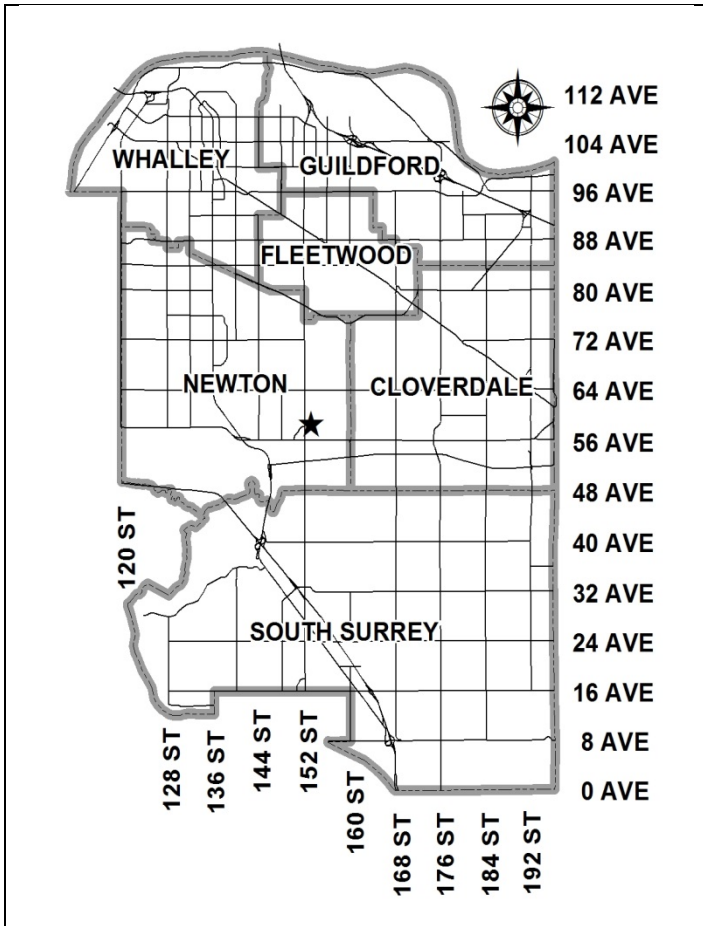


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0347-00

Planning Report Date: April 11, 2016



**PROPOSAL:**

- **Rezoning** from RA and CD (By-law No. 17603) to RH-G and CD (based on RH-G)
- **Development Variance Permit**

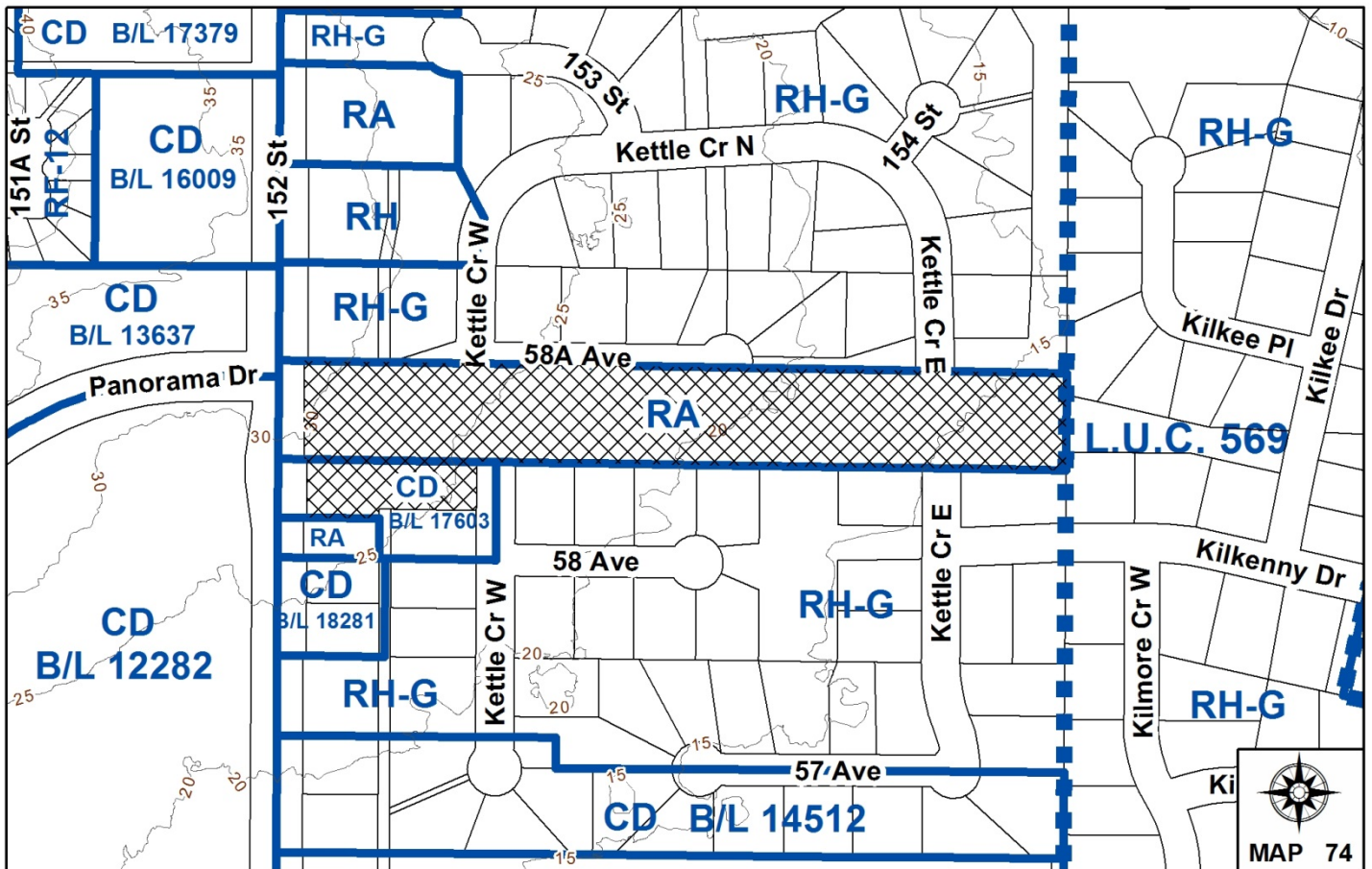
in order to allow subdivision into 13 half-acre (gross density) type residential lots.

