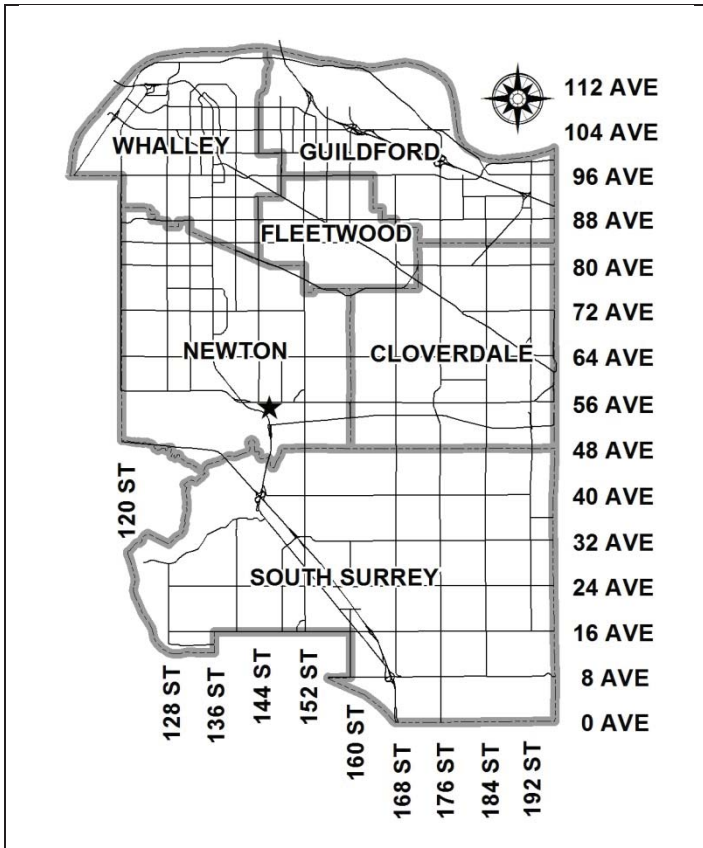


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0388-00

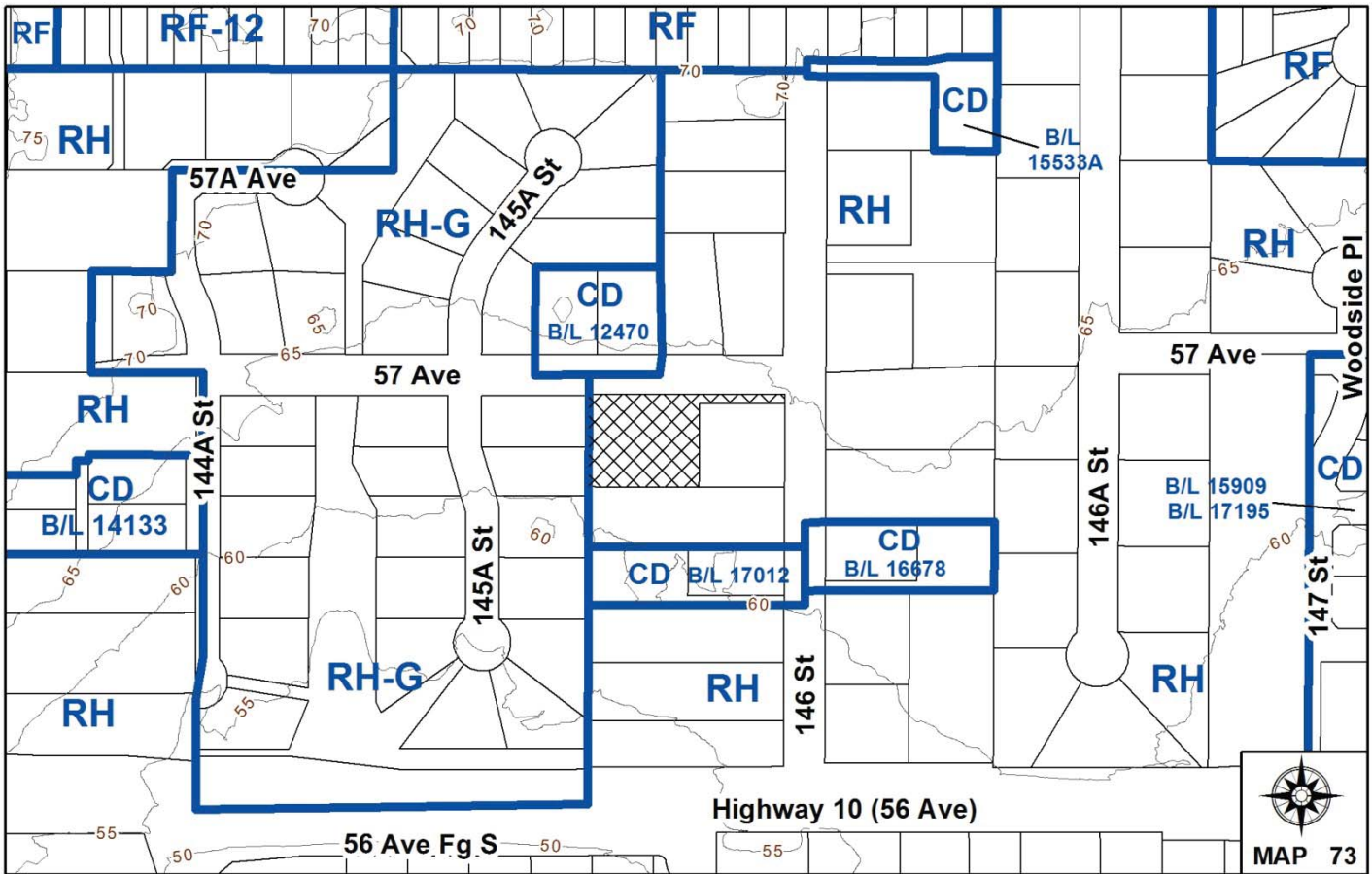
Planning Report Date: July 25, 2016



PROPOSAL:

- **Rezoning** a portion from RH to CD (based on RH-G) to permit subdivision into two (2) single family lots.

LOCATION: 5677 - 146 Street
OWNER: Lorraine Baggio
ZONING: RH
OCP DESIGNATION: Urban
NCP DESIGNATION: Suburban Residential 1/2 Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP and NCP Designations.
- The proposed subdivision into gross-density type suburban residential lots is consistent with the existing pattern of development in the surrounding neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" for Block A on the Survey Plan (attached as Appendix II), and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 2 until future consolidation with the adjacent property at 5671 - 146 Street;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (g) the applicant address the 15% cash-in-lieu of open space associated with gross density type lots.

REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
Parks, Recreation & Culture:	Parks will accept cash-in-lieu of the 15% open space dedication that would be required under the RH-G Zone.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary Approval is granted for one year pursuant to section 52(3)(a) of the Transportation Act.

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 57 Avenue):	Single Family Residential	Urban/Suburban Residential 1/2 Acre	CD (By-law No. 12470) and RH
East:	Single Family Residential	Urban/Suburban Residential 1/2 Acre	RH
South:	Single Family Residential	Urban/Suburban Residential 1/2 Acre	RH
