

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0312-00

Planning Report Date: March 6, 2017

PROPOSAL:

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

to allow subdivision into 4 suburban single family lots

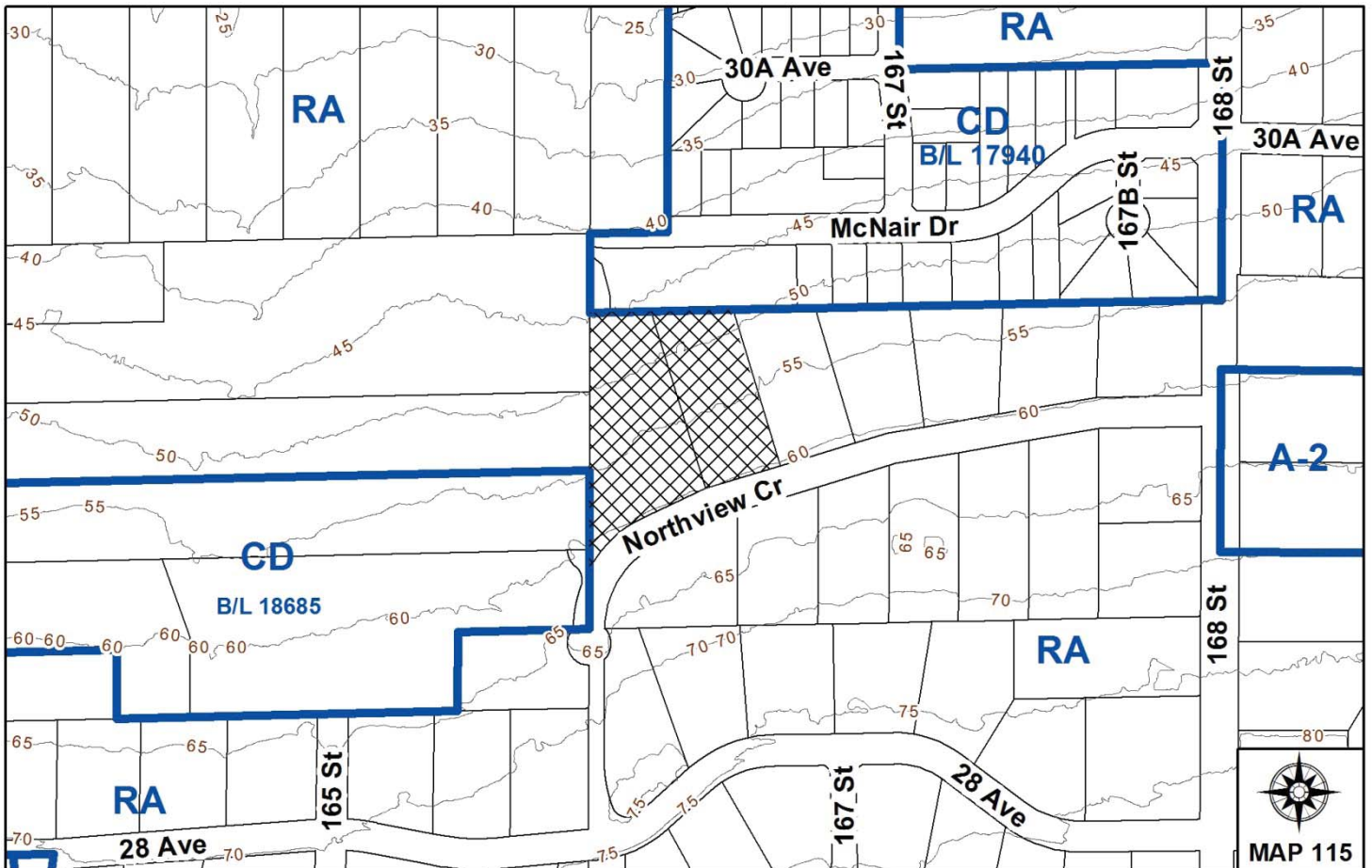
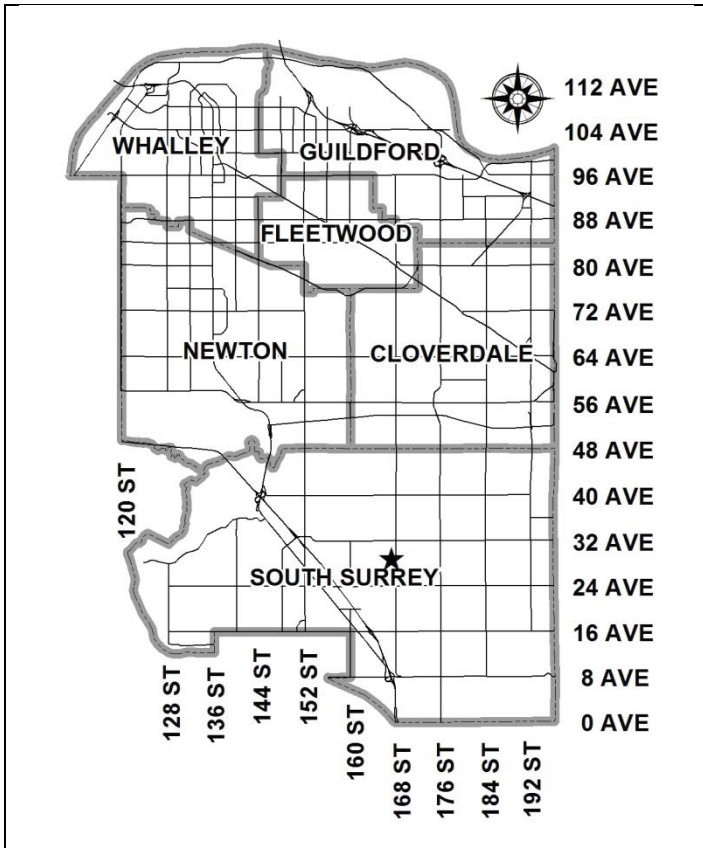
LOCATION: 16621 - Northview Crescent
 16651 - Northview Crescent

