

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

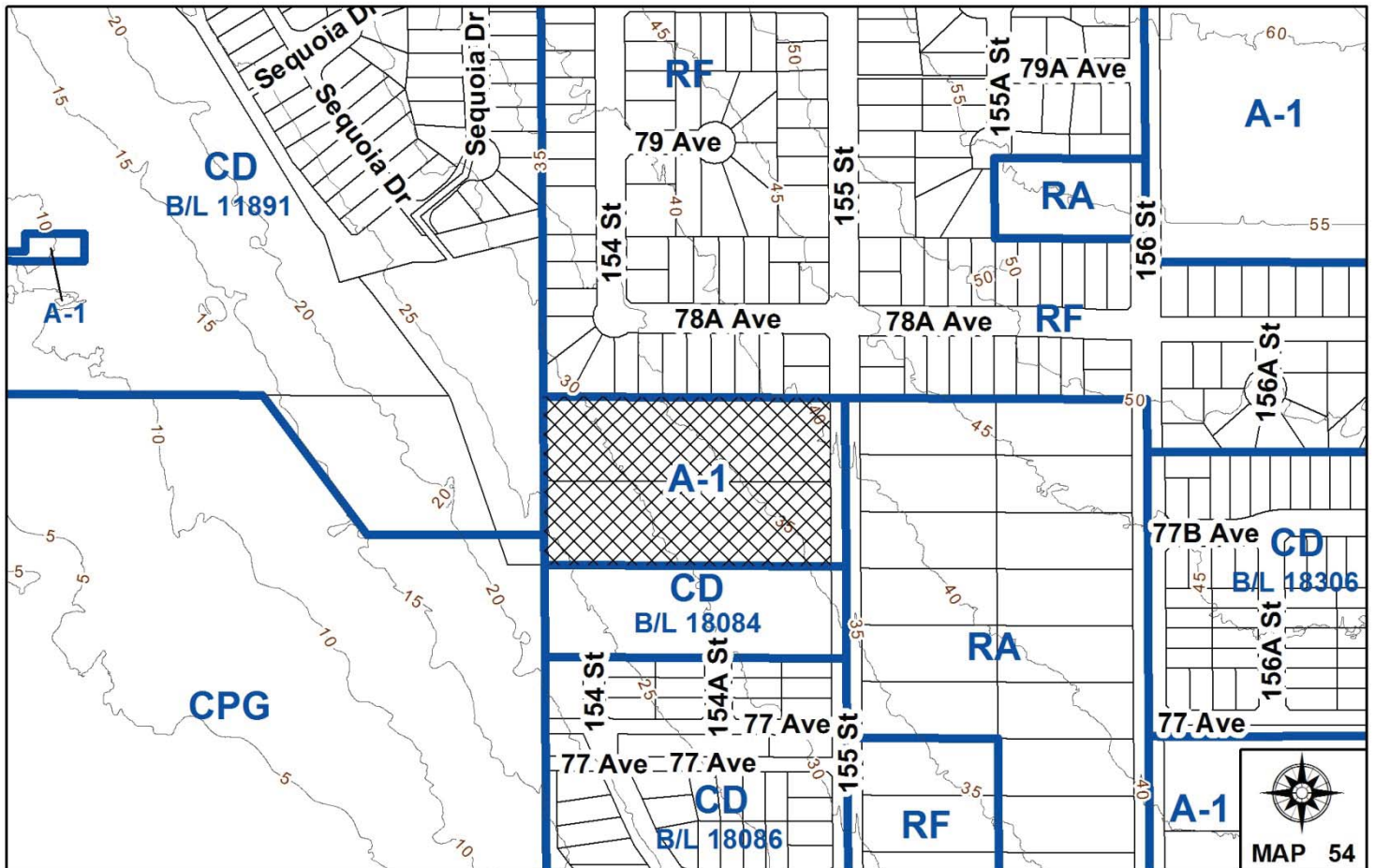
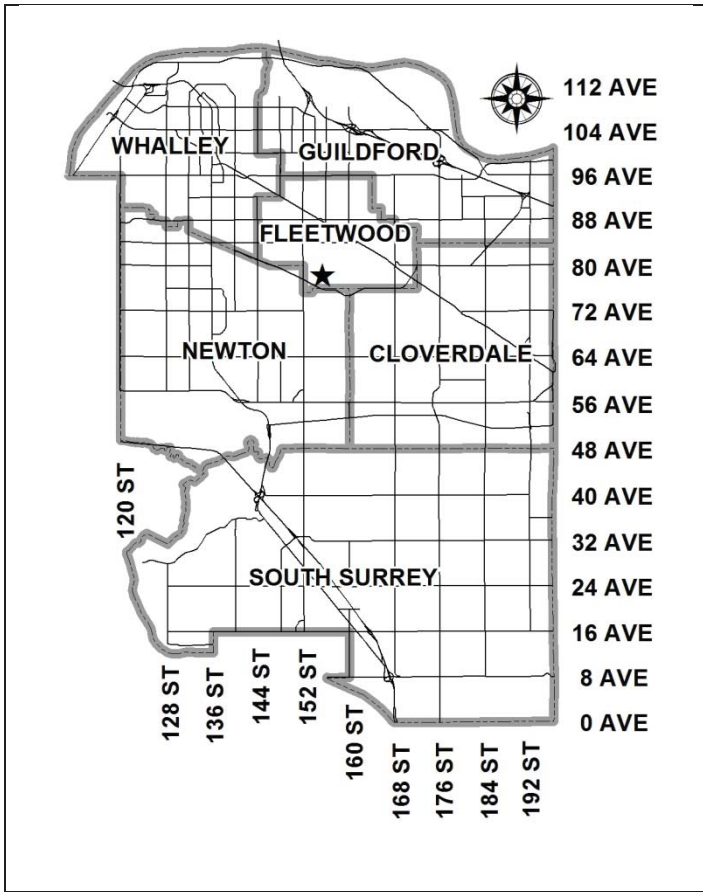
File: 7915-0448-00

Planning Report Date: October 24, 2016

**PROPOSAL:**

- **NCP Amendment** of a portion from 1/4 Acre Gross Density (4 upa) to Low-Medium Density Cluster (5 upa)
- **Rezoning** from A-1 to RF and CD (based on RF-G) to permit the development of 28 single family lots and an open space lot.

**LOCATION:** 7789 and 7817 - 155 Street  
**OWNERS:** Chimney Ridge Investments Ltd et al.  
**ZONING:** A-1  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** 1/4 Acre Gross Density (4 upa), Low-Medium Density Cluster (5 upa) and Open Space/Park



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the Fleetwood Enclave Infill Area Concept Plan for a portion of the site is required to permit an increase in the allowable density from 4 upa to 5 upa.