West:	Single Family Residential	Urban/Suburban Residential 1/2 Acre	RH-G

DEVELOPMENT CONSIDERATIONSBackground and Neighbourhood Context

- The subject property is 2,642 square meters (28,438 sq. ft.) in area and located on the south side of 57 Avenue, west of 146 Street. The subject property includes a 3.59 metre (12 ft.) wide “panhandle along the north side of 5671 – 146 Street. The property is not, however, considered a panhandle lot as driveway access is not located within this 3.59 metre (12 ft.) strip of land.
- The subject property is designated “Urban” in the Official Community Plan (OCP), “Suburban Residential Half-Acre” in the South Newton Neighbourhood Concept Plan (NCP), and currently zoned “Half-Acre Residential Zone (RH)”.
- The subject property is surrounded by other suburban residential lots to the north, east, south and west.
- The proposed subdivision into gross-density type suburban residential lots is consistent with the existing pattern of development in the surrounding neighbourhood.
- Several other nearby properties on 146 Street and 57 Avenue have also rezoned to CD based on the RH-G Zone in order to subdivide, including Development Application Nos. 94-0214, 7907-0234-00 and 7908-0280-00.

Current Proposal

- The applicant is proposing to rezone the subject property, excluding the panhandle portion, from “Half-Acre Residential Zone (RH)” to “Comprehensive Development Zone (CD)” in order to subdivide into two (2) suburban half-acre gross-density type single family lots. The panhandle portion of the subject property will remain zoned RH and may in the future be consolidated with the neighbouring property at 5671 – 146 Street.
- The application proposes a unit density of 8 u.p.h. or 3 u.p.a.

