Avenue, along 29A Avenue to the east limit of the development.
- Construct water, storm and sanitary mains to service the site.
- Maintain base flow to April Creek, unmitigated flows are not to outfall into the creek.
- Pay 100% cash payment of Water DCC relative to DCCFEA 8111-0269-00-1.

A Servicing Agreement is required prior to Rezoning and Subdivision.

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.



Robert Cooke, Eng.L.
Development Project Engineer

KH

NOTE: Detailed Land Development Engineering Review available on file



Thursday, February 25, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0183

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.

Pacific Heights Elementary is currently over capacity with rapid enrolment growth expected to continue. A new elementary school site has been purchased south of 23rd Avenue - Site #206 near Edgewood Drive. The construction of a new elementary school on this site is a high priority in the District's 5-Year Capital Plan and feasibility planning is underway. The school district has also purchased land for a new secondary school in the Grandview area adjoining the City of Surrey future aquatic centre and recreation property. The construction of this secondary school is also a high priority in the district's 5-Year Capital Plan. A proposed addition to Pacific Heights Elementary is included in the capital plan, but as a lower priority than the two capital projects mentioned above. The enrolment projections include anticipated residential growth from the Grandview and Sunnyside NCPs. The actual enrolment growth rate will be driven by the timing of development, demographic changes and market factors. Enrolment pressures in this area of Surrey are extreme and capital project approval timelines are unknown at this point in time. Additional portables will be required at Pacific Heights for September 2016 and options for placing portables on neighbouring sites are under investigation. Until new elementary and secondary school capital projects are approved, the school district does not support development occurring at a higher density than outlined in approved NCPs.

SUMMARY

The proposed 36 Single family with suites are estimated to have the following impact on the following schools:

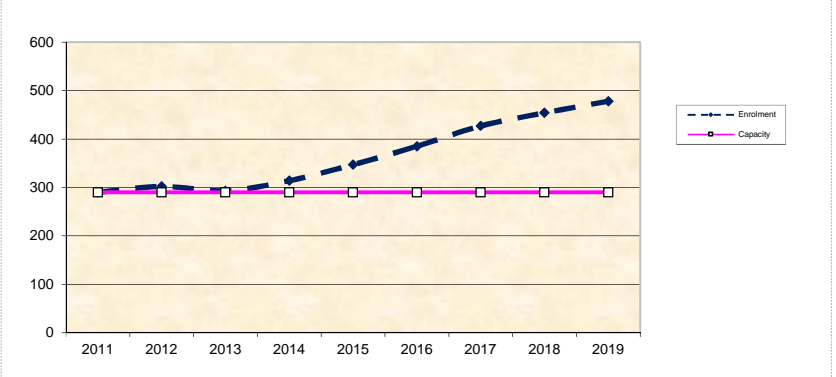
Projected # of students for this development:

Elementary Students:	18
Secondary Students:	9

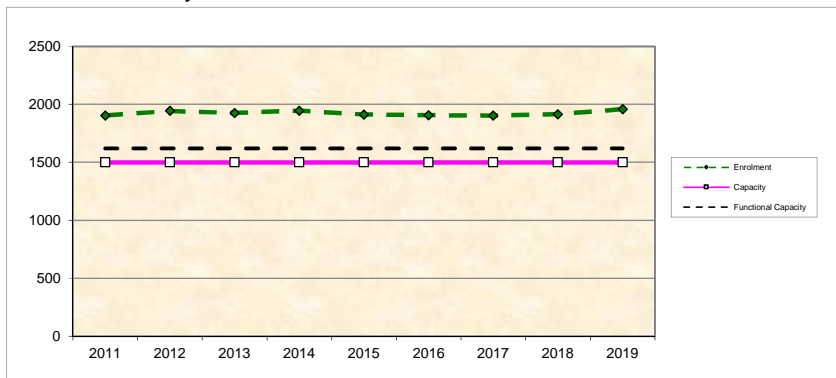
September 2015 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	40 K + 307
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1912
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