**LOCATION:** 5810 - 152 Street  
 5811 - Kettle Crescent West

**OWNER:** Swarnjeet Johal et al

**ZONING:** RA and CD (By-law No. 17603)

**OCP DESIGNATION:** Suburban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a reduction to the minimum lot width requirement for Standard lots in the RH-G Zone for proposed Lots 9 and 12.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The subject site is one of the last large undeveloped properties within the Sullivan Heights Suburban neighbourhood, East of 152 Street.
- The proposed density and building form are appropriate for this part of Sullivan Heights and complement existing developments in the neighbourhood.
- Proposed Lots 4 to 13 comply with all aspects of the RH-G Zone with the exception of variances requested on proposed Lots 9 and 12 for lot width. The proposed rezoning to RH-G for this portion of the subject site will continue the established pattern of development to the north, east and south.
- The proposed development will complete the road network on 58A Avenue, establishing a connection to 152 Street, as well as linking the existing segments of Kettle Crescent East and West. This will also facilitate the removal of the temporary lane located on 5811 - Kettle Crescent West.
- The proposed development will convey 15% open space to the City which will complete the park network in this area and connect the proposed open space to existing parkland to the north, east and south of the subject site.
- Across 152 Street, within the South Newton Neighbourhood Concept Plan (NCP), are existing and proposed multi-family residential and commercial developments. Given the higher density, mixed-use development to the west of the subject site across 152 Street, and the proposed rear lane, which will separate Lots 1,2, and 3 from the RH-G lots to the East, smaller CD zoned suburban lots along 152 Street are an appropriate transition to the larger RH-G lots proposed within the remainder of the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone Block A of the subject site as shown on the attached Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" and "Comprehensive Development Zone (CD)" (By-law No. 17603) to "Comprehensive Development Zone (CD)" (based on "Half-Acre Residential Gross Density Zone (RH-G)") and a date be set for Public Hearing.
2. A By-law be introduced to rezone Block B of the subject site as shown on the attached Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" and "Comprehensive Development Zone (CD)" (By-law No. 17603) to "Half-Acre Residential Gross Density Zone (RH-G)" and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7915-0347-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum Lot Width of the RH-G Zone from 30 metres (100 ft.) to 28.5 metres (94 ft.) for proposed Lot 9; and
  - (b) to reduce the minimum Lot Width of the RH-G Zone from 30 metres (100 ft.) to 25.1 metres (82 ft.) for proposed Lot 12.
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and 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:**

7 Elementary students at Sullivan Elementary School  
3 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: There are concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with Park's staff to discuss an appropriate park amenity contribution.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings

Adjacent Area:

Direction	Existing Use	OCP / NCP Designation	Existing Zone
North:	Single family dwellings	Suburban	RH-G
East:	Single family dwellings	Suburban	Land Use Contract No. 569 (Underlying Zone RH-G)
South:	Single family dwellings	Suburban	RH-G and CD (By-law No. 17603)
West (Across 152 Street):	Vacant land (Townhouse, apartment and commercial is proposed under Development Application No. 7914-0286-00)	Existing: Commercial / Institutional Proposed: Commercial and Multiple Residential / Commercial, Townhouses 25 upa max, Apartment 65 upa max, and Park.	Existing: CD (By-law No. 12282)  Proposed: RA, C-8, RM-30 and RM-70

## DEVELOPMENT CONSIDERATIONS

### Background/Site Context

- The subject property is located in Sullivan Heights, east of 152 Street and north of Highway 10 (56 Avenue). It is designated "Suburban" in the Official Community Plan (OCP).
- The subject site is approximately 2.2 hectares (5.5 acres) in size and is currently zoned "One-Acre Residential Zone (RA)" and "Comprehensive Development Zone (CD)" (By-law No. 17603). The subject site consists of two properties located at 5810 – 152 Street and 5811 – Kettle Crescent West.
- The property at 5810-152 Street is approximately two (2) hectares (5 acres) in size, and is one of the few remaining undeveloped lots in the Sullivan Heights subdivision. The existing home on this property is proposed for removal.
- The property at 5811 – Kettle Crescent West was created under Development Application No. 7912-0006-00 and has one recently constructed dwelling located on the land that will be retained. There is a Restrictive Covenant registered on this property prohibiting further subdivision until consolidation and/or subdivision in conjunction with the property to the north at 5810 – 152 Street, which this application proposes.
- Currently there is an existing temporary east-west lane from 152 Street connecting to the ultimate north-south lane on the west portion of 5811 – Kettle Crescent West, which was required under Development Application No. 7912-0006-00. This lane will no longer be necessary once the proposed subdivision is complete; therefore, removal of the temporary lane will be completed as part of this application.

### Current Proposal

- The applicant proposes to rezone the subject property from "One-Acre Residential Zone (RA)" and "Comprehensive Development Zone (CD)" (By-law No. 17603) to "Half-Acre Residential Gross Density Zone (RH-G)" and "Comprehensive Development Zone (CD)" (based on "Half-Acre Residential Gross Density Zone (RH-G)"), in order to subdivide into 13 residential lots.
- The application proposes to dedicate 15% of the lands located at 5810 – 152 Street as open space, in accordance with the provisions under the RH-G Zone. Fifteen (15) % cash-in-lieu was paid to the City for the lands located at 5811 Kettle Crescent West under Development Application No. 7912-0006-00 and no additional open space contribution is required for that portion of the subject site.
- The proposal complies with the Suburban OCP density maximum of 5 units per hectare (2 units per acre) in the Sullivan Heights area based on the parent parcels of the two subject properties, which include the lands located at 5810 – 152 Street and the original parent parcel for 5811 Kettle Crescent West (Lot 2, Plan 3680).

