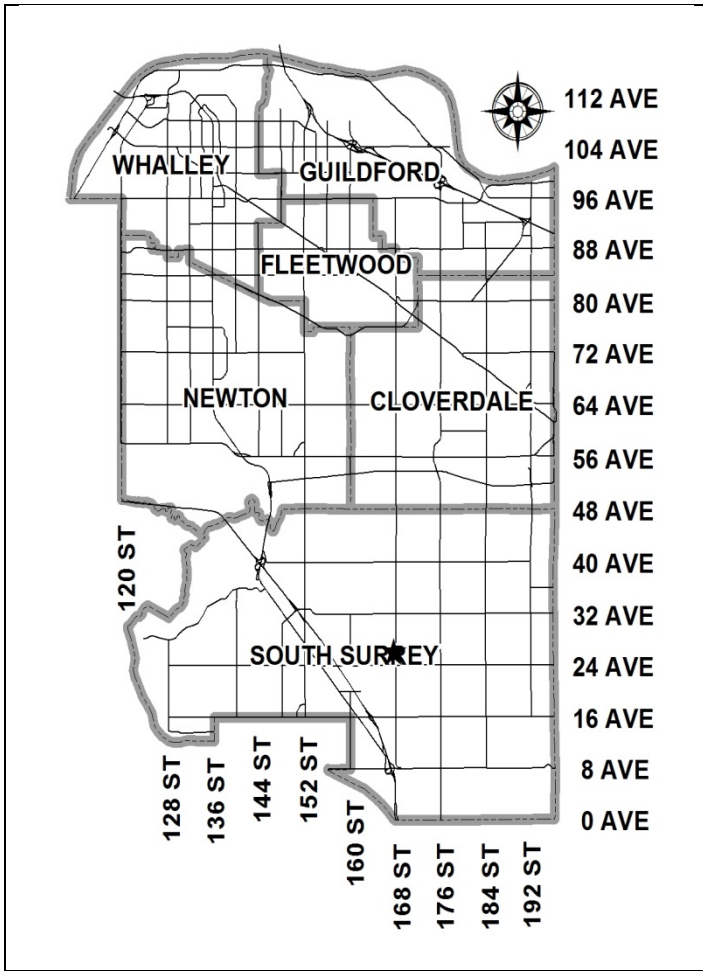


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0381-00

Planning Report Date: December 14, 2015



**PROPOSAL:**

- Rezoning from RA to RF, RF-10 and RH
- Development Variance Permit

to allow subdivision into 19 single family lots.

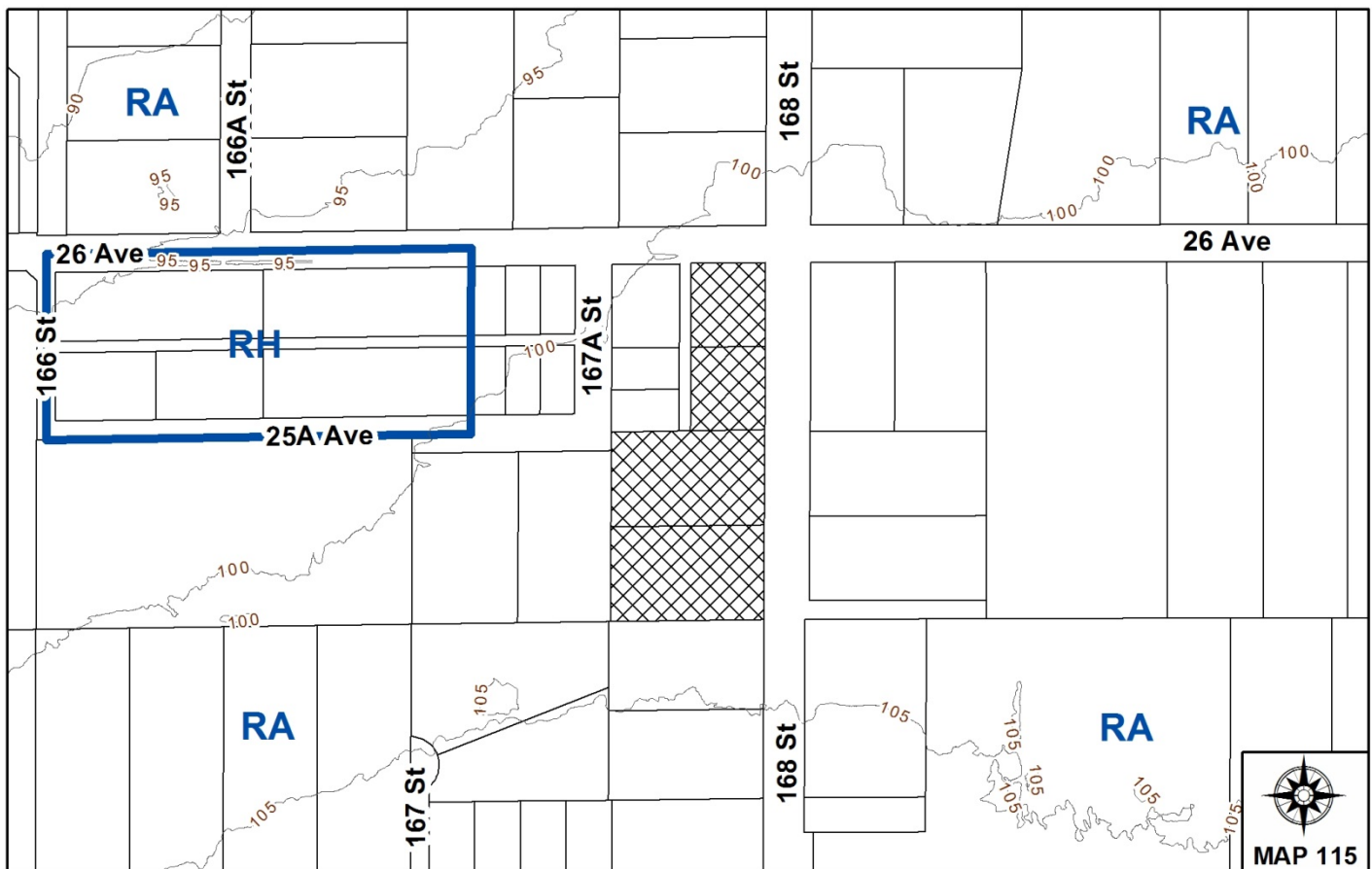
**LOCATION:** 2501, 2535, 2555 and 2575, 168 Street

**OWNER:** Zhi B Liu et al

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family (10 u.p.a.) or  
 Townhouse with Tree Preservation  
 (15 u.p.a.) & Small Lot Single Family  
 with/without Coach House (10-15  
 u.p.a.).



### 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

- The applicant is seeking to reduce the minimum south side yard setback from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 1 of the subdivision.