Pacific Heights Elementary



Earl Marriott Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7915-0183-00
 Project Location: 2866 and 2902 - 164 St., and 2859 - 165 St., 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 1960's to the post year 2000's. The age distribution from oldest to newest is: 1960's (17%), 1970's (42%), 1980's (17%), 1990's (8%), and post year 2000's (17%). Home size distribution is: 1501 - 2000 sq.ft. (25%), 2001 - 2500 sq.ft. (17%), 2501 - 3000 sq.ft. (25%), 3001 - 3550 sq.ft. (8%), over 3550 sq.ft. (25%). Styles found in this area include: "Old Urban" (17%), "Alpine Chalet" (8%), "West Coast Traditional" (17%), "West Coast Contemporary" (8%), "Rural Heritage" (8%), "Traditional" (33%), and "Traditional Cape Cod" (8%). Home types include: Bungalow (8%), Bungalow with walk out basement (8%), Bungalow with above-ground basement (8%), and Two-Storey (75%).

Massing scale (front wall exposure) characteristics include: Low mass structure (8%), Mid-scale massing (33%), Mid-scale massing with proportionally consistent, well balanced massing design (33%), and Mid-to-high scale massing with proportionally consistent, well balanced massing design (25%). The scale (height) range for front entrance structures include: One storey front entrance (92%), One storey front entrance veranda in heritage tradition (8%).

The range of roof slopes found in this area is: 4:12 (8%), 5:12 (8%), 7:12 (25%), 10:12 (8%), 12:12 (42%), and greater than 12:12 (8%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (50%), and Main common gable roof (50%). Feature roof projection types include: None (8%), Common Hip (23%), Common Gable (62%), and Shed roof (8%). Roof surfaces include: Rectangular profile type asphalt shingles (33%), Shake profile asphalt shingles (33%), Concrete tile (shake profile) (8%), and Cedar shingles (25%).

Main wall cladding materials include: Horizontal cedar siding (23%), Vertical channel cedar siding (23%), Diagonal cedar siding (8%), Hardiplank shingles (8%), Hardiplank siding (8%), Stucco cladding (31%). Feature wall trim materials used on the front facade include: No feature veneer (43%), Brick feature veneer (14%), Stone feature veneer (14%), Horizontal cedar accent (7%), 1x4 vertical battens over Hardipanel in gable ends (7%), Stucco feature accent (7%), and Tudor style battens over stucco accent (7%). Wall cladding and trim colours include: Neutral (33%), Natural (50%), Primary derivative (17%).

Covered parking configurations include: No covered parking (13%), Single carport (13%), Double garage (25%), Triple garage (25%), Quadruple garage (25%).

A wide range of landscaping standards are evident, ranging from sod and a few shrubs only, to "extraordinary modern suburban" (no clear consistency in landscape standards). Driveway surfaces include: Gravel (22%), Asphalt (56%), Exposed aggregate (22%).

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

- 1) **Context Homes:** Fifty eight percent of existing neighbouring homes provide suitable architectural style context for use at the subject site (and therefore 42 percent of homes are considered 'non-context'). Context homes include: 16664 - Northview Crescent, 16658 - Northview Crescent, 16621 - Northview Crescent, 16396 - 28 Avenue, 2951 - 164 Street, 2985 - 164 Street, and 2866 - 164 Street. However, many of these homes are of a scale that is not suitable for the subject site. There is one home at 16396 - 28 Avenue that provides the most suitable context for the subject site. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF zone subdivisions now exceed standards evident on most of the context homes. Also, this area is in a strong transition phase from "old suburban" to "modern urban" and there are numerous new developments south of the site that better define the emerging character of this area than existing homes in the immediate area. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned subdivisions in north Grandview, rather than to emulate the aforesaid context homes.
- 2) **Style Character :** There are a mix of old and modern urban, and old and modern suburban styles in this neighbourhood. Recommended styles for this site include "Neo-Traditional" and "Neo-Heritage", as these styles are an ideal bridge between old urban and modern urban. However, it should also be recognized that there is a strong style change in progress now (year 2015) toward "West Coast Contemporary" designs. Manifestations of this style, that are reasonably compatible with other homes approved at the subject site, should also be considered. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF zoned subdivisions in Morgan / Grandview. 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 :** Given the proposed scale of the homes, 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 an estate home area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs (though cedar and concrete tiles are also evident). It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended.
- 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: The area surrounding the subject site is a neighbourhood at an early stage of transition from "old suburban" to "modern urban", and so there are a wide range of home sizes, styles, massing designs, construction materials, and trim and detailing components. There are three 4000+ sq.ft. traditional estate homes (two new and one old), a 2800 sq.ft. "West Coast Contemporary" Two-Storey home, a Rural Heritage 1 ½ Storey home, an "Alpine Chalet" Two-Storey, a 3500 sq.ft. Traditional Two-Storey (best context for subject site at 16396 - 28 Ave), a box-like Basement Entry home, and some small old urban Bungalows. Landscape standards range from "modest" (sod and a few shrubs) to "extraordinary suburban" with over 100 shrubs.