### Proposed CD Zone

- The proposed Comprehensive Development Zone (CD) is based on the Half-Acre Residential Gross Density Zone (RH-G) with modifications to the minimum lot standards. The CD Zone would apply to proposed Lots 1, 2 and 3.
- Proposed Lots 1, 2 and 3 are located along 152 Street and will be separated from the larger RH-G lots by a north-south lane between 152 Street and Kettle Crescent West.

### Building Design Guidelines & Lot Grading

- The applicant retained Tynan Consulting Ltd., as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and proposed Building Design Guidelines for the proposed lots (Appendix V).
- The Character Study found that there is variation in form and character of the homes surrounding the subject site. New homes in the neighbourhood are identifiable as “Traditional” and “Neo-Traditional” and other sub-styles that impart a formal, stately character. The design guidelines propose design elements in a compatible style range, including but not limited to the aforementioned which meet or exceed standards found in most executive-estate quality subdivisions in the City of Surrey. It is recommended that standards commonly found in post-2010 suburban designated area be adopted, rather than specifically emulating the surrounding context homes.
- A preliminary lot grading plan was submitted by McElhanney Consulting Services Ltd. and was found to be acceptable by staff. Based on the preliminary lot grading plan, basements are proposed on all lots.

### JUSTIFICATION FOR PLAN AMENDMENT

- The location of proposed Lots 1, 2 and 3 along 152 Street makes it difficult to achieve large estate-like lots similar to those located within the neighbourhood along 58A Avenue, Kettle Crescent West and Kettle Crescent East, given that 152 Street is a busy arterial road requiring rear lane access. Therefore, the application proposes smaller suburban lots at this location.
- Lots 1, 2 and 3 will range in size from 733 to 764 square metres (8,000 to 8,224 square feet), 19.5 to 21.6 metres (64 to 71 feet) wide and over 37 metres (122 feet) deep. While the proposed lots are undersized for the RH-G Zone, they are complementary with other smaller lots to the south fronting 152 Street.
- Furthermore, across 152 Street, located within the South Newton Neighbourhood Concept Plan (NCP), is a large 6.1 hectare (15 acre) site that is under Development Application No. 7914-0286-00. This application proposes mixed-use townhouse, apartment and commercial redevelopment, containing approximately 198 townhouse units, 106 apartment units and a commercial plaza. North of this site is an existing low-rise multi-family development on the north-west corner of 152 Street and Panorama Drive.

- Given the surrounding context of proposed and existing multi-family residential across 152 Street, and the rear lane, which will create physical separation between Lots 1, 2 and 3, and the proposed RH-G lots to the East, the proposed smaller CD zoned suburban lots along 152 Street are an appropriate transition to the larger RH-G lots proposed within the remainder of the site.
- Proposed Lots 4 to 13 comply with all aspects of the RH-G Zone with the exception of variances requested on proposed Lots 9 and 12 for lot width. The proposed rezoning to RH-G for this portion of the subject site will continue the established pattern of development to the north, east and south.
- The proposed development will complete the road network on 58A Avenue, establishing a connection to 152 Street, as well as linking the existing segments of Kettle Crescent East and West. This will also facilitate the removal of the temporary lane located on 5811 Kettle Crescent West.
- The proposed development will convey 15% open space to the City which will complete the park network in this area and connect the proposed open space to existing parkland to the north, east and south of the subject site.

### TREES

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

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	72	72	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cherry	10	10	0
Honeylocust	1	1	0
Maple, Bigleaf	14	13	1
Oak, Pin	3	0	3
Plum, Purple leaf	2	2	0
Willow, Scouler's	1	1	0
<b>Coniferous Trees</b>			
Cedar, Deodar	1	1	0
Cedar, Western Red	31	26	5
Douglas-fir	11	10	1
Falsecypress	2	2	0
Pine, Scots	1	1	0
Redwood, Sierra	2	2	0
Spruce	6	6	0

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>85</b>	<b>75</b>	<b>10</b>
<b>Additional Trees in the proposed Park Areas</b> (Estimated)	<b>32</b>	<b>0</b>	<b>32</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>48</b>	
<b>Total Retained and Replacement Trees</b>		<b>58</b>	
<b>Contribution to the Green City Fund</b>		<b>\$52,200</b>	

- The Arborist Assessment states that there are a total of 85 protected trees on the site, excluding Alder and Cottonwood trees. 72 existing trees, approximately 46% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 10 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 32 protected trees that are located within the proposed park areas, which are to be dedicated. The trees in these Parks will be retained, except where removal is required if they are found to be hazardous, as determined by the Parks, Recreation and Culture Department.
- Since only 48 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 174 replacement trees will require a cash-in-lieu payment of \$52,200, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 58 trees are proposed to be retained or replaced on the site with a contribution of \$52,200 to the Green City Fund.

### PRE-NOTIFICATION

Pre-notification letters were sent on December 17, 2015 to households within 100 metres (328 feet) of the subject site, as well as to the Sullivan Community Association and the Panorama Neighbourhood Association. Development Proposal Signs were erected on January 7, 2016.

To date, staff have received two (2) responses by email expressing some concern with the proposed number of lots. Staff responded by providing copies of the proposed subdivision layout and no further responses were received.



**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on October 1, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>The proposed development is consistent with the Official Community Plan (OCP) in terms of land use and density. The application proposes to rezone the subject site consistent with surrounding development.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>The application proposes a density of 5.4 units per hectare (2.2 units per acre) in conformance to the OCP.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The proposed development incorporates the following Low Impact Development Standards (LIDS) in its design: <ul style="list-style-type: none"> <li>Absorbent soils (300 mm or greater in depth)</li> <li>Sediment control devices</li> </ul> </li> <li>The application proposes to convey 15% open space as parkland in accordance with the RH-G Zone.</li> <li>The proposed development incorporates provisions for recycling and organic waste pick-up.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The proposed development is connected to existing open spaces with pedestrian and multiuse pathways.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The design of the site incorporates Crime Prevention Through Environmental Design "CPTED" principles by having windows face onto the parkland and by providing lighting around parks to provide a greater sense of safety.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>n/a</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Pre-notification letters were sent on December 17, 2015 and Development Proposal Signs were erected on January 7, 2016. A public hearing will be held for the rezoning application.</li> </ul>

**BY-LAW VARIANCE AND JUSTIFICATION****(a) Requested Variance:**

- To reduce the minimum lot width of the RH-G Zone from 30 metres (100 ft.) to 28.5 metres (94 ft.) for proposed Lot 9; and
- To reduce the minimum lot width of the RH-G Zone from 30 metres (100 ft.) to 25.1 metres (82 ft.) for proposed Lot 12.

