

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0040-00

Planning Report Date: June 26, 2017

PROPOSAL:

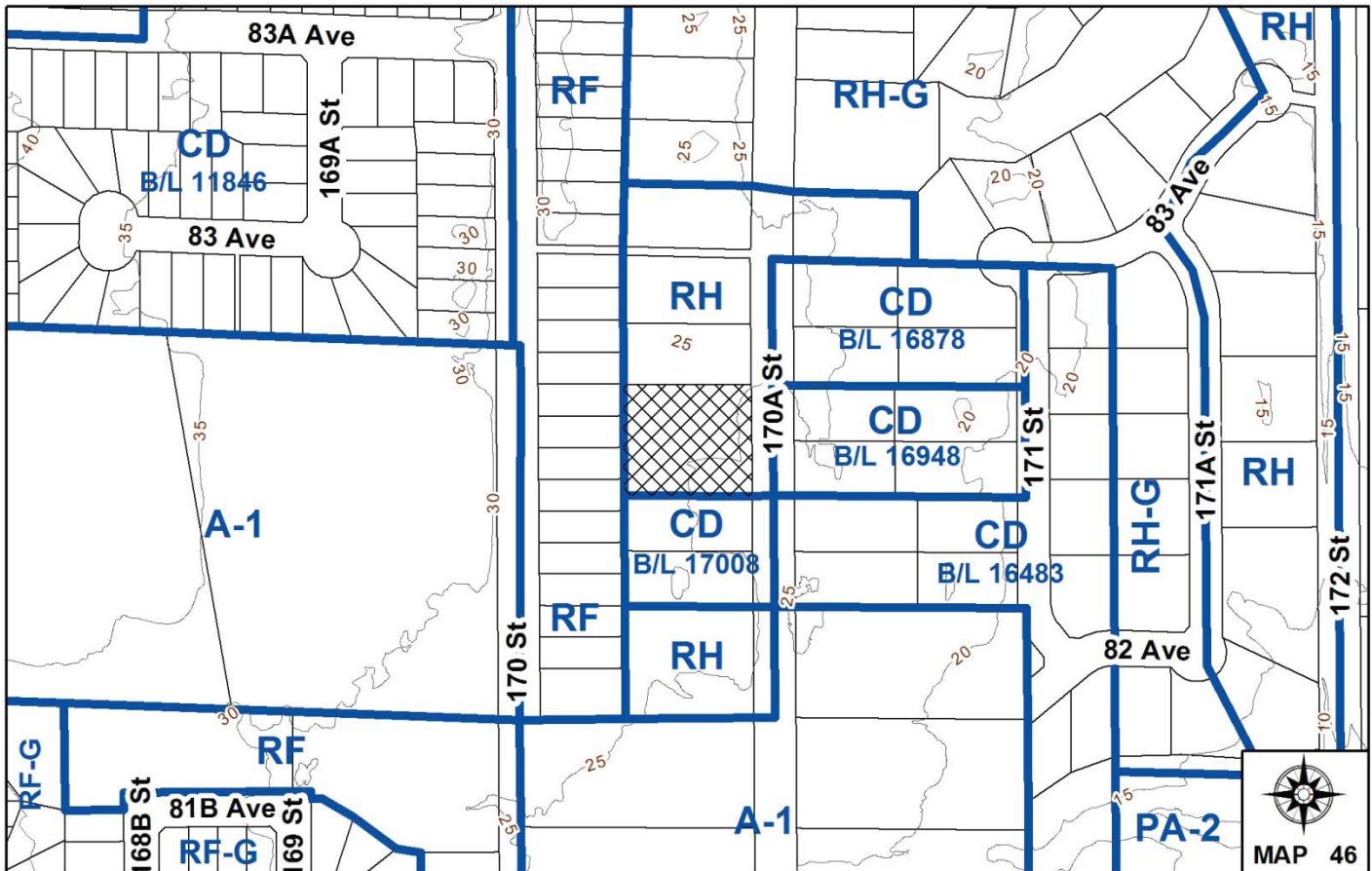
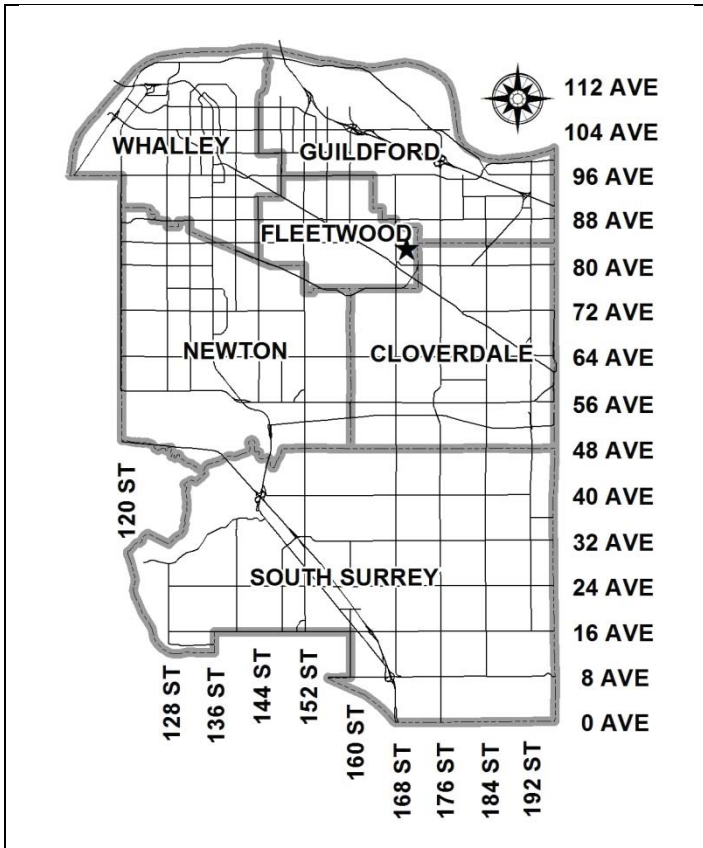
- **Rezoning** from RH to CD (based on RH-G) to allow subdivision into two (2) small suburban single family lots.