2. Proposed Design Guidelines

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

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

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

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

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls. Other materials in small feature areas can be considered subject to design integrity as determined by the consultant.

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

- Roof Pitch:** Minimum 7:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots, to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.
- Roof Materials/Colours:** Only shake profile asphalt shingles with a raised ridge cap, shake profile concrete roof tiles, cedar shakes or shingles, and new environmentally sustainable roofing products if aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black. Metal permitted on feature roofs only, subject to consultant approval.
- 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 60 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 neutral / natural tones only. 0.4m wide border required at both sides of driveway.
- Other:** Balconies up to 100 sq.ft. permitted on north side of any home. Front doors min 3'-6" wide and 8'-0" high required.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: February 29, 2016

Reviewed and Approved by:  Date: February 29, 2016

Appendix _____

TREE PRESERVATION SUMMARY

Surrey Project No.: _____
 Project Address: 164 St and 29 Ave Surrey, BC
 Consulting Arborist: Nick McMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	198
Bylaw Protected Trees to be Removed	195
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	3
Replacement Trees Required: (includes city tree removals)	
Alder and Cottonwood at 1:1 ratio: 142 times 1 = 142	
All Other Bylaw Protected Trees at 2:1 ratio: 56 times 2 = 112	
TOTAL:	254
Replacement Trees Proposed	108
Replacement Trees in Deficit	146
Protected Trees Retained in Proposed Open Space/ Riparian Areas	78 Retain 3 Remove

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	7
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 7 times 1 = 7	
All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0	
TOTAL:	7
Replacement Trees Proposed	0
Replacement Trees in Deficit	7

This summary and the referenced documents are prepared and submitted by:


 Nick McMahon, Consulting Arborist Dated: January 7, 2016

Direct: 604 812 2986
 Email: nick@aclgroup.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 (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 004-498-551
 North East Quarter of Lot 1 Section 24 Township 1 Plan 72033
 2866 - 164 Street

Parcel Identifier: 011-150-858
 Southerly Half of Lot 15 Section 24 Township 1 Plan 5893
 2902 - 164 Street

Parcel Identifier: 015-970-264
 North East Quarter of Lot B Section 24 Township 1 Plan 85232
 2859 - 165 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, such as mature vegetation, watercourses, ravines, or with a significant contribution to a park designated in the *Official Community Plan*, and where *density* bonus is provided.

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Gu Gordon Yu, B.C.L.S. on the 25th day of February, 2016.

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 one *secondary suite*.
2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The maximum *density* shall not exceed 2.5 *dwelling* units per hectare [1 upa]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The maximum *density* may be increased from 2.5 *dwelling units* per hectare (1 upa) to 7 *dwelling units* per hectare (3 upa), calculated on the basis of the entire *Lands*, provided:

- (a) Open space in an amount of not less than 14% of the *Lands* 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
- (c) The said open space shall be accessible by the public from a *highway*.

3. For the purpose of *building* construction:

- (a) Notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended:
 - i. In Blocks A and B, 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
 - ii. In Block B only, *basements* shall be included in the calculation of *floor area ratio*.
- (b) Block A: The *floor area ratio* shall not exceed 0.40 a maximum allowable floor area of 372 square metres (4,000 sq. ft.) 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, and 10 square metres (105 sq.ft.) shall be reserved for use only as *accessory buildings* and *structures*; and
- (c) Block B: The *floor area ratio* shall not exceed 0.43 and a maximum allowable floor area of 580 square metres (6,245 sq. ft.) provided that, of the resulting allowable floor area, 37 square metres (400 sq.ft.) shall be reserved for use only as a garage or carport.