- The proposed “Comprehensive Development Zone (CD)” is based on “Half-Acre Residential Gross Density Zone (RH-G)” and is consistent with the land use designations currently identified within the Official Community Plan (OCP) and South Newton Neighbourhood Concept Plan (NCP).

Comprehensive Development (CD) Zone

- The proposed lots conform to the minimum subdivision requirements of the RH-G Zone in terms of lot area. The proposed lots are 1,434 square metres (15,435 sq. ft.) and 1,120 square metres (12,066 sq. ft.) in area.
- The applicant is proposing to reduce the minimum lot width that is permitted under the RH-G Zone from 30 metres (100 ft.) to 28 metres (92 ft) for Lot 2, excluding the existing “panhandle” along the 57 Avenue frontage that connects to 146 Street. The applicant will be required to register a “No Build” restrictive covenant on the panhandle portion of Lot 2 to facilitate a possible future consolidation with the neighbouring property at 5671 – 146 Street.
- The proposed CD Zone will require that the lots meet the minimum lot area requirements of the RH-G Zone.
- The minimum lot width for the Permissible Reduction lot has been increased from 24 metres (80 ft.) to 25 metres (82 ft.), while the lot width for the Regular Standard lot has been reduced from 30 metres (100 ft.) to 28 metres (90 ft.). The existing house is proposed to remain unchanged on Lot 2.
- A comparison of the proposed CD Zone and the RH-G Zone is provided as follows:

	CD Zone	RH-G Zone
Lot Size	1,300 square metres / 1,120 square metres (max. 50% of the lots)	1,300 square metres / 1,120 square metres (max. 50% of the lots)
Lot Width	28 metres / 25 metres	30 metres / 24 metres
Lot Depth	30 metres / 30 metres	30 metres / 30 metres
Open Space	15% cash-in-lieu of open space dedication	15% open space dedication for park and recreational purposes

- The applicant will be required to contribute 15% cash-in-lieu of the open space dedication requirement of the RH-G Zone as part of the subject application.

Building Scheme and Lot Grading

- The applicant for the subject property 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, proposed a set of building design guidelines (Appendix V).
- A preliminary Lot Grading Plan submitted by WSP Canada Inc. has been reviewed by staff and is considered generally acceptable. The plans show minimal amounts of fill in order to meet

existing grades. In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant.

PRE-NOTIFICATION

- Pre-notification letters were sent to nearby property owners on June 15, 2016 and a Development Proposal Sign was installed on the subject site on June 23, 2016. Staff have not received any responses as a result of the public notification.

TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting Ltd., has prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder and Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	1	1
Weeping Birch	1	1	0
Coniferous Trees			
Douglas Fir	1	1	0
Western Red Cedar	2	1	1
Total (excluding Alder and Cottonwood Trees)	6	4	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		6	
Contribution to the Green City Fund		\$1,600	

- The Arborist Assessment states that there are a total of 6 protected trees on the site. There are no alder or cottonwood trees on the site. It was determined that 2 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 8 replacement trees on the site. Since only 4 replacement trees can be accommodated on the site (based on an average of 2 trees per lot),

the deficit of 4 replacement trees will require a cash-in-lieu payment of \$1,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In summary, a total of 6 trees are proposed to be retained or replaced on the site with a contribution of \$1,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 6, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located on the south side of 57 Avenue, west of 146 Street. • The subject property is designated Urban in the Official Community Plan and Suburban Residential ½ Acre in the South Newton Neighbourhood Concept Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The application proposes a density of 7.69 units per hectare (3 units per hectare). The proposal is consistent with permitted densities for suburban areas.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The applicant will be required to provide 15% cash-in-lieu of open space dedication, which is intended for park and recreational purposes. • The development will have provisions for recycling, composting and organic waste pickup. • The development will incorporate the following Low Impact Development Standards (LIDS): <ul style="list-style-type: none"> ○ Dry swales; ○ Natural landscaping; and ○ Sediment control devices.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • n/a
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The proposed development incorporates Crime Prevention Through Environmental Design (CPTED) principles by providing street lighting and homes designed to have "eyes on the street".
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notification letters were sent to nearby property owners on June 15, 2016 and a Development Proposal Sign was installed on the subject site on June 23, 2016. • The application will be subject to a public hearing for the rezoning.