LOCATION: 8245 – 170A Street

OWNER: Jaswant S. Brar
 Kulwant K. Brar

ZONING: RH

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Suburban designation in the OCP.
- The proposed density complies with the maximum density of 10 units per hectare (4 units per acre) for Suburban-designated lands beyond 200 metres (650 ft.) of the ALR.
- The proposed lots are consistent in size with the existing suburban single family lots in the neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential (RH)" to "Comprehensive Development Zone (CD)" 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) removal of existing buildings and structures to the satisfaction of the General Manager, Planning and Development Department; and
 - (e) the applicant satisfy the open space requirement of gross-density subdivisions.

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:**

1 Elementary student at Coast Meridian Elementary School
0 Secondary students at North Surrey 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 Summer of 2018.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling with an attached shed, which will be demolished as part of the subject development application.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Suburban single family lots.	Suburban	RH
East (Across 170A Street):	Suburban single family lots.	Suburban	CD (By-law No. 16948)
South:	Suburban single family lots.	Suburban	CD (By-law No. 17008)
West:	Single family lots.	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground

- The 3,217-square metre (0.8-acre) subject site is located at 8245 – 170A Street in Fleetwood.
- The site is designated “Suburban” in the Official Community Plan (OCP) and is zoned “Half-Acre Residential Zone (RH)”. The property is not located within the Agricultural Land Reserve (ALR).
- A single family dwelling and an attached shed is located on the property. All structures will be demolished as part of the current development application.

Proposal

- The applicant proposes to rezone the site from “Half-Acre Residential Zone (RH)” to “Comprehensive Development Zone (CD)” (based on the RH-G Zone) in order to subdivide into two (2) suburban single family lots, which will be consistent with the existing pattern of suburban single family lots along 170A Street.
- Proposed Lots 1 and 2 are both approximately 1,609 square metres (0.4 acre) in size with lot widths of 26.3 metres (86 ft.) and lot depths of 61 metres (200 ft.).

OCP Policy

- The subject site is located approximately 290 metres (950 ft.) west of the Agricultural Land Reserve (ALR) boundary. The Official Community Plan (OCP) states that the maximum density for Suburban-designated properties within 200 metres (655 ft.) of the ALR boundary is 5 units per hectare (2 units per acre) and the maximum density for Suburban-designated properties beyond the 200-metre (655-ft.) distance to the ALR boundary is 10 units per hectare (4 units per acre).
- The gross unit density of the proposed 2-lot subdivision on the subject site is 6 units per hectare (2.5 units per acre), which complies with the maximum allowable density of 10 units per hectare (4 units per acre) for Suburban-designated lands beyond 200 metres (650 ft.) of the ALR.