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**Applicant's Reasons:**

- The variances are required to allow the proposed 13 lot subdivision.
- The subject property is the final undeveloped site within the area bounded by 152 Street, 56 Avenue, 156 Street and 60 Avenue, and will complete the subdivision of the neighbourhood.
- Reduced lot widths on proposed Lots 9 and 12 are requested in order to achieve five (5) Standard size lots (1,300 square metres), meeting the by-law requirement to allow a 50% permissible reduction in lot size within the proposed RH-G portion of the site.
- The existing road alignment limits flexibility in the overall subdivision design. The requested variances will help to ensure the completion of the existing half road on 58A Avenue and the completion of Kettle Crescent East and West, and will provide connections to 152 Street.
- The proposal complies with the Suburban density outlined within the OCP and the required 15% open space is provided in an appropriate network that complements the existing surrounding open space.
- The requested variances will allow for an efficient subdivision layout of the parent lot.

**Staff Comments:**

- The minimum Standard lot area of 1,300 square metres (14,000 sq. ft.) is achieved for both Lots 9 and 12. The proposed lots exceed the 30 metre (100 ft.) minimum depth requirement in an RF-G Zone.
- Staff support the proposed variances.

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. Development Variance Permit No. 7915-0347-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

EM/ar

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KD 4/6/16 11:59 AM

Information for City Clerk

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

1. (a) Agent: Name: Dwight Heintz  
McElhanney Consulting Services Ltd.  
Address: Central City Tower  
Suite 2300, 13450 - 102 Avenue  
Surrey, BC V3T 5X3  
Tel: 604-596-0391

2. Properties involved in the Application

(a) Civic Address: 5810 - 152 Street  
5811 - Kettle Crescent West

(b) Civic Address: 5810 - 152 Street  
Owner: Carole P Youds  
Terrance C Austin  
PID: 013-215-167  
Parcel B (Reference Plan 4116) North West Quarter of the South West Quarter Section 11  
Township 2 Except: Firstly: Parcel 3 (Bylaw Plan 62480 And Secondly: Part Dedicated Road  
On Plan Lmp33290, New Westminster District

(c) Civic Address: 5811 - Kettle Crescent West  
Owner: Surinder K Johal  
Tarsam S Johal  
Mandeep S Johal  
Swarnjeet Johal  
PID: 029-086-604  
Lot 2 Section 11 Township 2 New Westminster District Plan EPP24080

3. Summary of Actions for City Clerk's Office

(a) Introduce By-laws to rezone the site.

(b) Application is under the jurisdiction of MOTI.

MOTI File No. 2016-00857

(c) Proceed with Public Notification for Development Variance Permit No. 7915-0347-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

## SUBDIVISION DATA SHEET

Proposed Zoning: RH-G and CD

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	5.56
Hectares	2.23
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	13
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	19.3 - 30.0
Range of lot areas (square metres)	733 - 1375m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.4 uph and 2.2 upa
Lots/Hectare & Lots/Acre (Net)	7.6 uph and 3.03 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	15.7%
Estimated Road, Lane & Driveway Coverage	23.4%
Total Site Coverage	39.1%
<b>PARKLAND</b>	
Area (square metres)	2977 m <sup>2</sup>
% of Gross Site	15%
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES – lot width (Lots 9 and 12)

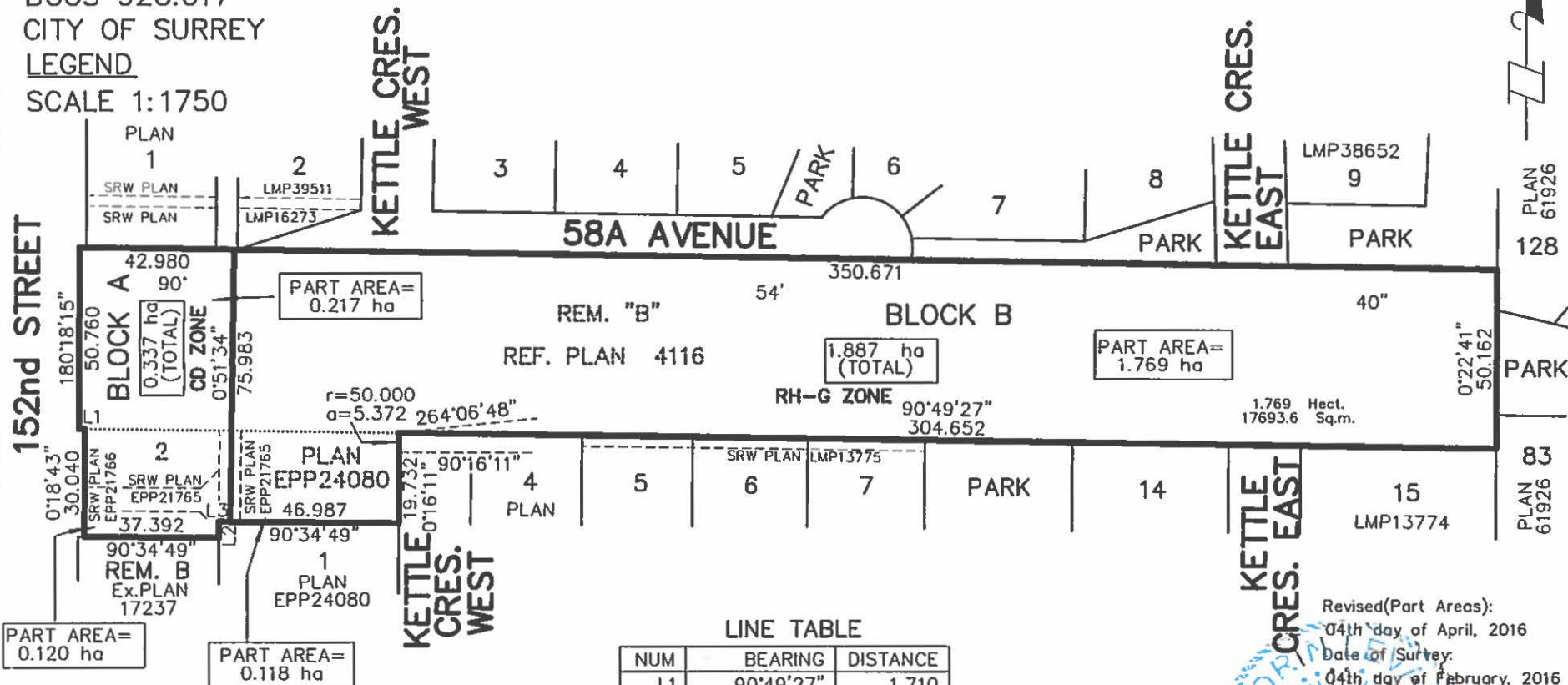
SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NO. \_\_\_\_\_ FOR PARCEL B  
 (REFERENCE PLAN 4116) NORTH WEST QUARTER OF THE SOUTH WEST QUARTER  
 EXCEPT: FIRSTLY: PARCEL 3 (BYLAW PLAN 62480) AND SECONDLY: PART DEDICATED ROAD  
 ON PLAN LMP33290, AND LOT 2 PLAN EPP24080 BOTH OF SECTION 11 TOWNSHIP 2  
 NEW WESTMINSTER DISTRICT