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 and Survey Plan
Appendix III.	Engineering Summary
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed CD By-law

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

EM/dk

Information for City Clerk

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

1. (a) Agent: Name: Clarence Arychuk
WSP Canada Inc.
Address: 65 Richmond Street, Suite 300
New Westminster, BC V3L 5P5
Tel: 604-525-4651 - Work

2. Properties involved in the Application
 - (a) Civic Address: 5677 - 146 Street

 - (b) Civic Address: 5677 - 146 Street
Owner: Lorraine Baggio
PID: 002-417-901
Lot B Section 10 Township 2 New Westminster District Plan 70471

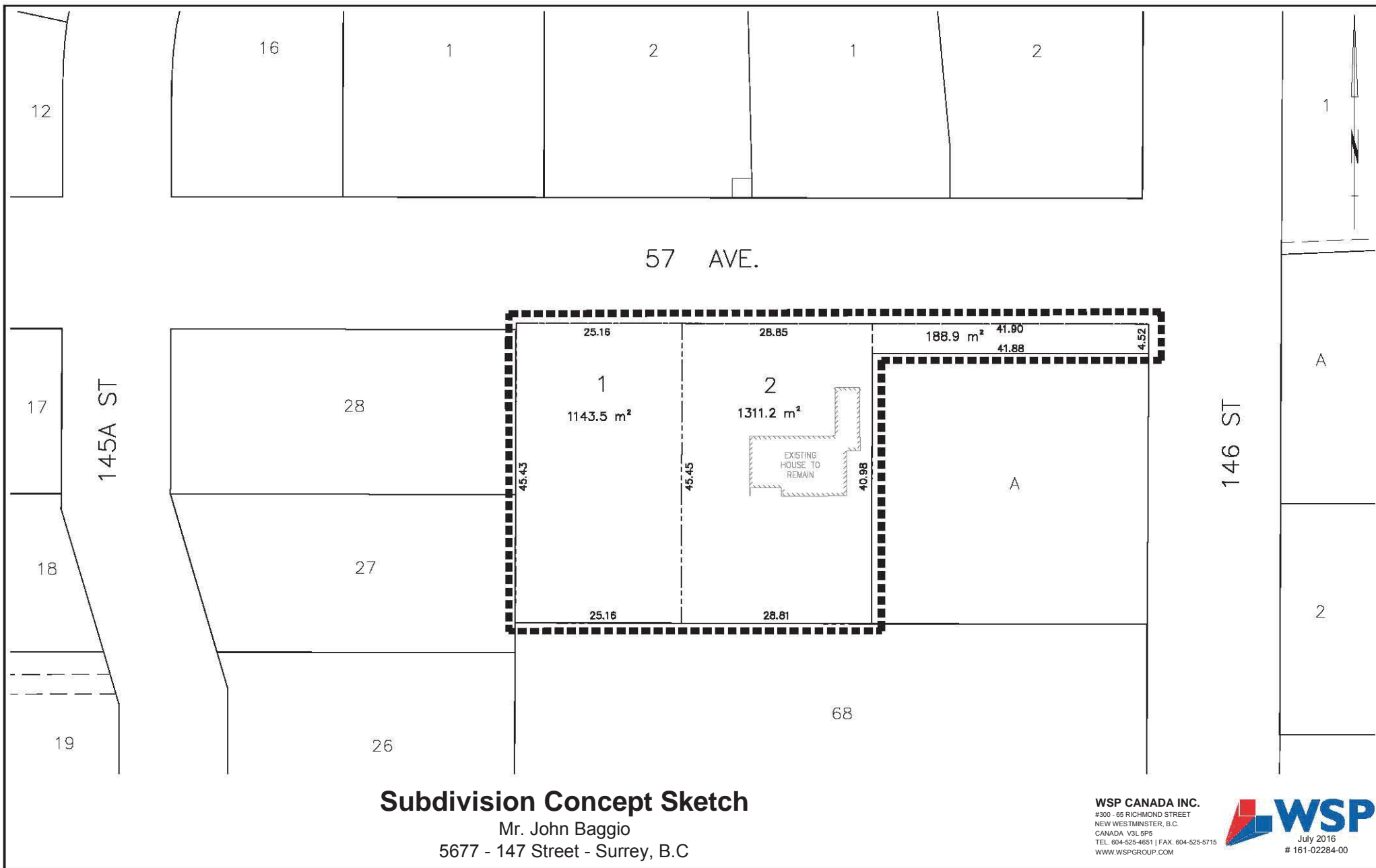
3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the site.