- The subject proposal was not forwarded to the City's Agriculture and Food Security Advisory Committee (AFSAC) since the subject site does not fall within 50 metres (164 ft.) of the ALR, and therefore, not subject to a Farm Protection Development Permit.
- The RH-G Zone permits small suburban lots, but requires public open space to be set aside within the subdivision. Although not a requirement for a 2-lot subdivision, the applicant has offered to contribute 5% cash-in-lieu of parkland dedication to address the open space requirement associated with RH-G-type developments. This 5% cash-in-lieu of parkland dedication is consistent with similar CD (based on RH-G) development applications approved to the south (File No. 7909-0083-00) and to the east (File Nos. 7907-0385-00 and 7908-0171-00).

PROPOSED CD BY-LAW (Appendix VII)

- The proposed CD By-law is based on the Half-Acre Residential Gross Density Zone (RH-G) with modifications to the required minimum lot sizes and the open space requirement.
- The table below provides a comparison between the RH-G Zone, the proposed CD By-law for the current development application and the approved CD By-law for the neighbouring properties to the south (8227 and 8235 – 170A Street / File No. 7909-0083-00).

	RH-G Zone	Proposed CD By-law (Subject Site / 8245 – 170A Street)	CD By-law No. 17008 (File No. 7909-0083-00 / 8227 & 8235 – 170A Street)
Unit Density	Maximum density is 10 dwelling units per hectare (4.0 UPA)	Maximum density is 10 dwelling units per hectare (4.0 UPA)	Maximum density is 10 dwelling units per hectare (4.0 UPA)
Floor Area Ratio	0.32	0.32	0.32
Minimum Lot Area for Subdivision	The minimum site area for subdivision shall be 1 hectare (2.5 acres).	Not applicable.	Not applicable.
Lot Coverage	25%	25%	25%
Building Height	Principal: 9 m. (30 ft.) Accessory: max. 5 m. (16.5 ft.)	Principal: 9 m. (30 ft.) Accessory: max. 5 m. (16.5 ft.)	Principal: 9 m. (30 ft.) Accessory: max. 5 m. (16.5 ft.)
Minimum Lot Sizes	<u>Standard:</u> Lot area: 1,300 sq.m. (14,000 sq.ft.) Lot width: 30 m. (100 ft.) Lot depth: 30 m. (100 ft.) <u>Permissible Reduction:</u> Lot area: 1,120 sq.m. (12,000 sq.ft.) Lot width: 24 m. (80 ft.) Lot depth: 30 m. (100 ft.)	Lot area: 1,600 sq.m. (17,225 sq. ft.) Lot width: 26 m. (85 ft.) Lot depth: 30 m. (100 ft.)	Lot area: 1,593 sq.m. (17,147 sq. ft.) Lot width: 26 m. (85 ft.) Lot depth: 30 m. (100 ft.)
Principal Building Setbacks	Front: 7.5 m. (25 ft.) Rear: 7.5 m. (25 ft.) Side: 3 m. (20 ft.) Side Yard Flanking Street: 7.5 m. (25 ft.)	Front: 7.5 m. (25 ft.) Rear: 7.5 m. (25 ft.) Side: 3 m. (20 ft.) Side Yard Flanking Street: not applicable	Front: 7.5 m. (25 ft.) Rear: 7.5 m. (25 ft.) Side: 3 m. (20 ft.) Side Yard Flanking Street: not applicable
Open Space	15% land set aside	5% cash-in-lieu of parkland dedication	5% cash-in-lieu of parkland dedication

- The overall gross density for the proposed development is 10 units per hectare (4.0 UPA), which is identical to the RH-G Zone and CD By-law No. 17008 for the two (2) properties (8227 and 8235 – 170A Street) to the south.
- The proposed minimum lot size is 1,600 square metres (17,000 sq.ft.), which is larger than the minimum lot size permitted in the RH-G Zone (1,120 sq.m. / 12,000 sq.ft.).
- The proposed minimum lot width of 26 metres (85 ft.) is wider than the RH-G Zone minimum of 24 metres (79 ft.).
- The proposed floor area ratio (FAR) of 0.32 is identical to the RH-G Zone. It is noted that in July 2016, the RH-G Zone was amended to allow the higher FAR requirements of the RF Zone to be utilized on lots 1,500 square metres (16,000 sq.ft.) in area or less. Since the proposed lots are larger than 1,500 square metres, this provision is not applicable.
- All other aspects of the proposed CD By-law are consistent with the RH-G Zone.