### RATIONALE OF RECOMMENDATION

- The proposed rezoning and subdivision complies with the Orchard Grove Neighbourhood Concept Plan.
- The proposed density and building form are appropriate for this part of Orchard Grove in the Grandview Heights Area.
- The larger RF lot (Lot 1) proposed at the north end of the site adjacent to 26 Avenue provides an appropriate transition between the suburban lots along the north side of 26 Avenue and the smaller RF-10 lots proposed south along 168 Street under the subject application. Furthermore, this RF lot will support tree retention at the corner of 26 Avenue and 168 Street, as well as a continuation of the 4 metre-wide landscape buffer, which is proposed to the west under development application 7914-0118-00 at 2584-166 Street and 16706-26 Avenue.
- The relaxation of the south side yard setback on proposed Lot 1 is supported by staff for the purpose of retaining a significant cluster of trees near the corner of 26 Avenue and 168 Street that is identified as a Tree Preservation Area in the Orchard Grove NCP.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site from "One-Acre Residential Zone" (RA) to "Single Family Residential Zone" (RF) shown as Block B on the attached survey plan (Appendix II); a portion of the subject site to "Single Family Residential (10) Zone" (RF-10) shown as Block C on the survey plan attached; and a portion of the subject site to "Half Acre Residential Zone" (RH) shown as Block A on the attached survey plan; and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0381-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum south side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 1.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) submission of a Section 219 "no build" covenant on proposed Lot 19 until the lands to the west develop.

## REFERRALS

Engineering:

The Engineering Department has no objection to the project subject to the resolution and completion of Engineering servicing requirements as outlined in Appendix IV.

School District: Projected number of students from this development:  
 14 Elementary students at Pacific Heights Elementary School  
 7 Secondary students at Earl Marriott Secondary School  
 (Appendix V)  
 The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by winter 2016.

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 26 Avenue):	Acreage Single Family Residential	Rural/Suburban Residential (1 to 2 upa) in the Grandview Heights General Land Use Plan (GLUP)	RA
East (Across 168 Street):	Acreage Single Family Residential	Suburban-Urban Reserve/Suburban Residential (1 to 2 upa) in the Grandview Heights General Land Use Plan (GLUP)	RA
South (Across Future 25 Avenue): (East Portion)	Single Family Dwelling	Urban / Single Family (10 u.p.a.) or Townhouse with Tree Preservation (15 u.p.a.)	RA
South (Across Future 25 Avenue): (West Portion)	Single Family Dwelling	Multiple Residential / Multi-Family (30-45 u.p.a.)	RA
West (Across lane): (North Portion)	Single Family Dwellings on small RA lots	Urban / Large Lot Duplex or Large Lot Single Family (2-10 u.p.a.) and Small lot Single Family with/without Coach House (10-15 u.p.a.)	RA
West (Across Future 167A Street): (South Portion)	Single Family Dwelling	Urban / Townhouse (15-30 u.p.a.)	RA

## DEVELOPMENT CONSIDERATIONS

### Background

- The 1.21-hectare (3 acre) subject site is located at 2575, 2501, 2535, and 2555 168 Street.
- The subject properties are zoned “One Acre Residential Zone” (RA), designated “Urban” in the Official Community Plan (OCP) and are designated “Single Family (10 u.p.a.) or Townhouse with Tree Preservation (15 u.p.a.)” and “Small lot Single Family with/without Coach House (10-15 u.p.a.)” in the Orchard Grove Neighbourhood Concept Plan.
- The NCP envisions a density of 10-15 upa at the corner of 26 Avenue and 168 Street, with the goal of providing a sensitive interface with the large estate properties on the north side of 26 Avenue.
- The NCP identifies the north-east portion of the subject property as one of four gateways to the Orchard Grove community, and envisions the retention of mature trees at this location to mark the entrance to the neighbourhood.

### Current Application

- The applicant proposes to rezone the site from “One-Acre Residential Zone” (RA) to “Single Family Residential Zone” (RF), “Single Family Residential (10) Zone” RF-10, and “Half-Acre Residential Zone” (RH) to allow subdivision from 4 lots into 1 RF lot, 17 RF-10 lots, and 1 RH lot.
- The proposed RF lot (Lot 1) exceeds the minimum width, depth, and area requirements of the RF Zone, measuring 16.7 metres (55 ft.) in width, 37.2 metres (122 ft.) in depth, and 616 square metres (6,631 sq.ft.) in area.
- The larger RF lot (Lot 1) proposed at the north end of the site adjacent to 26 Avenue provides an appropriate transition between the suburban lots along the north side of 26 Avenue and the smaller RF-10 lots proposed south along 168 Street. Furthermore, this RF lot will support tree retention at the corner of 26 Avenue and 168 Street, as well as a continuation of the 4 metre-wide landscape buffer, which is proposed to the west under development application 7914-0118-00 at 2584-166 Street and 16706-26 Avenue.
- The 17 proposed RF-10 lots each measure 9 metres (30 ft.) wide, 37.2 metres (122 ft.) in depth, and a minimum of 335 square metres (3,606 sq. ft.) in area (Appendix III).
- The proposed RH lot (Lot 19) does not currently have legal frontage. The applicant proposes to rezone this lot to RH until such time as road access can be provided from the west to create legal frontage. The long-term intention is to create 9 RF-10 zoned lots in accordance with the NCP. In the meantime, a no-build covenant will be registered on this lot.
- The proposal has an overall net density of 20.1 units per hectare (8.3 upa), which is within the permitted density range of the Single Family (10 u.p.a.) or Townhouse with Tree Preservation (15 u.p.a.)” and “Small lot Single Family with/without Coach House (10-15 u.p.a.)” designations of the Orchard Grove Neighbourhood Concept Plan.

- The applicant is also proposing a Development Variance Permit (DVP) to reduce the minimum south side yard setback of proposed Lot 1 to allow the retention of a cluster of 6 trees, while also accommodating a building footprint of the size permitted in the RF Zone (Appendix III).

#### Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, which suggest that the older housing stock in the area does not provide suitable architectural context, has proposed a set of building design guidelines that recommend an updated design standard (Appendix VI).

#### Proposed Lot Grading

- In-ground basements are proposed for all lots based on the lot grading plan (prepared by Hub Engineering Inc.). 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 November 25, 2015 to 41 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 November 23, 2015. Staff received a response from representatives of the Grandview Heights Stewardship Association (GHSA) expressing the following concerns:
- Insufficient Tree Retention at corner of 26 Avenue and 168 Street

A representative of the Grandview Heights Stewardship Association expressed concerns regarding what they feel is inadequate tree preservation at the corner of 26 Avenue and 168 Street. The GHSA had been under the impression that the entire cluster of trees, located at this corner and identified in the Orchard Grove NCP, would be preserved as public space for public use and enjoyment.

*(The Stage 2 Orchard Grove NCP as approved by City Council in January 2012, permits Single Family (10 upa) or Townhouse with Tree Preservation (15 upa) on the subject site. The applicant is proposing single family lots at a density that is consistent with the NCP while also committing to preserving a significant cluster of 6 trees at this location).*

- Insufficient Tree Retention along 168 Street

The GHSA representative also expressed concerns that no trees at all were being retained along the west side of 168 Street between 26 Avenue and future 25 Avenue. The GHSA believes that the loss of these trees will have a significant negative impact on the Character of Grandview Heights and the Orchard Grove neighbourhood.