 - (b) Application is under the jurisdiction of MOTI. Yes
MOTI File No. 2016-03395

SUBDIVISION DATA SHEET

Proposed Zoning: CD Based on RH-G

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.65 ac
Hectares	0.26 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	25 – 28 m
Range of lot areas (square metres)	1,120 - 1,434 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.69 uph / 3 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	tbd
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



Subdivision Concept Sketch

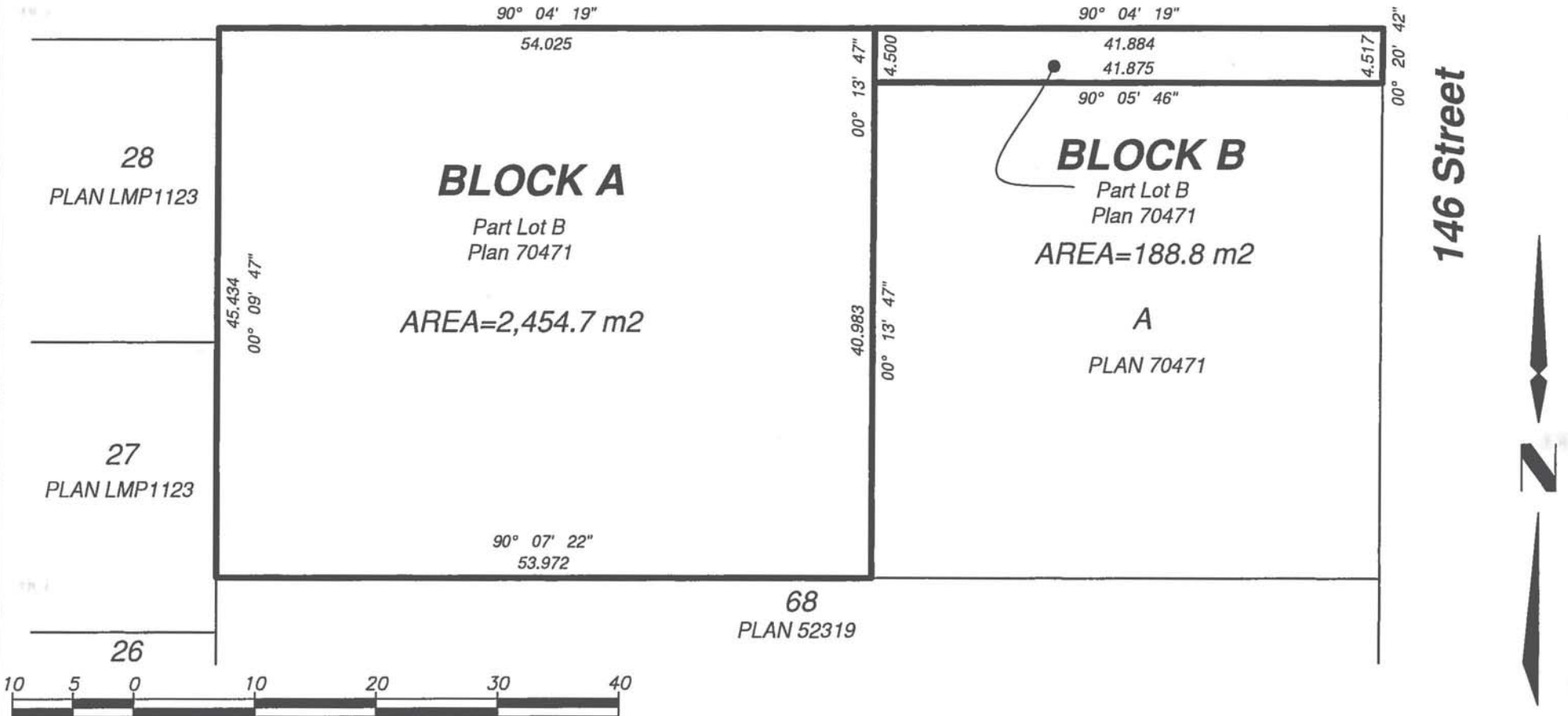
Mr. John Baggio
5677 - 147 Street - Surrey, B.C

WSP CANADA INC.
#300 - 65 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P6
TEL. 604-525-4651 | FAX. 604-525-5715
WWW.WSPGROUP.COM



**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _ _ _
OF LOT B SECTION 10 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 70471**

57 Avenue



All distances are in metres and decimals thereof.