PRE-NOTIFICATION

A Development Proposal sign was installed on the subject site on September 14, 2016 and pre-notification letters were sent on April 12, 2016, advising property owners in the area of the proposed rezoning and subdivision. Staff received no response from the residents in the neighbourhood.

BUILDING DESIGN GUIDELINES

- The applicant retained Tejeshwar Singh of Simplex Consultants 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.
- The guidelines propose a West Coast Modern style with mid-scale massing characteristics. The homes will meet modern massing design, modern trim and detailing standards, as well as modern roofing and construction materials standards. A summary of the design guidelines is attached (Appendix V).

LOT GRADING

- A preliminary lot grading plan submitted by Hub Engineering Inc. and dated April 14, 2016 has been reviewed by staff and found generally acceptable. The applicant proposes basements on both lots with minimal fill. Feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

TREES

- Terry Thale, ISA Certified Arborist of Woodridge Tree Consulting Arborists Ltd. prepared an Arborist Report 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
Deciduous Trees			
Bigleaf Maple	1	0	1
Coniferous Trees			
Blue Spruce	1	0	1
Nootka Cypress	1	1	0
Nootka Spruce	1	1	0
Western Red Cedar	10	3	7
Total	14	5	9
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		4	
Total Retained and Replacement Trees			
		13	
Contribution to the Green City Fund			
		\$2,400	

- The Arborist Assessment states that there are a total of fourteen (14) mature trees on the site, including one (1) shared tree. None of the trees are Alder or Cottonwood trees. It was determined that nine (9) trees, including the shared tree, can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the building footprints and tree health.
- 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 ten (10) replacement trees on the site. The applicant proposes a total of four (4) replacement trees, which does not meet the City tree replacement requirement. Therefore, a contribution of \$2,400 is required to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. The following table 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 proposed development is consistent with the Suburban designation in the OCP.
Sustainability Criteria	Sustainable Development Features Summary
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed development is within the allowable density for suburban lots. One secondary suite will be permitted in each future home.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Low impact development standards will be incorporated.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Transit service runs along Fraser Highway, with a transit stop approximately 1 kilometre (0.6 mile) from the subject site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Houses will be oriented towards 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 mailed to area residents and a development proposal sign was installed on the subject site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Proposed CD By-law

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

DN/dk

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.80
Hectares	0.32
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths	26.3 metres
Range of lot areas	1,609 square metres
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	6.25 lots / hectare (2.5 lots / acre)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25 ⁰ %
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	55 ⁰ %
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
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



INTER-OFFICE MEMO

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

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

DATE: **May 18, 2016** PROJECT FILE: **7816-0040-00**

RE: **Engineering Requirements
Location: 8245 170A Street**

REZONING AND SUBDIVISION***Works and Services***

- Provide water, storm, and sanitary connections to each lot.

A Servicing Agreement is required prior to the rezoning and subdivision.

Robert Cooke, Eng.L.
Development Project Engineer

MB



Friday, April 22, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7916 0040 00

SUMMARY

The proposed 2 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

September 2015 Enrolment/School Capacity

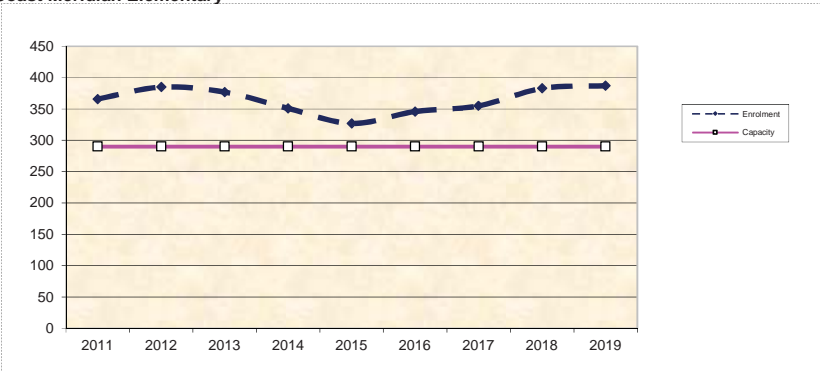
Coast Meridian Elementary	
Enrolment (K/1-7):	25 K + 302
Capacity (K/1-7):	40 K + 250
North Surrey Secondary	
Enrolment (8-12):	1371
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