(While several of the trees along 168 Street were identified in the arborist report as having “moderate” retention suitability, the trees are located in the road right of way, and therefore retention is challenging. However, staff will review retention opportunities during the detailed servicing review stage. A number of existing trees along the southern frontage of 168 Street are noted to be in poor or very poor condition. Additionally, as noted in the staff review of the arborist report, tree retention on RF-10 lots is very difficult given the size of the lots).

## TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head 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
<b>Alder and Cottonwood Trees</b>			
Red Alder	17	17	
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple Sp.	5	5	
Beech	1	1	
Bitter Cherry	2	2	
Black Locust	3	3	
Cherry	1	1	
English Oak	1	1	
Hazelnut	1	1	
Holly	1	1	
London Plane	6	6	
Magnolia	1	1	
Mulberry	1	1	
Norway Maple	1	1	
Paper Birch	2	2	
Willow	9	9	
<b>Coniferous Trees</b>			
Brazilian Pine	1	1	
Deodar Cedar	1	1	
Douglas Fir	45	41	4
Eastern White Cedar	1	1	
Lawson Cypress	1	1	
Norway Spruce	3	3	
Sitka Spruce	1	1	
Thujopsis	1	1	
Western Red Cedar	11	9	2
Western Red Pine	1	1	
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>101</b>	<b>95</b>	<b>6</b>

Tree Species	Existing	Remove	Retain
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		26	
<b>Total Retained and Replacement Trees</b>		32	
<b>Contribution to the Green City Fund</b>		\$54,300.00	

- The Arborist Assessment states that there are a total of 101 protected trees on the site, excluding Alder and Cottonwood trees. 17 existing trees, approximately 14 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 6 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The south side yard setback of proposed Lot 1 needs to be reduced in order to maximize tree preservation on the site (see By-law Variance section). A No-Build restrictive covenant will be required to identify the tree preservation area.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 207 replacement trees on the site. Since only 26 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 181 replacement trees will require a cash-in-lieu payment of \$54,300.00 representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 168 Street and 26 Avenue. This will be determined at the servicing agreement stage by the Engineering Department.
- In summary, a total of 6 trees are proposed to be retained or replaced on the site with a contribution of \$54,300.00 to the Green City Fund.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum side yard (south) setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 1.

Applicant's Reasons:

- A reduced south side yard setback is required to enable the construction and siting of a new house of the size permitted in the RF Zone, while also retaining a significant cluster of trees located near the corner of 26 Avenue and 168 Street.



**Staff Comments:**

- The proposed variance will allow a new single family dwelling to be sited further south on the property, which helps with the retention of a cluster of trees.
- The relaxation of the south side yard setback on proposed Lot 1 is supported by staff for the purpose of retaining a significant cluster of trees near the corner of 26 Avenue and 168 Street that is identified as a Tree Preservation Area in the Orchard Grove NCP.

**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.	Survey Plan
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Development Variance Permit No. 7915-0381-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

RG/dk

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# SUBDIVISION DATA SHEET

Proposed Zoning: RF, RF-10, and RH

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	3.0 acres
Hectares	1.21 hectares
<b>NUMBER OF LOTS</b>	
Existing	4
Proposed	19
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9.0 m to 16.7 m
Range of lot areas (square metres)	329 m <sup>2</sup> to 616 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	15.7 u.p.h. / 6.3 u.p.a
Lots/Hectare & Lots/Acre (Net)	20.1 u.p.h. / 8.3 u.p.a
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	52 %
Estimated Road, Lane & Driveway Coverage	28 %
Total Site Coverage	80 %
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<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
South Side Yard Setback (Lot 1)	YES

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
BYLAW NO. \_\_\_\_\_  
OVER LOT A AND LOT C, BOTH OF PLAN 21092,  
LOT 29 AND LOT 30, BOTH OF PLAN 46232,  
ALL OF SECTION 24 TOWNSHIP 1  
NEW WESTMINSTER DISTRICT**

FOR THE PURPOSE OF REZONING

INTEGRATED SURVEY AREA NO. 1  
CITY OF SURREY, NAD83(CSRS) 4.0.0.BC.1.GVRD



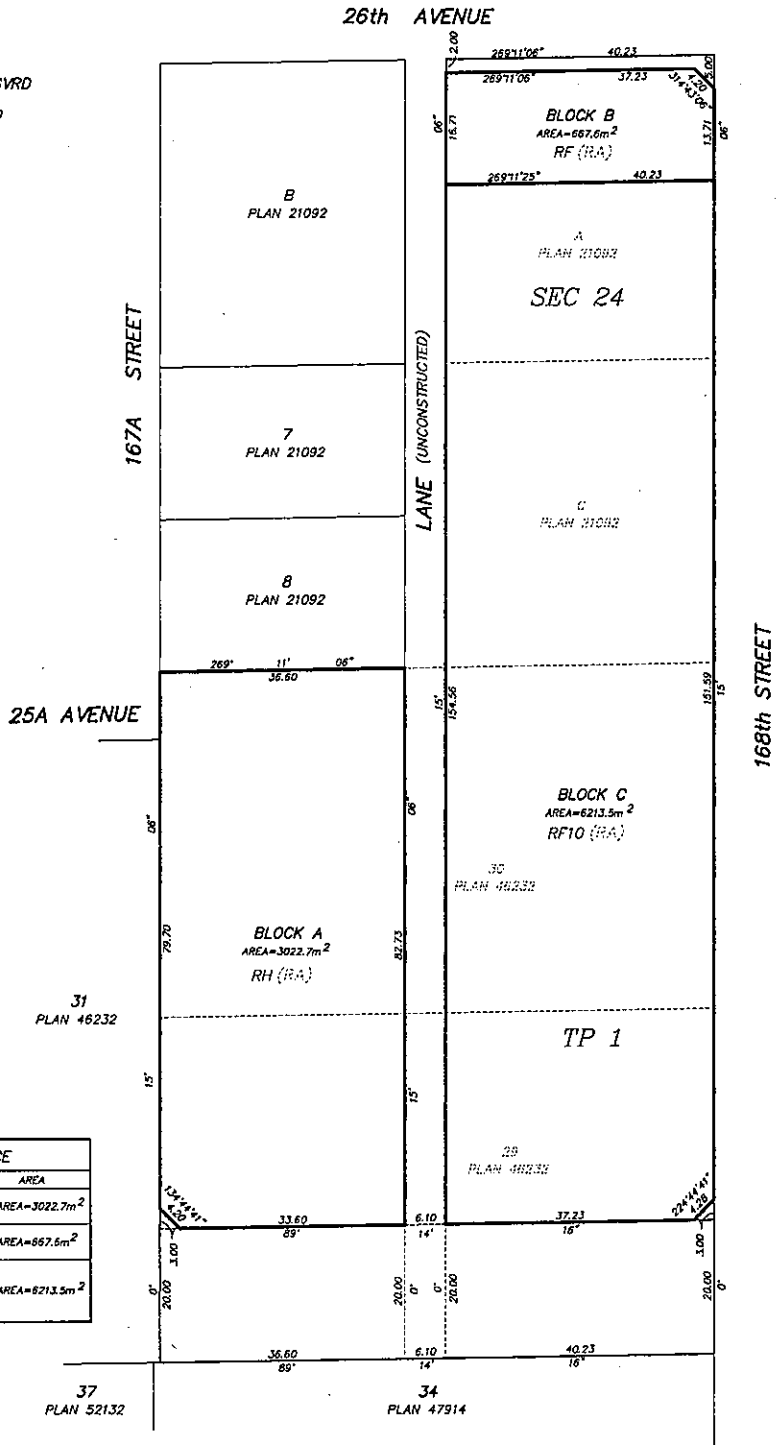
THE INTENDED PLOT SIZE OF THIS PLAN IS 432mm IN WIDTH BY 560mm IN HEIGHT WHEN PLOTTED AT A SCALE OF 1:500

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED.