### RATIONALE OF RECOMMENDATION

- Despite the increase in density, for the portion of the site that is proposed for a plan amendment to increase the allowable density, the proposed lot areas and lot widths are consistent with those proposed in the Fleetwood Enclave Infill Area Concept Plan, which was approved by Council on March 11, 2013 (Corporate Report No. R049; 2013).
- The applicant will provide 8.5% cash-in-lieu compensation to fulfill the open space requirements of the Fleetwood Enclave Infill Area Concept Plan.
- In order to compensate for the additional pressure that an amendment to the "Low-Medium Density Cluster (5 upa)" designation will have on the larger community, for the portion of the site that is subject to the proposed amendment, the applicant has offered to provide an additional community benefit of 2.25%, resulting in a total cash-in-lieu of open space contribution of 10.75%.
- The proposed increase in density is consistent with other development applications in the vicinity of the subject site. Several rezoning applications (from RA to RF) in the vicinity have been granted Final Adoption or Third Reading by Council and require similar amendments to the Fleetwood Enclave Infill Area Concept Plan from 4 upa to 5 upa. Similar cash-in-lieu compensation totaling 10.75% has been offered in each of these previous development applications.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A as shown on the Survey Plan attached as Appendix I from "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. a By-law be introduced to rezone a portion of the site, shown as Schedule A of the CD By-law (Appendix VIII), from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
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) submission of a landscaping plan and landscaping cost estimate for the landscape buffer on proposed Lots 2 to 13, to the specifications and satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 no-build Restrictive Covenant for larger rear yard setbacks on proposed Lots 2 to 13 and installation of a landscape buffer along the northern edge of the site;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (h) the applicant address open space requirements of the Fleetwood Enclave Infill Area Concept Plan, to the satisfaction of the General Manager, Planning and Development; and
  - (i) the applicant provide an additional community benefit to address the additional pressure that an amendment to the "Low-Medium Density Cluster (5 upa)" designation will have on the larger community, to the satisfaction of the General Manager, Parks, Recreation and Culture.

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:**

14 Elementary students at Coyote Creek Elementary School  
7 Secondary students at Fleetwood Park 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 autumn, 2017.

Parks, Recreation & Culture: Parks will accept the area shown as Lot 29 on the site plan as parkland. Parks notes that an increase in density to "Low-Medium Density Cluster (5 upa)" designation in the Fleetwood Enclave Plan for a portion of the site will place additional pressure on parks and open space in the community. Parks supports the proposed amendment with the provision of an appropriate community benefit.

SITE CHARACTERISTICS

Existing Land Use: Residential acreage parcels with existing dwellings, to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwellings	Urban in the OCP	RF
East (Across 155 Street):	Single family dwellings on acreage parcels under Application Nos. 7916-0080-00 and 7916-0223-00 (Third Reading)	¼-Acre Density (4 upa) in the Fleetwood Enclave Plan. Proposed for Low-Medium Density Cluster (5 upa).	RA (RF at Third Reading)
South:	Single family lots (recently approved) and unopened Park	Low-Medium Density Cluster (5 upa) and Open Space/Park in the Fleetwood Enclave Plan.	CD By-law No. 18084 (based on RF-G)

Direction	Existing Use	OCP/NCP Designation	Existing Zone
West:	Townhomes	Suburban in the OCP	CD By-law No. 11891 (based on R-1)

### SITE CONTEXT

- The 2.17-hectare (5.36-acre) subject site is comprised of two properties (7817 – 155 Street and 7789 – 155 Street) located in Fleetwood within the area that comprises the Fleetwood Enclave Infill Area Concept Plan ("Fleetwood Enclave Plan" shown as Appendix VII). The Fleetwood Enclave Plan area, which covers approximately 26 hectares (65 acres) of land, consists of large acreage residential properties and recently approved urban single family lots, and is bordered by an established single family residential neighbourhood to the north, the unopened 76 Avenue right-of-way and ALR to the south, the Eaglequest (Coyote Creek) Golf Course to the west and Fleetwood Park to the east.
- The Fleetwood Enclave Plan was adopted by Council on March 11, 2013 (Corporate Report No. R049). The related Fleetwood Enclave Area Servicing Strategy was approved by Council on September 9, 2013 (Corporate Report No. R161).
- The subject site is designated "Urban" in the Official Community Plan (OCP), following the adoption of OCP By-law No. 18020 (approved by Council on October 20, 2014).
- The subject site is designated "1/4 Acre Gross Density (4 upa)" and "Low-Medium Density Cluster (5 upa)" in the Fleetwood Enclave Plan, and is zoned "General Agriculture Zone (A-1)".

### DEVELOPMENT CONSIDERATIONS

#### Current Application

- The subject proposal is as follows:
  - To redesignate a northern portion of the site, comprised primarily of a portion of 7817 - 155 Street and a small portion of 7789 – 155 Street (see Appendix II), from "1/4 Acre Gross Density (4 upa)" to "Low-Medium Density Cluster (5 upa)" in the Fleetwood Enclave Plan and to rezone this portion of the site from "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)" in order to allow subdivision into 13 single family lots (proposed Lots 1 to 13) with the provision of cash-in-lieu for open space; and
  - To rezone the southern portion of the site, comprised primarily of a portion of 7789 - 155 Street and a small portion of 7817 – 155 Street (shown on Schedule A of the CD By-law, Appendix VIII), from "General Agriculture Zone (A-1)" to (Comprehensive Development Zone (CD)" based on the RF-G Zone in order to allow subdivision into 15 single family lots (proposed Lots 14 to 28) and 1 lot for the purposes of open space (Lot 29).

for a total of 28 single family lots and an open space lot at a density of 13 units per hectare (uph) or 5 units per acre (upa).

- The 28 proposed single family lots range in size from 396 square metres (4,263 sq.ft.) to 705 square metres (7,589 sq.ft.), in width from 13.4 metres (44 ft.) to 18.2 metres (60 ft.), and in depth from 26.4 metres (87 ft.) to 40 metres (131 ft.).

#### Proposed CD Zone

- The proposed CD Zone (see Appendix VIII) is based upon the "Single Family Residential Gross Density Zone (RF-G)". The table below provides a comparison between the proposed CD Zone and the RF-G Zone:

	<b>RF-G Zone</b>	<b>Proposed CD Zone</b>
<b>Minimum Open Space to Achieve Gross Density</b>	15% of the site area for Type I subdivisions	13% of the site area for subdivision
<b>Density</b>	0.55 floor area ratio (FAR)  18.5 upgh (7.5 upga)	0.65 FAR for lots 560 sq.m. (6,000 sq. ft.) or less. For lots greater than 560 sq.m. (6,000 sq. ft.), 0.60 FAR for the first 560 sq.m. (6,000 sq. ft.) of lot area, and 0.35 for lot area in excess of 560 sq. m.  13 upgh (5 upga)
<b>Lot Coverage</b>	45%	40% for lots with a size of 560 sq.m. (6,000 sq.ft.) or less, and 30% for lots greater than 560 sq.m. (6,000 sq.ft) in size
<b>Principal Building Setbacks</b>	Front: 7.5 m (25 ft.) Rear: 7.5 m (25 ft.) Side: 1.2 m (4 ft.) Flanking Side: 3.6 m (12 ft.)	Front Yard: 6.0 m (20 ft.) Rear: 7.5 m (25 ft.) Side: 1.2 m. (4 ft.) Flanking Side Yard: 2.4 m. (8 ft.)
<b>Subdivision</b>	Lot Area: 370 sq.m. (4,000 sq.ft.) Lot Width: 12 m. (40 ft.) Lot Depth: 28 m. (90 ft.)	Lot Area: 396 sq.m. (4,263 sq.ft.) Lot Width: 13.4 m (44 ft.) Lot Depth: 26 m (85 ft.)

- The applicant is required to set aside 13% of the gross developable area as open space as per the open space requirement of the Fleetwood Enclave Infill Area Concept Plan, slightly less than the 15% requirement of the RF-G Zone.
- Density, lot dimensions and lot coverage provisions are consistent with other similar single family small lot developments designated "Low-Medium Density Cluster (5 upa)" in the Fleetwood Enclave area (Application No. 7912-0308-00, which received Final Adoption on July 27, 2015, and Application No. 7913-0017-00, which received Final Adoption on July 25, 2016).

- For all the proposed lots, open-to-below areas and covered decks will be included in the floor area calculation.
- The typical front yard principal building setback for small lot developments within the Fleetwood Enclave area is 6.0 metres (20 ft.). All of the proposed lots will have a consistent minimum front yard setback of 6.0 metres (20 ft.) with typical allowable reductions for front entries, porches or verandas.