The intended plot size of this plan is 280mm in width by 216mm in height (A size) when plotted at a scale of 1:500.



WSP Surveys (BC) Limited Partnership
300-65 Richmond St, New Westminster, BC

PROJECT REF./DRAWING No.
055336 ZONING-R02

Block A
Area = 2,454.7 m2
RH to CD

Block B
Area = 188.8 m2
RH

Certified Correct this
18th day of July, 2016

Rory C O'Connell
Rory C O'Connell B.C.L.S.

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **July 6, 2016** PROJECT FILE: **7815-0388-00**

RE: **Engineering Requirements
Location: 5677 146 Street**

REZONING AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 0.942 m along 57 Avenue towards the 20.0 m Local Road allowance;
- Dedicate a 3.0 m x 3.0 m corner cut at 57 Avenue and 146 Street; and
- Register a 0.5 m SRW along 57 Avenue and 146 Street.

Works and Services

- Construct the south side of 57 Avenue to Local Road standard;
- Construct pedestrian letdowns and curb return at the intersection of 57 Avenue and 146 Street;
- Provide a sanitary, storm, and metered water service connection to each lot.

A Servicing Agreement is required prior to rezoning and subdivision.



Robert Cooke, Eng.L.
Development Project Engineer

MB

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7915-0388-00
 Project Location: 5677 - 146 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

This area was built out over a time period spanning from the 1960's to the post year 2000's. The age distribution from oldest to newest is: 1960's (10%), 1980's (10%), 1990's (60%), and 2000's (20%). A majority of homes in this area have floor area exceeding 3500 sq.ft. Home size distribution is: 1000 - 1500 sq.ft. (10%), 3001 - 3500 sq.ft. (10%), and over 3500 sq.ft. (80%). Styles found in this area include: "Old Urban" (10%), "Modern California Stucco" (50%), "Craftsman Heritage" (10%), "Neo-Heritage" (10%), "Traditional English" (10%), and "Neo-Traditional" (10%). Home types include: Bungalow (10%), and Two-Storey (90%).

Massing scale (front wall exposure) characteristics include: low mass structure (10%), mid-scale massing with proportionally consistent, well balanced massing design (10%), mid to high scale massing (10%), mid-to-high scale massing with proportionally consistent, well balanced massing design (20%), and high scale massing (50%). The scale (height) range for front entrance structures include: One storey front entrance (30%), One storey front entrance veranda in heritage tradition (20%), 1½ storey front entrance (10%), and proportionally exaggerated 1 ¾ storey high front entrance (non context) (40%).

The range of roof slopes found in this area is: 2:12 (7%), 4:12 (7%), 5:12 (7%), 6:12 (14%), 7:12 (21%), 8:12 (21%), 12:12 (14%), and greater than 12:12 (7%). Main roof forms (largest upper floor truss spans) include: main common hip roof (60%), and main common gable roof (40%). Feature roof projection types include: Common Hip (33%), Common Gable (50%), Dutch Hip (8%), and Shed roof (8%). Roof surfaces include: Roll roofing (10%), Shake profile asphalt shingles (20%), Concrete tile (shake profile) (20%), and Cedar shingles (50%).

Main wall cladding materials include: vertical Board and Batten cedar siding (10%), horizontal vinyl siding (20%), Hardiplank siding (10%), Stucco cladding (50%), and full height brick at front (10%). Feature wall trim materials used on the front facade include: no feature veneer (40%), brick feature veneer (10%), stone feature veneer (30%), wood wall shingles accent (10%), and 1x4 vertical battens over Hardipanel in gable ends (10%). Wall cladding and trim colours include: Neutral (25%), Natural (67%), Primary derivative (8%).

Covered parking configurations include: Double garage (30%), Triple garage (60%), and rear garage (10%). A variety of landscaping standards are evident, including: average old suburban landscape standard (10%), high quality old suburban landscape standard (10%), average modern suburban landscape standard (30%), and high quality modern suburban landscape standard (50%). Driveway surfaces include: asphalt (20%), exposed aggregate (60%), stamped concrete and rear driveway (10%).