School Enrolment Projections and Planning Update:

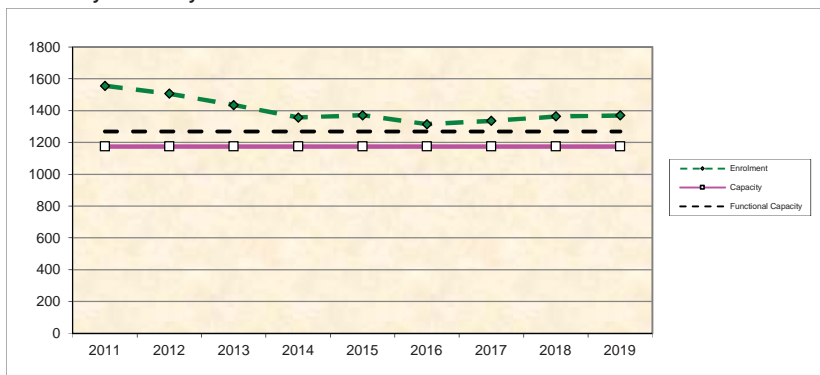
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are currently no new capital space projects proposed at Coast Meridian Elementary and no new capital projects identified for North Surrey Secondary. The school district is in the design phase of planning for a new North Clayton secondary school on site 215 which, when completed, will reduce existing and projected overcrowding at Lord Tweedsmuir Secondary, North Surrey Secondary and Clayton Heights Secondary. The subject development will not have an impact on these projections.

Coast Meridian Elementary



North Surrey 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 #: 7916-0040-00
 Project Location: 8245 170A Street, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

1. Residential Character

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

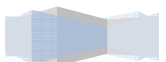
The area surrounding the subject property consists of a few homes built approximately 15-20 years ago; however, the majority of the homes are newer built anywhere from about 3-8 years ago. The style of the homes in the area are "neo traditional" and "west coast modern" which range from 5000 sf up to 7000 sf. The context homes taken into consideration for the proposed sub-division are the dwellings on 170A Street.

Homes in the neighborhood include the following:

- Majority of the homes surrounding the property are approximately 3-8 years old "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 8:12 up to 16:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles, cedar shakes, or asphalt shingles and the cladding is primarily stucco or hardi siding with stone or brick accents. These newer homes can be used as context homes.
- There are a handful of approximately 15-20 year old "Ranchers" and homes under 1200 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly vinyl siding.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "West Coast Modern".
- 2) All context homes are 3 storey homes.
- 3) Front entrances are 1 storey in height.



- 4) Massing: Old homes are mostly west coast modern context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 8:12 for the newer context homes.

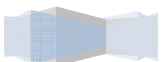
Dwelling Types/Locations: 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or hardi siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".



2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" taken including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Dwellings None.

Exterior Materials: Stucco, Hardiplank, Brick, and Stone.

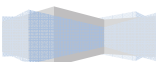
Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

Roof Pitch: Minimum roof pitch must be 8:12.

Roof Materials: Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.

In-ground basements: Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Landscaping: Landscaping: Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.



Surrey Project No: 7916 0040 00
 Address: 8245 170A Street
 Registered Arborist: Woodridge Tree Consulting, Terry Thrale, PN 6766A

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)	14
Protected Trees to be Removed	5
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	9
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> x one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u>5</u> X two (2) = 10	10
Replacement Trees Proposed	4
Replacement Trees in Deficit	6
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u>0</u> X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