#### Private Landscape Buffer

- Proposed Lots 2 to 13 will be required to have larger 15.0-metre (50 ft.) rear yard setbacks to facilitate the installation of a landscape buffer as per the Fleetwood Enclave Plan. This will be secured through a restrictive covenant.
- The intent of the landscape buffer on private property is to soften the transition between the new developments in the Fleetwood Enclave area and the existing single family residential community to the north. The landscape buffers will be installed prior to the issuance of building permits on these lots and will be comprised of existing trees, new coniferous trees and native vegetation. A Section 219 Restrictive Covenant will secure installation and maintenance of the buffer. See Trees Section for details regarding the proposed landscape buffer.

#### Biodiversity Conservation Strategy and Open Space

- The Fleetwood Enclave Plan proposes approximately 2.5 hectares (6.2 acres) of total open space, including parkland and pathways, within the Plan area and was developed in accordance with the City of Surrey's *Biodiversity Conservation Strategy* (BCS), which was approved by Council on July 21, 2014 (Corporate Report No. R141). The proposed open space areas on the west, south and east edges of the Fleetwood Enclave Plan area will be maintained as a natural woodland habitat.
- A central concept within the BCS is the "Green Infrastructure Network" (GIN), which identifies large habitat areas throughout the City for protection (referred to as "hubs" and "sites"), and ensures connectivity between them (through "corridors").
- Protecting green infrastructure hubs and sites is critical to preserving natural habitat refuges and a diversity of habitat features, while maintaining and enhancing corridors ensures connectivity between fragmented hubs allowing for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is the Fleetwood Urban Forest (Fleetwood Park). Corridors are often used to meet several City objectives, including wildlife corridors as well as recreational greenways.
- The open spaces and pathways proposed in the Fleetwood Enclave Plan connect to the existing trail networks that are within the adjacent Fleetwood and Surrey Lake Parks (see Appendix VII). Both Fleetwood Park and Surrey Lake Park are valuable recreational spaces, and high value, ecologically significant hubs. The Fleetwood Enclave Plan has placed a priority on preserving and enhancing these important park spaces/hubs, and on supporting the connections that link the Fleetwood Enclave Plan area to Fleetwood Park and Surrey Lake Park.

- This method of GIN retention will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.
- Within the portion of the Fleetwood Enclave Plan area designated "1/4 Acre Gross Density (4 upa)", proposed developments are to provide either 8.5% of the gross site area as open space to allow for the development of the linear park noted above, or to provide compensation in the form of cash-in-lieu for any shortfall in area preserved as open space.
- For those portion designated "Low-Medium Density Cluster (5 upa)", proposed developments are to provide either 13% of the gross site area as open space to allow for the development of the linear park noted above, or to provide cash-in-lieu.
- These values were determined through the planning process for the Fleetwood Enclave Plan as it allows the Parks, Recreation and Culture Department to acquire and develop open space within the Fleetwood Enclave Plan area.
- No open space areas are proposed to be located within the northern portion of the subject site that is currently designated "1/4 Acre Gross Density (4 upa)". The applicant will therefore be required to provide 8.5% cash-in-lieu of open space. As the applicant is proposing to redesignate the northern portion of the subject site to "Low-Medium Density Cluster (5 upa)", the applicant has offered to provide an additional community benefit of 2.25%, resulting in a total cash-in-lieu of open space contribution of 10.75%, for this portion of the site.
- On the southern portion of the subject site, consistent with the "Low-Medium Density Cluster (5 upa)" designation in the Fleetwood Enclave Plan, the subdivision will result in approximately 1,561 square metres (0.4 ac.) of open space will be conveyed to the City as proposed Lot 29, which represents 13% of the gross site area of the southern portion.

#### Road Dedication Requirement

- The applicant will be required to construct 78 Avenue, 154A Street, and 155 Street to the Through Local Road standard, and to construct 154 Street to a Unique Green Street standard, which is to a 15-metre (49-ft.) wide ultimate road allowance.

#### Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Mike Tynan of 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 V) consistent with the other new development projects in the Plan area.

#### Proposed Lot Grading

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



## PRE-NOTIFICATION

Pre-notification letters were sent out on June 29, 2016 to a total of 101 addresses and the development sign was installed on June 28, 2016. Staff received the following responses:

- One resident called to express concern regarding trees on the subject site, immediately adjacent to their existing property. The resident requested that trees be retained where possible, but that an accurate assessment of trees that are at risk of failing be completed. The resident also expressed concerns about the traffic that will be generated by the increase in density by this development.

*(Staff advised the caller that the applicant has engaged an arborist to provide an assessment of existing trees on the property. The arborist has indicated that there are suitable trees for retention within the proposed landscape buffer.*

*With respect to traffic in the neighbourhood, staff advised the caller that there will be upgrades to the intersections at 82 Avenue and 156 Street as well as at 84 Avenue and 160 Street to improve traffic movement in the larger neighbourhood. Staff also referenced the Traffic Impact Analysis prepared for the Fleetwood Enclave Plan that found that the development of the Fleetwood Enclave will have some limited impact on the local road network.*

*It should also be noted that the Fleetwood Enclave Plan does propose a future connection west through Eaglequest Golf Course to 152 Street should that site redevelop in the future.)*

## JUSTIFICATION FOR PLAN AMENDMENT

- The northern property included in the subject application, 7817 – 155 Street, is designated "1/4 Acre Gross Density (4 upa)" in the Fleetwood Enclave Plan (see Appendix VII). This designation comprises all of the properties in the centre of the Fleetwood Enclave Plan area, bounded by the existing single family residential neighbourhood to the north, 76A Avenue to the south, 155 Street to the west, and 156 Street to the east as well as this small area in the northwest corner of the Plan area, west of 155 Street.
- The applicant proposes to redesignate this portion of the subject site to "Low-Medium Density Cluster (5 upa)".
- Despite the increase in density, the proposed lot areas and lot widths are generally consistent with those proposed under the "1/4 Acre Gross Density (4 upa)" designation in the Fleetwood Enclave Plan. Of these proposed 13 lots, 12 of the proposed lots (Lots 2 to 13) range in lot area from 600 square metres (6,458 sq.ft.) to 705 square metres (7,589 sq.ft.), in width from 15 metres (50 ft.) to 16.2 metres (53 ft.), and are 40 metres (131 ft.) in depth. Proposed Lot 1 is proposed as an undersized lot at 544 square metres (5,856 sq.ft.) in area, but within the Approving Officer's discretion as per the Zoning By-law, 15.4 metres (51 ft.) in width, and 30 metres (98 ft.) in depth. The Fleetwood Enclave Plan suggests a minimum lot size of 557 square metres (6,000 sq.ft.), a minimum lot width of 16 metres (52 ft.) and a minimum lot depth of 40 metres (130 ft.) for lots created under the "1/4 Acre Gross Density (4 upa)" designation.