GRID BEARINGS ARE DERIVED FROM FIELD SURVEY.

**LEGEND**

m<sup>2</sup> DENOTES SQUARE METRES

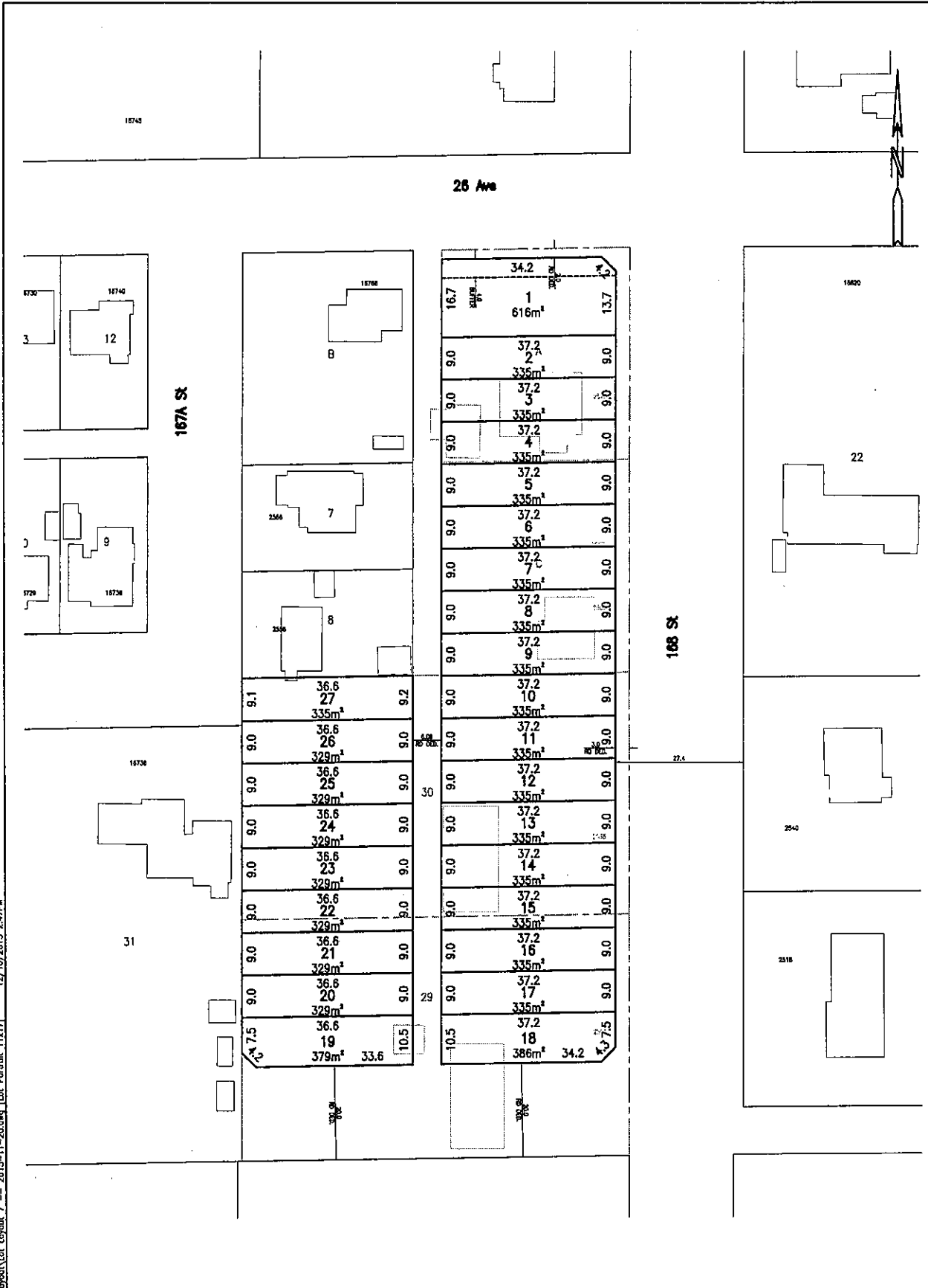


BOOK OF REFERENCE		
ZONE	LEGAL DESCRIPTION	AREA
BLOCK A RH (RA)	LOT 29 SEC 24 TP 1 NWD PLAN 46232 LOT 30 SEC 24 TP 1 NWD PLAN 46232	AREA=3022.7m <sup>2</sup>
BLOCK B RF (RA)	LOT A SEC 24 TP 1 NWD PLAN 21092	AREA=667.6m <sup>2</sup>
BLOCK C RF10 (RA)	LOT A SEC 24 TP 1 NWD PLAN 21092 LOT C SEC 24 TP 1 NWD PLAN 21092 LOT 29 SEC 24 TP 1 NWD PLAN 46232 LOT 30 SEC 24 TP 1 NWD PLAN 46232	AREA=6213.5m <sup>2</sup>

CERTIFIED CORRECT THIS 10th DAY OF DECEMBER, 2015.  
LAKHOT S. GREWAL B.C.L.S. #809

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

GREWAL & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS  
UNIT 204, 15209-66th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 604-587-0567  
EMAIL: OFFICE@GrewalSurvey.com  
FILE : 1508-033  
DWG : 1508-033 SK-RZ



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**Hub Engineering Inc.** Member PACIFIC SAND GROUP  
 Engineering and Development Consultants  
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:	PROJECT: 26 AVENUE & 168 STREET, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 15071	DATE: NOV 2015	LEGAL:	SCALE: 1:750
MUNICIPAL PROJECT No:			

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

## INTER-OFFICE MEMO

---

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

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

DATE: **December 11, 2015** PROJECT **7815-0381-00**  
FILE:

---

RE: **Engineering Requirements  
Location: 2501/2535/2555/2575-168 Street**

The servicing comments herein are with understanding that a No-Build Restrictive Covenant will be registered on lot 19. Servicing for this lot will be addressed upon creation of the adjacent roadways.

### REZONE/SUBDIVISION

#### *Property and Statutory Rights-of-Way (SRW) Requirements*

- dedicate 1.94-metres for 26 Avenue, 2.81-metres for 168 Street, 20.0-metres for 25 Avenue, 6.0-metres for residential lane between 25 and 26 Avenues; and
- register 0.5-metre SRW for sidewalk and service connection features along 25 and 26 Avenues, 168 Street, and west property line of Lot 19.