OWNER: Craig Rackham
 Sian O Rackham
 Patrizia M Velo

ZONING: RA

OCF DESIGNATION: Suburban

NCP DESIGNATION: Existing One-Acre & Half-Acre



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- To reduce the minimum frontage width from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for proposed Lots 2 and 3 (panhandle lots).

RATIONALE OF RECOMMENDATION

- The proposed rezoning and subdivision complies with the Official Community Plan and the North Grandview Heights Neighbourhood Concept Plan.
- The proposed development responds to the suburban character of the Northview Crescent neighbourhood, with wide proposed lots fronting Northview Crescent and increased front yard setbacks of existing and proposed homes. The driveways to the panhandle lots are shared and limited to a combined 6 metre (20 ft.) width, to minimize the impact on Northview Crescent.
- The proposed development complies with the Biodiversity Conservation Strategy Green Infrastructure Network objectives, with conveyance of 2,035 square metres (0.5 acres) of open space to the City.

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 authorize staff to draft Development Permit No. 7915-0312-00 for Sensitive Ecosystems.
3. 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a reciprocal access easement to facilitate a shared driveway access to Lots 2 and 3;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (g) completion of a Sensitive Ecosystem Development Permit to the satisfaction of the General Manager, Planning & Development Department.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

2 Elementary students at Pacific Heights Elementary School
1 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 2018.

Parks, Recreation & Culture:

Parks will accept the land shown as park through this application. Parks requests any onsite landscaping be compatible with adjacent vegetation in the GIN corridor.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	City-owned park	Suburban/ Proposed Open Space-Linear Open Space	CD based on RH-G (By-law No 17940)
East:	Single family suburban lots	Suburban/Existing One Acre and Half-Acre Lots	RA
South (Across Northview Crescent):	Single family suburban lots	Suburban/ Existing One Acre and Half-Acre Lots	RA
West:	Park lot and Single family suburban lots (Application No. 7915-0183-00)	Suburban/Larger Transition Lots (2-3 u.p.a.) and Proposed Open Space-Linear Open Space	CD based on RH-G (By-law No. 18685)
West:	Proposed Single family suburban lots (Application No. 7916-0192-00)	Suburban/Single-Detached (2 u.p.a.) and Proposed Open Space-Linear Open Space	RA

DEVELOPMENT CONSIDERATIONS

Background

- The proposed development is located in the North Grandview Heights Neighbourhood Concept Plan (NCP) area.
- The subject site consists of two (2) parcels totaling 1.36 hectares (3.6 acres). The properties are designated "Existing One Acre and Half Acre Lots" in the North Grandview Heights NCP, "Suburban" in the Official Community Plan (OCP) and are zoned "One-Acre Residential Zone (RA)".

Proposal

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to a CD Zone based on the "Acreage Residential Gross Density Zone (RA-G)" to allow subdivision into 4 residential lots.

- The applicant proposes to convey to the City approximately 2,035 square metres (0.5 acres) of open space and a portion of the Green Infrastructure Network (GIN) as indicated in the City’s Biodiversity Conservation Strategy. The proposed open space dedication represents 15% of the gross site area.

CD By-law

- The applicant is proposing a CD Zone for the site, based on the "Acreage Residential Gross Density Zone (RA-G)".
- The CD By-law is required to increase the permitted unit density of the RA-G Zone from 2.5 units per hectare (1.0 u.p.a.) to 2.94 units per hectare (1.19 u.p.a.).
- The proposed CD Zone will also increase the minimum front yard setback for Lots 1 and 4 in response to neighbourhood concerns regarding the impact of the proposed development would have on the existing suburban character of the street. Similarly, the By-law will allow for a reduction in the minimum lot frontage width for proposed Lots 2 and 3 to facilitate a shared driveway.
- The table below outlines the differences between the RA-G Zone and the proposed CD Zone:

	RA-G	Proposed CD Zone (Based on RA-G)
Unit Density	2.5 dwelling units per hectare (1.0 u.p.a.)	2.94 dwelling units per hectare (1.19 u.p.a.)
Yards and Setbacks	Minimum front yard setback: <ul style="list-style-type: none"> ○ 7.5 metres (25 ft.) 	Minimum front yard setback: <ul style="list-style-type: none"> ○ 15 metres (50 ft.) ○ The setback is reduced to 7.5 metres (25 ft.) for any panhandle lots.
Subdivision	Per Sub-section E.21 (c) of Part 4 General Provisions of the Zoning By-law, the minimum frontage of a lot shall not be less than 4.5 metres (15 ft.).	Notwithstanding Sub-section E.21(c) of Part 4 General Provisions of the Zoning By-law, the minimum <i>frontage</i> may be reduced to 3.0 metres [10 ft.] for adjoining panhandle <i>lots</i> .

- The CD Zone proposes a unit density of 2.94 dwelling units per hectare (1.19 u.p.a.), which is greater than that permitted under the RA-G Zone.
- The CD Zone proposes to increase the minimum front yard setback from 7.5 metres (25 ft.) to 15 metres (50 ft.) for Lots 1 and 4. The increased front yard setback is proposed in response to neighbourhood concerns related to the impact of the proposed development on the existing suburban character of the street.
- The proposed CD Zone corresponds to all other provisions of the existing RA-G Zone, including Lot Coverage, Setbacks, and Building Height.

Neighbourhood Character Study and Building Scheme

- The applicant has retained Apex Design Group Inc. as the Design Consultant for the proposed homes. The Design Consultant conducted a character study of the surrounding homes which found that the residential character surrounding the subject site is a mix of older homes built in the 1960's-2000's. The older housing stock in the area does not provide suitable architectural context, and therefore the building design guidelines recommend an updated design standard that is consistent with the newer home built on the south side of Northview Crescent (Appendix VI).