E. Lot Coverage

- 1. Block A: The *lot coverage* shall not exceed 28%, provided that 3% of the *lot coverage* shall be reserved for decks which are located not more than 0.6 metres [2 ft.] above the *finished grade* or *existing grade* and/or covered decks.
- 2. Block B: The *lot coverage* shall not exceed 31%.

F. Yards and Setbacks

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

1. Block A

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 (105 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 ft.)	0.0 m. (0 ft.)	7.5 m. (25 ft.)

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

2. Block B

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>		11.0 m. (36 ft.)	4.6 (15 ft.)	6.0 m. (20 ft.)	4.0 m. (13 ft.)
<i>Accessory Buildings and Structures greater than 10 sq.m. (105 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 ft.)	0.0 m. (0 ft.)	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:
 - (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 *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 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 *dwelling*, or within 1 metre (3 ft.) of the *side lot line*, except on *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the *side* of the front *driveway* or in the *side yard*, but no closer than 1 metre (3 ft.) to a *side lot line* nor within 1 metre (3 ft.) of the *front lot line* subject to the residential parking requirements stated in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

1. 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>
930 sq. m. (10,010 sq. ft.)	18 metres (59 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, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RH-G Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2014, No. 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 By-law, 2006, No. 16100, as amended.

10. 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

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No: _____ OVER
SOUTH HALF LOT 15 PLAN 5893, LOT 1 PLAN 72033 AND LOT B PLAN 85232
ALL OF SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT**

SCHEDULE _____

FOR THE PURPOSE OF REZONING
BCGS 92G.007
BOOK OF REFERENCE

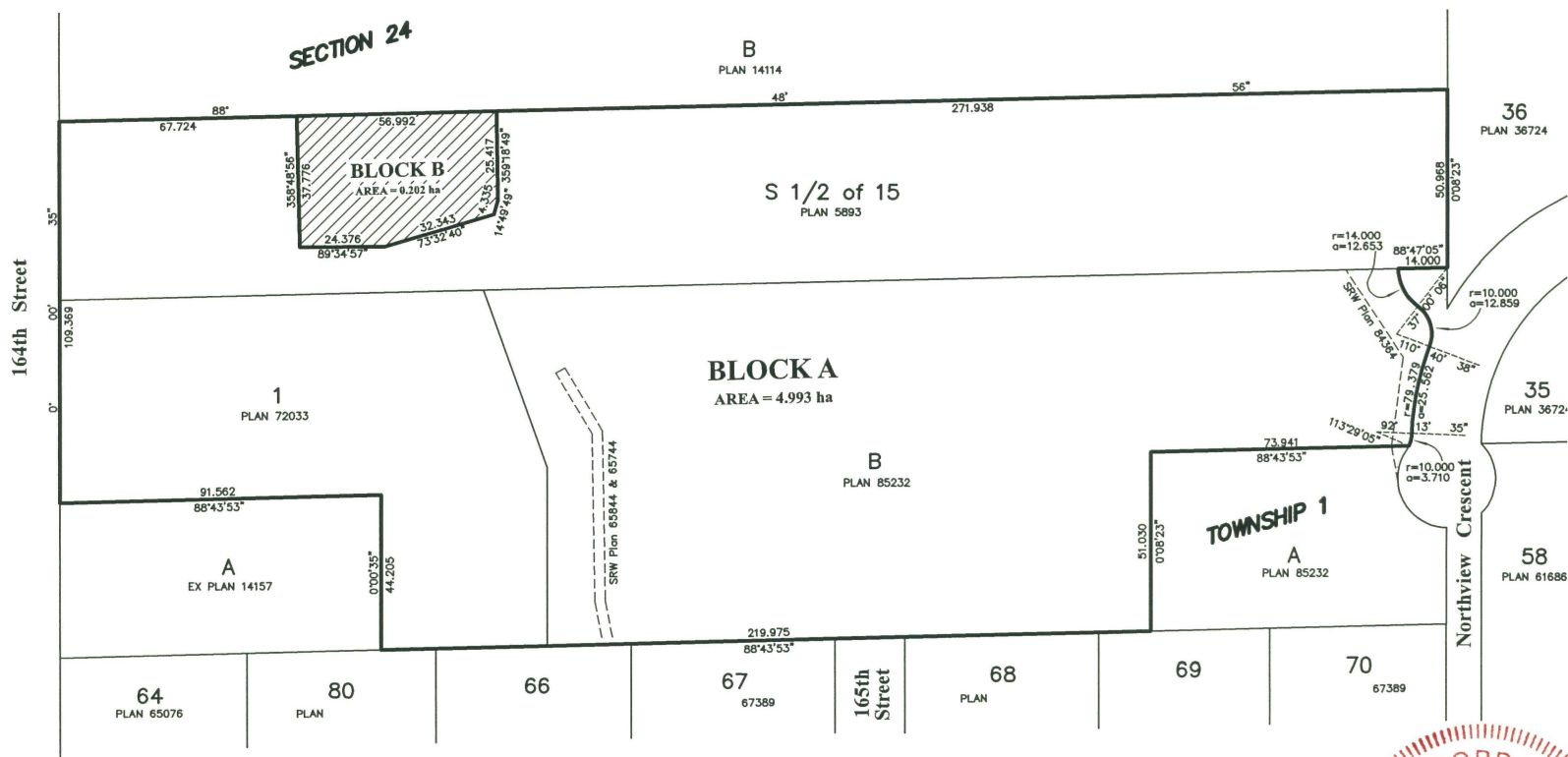
ZONE	LEGAL DESCRIPTION	TOTAL AREAS
BLOCK A	PART S1/2 LOT 15 SEC 24 TP 1 NWD PLAN 5893 LOT 1 SEC 24 TP 1 NWD PLAN 72033 LOT B SEC 24 TP 1 NWD PLAN 85232	4.993 ha
BLOCK B	PART S1/2 LOT 15 SEC 24 TP 1 NWD PLAN 5893	0.202 ha