FOR THE PURPOSE OF REZONING  
 BCGS 92G.017

CITY OF SURREY

LEGEND

SCALE 1:1750



LINE TABLE

NUM	BEARING	DISTANCE
L1	90°49'27"	1.710
L2	180°20'15"	4.576
L3	270°34'49"	3.122

© COPYRIGHT  
**DHALIWAL AND ASSOCIATES**  
 LAND SURVEYING INC.  
 216-12899 76th Avenue  
 Surrey, B.C. V3W 1E6  
 Phone: 604 501-6188  
 Fax: 604 501-6189  
 File: 1509004-Z01

THIS PLAN LIES WITHIN THE  
 GREATER VANCOUVER REGIONAL DISTRICT

THIS DOCUMENT IS NOT VALID UNLESS  
 ORIGINALLY SIGNED AND SEALED

Revised(Part Areas):  
 04<sup>th</sup> day of April, 2016  
 Date of Survey:  
 04<sup>th</sup> day of February, 2016

**LORIN LEVAC**  
 B.C.L.S. 881



- NOTES
- THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL APPROVAL.
  - THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.
  - THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS.

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2014-02-24  
Sunny BC  
2014-02-24  
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**DRAFT**  
**FOR DISCUSSION ONLY**

Prepared for Atwal/ Johal  
5810 152 Street / 5811 Kettle Cr W  
Residential Subdivision

Drawing No. **SK015**  
Project Number 2111-03415-00  
Rev. 0

Surrey, BC  
February 23, 2015



## INTER-OFFICE MEMO

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

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

**DATE: April 1, 2016**

**PROJECT FILE: 7815-0347-00**

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**RE: Engineering Requirements  
Location: 5810 152 Street**

### REZONE/SUBDIVISION

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

- Dedicate 1.708 m to complete the 152 Street 30.0 m Arterial Road allowance;
- Dedicate 5.0 m x 5.0 m corner cut at 152 Street and 58A Avenue;
- Dedicate 3.0 m x 3.0 m corner cuts at Kettle Crescent West;
- Dedicate 20.0 m for the 58A Avenue (West of Kettle Crescent West) Local Road allowance;
- Dedicate to complete the 58A Avenue (East of Kettle Crescent West) 16.5 m Local Road allowance;
- Dedicate 20.0 m for the Kettle Crescent West Local Road allowance;
- Dedicate 20.0 m for the Kettle Crescent East Local Road allowance;
- Dedicate 6.0 m for the north-south lane allowance; and
- Register 0.5 m SRW for 152 Street, 58A Avenue and the north-south lane.

#### *Works and Services*

- Remove temporary access through Kettle Crescent Park at 15320 Kettle Crescent East at City's expense;
- Construct 58A Avenue to the Local Road standard;
- Construct Kettle Crescent East and West to the Local Road standard;
- Construct north-south lane to the Residential Lane standard;
- Install signal head and loops on 58A Avenue for east portion of 152 Street intersection;
- Remove temporary access road on 5852 152 Street and 5861 Kettle Crescent West;
- Remove existing post and chain barriers and bicycle baffles from all road frontage and install dimensional lumber vehicle barriers and lockable bollards at all pathway letdowns;
- Construct storm, water, and sanitary mains; and
- Provide sanitary, storm, and metered water services to each lot.

A Servicing Agreement is required prior to rezoning and subdivision.

### DEVELOPMENT VARIANCE PERMIT

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

  
Robert Cooke, Eng.L.  
Development Project Engineer

MB

NOTE: Detailed Land Development Engineering Review available on file





Monday, March 21, 2016  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15 0347 00

**School Enrolment Projections and Planning Update:**

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

Both Sullivan Elementary and Sullivan Heights Secondary are overcapacity. A number of catchment changes are being implemented for September 2016 to help manage demand between South Newton elementary schools. The Sullivan Heights Secondary site cannot accommodate additional portables and from September 2016 onwards any new in-catchment registrants that are unable to be accommodated at Sullivan Heights Secondary will be accommodated at Frank Hurt Secondary. The District's 5-Year Capital Plan includes new space requests for both the elementary and secondary school.

In recent years, amendments to the South Newton NCP have resulted in a larger number of residential units and higher enrolment growth than was originally envisioned when the NCP was first adopted in 1999. The Surrey School District expresses its concern about development consistently occurring at densities higher than outlined in the NCP given the flow on implications to educational facility planning. Given the existing and projected enrolment pressures in South Newton, the school district does not support development occurring at a higher density than outlined in approved NCPs.