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

- 1) **Context Homes:** 50 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 50 percent of homes are considered 'non-context'). Context homes include: 5671 - 146 Street, 14550 - 57 Avenue, 14488 - 57 Avenue, 14583 - 57 Avenue, and 5725 - 146 Street. However, massing design, construction materials, and trim and detailing standards for new homes constructed in suburban 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 :** Surrounding homes exhibit a suburban-estate size and character. 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. 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 :** Home types are 90% Two-Storey and 10% Bungalow. 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. 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 1 ¼ 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, asphalt shingles, and roll roofing. 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:

The area surrounding the subject site can be described as "varied but dominated by estate sized "Modern California Stucco" Two-Storey homes". Most of the homes are considered to be of mid to high scale mass, and front entrance porticos 1 ¼ storeys in height are the dominant feature on many homes. These homes have steeply pitched common hip roofs with feature gabled projections and a cedar shingle roof surface. Walls are clad in stucco, with stucco relief features, and little masonry. There is one architecturally significant "Traditional English" Two Storey home with 12:12 slope roof, shake profile concrete roof tile roof surface, and full height brick. There are also two estate sized Neo-Heritage style homes with large covered verandas, horizontal siding, which contribute to the "varied" theme evaluation.

2. Proposed Design Guidelines

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

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

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring “context homes” including 14668 - 68 Ave., 6798 - 146B St., 14702 - 68 Ave., 14712 - 68 Ave., 14724 - 68 Ave., 14732 - 68 Ave., 14740 - 68 Ave., 14748 - 68 Ave., and 14752 - 68 Ave. Homes will therefore be in a compatible style range, including “Neo-Traditional”, “Neo-Heritage” and compatible styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

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

Roof Pitch:

Minimum 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:

Shake profile concrete roof tiles, shake profile sphalt 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 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 25 shrubs of a minimum 3 gallon pot size, of which at least 10 shrubs are 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:** May 25, 2016

Reviewed and Approved by:



Date: May 25, 2016

Table 2. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	16465 & 16505 20 Avenue ,Surrey BC
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN0599A) ISA Certified Tree Risk Assessor (159) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	6
Protected Trees to be Removed	4
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
- X one (1) = -	8
- All other Trees Requiring 2 to 1 Replacement Ratio	
4 X two (2) = 8	
Replacement Trees Proposed	4
Replacement Trees in Deficit	4
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	-
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
- X one (1) = -	-
- All other Trees Requiring 2 to 1 Replacement Ratio	
- X two (2) = -	
Replacement Trees Proposed	
Replacement Trees in Deficit	-

Summary prepared and
submitted by:



May 18, 2016

Arborist

Date

CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: HALF-ACRE RESIDENTIAL ZONE (RH)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 002-417-901
 Lot B Section 10 Township 2 New Westminster District Plan 70471
 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A,
 certified correct by Rory C. O'Connell, B.C.L.S. on the 18th day of July, 2016 having a total
 area of 2,454.7 square metres, called Block A

Portion of 5677 - 146 Street

(hereinafter referred to as the "*Lands*")

2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* on *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, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and
- (b) The keeping of *boarders or lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. For the purpose of subdivision, the maximum unit *density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone.
- 2. The maximum unit *density* shall be increased to 10 *dwelling units* per hectare [4 u.p.a.] if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 3. (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*; and

(b) For *building* construction within a lot the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings and structures*.

E. Lot Coverage

The *lot coverage* shall not exceed 25%.

F. Yards and Setbacks

1. Measurements of all *setbacks* in this section shall disregard the panhandle portion of any *lot*.
2. *Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Building</i>		7.5 m [25 ft.]	7.5 m [25 ft.]	3.0 m [10 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.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m

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

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 in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 3 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 Sub-sections H.2 (a) and (b) shall not exceed 4.
3. Either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) 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

1. The *lots* created through subdivision in accordance with Section D.1 of this Zone shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. *Lots* created through subdivision in accordance with Section D.2 of this Zone shall conform to the following minimum standards:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Regular Standard <i>Lots</i>	1,300 sq. m. [14,000 sq.ft.]	28 metres [90 ft.]	30 metres [100 ft.]
Permissible Reduction as set out below*	1,120 sq. m. [12,000 sq.ft.]	25 metres [82 ft.]	30 metres [100 ft.]

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

* Permissible reduction for 1 *lot* within a plan of subdivision.

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RH-G Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge Bylaw, 2014, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2016, 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__ .