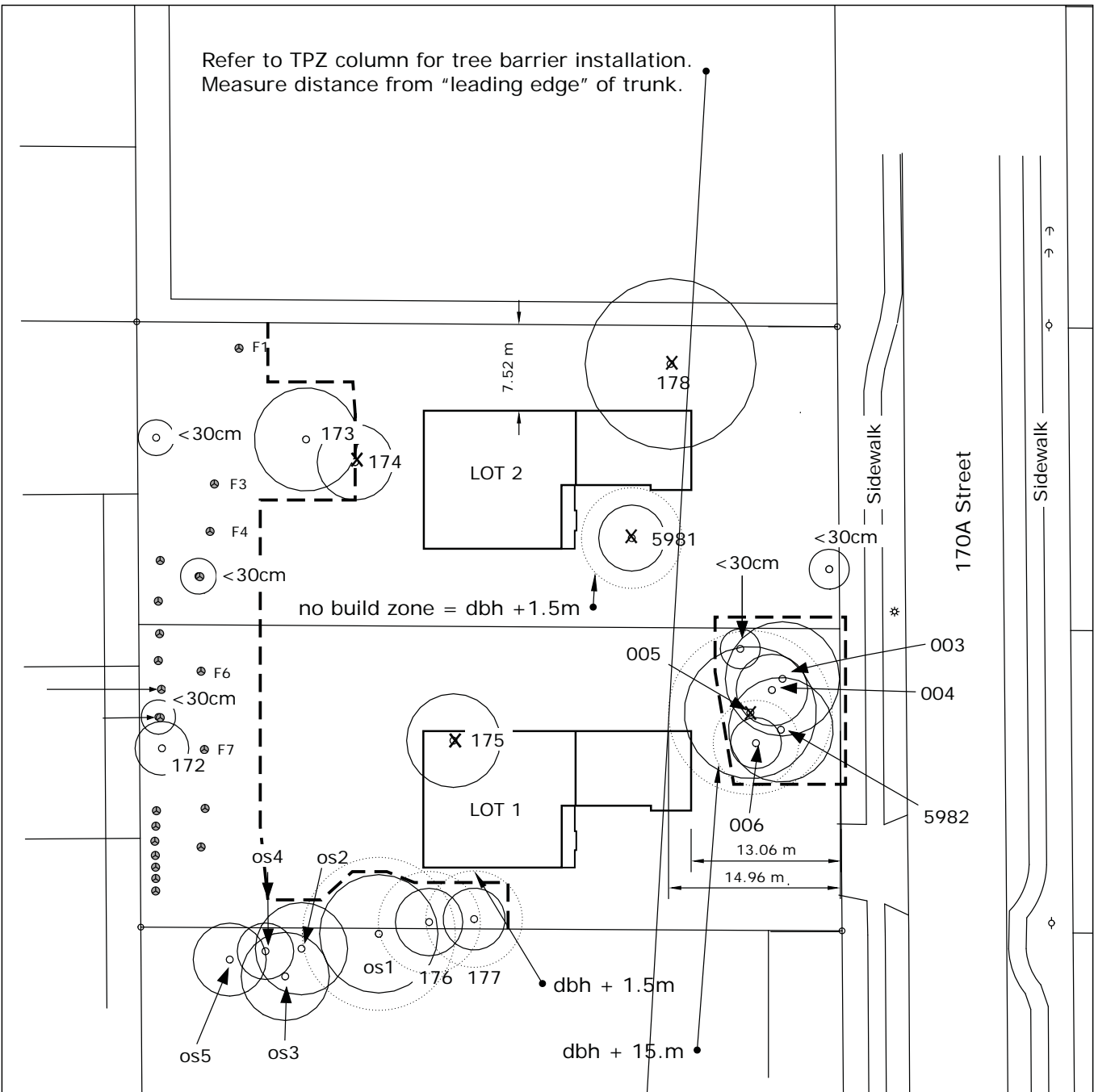
Summary, report and plan prepared and submitted by:

Terry Thrale

Date June 21, 2017

Arborist report for 8245 170A Street, Surrey.
 Woodridge Tree Consulting Arborists Ltd.

Refer to TPZ column for tree barrier installation.
Measure distance from "leading edge" of trunk.