#### *Works and Services*

- construct south side of 26 Avenue to collector road standard for site frontage, with complete boulevard and sidewalk;
- construct ultimate concrete sidewalk on 168 Street;
- build 25 Avenue to complete local road standard with sidewalk on both sides of the roadway;
- construct residential lane between 25 and 26 Avenues complete with storm sewer, as access corridor for the proposed lots;
- install storm sewer on 26 Avenue, with extension on 168 Street;
- provide cash-in-lieu for storm sewer on 25 Avenue;
- provide on-site sustainable drainage features; and
- extend watermain on 25 and 26 Avenues for the site frontage, from 168 Street.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

KH



Wednesday, November 18, 2015  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15 0381 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.

Pacific Heights Elementary is currently over capacity with rapid enrolment growth expected to continue. A new elementary school site has been purchased south of 23rd Avenue - Site #206 near Edgewood Drive. The construction of a new elementary school on this site is a high priority in the District's 5-Year Capital Plan and feasibility planning is underway. The school district has also purchased land for a new secondary school in the Grandview area adjoining the City of Surrey future aquatic centre and recreation property. The construction of this secondary school is also a high priority in the district's 5-Year Capital Plan. A proposed addition to Pacific Heights Elementary is included in the capital plan, but as a lower priority than the two capital projects mentioned above. The enrolment projections include anticipated residential growth from the Grandview and Sunnyside NCPs. The actual enrolment growth rate will be driven by the timing of development, demographic changes and market factors. Enrolment pressures in this area of Surrey are extreme and capital project approval timelines are unknown at this point in time. Additional portables will be required at Pacific Heights for September 2015 and options for placing portables on neighbouring sites are under investigation. Until new elementary and secondary school capital projects are approved, the school district does not support development occurring at a higher density than outlined in approved NCPs.

**SUMMARY**

The proposed 28 Single family with suites are estimated to have the following impact on the following schools:

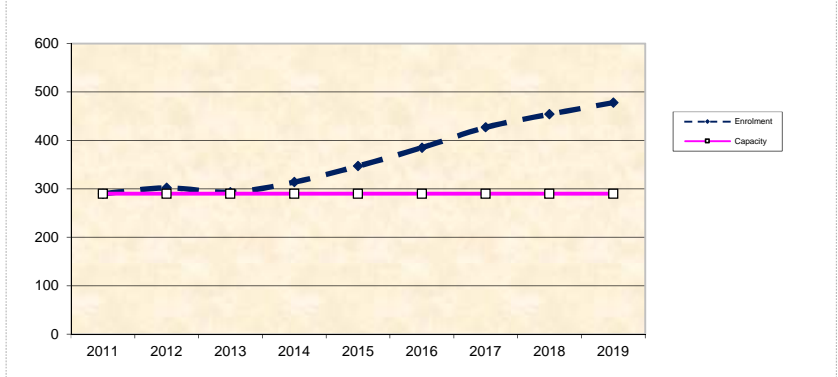
**Projected # of students for this development:**

Elementary Students:	14
Secondary Students:	7

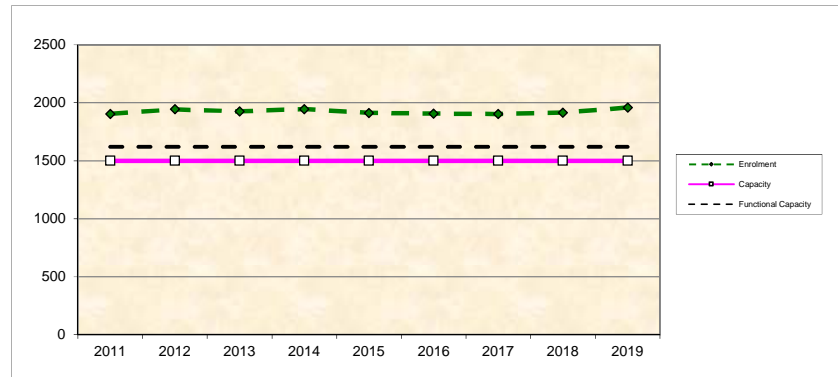
September 2015 Enrolment/School Capacity

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

**Pacific Heights Elementary**



**Earl Marriott Secondary**



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

# **BUILDING DESIGN GUIDELINES**

## **Neighbourhood Evaluation Boundaries:**

North : 26 Avenue  
South : 2400 block  
West: 167A Street  
East: 16800 block

Civic addresses of parent parcels:  
2501, 2535, 2555, 2557, and 2575 - 168 Street, Surrey, B.C.

Rezoning from "One Acre Residential Zone" (RA)  
to "Single Family Residential (10) Zone" (RF-10)

No existing structures to be retained.

**Developer: Sikander Basraon**

**Surrey Project Number: 7915-0292-00**

Version 1 : November 26, 2015

This cover page is for identification purposes only, and does not  
comprise part of the "Building Scheme Schedule of Restrictions"



## Schedule A



**SURREY**  
**CITY OF PARKS**

# **BUILDING SCHEME SCHEDULE OF RESTRICTIONS**

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- 1.2 Expiry

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- 2.2 *Lot* Grading
- 2.3 Retaining Walls
- 2.4 Tree Preservation
- 2.5 Landscaping
- 2.6 Driveways and Walkways
- 2.7 Building Design Repetition
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# CITY OF SURREY BUILDING SCHEME

## SCHEDULE OF RESTRICTIONS

### SECTION 1

#### GENERAL RESTRICTIONS

##### 1.1 Definitions

In this *schedule*:

"**City**" means the *City* of Surrey;

"**construct**", and any variation of that term, means to *construct*, improve, install, affix, place, or alter, or to permit construction, *improvements*, installation, affixation, placement or alteration;

"**consultant**" means an architect in good standing with the Architectural Institute of British Columbia or any successor body, or a registered design *consultant* in good standing with the National Home Designers Association or any successor body, or a registered building designer and/or a certified residential building designer in good standing with the Applied Science Technologists and Technicians of British Columbia or any successor body, who is appointed by the *developer* and who is authorized by the *City* in writing;

"**developer**" means the registered *owner(s)* of the fee simple or leasehold estate of all of the *lots* as of the date this *schedule* is registered in the Land Title Office;

"**improvements**" means any building, accessory building in excess of 10 square metres [105 square feet], fence or retaining wall *constructed* or to be *constructed* on a *lot*;

"**lot**" means each *lot* identified in either the Form 35 or the Form C to which this *schedule* is attached and any portions or portion of such *lot* which may be subdivided or consolidated whether by subdivision plan, strata plan or otherwise and "*lots*" means the aggregate of them;

"**owner**" means the registered *owner* of the fee simple or leasehold estate of a *lot*;

"**person**" means any individual, corporation, society, association, co-operative, joint venture, partnership, trust, unincorporated organization, government, or other legal entity, and includes the *owner* of a *lot* and the *developer*;

"**schedule**" means this *schedule* of restrictions and any further *schedules* or exhibits attached to it (if any);

## 1.2 Expiry

This *Schedule* shall have no further force and effect after twenty (20) years from the date of registration of this *schedule* in the Land Title Office, and shall be discharged from all of the *lots* by the passage of this time.