Proposed Lot Grading

- In-ground basements are proposed for all lots based on the lot grading plan (prepared by McElhanney Consulting Services Ltd.). Basements will be achieved with minimal cut or fill. The grading information provided has been reviewed by staff and found acceptable.

PRE-NOTIFICATION

- Pre-notification letters were sent out on July 26, 2016 to 36 households within 100 metres (300 feet) of the proposed development as well as the Grandview Heights Stewardship Association. The development proposal sign was erected on August 5, 2016. Staff received 6 responses from neighbouring residents expressing the following concerns (staff comments provided in italics):

Future Development on Northview Crescent

- Several neighbours expressed concern about the precedent that the proposed rezoning and subdivision would set for the other properties along Northview Crescent, should they wish to redevelop in a similar fashion in the future.

(The applicant provided two concept plans for the north side of Northview Crescent that illustrated a possible redevelopment pattern, should each lot seek to subdivide into 2 lots).

Coordinated Development of North Grandview Heights

- Some of the neighbouring residents expressed the view that redevelopment in the larger area is being carried out in a piecemeal fashion, rather than being coordinated under a comprehensive plan.

(Development in this area must comply with the land use designations of the Official Community Plan (OCP) and the North Grandview Heights Neighbourhood Concept Plan (NCP). Any deviation from these plans would require plan amendments which must be supported by Staff and approved by Council, and are subject to Public Notification and Public Hearing. It is noted that no NCP amendment is being sought for the subject development application.

The North Grandview Heights NCP underwent an amendment process in 2005. The subject property and neighbouring properties along Northview Crescent elected not to participate in this amendment process).

Additional Secondary Suites

- One respondent was concerned about additional secondary suites in the neighbourhood.

(Staff explained that secondary suites are permitted in all single family residential zones).

Panhandle Lots

- Several neighbouring residents expressed concerns over the proposed panhandle driveway access for Lots 2 and 3 and the impact that the panhandle configuration will have on the streetscape and the established suburban development pattern of Northview Crescent.

(Panhandle access is considered for a subdivision provided there is no reasonable alternative access and that the proposed panhandles satisfy the criteria of the City Policy on panhandles approved by Council in May 2005.

The applicant has since revised the proposed subdivision layout to show a narrower panhandle (6 metres (20 ft.) rather than 9 metres (30 ft.)) in response to these concerns).

Reduce the Number of Proposed Lots

- Several neighbours requested that the applicant revise their proposal to three one-acre lots oriented north-south on Northview Crescent, rather than the proposed four lots with panhandle access to Lots 2 and 3 at the rear of the site.

(The applicant explained that to revise the proposal to three one-acre lots fronting onto Northview Crescent would require the demolition of the existing house at 16621 - Northview Crescent, which is proposed to be retained. The applicant also demonstrated that adjusting the proposal to three lots as suggested would impact the established suburban development pattern and streetscape of Northview Crescent more than the proposed four lots with panhandle access. Under this scenario there would be a greater impact on tree retention and there would be three houses fronting directly onto Northview Crescent rather than the proposed two.

Staff also explained that a three-lot subdivision would not require the applicant to convey parkland or open space to the City, while the proposed four-lot subdivision requires 15% open space dedication. The proposed open space dedication complies with the City's Biodiversity Conservation Strategy Green Infrastructure Network objectives, with a proposed dedication of 2,035 square metres (0.5 acres) of open space).