**Tree Plan for
Subdivision at
8245 170A Street**

Summary

Tag	Species	Dbh (cm)	TPZ(m)
172	<i>Thuja plicata</i>	39	2.34
173	<i>Thuja plicata</i>	75	4.5
174	<i>Thuja plicata</i>	55	3.3
175	<i>Cupressus nootkatensis</i>	68	4.08
176	<i>Thuja plicata</i>	49	2.94
177	<i>Thuja plicata</i>	45	2.7
178	<i>Thuja plicata</i>	124	7.44
5981	<i>Picea abies</i>	48	2.88
3	<i>Thuja plicata</i>	83	4.98
4	<i>Thuja plicata</i>	52	3.12
5	<i>Thuja plicata</i>	96	5.76
6	<i>Picea pungens</i>	37	2.22
5982	<i>Acer macrophyllum</i>	76	4.56
os1	<i>Thuja plicata</i>	86	5.16
os2	<i>Thuja plicata</i>	67	4.02
os3	<i>Thuja plicata</i>	64	3.84
os4	<i>Thuja plicata</i>	41	2.46
os5	<i>Thuja plicata</i>	53	3.18

Legend

↑
N

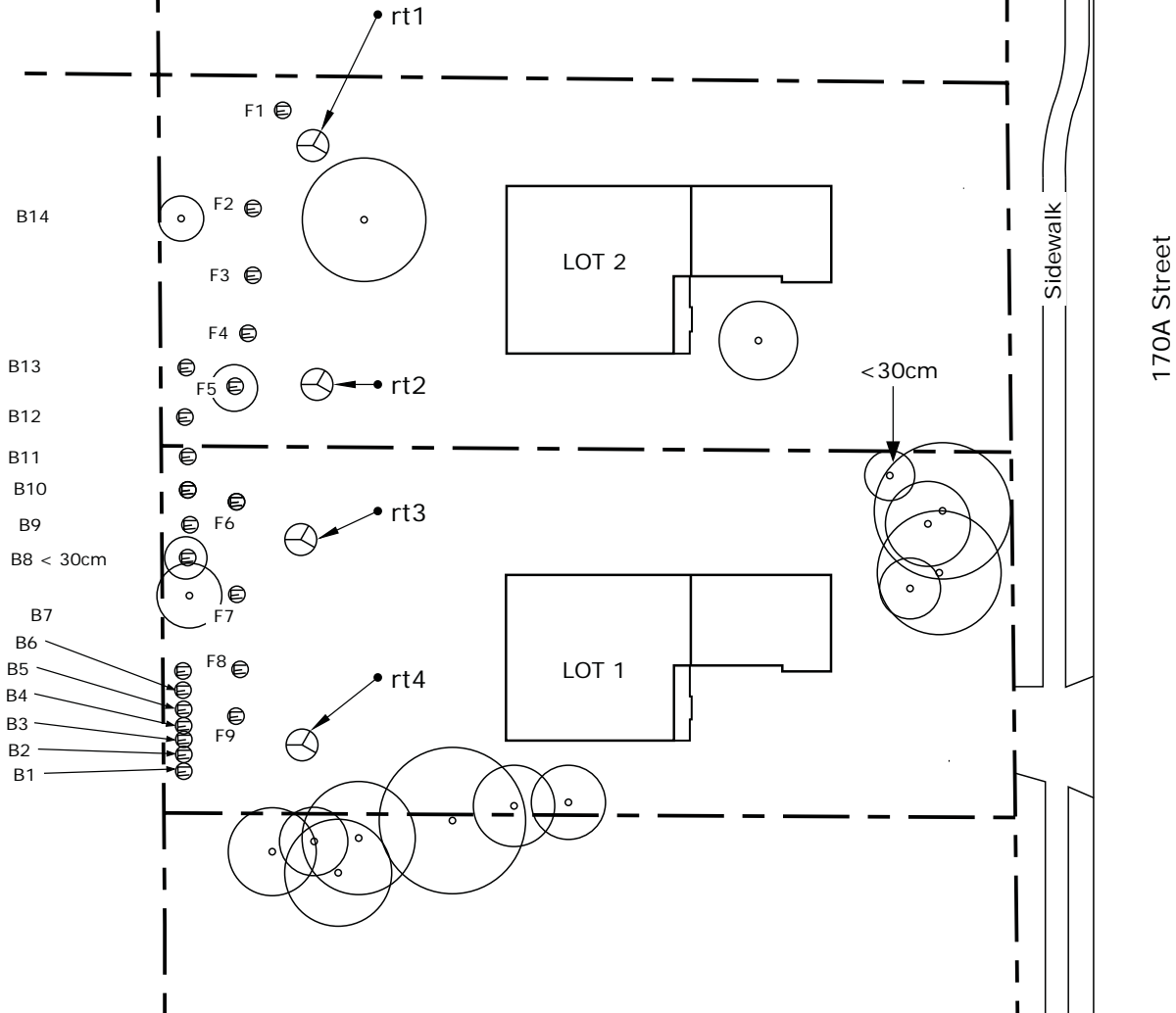
x = remove tree


[--- tree barrier ---]

1m 10m

22 trees smaller than 30cm dh are present that if permitted could apply to replacement tree requirements

4 new replacement trees are shown— these are to be planted to BCLNA standards.