- On March 25, 2015, as part of the application review and public consultation process for Application No. 7914-0357-00 in the vicinity of the subject application, the applicant held a Public Information Meeting (PIM) in the community. The PIM was held at Coyote Creek Elementary School to apprise local residents and property owners of the proposed amendment to the Fleetwood Enclave Plan. No objections were raised at that PIM.
- It was anticipated at that time that, if the applicant for Application No. 7914-0357-00 was successful in redesignating that subject site to the south, subsequent development proposals would likely seek similar redesignations to the remaining properties that are designated "1/4 Acre Gross Density (4 upa)". It is also reasonable to assume that the properties within the "Low Density Cluster (4 upa)" designation not currently under application may seek to redesignate to permit similar 5 upa density.
- The buildout scenarios developed for the Fleetwood Enclave Plan projected that the "1/4 Acre Gross Density (4 upa)" designation would yield approximately 79 dwelling units. A re-designation to "Low-Medium Density Cluster (5 upa)" would result in approximately 20 additional single family lots.
- Similarly, as there are approximately 3.4 hectares (8.5 acres) of land within the "Low Density Cluster (4 upa)" designation not currently under application, a re-designation to "Low-Medium Density Cluster (5 upa)" would result in approximately 8 additional single family lots.
- In total, the projected total number of lots in the Fleetwood Enclave Plan area at buildout could potentially increase by 28 lots, from 240 total lots up to 268 total lots.
- As part of the Engineering Servicing Strategy of the Fleetwood Enclave Plan, the City retained a Transportation consultant, Bunt & Associates Engineering Ltd, to perform a Traffic Impact Assessment (TIA) to identify potential transportation infrastructure improvements. The TIA included an assumption that 56% of the single family lots will include secondary suites, and incorporated this into the trip generation rate.
- Using information from the TIA, Transportation staff determined that an additional 28 lots will result in up to 47 additional peak hour trips to and from the neighbourhood through the intersection of 80 Avenue and 156 Street. Transportation staff anticipates that the intersection will continue to function at an adequate level of service with the potential increase in lots.
- As the size of the proposed lots are generally consistent with the original intent of the Fleetwood Enclave Plan, and as no concerns were raised by local residents and property owners through the pre-notification process or at the PIM held as part of Application No. 7914-0357-00, and as the applicant is volunteering a community benefit in the form of additional cash-in-lieu of open space contribution, staff support the proposed amendment to the Fleetwood Enclave Plan.

TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting 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>			
Red Alder	40	40	0
Cottonwood	26	26	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bigleaf Maple	2	2	0
Bitter Cherry	3	3	0
Horse Chestnut	1	1	0
Paper Birch	12	12	0
Weeping Willow	1	0	1
Western Flowering Dogwood	2	2	0
<b>Coniferous Trees</b>			
Black Pine	3	3	0
Deodar Cedar	3	3	0
Western Red Cedar	29	20	9
Eastern White Cedar	1	1	0
Lawson Cypress	1	1	0
Douglas Fir	16	14	2
Norway Spruce	2	2	0
Scots Pine	1	1	0
Sitka Spruce	1	0	1
Western Hemlock	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>80</b>	<b>67</b>	<b>13</b>
<b>Additional Trees in the proposed Open Space</b>	<b>15</b>	<b>0</b>	<b>15</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>84</b>	
<b>Total Retained and Replacement Trees</b>		<b>95</b>	
<b>Contribution to the Green City Fund</b>		<b>\$46,400</b>	

- The Arborist Assessment states that there are a total of 80 mature trees on the site, excluding Alder and Cottonwood trees. Sixty-six (66) existing trees, approximately 45% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 13 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 15 protected trees that are located within the proposed open space. The trees within the proposed open space will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 200 replacement trees on the site. Since only 84 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 116 replacement trees will require a cash-in-lieu payment of \$46,400, representing \$400 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 155 Street as well as future 154 Street, 154 A Street and 78 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In addition, a landscape buffer will be planted on private property as a transition between the new developments in the Fleetwood Enclave and the existing single family residential community to the north. The landscaping within the private landscape buffer will consist of existing trees and a variety of undersized trees including Western Red Cedar, Sitka Spruce and Bigleaf Maple, shrubs, and other plantings such as Hawthorn, Hazelnut, Dogwood, Fern, Salal and others. Undersized trees are more likely to survive, long-term, in landscape buffers and other areas that may not receive regular watering.
- In summary, a total of 95 trees are proposed to be retained or replaced on the site with a contribution of \$46,400 to the Green City Fund.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 13, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Within the Fleetwood Enclave Infill Plan area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Density is calculated on the gross site area, as the development is providing a portion of the site area as open space, in addition to cash-in-lieu of open space.</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The development provides open space which is to be provided as natural woodland habitat.</li> <li><i>Low Impact Development Standards (LIDS)</i> will be utilized.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The development will connect to several multi-use pathways within adjacent open space and parks.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The development incorporates CPTED principles, such as providing "eyes on the street", and is accessible to outdoor space that is suitable for different age groups.</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>N/A</li> </ul>

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
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 and Landscape Buffer Plan
Appendix VII.	Fleetwood Enclave Infill Area Plan
Appendix VIII.	Proposed CD By-law

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/dk/da

Information for City Clerk

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

1. (a) Agent:       Name:                 Clarence Arychuk  
   WSP Group  
   Address:             65 - Richmond Street, Unit 300  
   New Westminster, BC V3L 5P5

2. Properties involved in the Application

- (a) Civic Addresses:         7817 - 155 Street  
   7789 - 155 Street
  
- (b) Civic Address:         7817 - 155 Street  
    Owners:                 Chimney Ridge Investments Ltd  
   Janus Land Corp., Inc.  
    PID:                    010-017-291  
    Lot 1 Section 23 Township 2 New Westminster District Plan 14887
  
- (c) Civic Address:         7789 - 155 Street  
    Owners:                 Ravnit K Khabra  
   Ravinder S Khabra  
   Balbir Khabra  
    PID:                    010-017-348  
    Lot 2 Section 23 Township 2 New Westminster District Plan 14887

3. Summary of Actions for City Clerk's Office

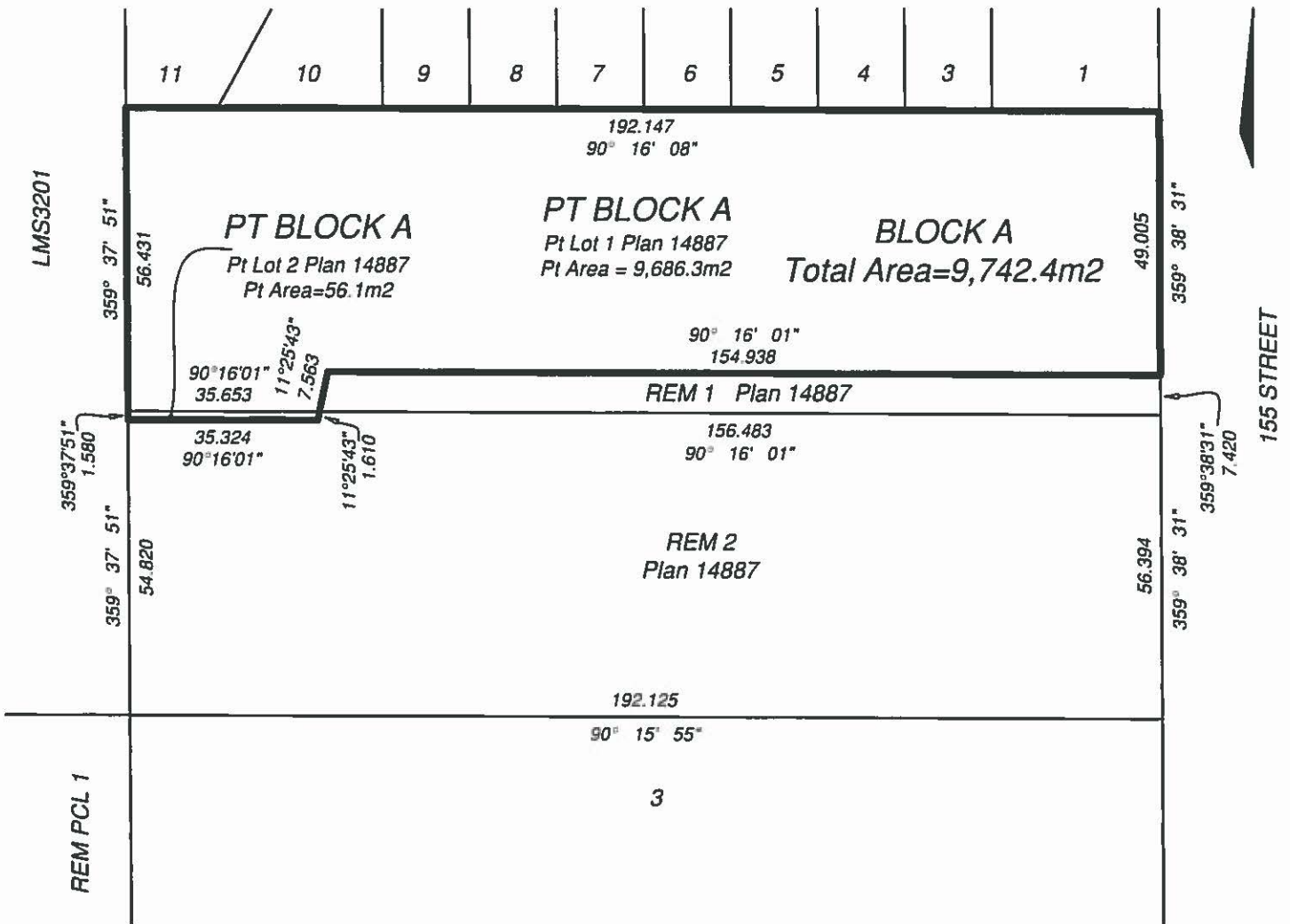
- (a) Introduce a By-law to rezone the northern portion of the site to RF.
- (b) Introduce a By-law to rezone the southern portion of the site to CD.