- Given the number of responses received from residents of Northview Crescent in response to the Public Notification, staff hosted an information meeting between the applicant's representative and the concerned residents. The residents had an opportunity to express the concerns directly to the applicant's representative in more detail. In response to the additional comments provided by the neighbouring residents, the applicant made the following changes to the proposal:

- The panhandle access for Lots 2 and 3 was reduced from 4.5 metres to 3 metres in width for each lot and co-located for shared driveway access of a combined width of 6 metres. This change is a reduction of the minimum lot frontage width, required under the Zoning By-law (Sub-section E.21(c) of Part 4 General Provisions), from 4.5 metres (15 ft.) to 3.0 metres (10 ft.) for proposed Lots 2 and 3. The combined width of the two panhandle driveways will be 6.0 metres (20 ft.), and will have an easement registered on title to allow for the shared driveway;
 - Lots 1 and 4 fronting onto Northview Crescent are proposed to be 50 metres wide at the 7.5 metre setback to help retain the existing suburban character and streetscape of Northview Crescent;
 - In an effort to pull the future development along Northview Crescent away from the street, the applicant proposes to increase the minimum front yard setback of the CD Zone for Lots 1 and 4 from 7.5 metres to 15 metres. This change will help to reduce the visual impact of the development on the surrounding neighbourhood. The existing house on Lot 1 will be retained, further helping to maintain the existing character of the street; and
 - The applicant notes that the site slopes downwards by a minimum of 5 metres from Northview Crescent to the front yard setback of the rear lots. The combination of this change in grade, the narrowed panhandle access, significant tree retention, and proposed plantings ensures that views of the rear lot houses will be mostly obscured from Northview Crescent.
- The revised site plan and a summary of the above changes to the development proposal were relayed to the neighbouring residents who participated in the information meeting and to residents who had expressed concerns following the pre-notification.

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	47	47	0
Cottonwood	0	0	0

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	3	3	0
Bitter Cherry	3	3	0
Flowering Cherry	4	3	1
Pacific Dogwood	1	1	0
Paper Birch	10	10	0
Persian Ironwood	1	0	1
Purpleleaf Plum	3	3	0
Coniferous Trees			
Austrian Pine	2	2	0
Blue Spruce	1	0	1
Deodar Cedar	3	2	1
Douglas Fir	10	2	8
Grand Fir	1	0	1
Hinoki Cypress	2	2	0
Norway Spruce	10	10	0
Sawara Cypress	8	8	0
Sitka Spruce	1	0	1
Western Red Cedar	28	16	12
Total (excluding Alder and Cottonwood Trees)	91	65	26
Additional [Estimated] Trees in the proposed Open Space	8	0	8
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		25	
Total Retained and Replacement Trees		51	
Contribution to the Green City Fund		\$60,800	

- The Arborist Assessment states that there are a total of 91 protected trees on the site, excluding Alder and Cottonwood trees. 47 existing trees, approximately 34% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 26 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 8 protected trees that are located within the proposed open space. The trees within the proposed open space 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.

- 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 replacement trees on the site. Since only 25 replacement trees can be accommodated on the site (based on an average of 6 trees per lot), the deficit of 152 replacement trees will require a cash-in-lieu payment of \$60,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 51 trees are proposed to be retained or replaced on the site with a contribution of \$60,800 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 Redwood BCS Management Area, with a 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 and target area of 55,508 square meters (13.7 acres) which is 3.7% of the subject property.
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are 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, and is located at 28 Avenue and 176 Street, approximately 2 kilometres away.
- The development proposal conserves 2,035 square meters (0.5 acres) of the subject site through Parkland Conveyance which is 15 % of the total gross area of subject site, which complies with the target width and area of the BCS Green Infrastructure Network. 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.

DEVELOPMENT PERMIT FOR SENSITIVE ECOSYSTEMS

- On September 12, 2016, Council approved amendments to the Official Community Plan (OCP) and the Zoning By-law (No. 12000) to implement a Sensitive Ecosystem DPA and Streamside Protection Measures, collectively known as Surrey's Ecosystem Protection Measures, for the protection of the natural environment, including riparian areas. These changes were detailed in Corporate Report No. R188, which was approved by Council on July 25, 2016. The amendment by-laws were given final adoption on September 12, 2016.
- Green Infrastructure Areas are existing or potential areas comprised of environmentally sensitive and/or unique natural areas that are consistent with the Biodiversity Management Areas, Green Infrastructure Network, and Surrey's Biodiversity Conservation Strategy.