SCALE 1:1000



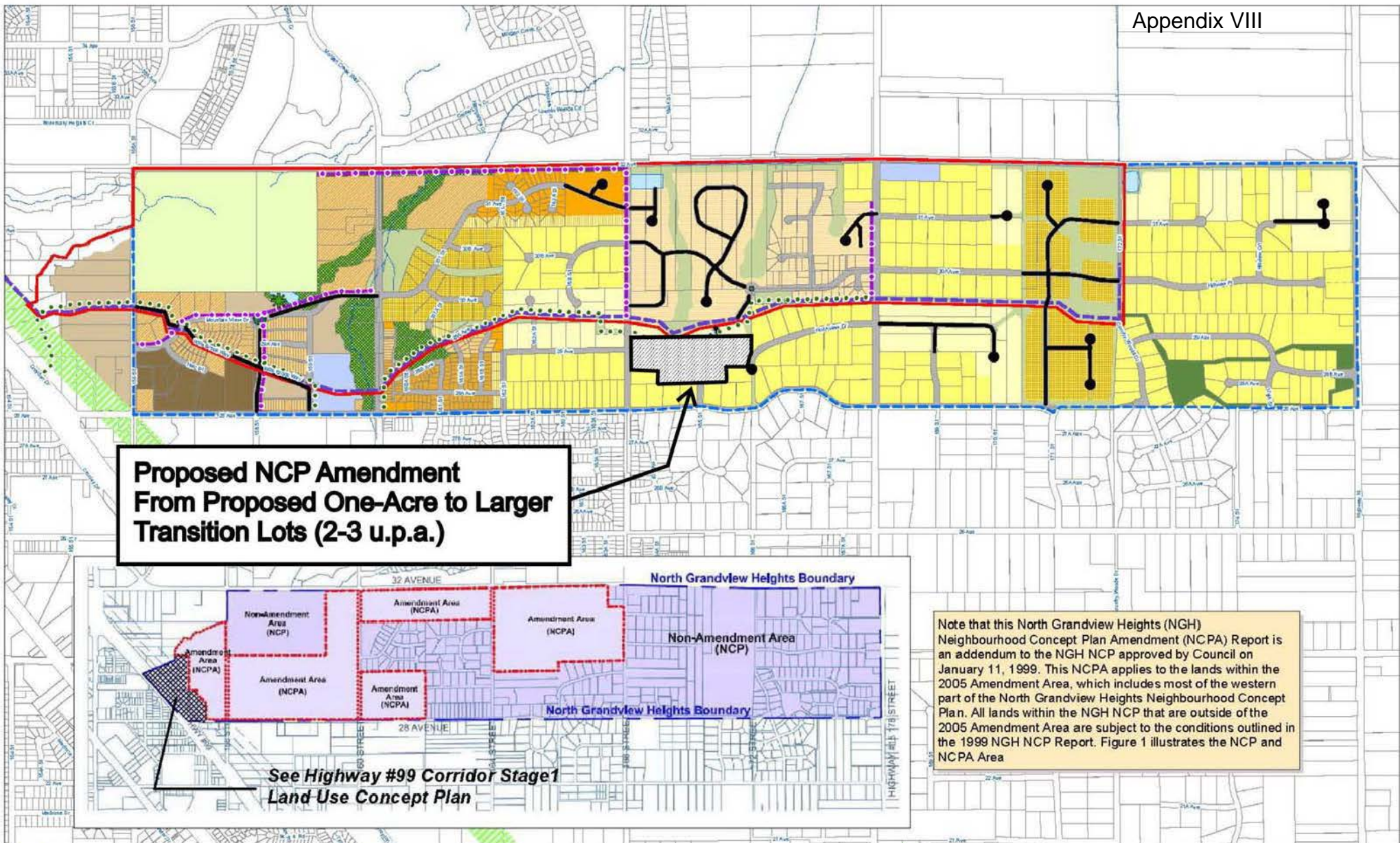
ALL DISTANCES ARE IN METRES
THE INTENDED PLOT SIZE OF THIS PLAN IS 560 mm IN WIDTH BY
432 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:1000