**SUMMARY**

The proposed 13 Single family with suites are estimated to have the following impact on the following schools:

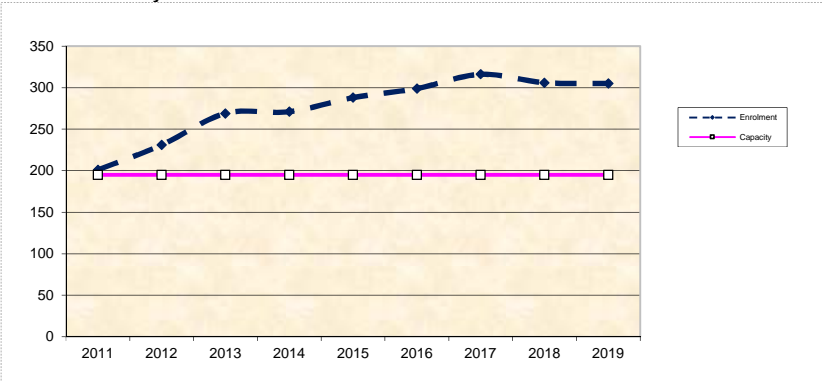
**Projected # of students for this development:**

Elementary Students:	7
Secondary Students:	3

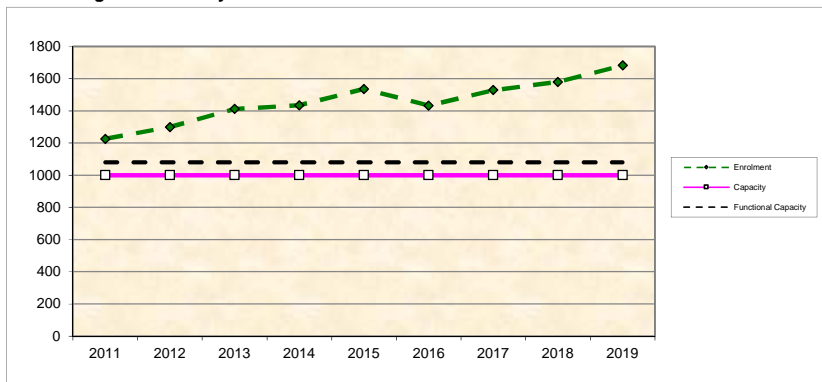
September 2015 Enrolment/School Capacity

<b>Sullivan Elementary</b>	
Enrolment (K/1-7):	30 K + 258
Capacity (K/1-7):	20 K + 175
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1536
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**Sullivan Elementary**



**Sullivan Heights Secondary**



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

# BUILDING GUIDELINES SUMMARY

Surrey Project no: 7915-0347-00  
 Project Location: 5810 - 152 St., and 5811 Kettle Cr. West, 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 1970's to present. The age distribution from oldest to newest is: 1970's (5%), 1990's (55%), 2000's (32%), and under construction (9%). A majority of homes in this area have a floor area over 3550 sq.ft. Home size distribution is: 2501 - 3000 sq.ft. (5%), 3001 - 3550 sq.ft. (36%), and over 3550 sq.ft. (59%). Styles found in this area include: "West Coast Traditional (English Tudor emulation)" (5%), "West Coast Traditional" (5%), "Modern California Stucco" (27%), "Rural Heritage" (5%), "Craftsman Heritage" (5%), "Traditional English" (5%), and "Neo-Traditional" (50%). Home types include: Bungalow (10%), Cathedral Entry (5%), and Two-Storey (86%).

Massing scale (front wall exposure) characteristics include: low mass structure (10%), mid-scale massing (32%), mid-scale massing with proportionally consistent, well balanced massing design (23%), mid to high scale massing (14%), mid-to-high scale massing with proportionally consistent, well balanced massing design (9%), high scale massing (9%), and high-scale, box-like massing (5%). The scale (height) range for front entrance structures include: One storey front entrance (24%), 1 ½ storey front entrance (71%), and two storey front entrance (5%).

The range of roof slopes found in this area is: 4:12 (8%), 5:12 (8%), 7:12 (12%), 8:12 (19%), 9:12 (8%), 10:12 (15%), 12:12 (19%), and greater than 12:12 (12%). Main roof forms (largest upper floor truss spans) include: main common hip roof (86%), and main common gable roof (14%). Feature roof projection types include: Common Hip (30%), Common Gable (60%), and Dutch Hip (10%). Roof surfaces include: Rectangular profile type asphalt shingles (5%), Shake profile asphalt shingles (18%), Concrete tile (shake profile) (59%), and Cedar shingles (18%).

Main wall cladding materials include: Horizontal vinyl siding (14%), Stucco cladding (82%), and full height stone at front (5%). Feature wall trim materials used on the front facade include: No feature veneer (20%), Brick feature veneer (20%), Stone feature veneer (44%), Hardiplank shingles accent (8%), 1x4 vertical battens over Hardipanel in gable ends (4%), and Tudor style battens over stucco accent (4%). Wall cladding and trim colours include: Neutral (22%), Natural (67%), Primary derivative (7%), and Warm (4%).

Covered parking configurations include: Double garage (14%), Triple garage (71%), and Rear garage (14%). A variety of landscaping standards are evident, ranging from "sod and modest plantings" to an above average modern suburban standard. Overall, landscaping is to an "average" standard when compared with numerous other suburban developments from this era. The recommendation will be an increase in standards.

Driveway surfaces include: "under construction" - driveway not installed (5%), broom finish or smooth concrete driveway (10%), exposed aggregate driveway (71%), interlocking masonry pavers driveway (5%), and rear driveways (10%).