## SUBDIVISION DATA SHEET

Proposed Zoning: RF and CD (based on RF-G)

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	5.4
Hectares	2.2
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	29
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4 – 18.0 m
Range of lot areas (square metres)	396 – 705 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5 upgh / 13 upga
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	53%
<b>PARKLAND</b>	
Area (square metres)	1,561 m <sup>2</sup>
% of Gross Site	7.2%
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES (plus additional)
<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	NO

**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. \_\_\_ OF LOTS 1 AND 2 SECTION 23 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 14887**



**BLOCK A**  
 AREA = 9,742.4m<sup>2</sup>  
 A1 TO RF

Certified Correct  
 this 19th day of October, 2016

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



The intended plot size of this plan is 216mm in width by 280mm in height (A size) when plotted at a scale of 1:1250.

All distances are in metres and decimals thereof.

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

PROJECT REF./DRAWING No.  
 010055800 ZONING 02-161019





Preliminary Subdivision Concept Plan  
 #7915-0448-00  
 Chimney Ridge & Janus Landcorp / Ravi Kabra  
 7789 & 7817 155 Street



WSP CANADA INC  
 #300 - 85 RICHMOND STREET  
 NEW WESTMINSTER, B.C.  
 CANADA V3L 5P5  
 TEL: 604-925-4651 | FAX: 604-925-5711  
 www.wspgroup.com

INTER-OFFICE MEMO

---

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

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

DATE: **October 18, 2016** PROJECT FILE: **7815-0448-00**

---

RE: **Engineering Requirements  
Location: 7789 & 7817 - 155 Street**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

**REZONE/SUBDIVISION**

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

- Dedicate 15.0m wide ultimate road allowance for 154 Street.
- Dedicate 18.0m wide ultimate road allowance for 154A Street.
- Dedicate 18.0m wide ultimate road allowance for 78 Avenue including cul-de-sac.
- Provide 0.5m wide on-site SROW along 155 Street, 154 Street, 154A Street and 78 Avenue.

***Works and Services***

- Construct west side of 155 Street to Through local standard.
- Construct 154 Street to the Unique Green Street standard.
- Construct 154A Street to the Through Local standard.
- Construct 78 Avenue to the Through Local standard.
- Construct water mains, sanitary sewer mains and storm sewer mains to service the site.
- Register restrictive covenants for on-site storm water management features

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

HB4



Thursday, July 14, 2016  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15-0448-00

**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

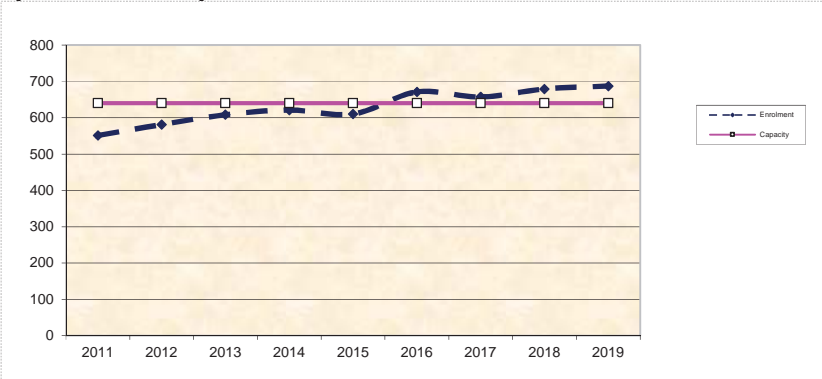
<b>Coyote Creek Elementary</b>	
Enrolment (K/1-7):	61 K + 549
Capacity (K/1-7):	40 K + 600
<b>Fleetwood Park Secondary</b>	
Enrolment (8-12):	1371
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

**School Enrolment Projections and Planning Update:**

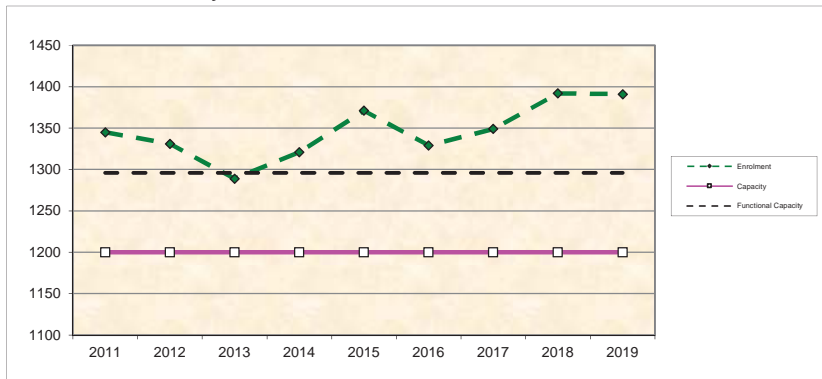
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Capacity for Coyote Creek Elementary in the table below includes the main school building (40K + 500) plus a modular classroom complex with capacity for 100 students. The projections below include the estimated phased enrolment growth from The Enclave and other development in the catchment area. Both the elementary school and secondary school are projected to be at or over capacity in the near future and portables or catchment changes may be required to balance enrolment in the future.

**Coyote Creek Elementary**



**Fleetwood Park 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: 7915-0448-00  
 Project Location: 7817 - 155 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:

The subject site is located in an old growth area that is being redeveloped at a rapid pace, as evidenced by numerous new applications in the immediate area. There are applications south of the site 7913-0017-00 and 7912-0308-00 comprising approximately 36 new RF zone lots, and six new subdivision on the east side of 155 Street (7600 - 7800 block), comprising approximately 80 RF zone lots consisting of projects 7915-0379-00, 7916-0080-00, 7915-0379-00, 7916-0066-00, 7915-0275-00, and 7914-0357-00. These nearby sites provide a suitable source of "regulations context" for the subject site. (Therefore, building scheme regulations at the subject site will be similar to those of the aforesaid nearby sites). It should be noted that north of the site there is a 1990's development area comprised of 3000 - 3500 sq.ft. "Modern California Stucco" style Two Storey homes with desirable mid-scale massing characteristics. These homes have 6:12 and 7:12 pitch common hip roofs with common gable projections and roof surfaces of either cedar shingles or concrete roof tiles. The homes are clad in stucco only with stucco relief features (no masonry or wood accents). Although these homes are not objectionable in any way, they are not recommended for specific context, as the new character with updated massing design and materials standards proposed at all of the aforesaid nearby developments will easily meet or exceed these standards, and it is preferable to establish a consistent new updated character for all proposed homes in the 7600 and 7800 blocks of 155 Street than it is to simply emulate the older standard.