# SECTION 2

## ***BUILDING DESIGN RESTRICTIONS***

For all of the subsections in Section 2, a *person* will not *construct improvements*, or develop the *lot* before, during or after *construction* of the *improvements*, unless:

### 2.1 Building Siting

- (a) that *person* sites the *improvements* in accordance with the *lot's* natural characteristics, existing trees, and neighbouring *improvements*, in relation to the over view or over shadowing of neighbouring *lots* and *improvements*;
- (b) the siting of the *improvements* complies with the *consultant's* requirements, which may be based on the creation of interesting streetscapes, maximization of privacy, or may be in response to conditions imposed by adjacent *improvements*;
- (c) that *person* situates the *improvements* in a location that does not conflict with the location of all requirements of easements and rights-of-way; and
- (d) that *person* does not *construct improvements* that conflict with the physical location of driveway and curb let-downs, significant trees, cable service boxes, electrical boxes, and streetlights.

### 2.2 Lot Grading

- (a) established overland flows and/or underground storm sub-surface systems are maintained only in accordance with completed swales and *lot* grading in accordance with the *lot* grading plan accepted by the *City* for the *lots*;
- (b) the design of the *improvements* is in substantial compliance with the *lot* grading plan for the *lots* which has been reviewed by the *consultant* and accepted by the *City*, and the said plan specifies all finished grade elevations as derived from the *lot* grading plan for the *lots* accepted by the *City* and grade elevations in respect of that *lot*;
- (c) the proposed *lot* grading is in accordance with the *lot* grading plan for the *lots* accepted by the *City*, which *lot* grading plan will be available from the *City*; and

- (d) that *person* provides that any changes made to the *lot* do not affect the drainage pattern for the area.

## 2.3 Retaining Walls

- (a) there is no retaining wall, except if permitted in the *lot* grading plan accepted by the *City* for the *lots*, or if accepted by the *City*. A low profile retaining wall that is no more than 20 cm [7.9 inches] in height, such as landscape ties, is not restricted, provided that such a low profile retaining wall does not result in terraced landscaping;
- (b) the maximum height of a retaining wall is no more than 0.6 metres [2.0 feet], except for a retaining wall below existing grade, including concrete stairwells and covered patios under sundecks;
- (c) retaining walls visible from the street are *constructed* of architecturally treated masonry, boulders, “Allan Blocks”, “Pisa Stone”, or boulders of a minimum 0.4m [16 inch] diameter;
- (d) a retaining wall that faces the street, if permitted, is landscaped; and
- (e) retaining walls not visible from the street, if permitted, shall be *constructed* of boulders, or architecturally treated masonry, or masonry blocks, or 4x4, 4x6, or 6x6 pressure treated lumber, or pressure treated landscape ties, except for a retaining wall below existing grade including concrete stairwells, window wells, and covered patios under sundecks.

## 2.4 Tree Preservation

- (a) that *person* does not cut down or remove from the *lot* any existing trees, except if that *person*:
  - (i) obtains a tree cutting permit from the *City*,
  - (ii) in respect of any tree identified on the tree location plan, obtains a written recommendation by an accredited arborist or other tree specialist authorized by the *City*, stating that the tree is diseased and/or hazardous and should be removed and provides such certification to the *City*, and
  - (iii) if required by the *City* as part of the tree cutting permit, replaces any removed tree with a minimum of two other trees elsewhere on the *lot* which will be a minimum of three metres [10 feet] tall if coniferous, or five centimetres [2 inches] calliper if deciduous.

## 2.5 Landscaping

- (a) all street fronting yard areas on the *lot* are landscaped;
- (b) that *person* completes the front yard landscaping within 60 days of the completion of the *improvements*, except if weather conditions make it impossible to do so, in which case that *person* will complete that landscaping as expeditiously as possible, and prior to final inspection;
- (c) that *person* cleans and grades side and rear yards within 60 days of the completion of the *improvements*, and prior to final inspection;
- (d) that *person* installs the following planting materials:
  - (i) Shrubs: on each interior *lot* provide a minimum of 14 shrubs (3 gallon pot minimum);
  - (ii) Shrubs: on each corner *lot* provide a minimum of 22 shrubs (3 gallon pot minimum), of which not less than 10 shrubs are planted in the flanking street sideyard area; and
  - (iii) Sod: provide sod from the street to the front face of the home on an interior *lot*, or provide sod from the front and flanking streets to the front and flanking sides of the home on a corner *lot*.
- (e) the maximum impervious surface area of each *lot* shall not exceed 60 percent of the total *lot* area. Impervious surface areas include buildings, sidewalks, driveways, parking areas, patios, decks, and any other surfaces that do not allow rain water to permeate below the ground surface;
- (f) a minimum 300 mm thick layer of topsoil is required in all pervious surface areas including but not limited to lawn areas and planter beds, except within any root protection zone protected by covenant, wherein the existing soil shall remain undisturbed;
- (g) roof rain water leaders shall discharge onto the lawn via a concrete splash pad or to an approved on-site rainwater management facility. Roof rain water leaders shall not be connected directly to perimeter drains nor to a storm sewer; and
- (h) all landscaping on the *lot* shall be completed within one year from the date of occupancy of the *improvements*.

## 2.6 Driveways and Walkways

- (a) only the following *construction* materials for the driveway are used:
  - (i) exposed aggregate concrete, or
  - (ii) interlocking masonry pavers, or
  - (iii) stamped concrete, or
  - (iv) “brushed” or “broom-finish” concrete, which is permitted only in the area between the rear side of the garage slab and the lane.
- (b) the location of the driveway and walkways avoids significant trees, streetlights, or service boxes, and does not conflict with drainage swales on the *lot* grading plan;
- (c) the front entry walkway material shall consist only of exposed aggregate concrete, pavers, or stamped concrete; and
- (d) asphalt surfacing materials are not used anywhere on the *lot*.

## 2.7 Building Design Repetition

- (a) the exterior design of a single family dwelling to be erected on a *lot* shall not be identical or similar to that of an existing or proposed *single family dwelling* on a *lot* on the same side of the fronting highway within five *lots* measured from the closest *lot* lines. A single family dwelling is deemed to have a similar exterior design to an existing single family dwelling when:
  - (i) the front elevation designs are identical or have insignificant variations in the disposition and articulation of design features; or
  - (ii) the front elevation designs are a mirror image to each other, with or without any variation in architectural details.

## 2.8 Building Massing

- (a) the building massing of the *improvements* does not create a canyon effect in relation to the open space between the *improvements* above the first storey; and
- (b) the building massing for *improvements* on the subject *lot* is to be compatible with the *lot* grading plan and the building massing of *improvements* on adjacent *lots*, in relation to roof design and transition in building height.