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

- 1) **Context Homes:** 64 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 36 percent of homes are considered 'non-context'). Context homes include: 5765 - Kettle Cr. West, 5801 - Kettle Cr. West, 15273 - Kettle Cr. West, 15270 - Kettle Cr. West, 5793 - Kettle Cr. East, 15401 - Kilkenny Drive, 15386 - Kilkenny Drive, 5779 - Kettle Cr. East, 5888 - Kettle Cr. West, 15315 - 58A Avenue, 5889 - Kettle Cr. West, 5852 - 152 Street, 5772 - 152 Street, and 5782 - 152 Street. Although there are several homes in this area that could be considered to provide acceptable architectural context, massing design, construction materials, and trim and detailing standards for new homes constructed in suburban (RH and RH(G)) zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RH and RH(G) zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** Several surrounding homes exhibit a suburban-estate style character, and architecturally interesting massing design. Styles suited for this objective include "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. Other compatible styles can also be considered. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations 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 RH and RH(G) zoned subdivisions (or CD zoned subdivisions based on these zones). New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to two storeys in height. The recommendation however 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 :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.

- 8) **Roof Slope :** Roof slopes of 8:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

**Streetscape:** There is substantial variation in the form and character of homes surrounding the subject site. There are Traditional and Neo-Traditional Two storey homes, some of which meet current standards for suburban residential zones, and some that don't. Most homes have the garage near the main floor level, and there are a few homes with the garage at the basement level that have most of three storeys exposed at the front. There are a few "Modern California Stucco" Two-Storey type, a Rural Heritage style Two-Storey type, Bungalows, an old (1970's) Cathedral Entry type home, and a "Neo-Traditional" style 3 storey high multifamily development on the west side of 152 Street opposite the subject site.

## 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: "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. Other compatible styles can also be considered. Note that style range is not restricted in the building scheme.
- 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) suburban zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 suburban-CD zoned subdivisions, 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.

“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 wall cladding materials for this development. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

- Roof Pitch:** Minimum 8:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.
- Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 20 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** January 30, 2016

**Reviewed and Approved by:**



**Date:** January 30, 2016

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

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## Tree Preservation Summary

**Surrey Project No: 15-0347-00**

**Address: 5810 152<sup>nd</sup> Street and 5811 Kettle Crescent Way, Surrey, BC**

**Registered Arborist: Mike Fadum**

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	157
<b>Protected Trees to be Removed</b>	147
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	10
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 72 X one (1) = <u>72</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 75 X two (2) = <u>150</u></li> </ul>	222
<b>Replacement Trees Proposed</b>	48
<b>Replacement Trees in Deficit</b>	174
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	~32

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

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

Signature of Arborist:

Date: March 31, 2016



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302



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:

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

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Portion of Parcel Identifier: 013-215-167  
Parcel B (Reference Plan 4116) North West Quarter of the South West Quarter Section 11 Township 2 Except: Firstly: Parcel 3 (Bylaw Plan 62480 And Secondly: Part Dedicated Road On Plan Lmp33290, New Westminster District as shown on the Survey Plan attached hereto and forming part of this By-law, as Schedule A, certified correct by Lorin Levac, B.C.L.S. on the 4th day of April, 2016, containing 0.217 hectare, and forming part of Block A.

Portion of 5810 - 152 Street

- (b) FROM: SURREY ZONING BY- LAW, 1993, NO. 12000, AMENDMENT BY-LAW, 2012, NO. 17603
- TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Portion of Parcel Identifier: 029-086-604  
Lot 2 Section 11 Township 2 New Westminster District Plan EPP24080 as shown on the Survey Plan attached hereto and forming part of this By-law, as Schedule A, containing 0.120 hectare, and forming part of Block A.

Portion of 5811 - Kettle Crescent West

(hereinafter both (a) and (b) shall be 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*.

**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, of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended; and
  - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For the purpose of subdivision, the *unit density* shall not exceed 5 *dwelling units* per hectare [2 u.p.a.].
2. For *building construction* within a *lot*:
  - (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, the following must be included in the calculation of *floor area ratio*:
    - i. Covered area used for parking unless the covered parking is located within the *basement*;
    - ii. The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];



- iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and
  - iv. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*; and
- (b) The *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as accessory *buildings and structures*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 25%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<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.]	4.5 m. [15 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.	0.0 m.	7.5 m. [25 ft.]

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

## G. Height of Buildings

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

1. Principal building: The *building height* shall not exceed 9 metres [30 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

## H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in 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 Subsections H.2 (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 *single family dwelling*, or within 1 metre [3 ft.] of the *side lot line*.

## 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) 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
- (b) 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>
730 sq. m. [7,900 sq.ft.]	19 metres [64 ft.]	37 metres [121 ft.]

---

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

**L. Other Regulations**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

- 1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RH-G Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
  5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
  6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
  7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
  8. *Subdivisions* shall be subject to Surrey Development Cost Charge Bylaw, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
  9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
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