The 7600 and 7700 blocks of 155 Street were built out over a time period spanning from the 1950's to the 1970's. The age distribution from oldest to newest is: 1950's (21%), 1960's (64%), and 1970's (14%). A majority of homes in this area have a floor area in the under 1000 sq.ft. - 1500 sq.ft. size range. Home size distribution is: under 1000 sq.ft. (29%), 1000 - 1500 sq.ft. (29%), 1501 - 2000 sq.ft. (21%), 2001 - 2500 sq.ft. (14%), 2501 - 3000 sq.ft. (7%). Styles found in this area include: "Old Urban" (93%), "West Coast Traditional (French Provincial emulation)" (7%). Home types include: Bungalow (71%), Split Level (14%), Basement Entry (14%).

Massing scale (front wall exposure) characteristics include: Low mass structure (71%), Mid-scale massing (21%), High scale, box-like massing (7%). The scale (height) range for front entrance structures include: One storey, understated front entrance (14%), and one storey front entrance (86%).

The range of roof slopes found in this area is: flat (1% slope for drainage) (7%), 2:12 (7%), 3:12 (13%), 4:12 (33%), 5:12 (27%), 8:12 (7%), 12:12 (7%). Main roof forms (largest upper floor truss spans) include: Main common gable roof (93%), Main Mansard roof (7%). Feature roof projection types include: None (36%), and Common Gable (64%). Roof surfaces include: Tar and gravel (7%), Roll roofing (7%), Interlocking tab type asphalt shingles (40%), rectangular profile type asphalt shingles (33%), and cedar shingles (13%).

Main wall cladding materials include: Horizontal cedar siding (13%), Horizontal Waney edge cedar siding (27%), Vertical channel cedar siding (7%), Horizontal vinyl siding (13%), Vertical vinyl siding (7%), and Stucco cladding (33%). Feature wall trim materials used on the front facade include: no feature veneer (54%), brick feature veneer (15%), wood wall shingles accent (8%), and horizontal cedar accent (23%). Wall cladding and trim colours include: Neutral (52%), Natural (24%), Primary derivative (24%).

Covered parking configurations include: No covered parking (13%), Single carport (19%), Double carport (19%), Single vehicle garage (13%), and Double garage (38%). A variety of landscaping standards are evident, ranging from "natural state with substantial underbrush and native trees" to an "average old suburban" standard. Driveway surfaces include: Gravel (15%), and asphalt (85%).

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2015 RF zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and that also facilitate the improvement in standards over time, than it is to specifically emulate the older homes by building to the older standards. It should be noted that although there are no context homes in the immediate area, other than some new homes on the south side of 76A Avenue (15500 block), there are eight new applications in the immediate area that provide suitable regulations context for the subject site.
- 2) **Style Character :** Styles recommended for this site include "Neo-Traditional" and "Neo-Heritage", and compatible styles as determined by the design consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent. It should also be recognized that there is a strong style change in demand now toward "West Coast Contemporary" designs. Manifestations of this style that are reasonably compatible with other homes approved at the subject site should also be considered.
- 3) **Home Types :** Most existing homes are small old Bungalows which are not suitable for use on most new RF zoned lots. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF zoned subdivisions. 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 should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos on all homes in this area are one storey in height. However, the existing housing stock will not be emulated, and in fact, most of the existing housing stock will be demolished as a result of the build-out of the subject site and the aforesaid nearby developments. The most common entrance height standard for new RF developments is in a height range from one to 1 ½ storeys. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, and brick. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post year 2015 RF developments.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise

to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended.

- 8) **Roof Slope :** Most existing homes have low slope roofs that are not suitable for use on a post year 2015 RF zone development. Roof slopes of 7:12 or higher are recommended to ensure that homes appear style-authentic within the proposed style range (with common roof slope exceptions used in most building schemes).

**Streetscape:** The subject site is located in the 7600, 7700, and 7800 blocks of 155 Street. Lots on the west side of 155 Street are large (10,000m<sup>2</sup>) A-1 zone lots and lots on the east side are large (3500 m<sup>2</sup>) RA zoned lots all of which are landscaped from "near natural state" to "modest suburban" standards. The housing stock is comprised mainly of 40-60 year old, 1000-1500 square foot Bungalows with simple massing designs, simple low slope common gable roof forms and asphalt shingle or cedar shake roofs.

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", or compatible styles as determined by the 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)**

Existing neighbouring homes do not provide suitable context for the proposed RF zone homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF developments constructed in Surrey subsequent to the year 2015. The homes at the subject site will have similar regulations to the aforesaid 8 nearby new developments, and the consistent interface will result from consistent building scheme regulations.

**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, dark colonial red, or dark 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 7:12.

**Roof Materials/Colours:**

Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than asphalt shingles, as determined by the consultant, subject to compliance with BC Building Code. Greys, browns, or black.

**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 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 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:** June 4, 2016

**Reviewed and Approved by:**       **Date:** June 4, 2016

Arborist Report – 7789 + 7817 155 St. Surrey, B.C.

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	7817, 7789 155St, Surrey B.C.
Address:	
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN0599A) ISA Certified Tree Risk Assessor (159)
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>146</b>
<b>Protected Trees to be Removed</b>	<b>133</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>13</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{66}{1} \times \text{one (1)} = 66$	<b>200</b>
- All other Trees Requiring 2 to 1 Replacement Ratio $67 \times \text{two (2)} = 134$	
<b>Replacement Trees Proposed</b>	<b>84</b>
<b>Replacement Trees in Deficit</b>	<b>116</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>15</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 $\frac{1}{1} \times \text{one (1)} = 1$	<b>1</b>
- All other Trees Requiring 2 to 1 Replacement Ratio $X \times \text{two (2)} = 0$	
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and submitted by:


Oct 18,  
2016

Arborist

Date





**LEGEND**

- TREE PROTECTION ZONE
- NO BUILD ZONE
- - - TREE PROTECTION FENCE
- TREE TO BE RETAINED
- UN-SURVEYED TREE
- ✕ TREE TO BE REMOVED

- NOTES**
1. The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  2. All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.
  3. The tree protection zone shown is a graphical representation of the critical root zone, measured from the outer edge of the stem of the tree. (The tree diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)
  4. Any construction activities or grade changes within the Root Protection Zone must be approved by the project arborist.
  5. This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).
  6. This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