	<p>List of existing trees smaller that 30cm that have retention potential:</p>	<p>Legend</p>																								
<p>Replacement Trees for Subdivision at 8245 170A</p> <p>June 21, 2017</p>	<table border="0"> <tr> <td>B1 - Western Red Cedar</td> <td>B13 - Spruce</td> </tr> <tr> <td>B2 - Western Red Cedar</td> <td>B14 - Flowering Cherry</td> </tr> <tr> <td>B3 - Oak</td> <td>F1 - Gledistia</td> </tr> <tr> <td>B4 - Western Red Cedar</td> <td>F2 - Red Maple</td> </tr> <tr> <td>B5 - Western Red Cedar</td> <td>F3 - Deciduous</td> </tr> <tr> <td>B6 - Western Red Cedar</td> <td>F4 - Red Maple</td> </tr> <tr> <td>B7 - Oak</td> <td>F5 - Oak</td> </tr> <tr> <td>B8 - Western Red Cedar</td> <td>F6 - Dead Cherry</td> </tr> <tr> <td>B9 - Western Red Cedar</td> <td>F7 - Cherry</td> </tr> <tr> <td>B10 - Western Red Cedar</td> <td>F8 - Cherry</td> </tr> <tr> <td>B11 - Western Red Cedar</td> <td>F9 - Apple</td> </tr> <tr> <td>B12 - Western Red Cedar</td> <td></td> </tr> </table>	B1 - Western Red Cedar	B13 - Spruce	B2 - Western Red Cedar	B14 - Flowering Cherry	B3 - Oak	F1 - Gledistia	B4 - Western Red Cedar	F2 - Red Maple	B5 - Western Red Cedar	F3 - Deciduous	B6 - Western Red Cedar	F4 - Red Maple	B7 - Oak	F5 - Oak	B8 - Western Red Cedar	F6 - Dead Cherry	B9 - Western Red Cedar	F7 - Cherry	B10 - Western Red Cedar	F8 - Cherry	B11 - Western Red Cedar	F9 - Apple	B12 - Western Red Cedar		<p style="text-align: center;">↑ N</p> <p>⊗ = replacement tree</p> <p>⊖ = existing tree smaller than 30cm dbh</p> <p>x = remove tree</p> <p>--- [tree barrier] ---</p> <p>█ 1m 10m</p>
B1 - Western Red Cedar	B13 - Spruce																									
B2 - Western Red Cedar	B14 - Flowering Cherry																									
B3 - Oak	F1 - Gledistia																									
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B10 - Western Red Cedar	F8 - Cherry																									
B11 - Western Red Cedar	F9 - Apple																									
B12 - Western Red Cedar																										

CITY OF SURREY

BYLAW NO. _____

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

Parcel Identifier: 025-111-078
Lot 11 Section 30 Township 8 Plan LMP50736 New Westminster District

8245 – 170A Street

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

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

A. Intent

This Comprehensive Development Zone is intended for *single family dwellings* on small *suburban lots*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. One *single family dwelling*, which may contain 1 *secondary suite*.

2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, 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 *density* shall not exceed 10 *dwelling units* per hectare [4 upa].
2.
 - (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*.
 - (c) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:
 - i. Covered area used for parking unless the covered parking is located within the *basement*;
 - ii. The area of an *accessory building* in excess of 10 square metres [108 sq. ft.];
 - iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and
 - iv. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq. ft.] on the *lot*.

E. Lot Coverage

The *lot coverage* shall not exceed 25%.

F. Yards and Setbacks

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

Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
Use			
<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 ft.]	0.0 m. [0 ft.]

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

G. Height of Buildings

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

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

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in 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 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 (a) and (b) shall not exceed 4.
3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *principal building*, or within 1 metre [3 ft.] of the *side lot line*, except on *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, 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 Table C.1 of 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

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>
1,600 sq. m. [0.4 acre]	26 metres [85 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.

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. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
- 8. Tree regulations are set out in Surrey Tree Protection By-law, 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