H.Y. AND ASSOCIATES
LAND SURVEYING LTD.
200, 9128 - 152nd Street
Surrey, B.C.
V3R 4E7
(ph): 583-1616
(fx): 583-1737
File: 154186_BK.DWG

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT - CITY OF SURREY





**Proposed NCP Amendment
From Proposed One-Acre to Larger
Transition Lots (2-3 u.p.a.)**

Note that this North Grandview Heights (NGH) Neighbourhood Concept Plan Amendment (NCPA) Report is an addendum to the NGH NCP approved by Council on January 11, 1999. This NCPA applies to the lands within the 2005 Amendment Area, which includes most of the western part of the North Grandview Heights Neighbourhood Concept Plan. All lands within the NGH NCP that are outside of the 2005 Amendment Area are subject to the conditions outlined in the 1999 NGH NCP Report. Figure 1 illustrates the NCP and NCPA Area

**See Highway #99 Corridor Stage1
Land Use Concept Plan**

- | | | | |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> Proposed One Acre Residential (RA) Proposed One Acre Residential Gross Density (RA-G) Single Detached (2 upa) Larger Transition Lots (2-3 upa) Single Detached (4-6 upa) Cluster Housing (6-8 upa) Single Detached (7 u.p.a.) Single Family Small Lots Multiple Residential (15-25 upa) Townhouse 15 upa max | <ul style="list-style-type: none"> Environmental Area Proposed Open Space / Linear Open Space Existing One Acre & Half Acre Lots Existing Elementary School Existing Cemetery Proposed Detention / Sedimentation Ponds (size/location to be confirmed at detailed subdivision/rezoning stage) | <ul style="list-style-type: none"> Study Area Boundary Plan Area-NCP Area Boundary Hydro Right of Way / Greenway Proposed North Grandview Interceptor Creeks Proposed Roads | <ul style="list-style-type: none"> Enhanced Sidewalk/Walkway Linear Park / Multi-use Trail Round-About Neighbourhood Park (size/location to be confirmed at detailed subdivision/rezoning stage) |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|



NORTH GRANDVIEW HEIGHTS LAND USE PLAN

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.