**REFERENCE DRAWINGS**

1. Base Survey by:

SCALE: 1:600

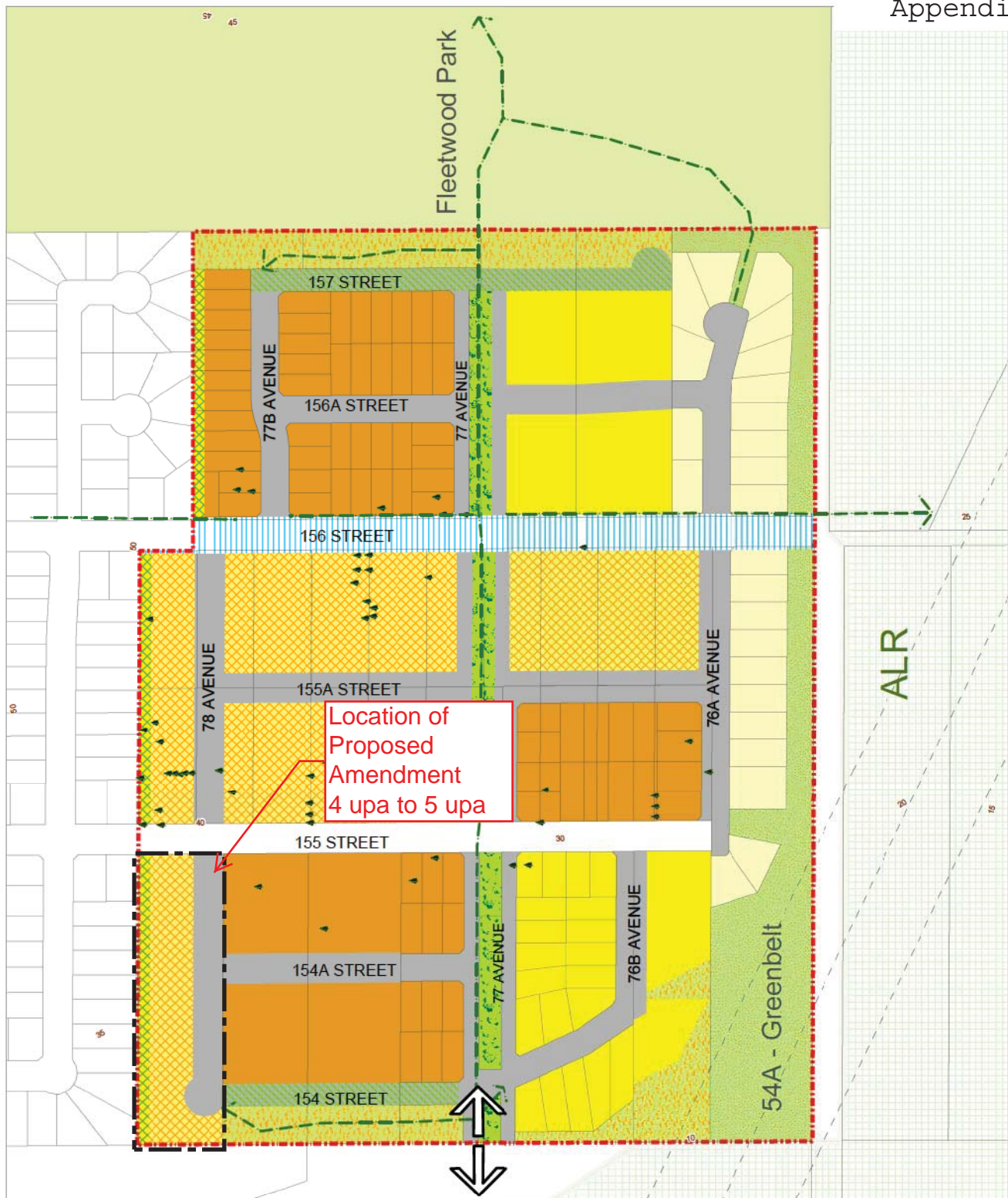


3551 COMMERCIAL STREET  
VANCOUVER BC | V5N 4E8  
T 604.733.4886 | F 604.733.4879

Project: Tree Retention and Removals Plan  
Client: WSP  
Address: 7789 & 7817 - 155 Street Surrey, BC

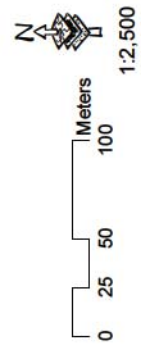






PLANNING AND DEVELOPMENT DEPARTMENT  
**FLEETWOOD ENCLAVE  
 LAND USE CONCEPT PLAN**

- Legend**
- SPATIAL 1st/2nd Secondary Plan Land Use Lines
  - lots
  - Agricultural Land Reserve
  - EXISTING PARK TRAIL
  - HYDRO TRANSMISSION LINES
  - SPATIAL 1st/2nd Secondary Plan Land Use Points
  - SPATIAL 1st/2nd Secondary Plan Land Use Boundaries
  - PROPOSED ROAD COLLECTOR
  - PROPOSED GREEN ROAD (SPECIAL STANDARD)
  - PROPOSED LOCAL ROAD
  - EXISTING ROAD
  - EXISTING SUBURBAN CLUSTER 2 U.P.A.
  - 1/4 ACRE GROSS DENSITY 4 U.P.A.
  - LOW DENSITY CLUSTER 4 U.P.A.
  - LOW-MED DENSITY CLUSTER 5 U.P.A.
  - EXISTING PARKLAND BUFFER
  - PRIVATE LANDSCAPE BUFFER
  - HABITAT CORRIDOR
  - OPEN SPACE / PARK
  - FLEETWOOD CITY PARK
  - FUTURE CONNECTION (To 152 St and 76 Ave to be required in the future if and when adjacent "Golf Course" area is redeveloped)



Amended 19 Oct. 2016

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: GENERAL AGRICULTURE ZONE (A-1)  
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

---

Portion of Parcel Identifier: 010-017-291  
 Lot 1 Section 23 Township 2 New Westminster District Plan 14887 as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Rory O'Connell, B.C.L.S. on the 19th day of October, 2016, containing 1,155.3 square metres.

Portion of 7817 - 155 Street

Portion of Parcel Identifier: 010-017-348  
 Lot 2 Section 23 Township 2 New Westminster District Plan 14887 as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Rory O'Connell, B.C.L.S. on the 19th day of October, 2016, containing 10,778.8 square metres.

Portion of 7789 - 155 Street

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

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

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* on small *urban lots* with substantial public *open space* set aside within the *Lands*, and where *density* bonus is provided.

## **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.]. The maximum *unit density* may be increased to 3.95 *dwelling units* per hectare [1.6 u.p.a.] if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000 as amended.
2. The maximum *unit density* may be increased from 3.95 *dwelling units* per hectare [1.6 u.p.a.] to 13 *dwelling units* per gross hectare [5 u.p.g.a.] calculated on the basis of the entire *Lands*, provided that:
  - (a) *Open space* in an amount not less than 13% is preserved in its natural state or retained for park and recreational purposes;
  - (b) The said *open space* shall contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and may include *undevelopable areas*; and
  - (c) The said *open space* shall be accessible by the public from a *highway*.

3. For *building* construction within a *lot*:
- (a) For *lots* with a *lot* area of 560 square metres [6,000 sq.ft.] or less, the *floor area ratio* shall not exceed 0.65, provided that, of the resulting allowable floor area, 39 square metres [420 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where any *accessory building* is greater than 10 square metres [105 sq. ft.] in size that the area in excess of 10 square metres [105 sq. ft.] shall be included as part of the floor area for the purpose of calculating *floor area ratio*;
  - (b) For *lots* with a *lot* area greater than 560 square metres [6,000 sq.ft.], the *floor area ratio* shall not exceed 0.60 for the first 560 square metres [6,000 sq. ft.] of *lot* area and 0.35 for the remaining *lot* area in excess of 560 square metres [6,000 sq. ft.], provided that, of the resulting allowable floor area, 39 square metres [420 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where any *accessory building* is greater than 10 square metres [105 sq. ft.] in size that the area in excess of 10 square metres [105 sq. ft.] shall be included as part of the floor area for the purpose of calculating *floor area ratio*;
  - (c) The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 6.0 metres [20 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof; and
  - (d) 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 [105 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 28 square metres [300 sq. ft.] must be reserved for covered outdoor space, 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, 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.].