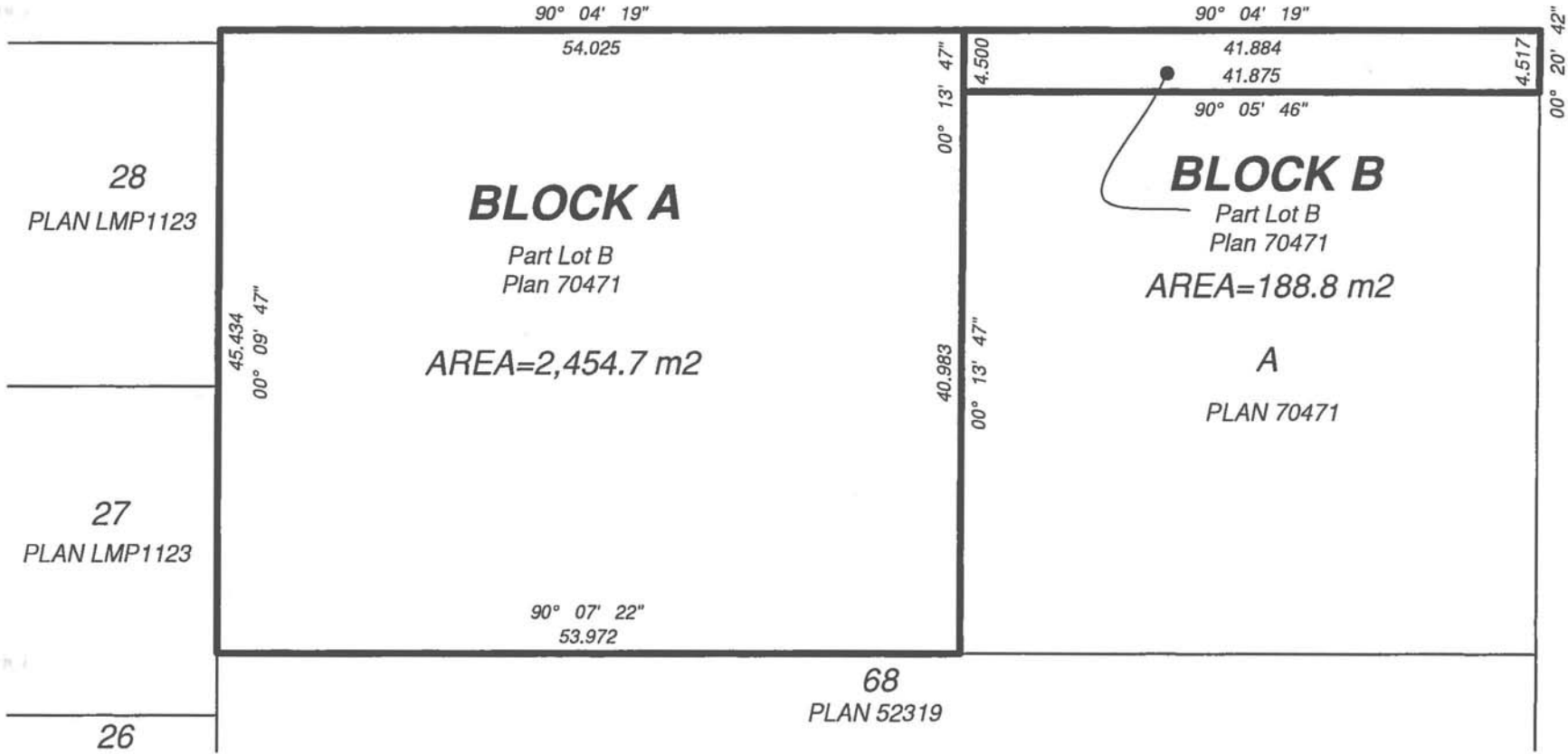
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK

**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _ _ _
 OF LOT B SECTION 10 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 70471**

57 Avenue



146 Street



All distances are in metres and decimals thereof.

The intended plot size of this plan is 280mm in width by 216mm in height (A size) when plotted at a scale of 1:500.



WSP Surveys (BC) Limited Partnership
 300-65 Richmond St, New Westminster, BC

PROJECT REF./DRAWING No.
 055336 ZONING-R02

Block A Area = 2,454.7 m2 RH to CD
Block B Area = 188.8 m2 RH

Certified Correct this
 18th day of July, 2016

Rory C O'Connell

 Rory C O'Connell B.C.L.S.