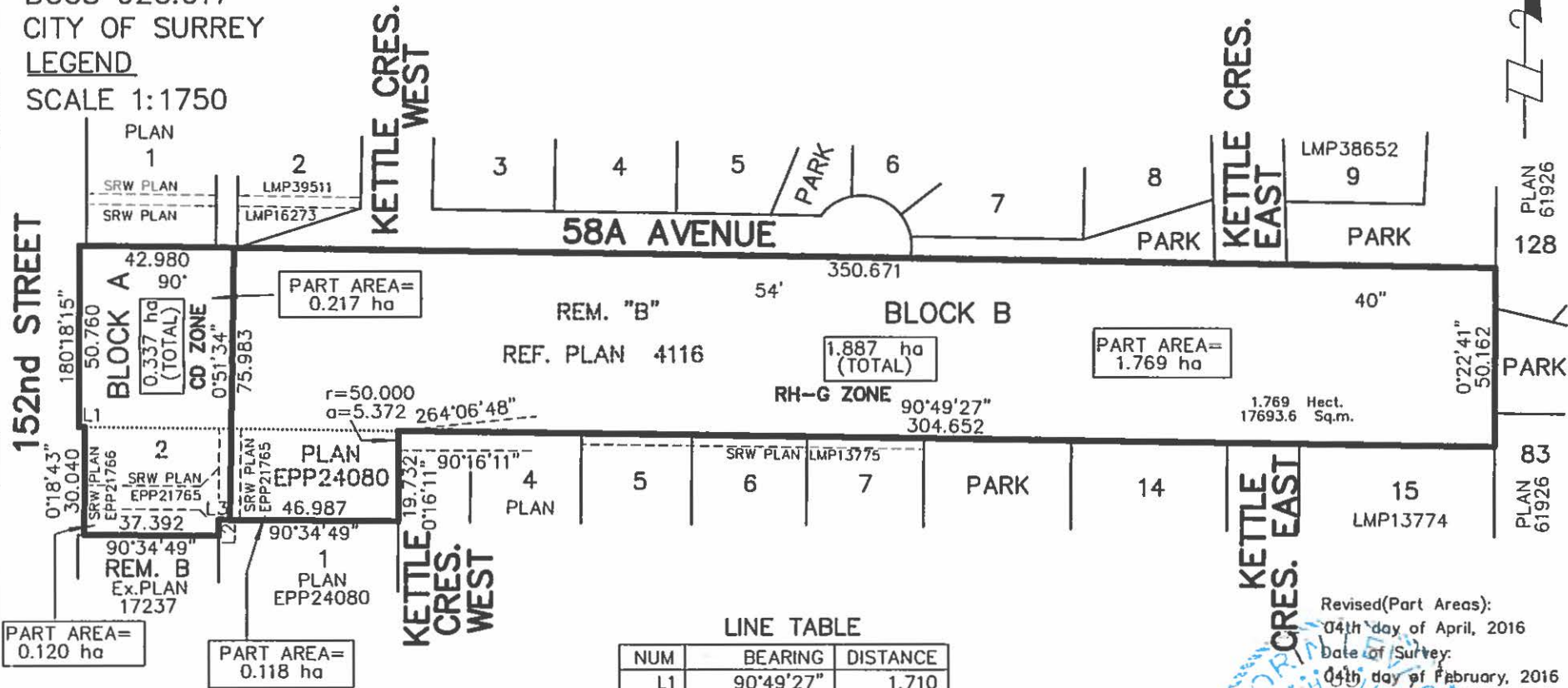
SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NO. \_\_\_\_\_ FOR PARCEL B  
 (REFERENCE PLAN 4116) NORTH WEST QUARTER OF THE SOUTH WEST QUARTER  
 EXCEPT: FIRSTLY: PARCEL 3 (BYLAW PLAN 62480) AND SECONDLY: PART DEDICATED ROAD  
 ON PLAN LMP33290, AND LOT 2 PLAN EPP24080 BOTH OF SECTION 11 TOWNSHIP 2  
 NEW WESTMINSTER DISTRICT

FOR THE PURPOSE OF REZONING  
 BCGS 92G.017

CITY OF SURREY

LEGEND

SCALE 1:1750



LINE TABLE

NUM	BEARING	DISTANCE
L1	90°49'27"	1.710
L2	180°20'15"	4.576
L3	270°34'49"	3.122

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 DHALIWA AND ASSOCIATES  
 LAND SURVEYING INC.  
 216-12899 76th Avenue  
 Surrey, B.C. V3W 1E6  
 Phone: 604 501-6188  
 Fax: 604 501-6189  
 File: 1509004-Z01

THIS PLAN LIES WITHIN THE  
 GREATER VANCOUVER REGIONAL DISTRICT

THIS DOCUMENT IS NOT VALID UNLESS  
 ORIGINALLY SIGNED AND SEALED

Revised(Part Areas):  
 04th day of April, 2016  
 Date of Survey:  
 04th day of February, 2016

**LORIN LEVAC**  
 B.C.L.S. 881

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO. 7915-0347-00

Issued To: SWARNJEET JOHAL  
("the Owner")

Address of Owner: 5757 - Kettle Crescent West  
Surrey, BC V3S 8R6

Issued To: MANDEEP S JOHAL  
("the Owner")

Address of Owner: 5757 - Kettle Crescent West  
Surrey, BC V3S 8R6

Issued To: TERRANCE C AUSTIN  
("the Owner")

Address of Owner: 1802-1235 Quayside Drive  
New Westminster, BC V3M 6J5

Issued To: CAROLE P YOUNG  
("the Owner")

Address of Owner: 5810 - 152 Street  
Surrey, BC V3R 4G2

Issued To: TARSAM S JOHAL  
("the Owner")

Address of Owner: 5757 - Kettle Crescent West  
Surrey, BC V3S 8R6

Issued To: SURINDER K JOHAL  
("the Owner")

Address of Owner: 5757 - Kettle Crescent West  
Surrey, BC V3S 8R6

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 013-215-167  
Parcel B (Reference Plan 4116) North West Quarter of the South West Quarter Section 11  
Township 2 Except: Firstly: Parcel 3 (Bylaw Plan 62480 And Secondly: Part Dedicated Road  
On Plan Lmp33290, New Westminster District

5810 - 152 Street

Parcel Identifier: 029-086-604  
Lot 2 Section 11 Township 2 New Westminster District Plan EPP24080

5811 - Kettle Crescent West

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

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- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
- 

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section K of Part 15 "Half-Acre Residential Gross Density Zone (RH-G)", the minimum lot width is reduced from 30 metres (100 ft.) to 28.5 metres (94 ft.) on proposed Lot 9; and

- (b) In Section K of Part 15 "Half-Acre Residential Gross Density Zone (RH-G)", the minimum lot width is reduced from 30 metres (100 ft.) to 25.1 metres (82 ft.) on proposed Lot 12.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
  6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
  8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan





- NOTES
- THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL APPROVAL.
  - THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.
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2012-10-16  
SUNNY BC  
2012-10-16  
2012-10-16



**DRAFT**  
**FOR DISCUSSION ONLY**

Prepared for Atwal/ Johal  
5810 152 Street / 5811 Kettle Cr W  
Residential Subdivision

Drawing No. **SK015**  
Project Number 2111-03415-00  
Rev. 0

Surrey, BC  
February 23, 2015

DATE: 2015-02-23 10:40 AM FILE: E:\Projects\2015\5810 152 Street\5811 Kettle Cr W\5811 Kettle Cr W\5811 Kettle Cr W\5811 Kettle Cr W.dwg PLOT: 11 x 17

Schedule A