## 2.9 Corner Lot Design

- (a) one-storey elements on the new home shall comprise a minimum of 20 percent of the width of the front and flanking street elevations of the single family dwelling;
- (b) the upper floor is set back a minimum of 0.6 metres [2'- 0"] from the one-storey elements as described in subsection (a) herein;
- (c) the design achieves the objective of creating corner *lot* open sky views through massing designs which step down to the street corner;
- (d) the exterior treatment of the flanking street side of the single family dwelling is the same as the exterior treatment of the fronting street side of the single family dwelling; and
- (e) the garage faces one street and the front entrance faces the other, or the design provides for architectural features including feature windows, roof skirting, projections with independent roofs, and trim around windows and doors on both the front and flanking street sides of the dwelling.

## 2.10 Roof

- (a) **Design**
  - (i) the *improvements* have a varied roof form and design, in relation to the roof form and design of *improvements* on adjacent *lots*.
- (b) **Pitch**
  - (i) the minimum roof pitch is 8:12, except as provided in clauses 2.10(b)(ii), 2.10(b)(iii), and 2.10(b)(iv) herein;
  - (ii) the slope of the upper-most roof system shall be reduced where it is determined by the *consultant* that a roof slope reduction would reduce over-shadowing of neighbouring *lots*, or would preserve view corridors for neighbours;
  - (iii) the roof pitch is constant, in accordance with clause 2.10(b)(i), except an increased roof pitch is permitted on roofs above street facing wall projections and a decreased roof pitch is permitted at a covered entry veranda or a dormer; and

- (iv) the slope of feature roof projections may be reduced where it is determined by the *consultant* that the roof slope reduction results in:
- internal consistency in the front façade, and
  - proportionately consistent volume allocations to various projections on the front façade, and
  - overall balanced massing across the façade, and
  - massing transitions from the roof of any dwelling to the roof of the dwelling on an adjacent *lot* as determined by the *consultant*.

(c) **Material**

only the following roofing materials are used:

- (i) Asphalt shingles in a “shake profile” only, with a 30 year or greater warranty, which are accompanied by a pre-formed (manufactured) raised ridge cap, or
- (ii) Environmentally sustainable roofing products in a shake profile only, that meet or exceed the thickness of roofing products specified in clause 2.10 (c)(i) herein.

(d) **Colour**

- (i) only the following roof colours are used: grey, brown, or black.

(e) **Skylights**

- (i) skylights which are bubble style are not permitted on street facing elevations.

## 2.11 Covered Parking

- (a) the parking structure is limited to a two vehicle garage and cannot be a carport;
- (b) the parking structure is equipped with vehicular entrance doors that close;
- (c) the panel design on garage doors visible from a street adjacent to the *lot*, is of a “raised panel” type that is compatible with the panel design on the front entry doors; and
- (d) the garage is of a design which reduces the exposed wall mass above the garage door to not more than 0.86 metres [2'-10"].



## 2.12 Balconies

- (a) there are no balconies, patios, decks, etc. on the front or sides of the single family dwelling, except covered entry verandas are permitted at the main floor at the front side of the home; and are also permitted on the flanking street side of a corner *lot* home.

## 2.13 Foundation Exposure

- (a) exposed concrete foundations do not exceed 0.3 metres [12 inches] in height measured from the finished grade to the underside of the siding, except for stepped foundations to accommodate the finished grade of the *lot*.

## 2.14 Fascia Boards

- (a) fascia boards and barge boards are fully finished on all exposed sides;
- (b) where fascia boards are used, the fascia boards are of a minimum dimension of 2x8 nominal; and
- (c) where barge boards are used, the barge boards are of a minimum dimension of 2x10 nominal, and are accompanied by 1x4 or larger trim applied to the top side of the barge board.

## 2.15 Building Exterior

- (a) General
  - (i) not more than three different cladding materials, excluding trim, may be applied to any elevation.
- (b) Materials
  - (i) only the following materials are used, with required accent materials measured as a percentage of the exposed wall face on the front facade, including window and door area:

Main cladding material	Minimum Required Accent materials
Stucco	20 percent brick or stone
Stucco	33 percent cedar, wood shingles, or fibre-cement products
Stucco	20 percent cedar plus 10 percent brick or stone
Cedar	None
Fibre-cement board	20 percent brick or stone
Fibre-cement board	25 percent cedar , wood shingles, or fibre-cement products
Fibre-cement board	15 percent cedar plus 10 percent brick or stone

- (ii) notwithstanding wall cladding materials specified in clause 2.15(b)(i) herein, feature wall surfacing materials including metal and concrete may be approved, subject to specific *consultant* approval;
- (iii) Brick or stone veneer shall be even toned in brown or grey hues only with grey or earth tone mortar.
- (iv) vinyl siding is not used as an exterior wall cladding material.

(c) Colours

- (i) only the following range of colours are used on exterior cladding materials:
  - colours from a neutral and natural (earth tone) colour palette including white, cream, greys, charcoal, browns, clay, sage, and other earth tones; and
  - trim or wall cladding colours outside neutral and natural colour palettes including navy blue, "dark colonial red" and forest green, providing these colours are used only if accompanied by neutral trim colours including white, cream, and greys or natural colours as specified in the clause above;
- (ii) only the following range of colours on the trim are used:
  - lighter or darker shades of colours as specified in subsection (i) above.

- primary derivative colours in dark tones as determined by the *consultant*.
- (iii) cedar trim is used only if it is sealed to prevent the leaching of stains onto the cladding material.

## 2.16 Accent Materials and Trims

- (a) accents such as brick or stone are not used unless they turn the corner and extend a minimum of 0.9 metres [3.0 feet] or to a vertical break in the return wall such as a chimney or a wall projection, except that where a stone or brick return is designed to simulate a column, the return shall be at least equal to the width of the column face;
- (b) brick or stone are not used as an accent on the front face unless it covers at least 20% of the exposed face, preferably located at the base of the wall face, or is in accordance with the table in clause 2.15(b) herein;
- (c) brick or stone on the street face is used only if the colour, pattern, and texture are compatible with the siding;
- (d) there is no use of concrete blocks or jumbo blocks which are exposed to the exterior;
- (e) only 1 x 4 nominal or 1 x 6 nominal trim is used on all street facing elevations;
- (f) mortar shall be grey or earth tone colours only;
- (g) the base of the structure at the front of the home is defined by the use of 2x10 nominal raised base trim, or by the use of a soldier course of brick, or by the use of a stone accent material;
- (h) not less than three of the following detailing elements shall be included on all dwellings: furred out wood posts, articulated wood post bases, wood dentil details, louvered wood vents, decorative wood braces, articulated gable ends, and generous trim around windows and doors which include layered or crown moldings above the entrance door and key focal openings, or other elements suitable to the design as determined by the *consultant*, and
- (i) all trim elements specified on the *final drawings and specifications* are applied as indicated to the structure.

## 2.17 Windows

- (a) window openings on the front facade are only of a consistent geometrical shape with the exception that a maximum of two feature windows on the lower floor may be of a different shape; and
- (b) there are no basement windows on the front facade, except to complement unique site grading.