- Where a Green Infrastructure Area has been identified, development shall be adjusted to accommodate and be sensitive to the Biodiversity Management Areas, Green Infrastructure Network, and the specific conditions and recommendations for protection listed within Surrey's Biodiversity Conservation Strategy. No development shall occur within a Green Infrastructure Protection Area that has not been identified, addressed, and reviewed by a Qualified Environmental Professional (QEP) to the satisfaction of the City of Surrey or that is not consistent with the submitted and approved Ecosystem Development Plan.
- A portion of the subject property is located within the Sensitive Ecosystems Development Permit Area – Green Infrastructure 50 Metre Buffer Area. In support of this, the applicant proposes to conserve 2,035 square meters of the subject site through Parkland Conveyance, which is 15 % of the total gross area of subject site. Conveyance of this land helps with the long term protection of the natural features and allows the City to better achieve biodiversity at this location.
- COSMOS identifies a Class B watercourse located to the north of the subject property. The watercourse is not located on the subject property and does not appear to affect the proposed lots. However, prior to final approval of the Rezoning and Development Permit, the applicant will be required to have a Qualified Environmental Professional confirm the watercourse classification and that the proposed development does not adversely affect the streamside area.
- Issuance of the Sensitive Ecosystems DP will be required prior to final adoption of the rezoning by-law.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 9, 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 proposal is consistent with the Official Community Plan (OCP) and the North Grandview Heights Neighbourhood Concept Plan (NCP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development is consistent with the "Existing One-Acre and Half-Acre Lots" designation of the North Grandview Heights NCP.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal proposes rain water management design considerations, including absorbent soils and sediment control devices. • 51 trees are proposed to be retained or replaced on the site with a contribution of \$60,800 to the Green City Fund. • The applicant proposes to convey approximately 2,035 square metres (0.5 acres) of open space and a portion of the Green Infrastructure Network (GIN) of the City's Biodiversity Conservation Strategy. The proposed open space dedication represents 15% of the gross site area.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	• n/a
5. Accessibility & Safety (E1-E3)	• The building design guidelines propose windows facing the parkland and lighting around the park and buildings to provide a greater sense of safety.
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• 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

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/da

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RA-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	3.36
Hectares	1.36
NUMBER OF LOTS	
Existing	2
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	47.9 m to 54.0 m
Range of lot areas (square metres)	2,230 m ² to 3,264 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	2.96 uph / 1.19 upa
Lots/Hectare & Lots/Acre (Net)	3.45 uph / 1.39 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	18%
Estimated Road, Lane & Driveway Coverage	1.1%
Total Site Coverage	19.1%
PARKLAND	
Area (square metres)	2,035 m ²
% of Gross Site	15%
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 - Minimum lot frontage width	YES

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: February 28, 2017 **PROJECT FILE: 7815-0312-00**

**RE: Engineering Requirements
Location: 16621 Northview Crescent**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

There are no additional road dedications required, nor are there any existing road dedication issues or requirements at this location.

Works and Services

- Confirm adequacy of existing infrastructure, including pavement structure and upgrade to the Local Road standard.
- Confirm downstream drainage system capacity, upgrade if required.
- Provide onsite sustainable drainage works as required in the NCP.
- Construct water main to service the proposed lots.
- Construct sanitary system as required in the north Grandview Heights NCP servicing plan.
- Construct water, sanitary and storm service connections for each proposed lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

IK1



Planning March-01-17

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0312 00

SUMMARY

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

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2016 Enrolment/School Capacity