**E. Lot Coverage**

- 1. The lot coverage shall not exceed 40% for lots 560 square metres [6,000 sq.ft.] in area or less.
- 2. The lot coverage shall not exceed 38% for lots greater than 560 square metres [6,000 sq.ft.] in area.

**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>		6.0 m. <sup>1</sup> [20 ft.]	7.5 m. <sup>3</sup> [25 ft.]	1.2 m. [4 ft.]	2.4 m. [8 ft.]
<i>Accessory Buildings and Structures</i>		- <sup>2</sup>	1.8 m. [6 ft.]	1.0 m. [3 ft.]	6.0 m. [20 ft.]

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

- <sup>1</sup> Except for a garage, the *front yard setback* may be relaxed at the lower level to 4.0 metres [13 ft.] for a maximum 50% of the width of the *principal building*. The permitted 4.0-metre [13 ft.] *front yard setbacks* may be further reduced to a minimum of 2.0 metres [6 ft. 6 in.] by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *principal building*.
- <sup>2</sup> *Accessory buildings and structures* are not permitted within the *front yard setback*.
- <sup>3</sup> The minimum *rear yard setback* of the *principal building* may be reduced to 6.0 m [20 ft.] for a maximum of 50% of the width of the rear of the *principal building*.



## 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:
  - (a) The *building height* shall not exceed 9.0 metres [31 ft.]; and
  - (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 3.0 metres [10 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 5.0 metres [16 ft.].

## H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.1 of 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 a residential use shall be limited as follows:
  - (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 (a) and (b) shall not exceed 3.
3. *Vehicle* parking may be permitted in either the *front yard* or *side yard* subject to the following:
  - (a) No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway*. *Driveways* may be constructed off either the fronting *street*;
  - (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a carport, or on a parking pad;
  - (c) The total area surfaced or paved for a *driveway* shall be as follows:
    - i. Every *lot* may have one *driveway* with a uniform width of 6 metres [20 ft.] extending from the *lot line* to the garage, carport, or parking pad on the *lot*;

- ii. The *driveway* width may be expanded provided that the total area of the *driveway* within the *front yard* or required *side yard* does not exceed 33% of the total area of the *front yard* or required *side yard* within which the *driveway* is located; and
  - iii. Where the *driveway* is constructed in a *side yard* off a *flanking street* all reference to *front yard* within this Section shall be read as *side yard*; and
- (d) The number of *vehicles* parked in a *driveway* within the *front yard* or *side yard* shall not exceed 2.

## I. Landscaping

1. All portions of the *lot* not covered by *buildings*, *structures*, and non-porous or paved surfaces shall be landscaped. This *landscaping* shall be maintained.
2. Non-porous or paved surfaces, including a *driveway*, shall not cover more than 30% of the *lot* area that is not occupied by the *principal* and *accessory buildings* or *structures*.
3. At least 50% of the area of the required *front yard* shall be landscaped, which shall not include any non-porous or paved surfaces.
4. The *open space* set aside pursuant to Section D.2 of this Zone, shall be improved with a basic level of *landscaping* work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate.

## J. Special Regulations

1. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 14 square metres [150 sq.ft.], including the stairs.
2. 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>
396 sq. m. [4,263 sq.ft.]	13.4 metres [44 ft.]	26.4 metres [86 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 RF-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. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RF-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 By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

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

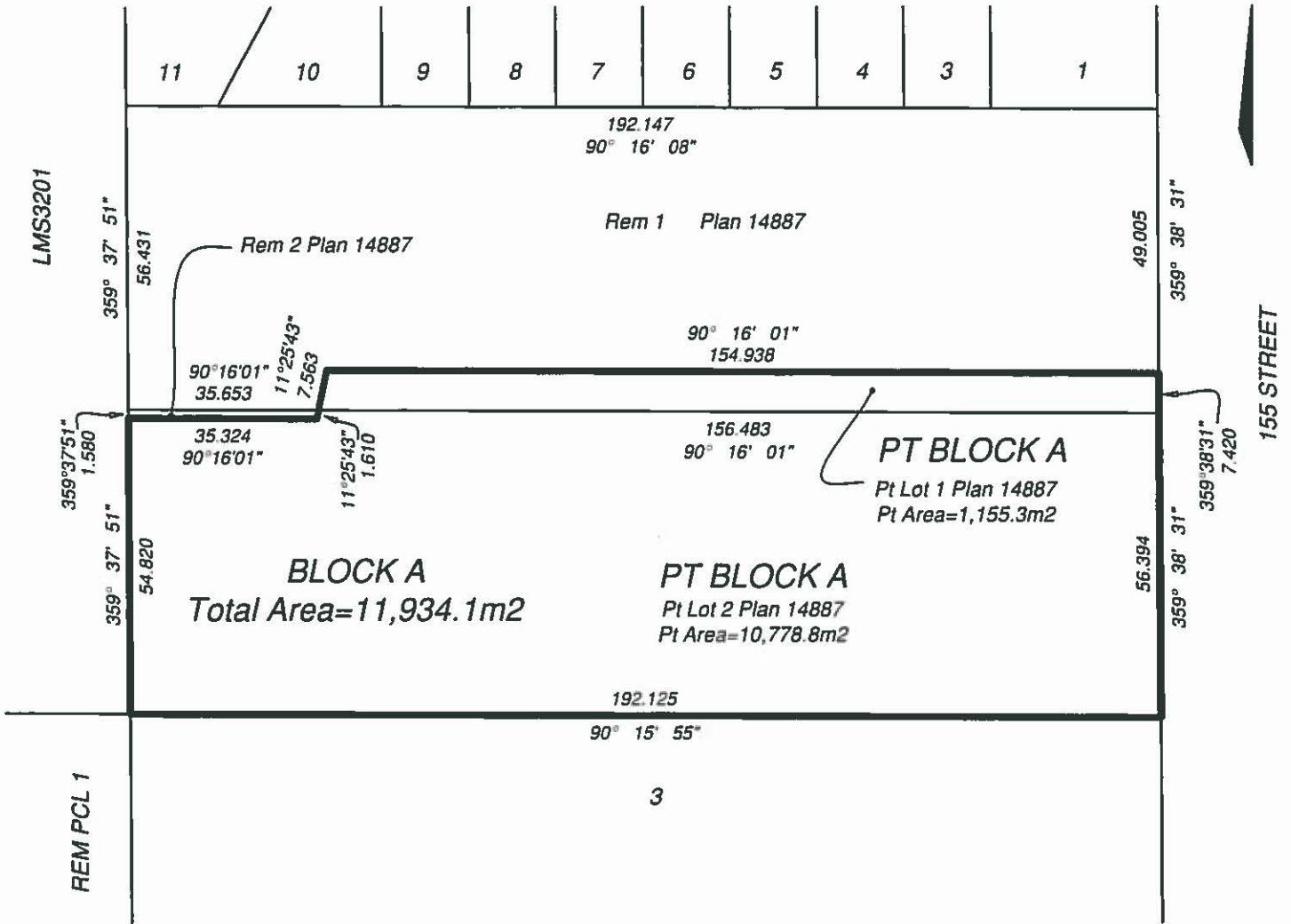
PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

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

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. OF LOTS 1 AND 2 SECTION 23 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 14887**



**BLOCK A**  
**AREA=11,934.1m2**  
**A1 TO CD**

Certified Correct  
 this 19th day of October, 2016

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



The intended plot size of this plan is 216mm in width by 280mm in height (A size) when plotted at a scale of 1:1250.

All distances are in metres and decimals thereof.

**WSP**  
 WSP Surveys (BC) Limited Partnership  
 300-65 Richmond St, New Westminster, BC  
 PROJECT REF./DRAWING No.  
 010055800 ZONING 01-161019