## 2.18 Front Entry Design

- (a) the single family dwelling does not have a front entrance exceeding a height of 3.05 metres [10'-0"] measured from the top of the stoop slab to the underside of the entry roof.

## 2.19 Chimneys

- (a) all exterior chimneys visible from the street adjacent to the *lot* are *constructed* only if they are continuous to grade, with a foundation; and
- (b) the single family dwelling does not include cantilevered chimney chases (including direct vent fireplace with framed chases) if such chases are visible from the street.

----- End of document -----

Table 4. Tree Preservation Summary

## TREE PRESERVATION SUMMARY

Surrey Project No:  
 Address: 2757, 2555, 2535, 2501 168<sup>th</sup> Street Surrey, BC  
 Registered Arborist: Trevor Cox, MCIP  
 ISA Certified Arborist (PN1920A)  
 Certified Tree Risk Assessor (43)  
 BC Parks Wildlife and Danger Tree Assessor

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)	<b>118</b>
<b>Protected Trees to be Removed</b>	<b>112</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>6</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 17 X one (1) = 17 - All other Trees Requiring 2 to 1 Replacement Ratio 95 X two (2) = 190	<b>207</b>
<b>Replacement Trees Proposed</b>	<b>26</b>
<b>Replacement Trees in Deficit</b>	<b>181</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>0</b>
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	<b>0</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and  
submitted by:

Arborist



December 3, 2015

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0381-00

Issued To: Zhi B Liu  
("the Owner")

Address of Owner: 2501 168 ST  
SURREY BC V3Z 0A7

Issued To: Yin F Wen  
("the Owner")

Address of Owner: 2535 168 ST  
SURREY BC V3Z 0A7

Issued To: Shigui Deng  
("the Owner")

Address of Owner: 2575 168 ST  
SURREY BC V3Z 0A7

Issued To: Tingsu Liu  
("the Owner")

Address of Owner: 2555 168 ST  
SURREY BC V3Z 0A7

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: 003-001-431

LT A SE SEC 24 T1 PL 21092 (PL 32269)  
2575 168 St

Parcel Identifier: 006-045-880  
LT 29 LS 1 SEC 24 T1 PL 46232  
2501 168 St

Parcel Identifier: 006-045-928  
LT 30 LS 1 SEC 24 T1 PL 46232  
2535 168 St

Parcel Identifier: 010-261-567  
LT C (33501) LS 1 SEC 24 T1 PL 21092  
2555 168 St

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Subsection F. Yard and Setbacks, of Part 16 Single Family Residential Zone, the minimum side yard (south) setback is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 1.
4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. 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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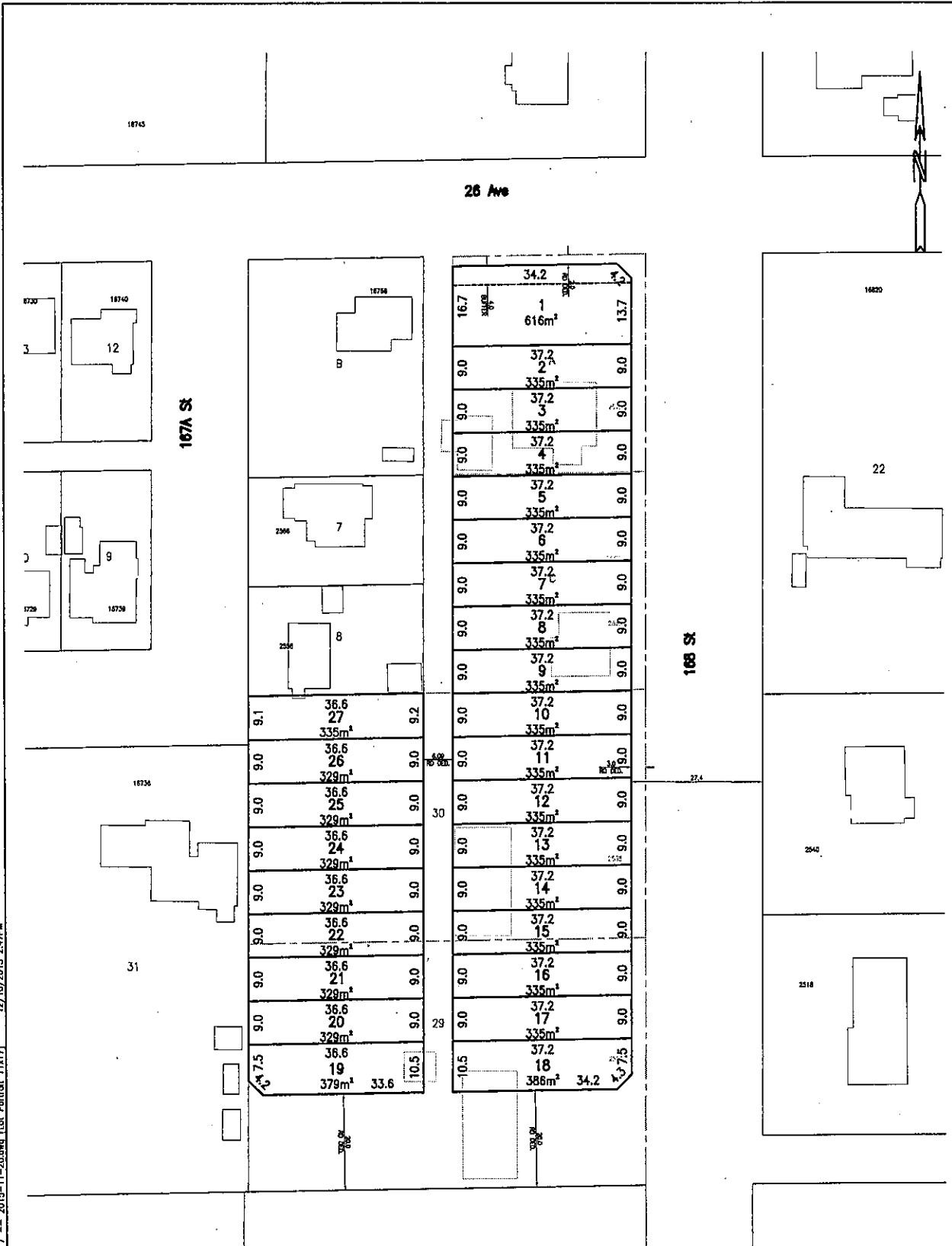
Mayor – Linda Hepner

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City Clerk – Jane Sullivan



# SCHEDULE A



G:\Projects\15071\_sch\NO Drawings\Lot Layout\Lot Layout 7 --- 2015-11-20.dwg [Lot Permits - 11x17] 12/10/2015 2:47PM

**Hub Engineering Inc.** Member PACIFIC LAND GROUP  
 Engineering and Development Consultants  
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:	PROJECT:	26 AVENUE & 168 STREET, SURREY		
DRAWING TITLE: RESIDENTIAL SUBDIVISION				
PROJECT No. 15071	DATE: NOV 2015	LEGAL:	SCALE: 1:750	MUNICIPAL PROJECT No.:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL PROVINCIAL AND LOCAL AUTHORITIES				