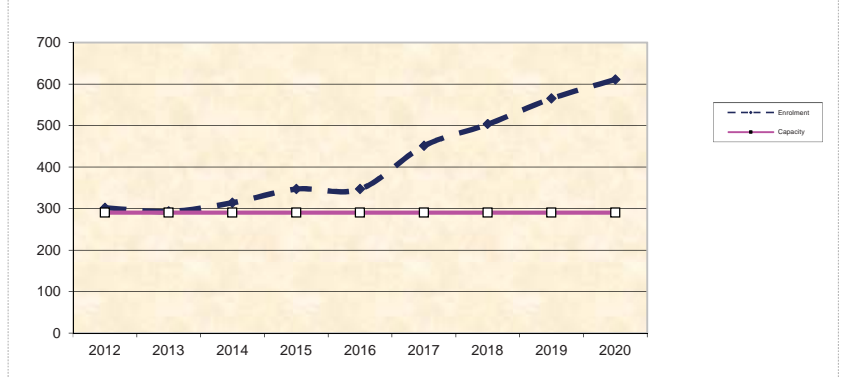
Pacific Heights Elementary	
Enrolment (K/1-7):	40 K + 307
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

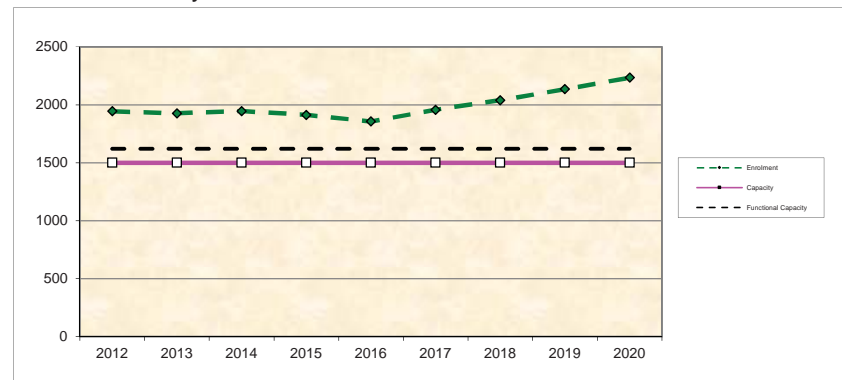
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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 the highest priority in the District's 2016/17 5-Year Capital Plan. The District has purchased land for a new secondary school in the Grandview area, adjoining the City's aquatic centre property, and capital project approval has been granted for the construction of a new 1,500 student secondary school on this site (likely opening 2020). A proposed addition to Pacific Heights Elementary is also included in the Five-Year Capital Plan as a high priority. The enrolment projections include anticipated residential growth from approved 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 for new elementary space are unknown at this time.

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**V.1.0**

Surrey Project no.: 15-0312 (Rackham)
Property Location: 16621, 11651 Northview Crescent, Surrey, B.C

Design Consultant: Apex Design Group Inc.
 Ran Chahal, Architectural Technologist AIBC, CRD
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

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

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

The area surrounding the subject site is an old urban area built out in the 1960's – 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas ranging from 2000sf to over 10,000 sf.

Most of the existing homes have mid to mid-massing characteristics with 85% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-10/12) common truss roofs with simple gables and common hips with Asphalt Shingles Roof being most common.

Wall surface materials are limited in the most part to one of the following: Cedar (dominant), Vinyl and Stucco for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 9% of the homes having Exposed Aggregate driveways.

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

A couple of newer homes located to the South have covered front verandas which would be encouraged in any new home to be built in the future. Since the majority of the existing homes in the study area are 20-50 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials

standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types/Locations:	“Two-Storey”	20%
	“Basement/Cathedral Entry”	28.0%
	“Rancher (Bungalow)”	52.0%
	“Split Levels”	0.00%
Dwelling Sizes/Locations: (Floor Area and Volume)	Size range:	28.0% 2001 - 5000 sq.ft excl. garage 72.0% over 5001 sq.ft excl. garage
Exterior Treatment /Materials:	Cedar: 52.0% Stucco: 5.0% Vinyl: 43.0%	Brick or stone accent on 52.0% of all homes
Roof Pitch and Materials:	Asphalt Shingles: 100.0% Cedar Shingles: 0.0%	Concrete Tiles: 0.0% Tar & Gravel: 0.00%
	50.00% of all homes have a roof pitch 6:12 or lower.	
Window/Door Details:	100% of all homes have rectangular windows	
Streetscape:	A variety of simple “Two Story”, 10-40 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Shingles Roof Tiles on most of the homes. Most homes are clad in Vinyl.	
Other Dominant Elements:	A few of the newer homes located to the East on 194B Street have covered front verandas.	

2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a character similar to the newer home to the South will be maintained and are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types:	Two-Storey, Split Levels and Ranchers (Bungalows).		
Dwelling Sizes:	Two-Storey or Split Levels	-	2000 sq.ft. minimum
Floor Area/Volume:	Basement Entry	-	2000 sq.ft. minimum
	Rancher or Bungalow	-	2000 sq.ft. minimum

(Exclusive of garage or in-ground basement)

Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: "Neo-Traditional", "Neo-Heritage", "Rural-Heritage" or "West Coast Modern" will be compatible with the existing study area homes.
Exterior Materials /Colours:	Stucco, Cedar, Hardiplank, Brick and Stone in "Neutral" and "Natural" colours. "Primary" and "Warm" colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 6:12
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 30 shrubs (min. 5 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



Ran Chahal, Design Consultant
Architectural Technologist AIBC, CRD
Apex Design Group Inc.

Sept. 16, 2016
Date

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: 004-718-399
 Lot 36 Section 24 Township 1 New Westminster District Plan 36724
 16621 - Northview Crescent

Parcel Identifier: 006-645-721
 Lot 37 Section 24 Township 1 New Westminster District Plan 36724
 16651 - Northview Crescent

(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 housing on large *suburban lots*, with substantial public *open space* set aside within the subdivision.

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

The minimum *site area for subdivision* shall be 1 hectare [2.5 acres].

D. Density

- 1. For the purpose of subdivision, the maximum *unit density* shall not exceed 2.0 *dwelling units* per hectare [0.8 u.p.a.]. The maximum *density* may be increased to 2.3 *dwelling units* per hectare [0.93 u.p.a.] if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. The maximum *unit density* may be increased to 2.94 *dwelling units* per hectare [1.19 u.p.a.], calculated on the basis of the entire *lands*, provided that:
 - (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
 - (c) The said *open space* shall be accessible by the public from a *highway*.
- 3. (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*; and
- (b) For *building* construction within a *lot* the *floor area ratio* shall not exceed 0.25, provided that, of the resulting allowable floor area, 67 square metres [720 sq.ft.] shall be reserved for use only as a garage or carport, and 28 square metres [300 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*.

E. Lot Coverage

The maximum *lot coverage* shall not exceed 20%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard
<i>Principal Buildings</i>		15 m ¹ [50 ft.]	7.5 m [25 ft.]	4.5 m [15 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.]
<i>All other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m

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

1. The minimum *front yard setback* of the *principal building* is reduced to 7.5 metres (25 ft.) for any panhandle lots.

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 in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited as follows:
 - (a) A maximum of 3 cars or trucks;

- (b) *House trailers, campers* or boats, provided that the combined total shall not exceed 2; and
- (c) The total amount permitted under H.2(a) and (b) shall not exceed 4.

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.

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:

	Lot Size	Lot Width	Lot Depth
Regular Standard <i>Lot</i>	2,800 sq. m. [30,000 sq. ft.]	40 metres** [130 ft.]	40 metres [130 ft.]
Permissible Reduction as set out below*	2,230 sq. m. [24,000 sq. ft.]	35 metres [115 ft.]	40 metres [130 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

- * Permissible reduction for up to 50% of the *lots* within a plan of subdivision where 15% or more of the *Lands* are set aside as open space pursuant to Section D.2 of this Zone.
- ** Notwithstanding Sub-section E.21(c) of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended, the minimum *frontage* may be reduced to 3.0 metres [10 ft.] for adjoining panhandle *lots*.

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 RA-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 provided 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, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RA-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* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

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

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

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

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

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

_____ MAYOR

_____ CLERK