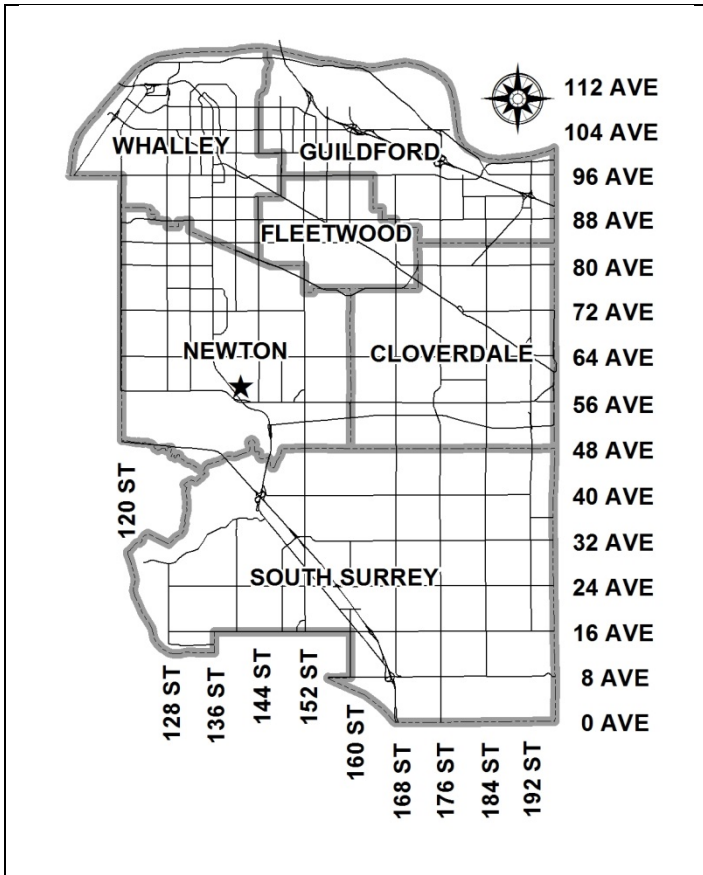


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0071-00

Planning Report Date: April 3, 2017



**PROPOSAL:**

- **Partial NCP Amendment** from "Single Family Residential" to "Single Family Small Lots" and for changes to the road network.
- **Rezoning** from RA to RF-13, RF-12, and CD
- **Development Variance Permit** to allow subdivision into 36 single family small lots.

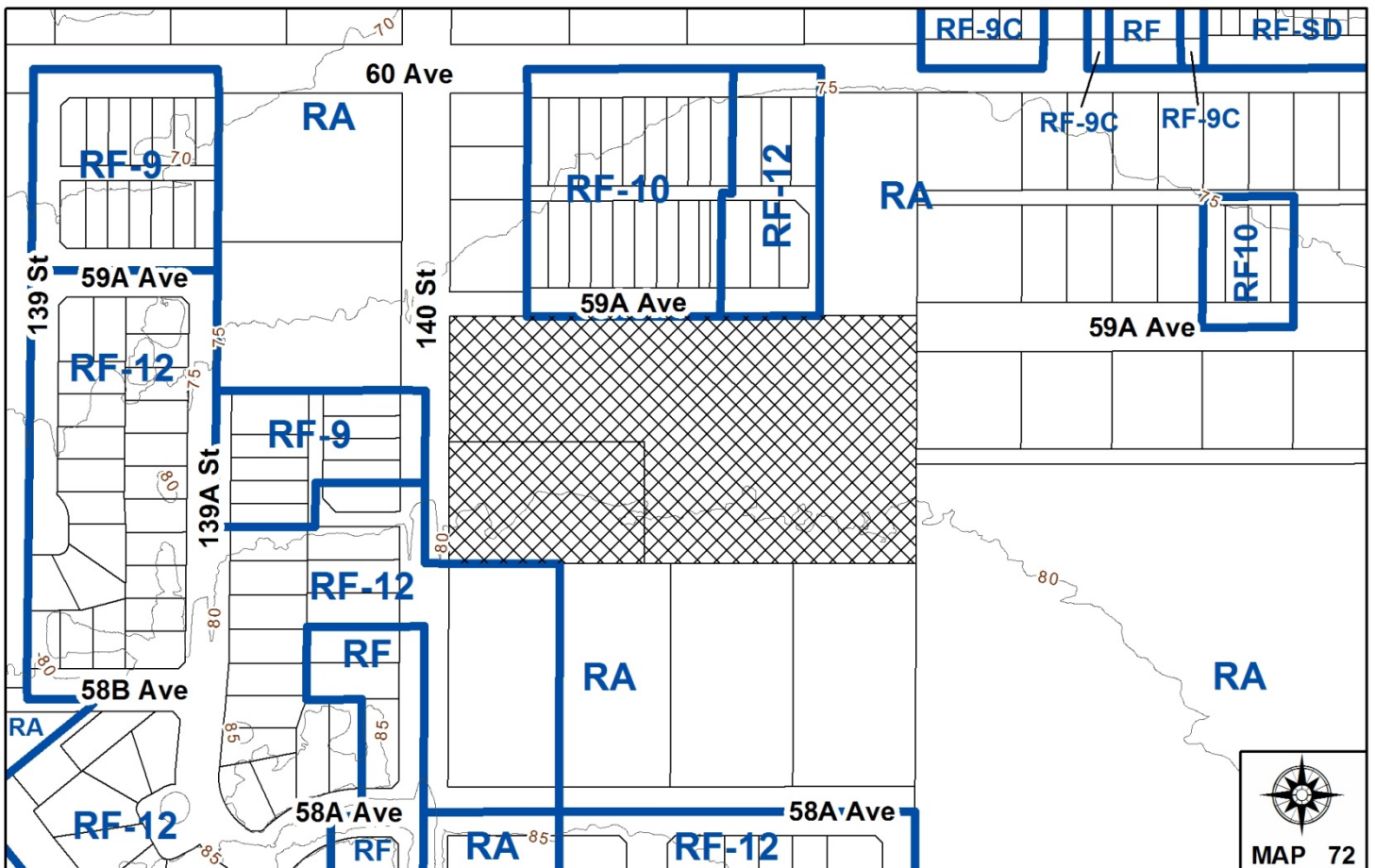
**LOCATION:** 5912 and 5928 - 140 Street

**OWNER:** Akash Sablok  
 1021846 B.C. Ltd.

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Residential & Single Family Small Lots



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the South Newton Neighbourhood Concept Plan for a portion of the site from "Single Family Residential" to "Single Family Small Lots", and for changes to the road network.
- Seeking a Development Variance Permit (DVP) for reduced lot depth under the RF-13 Zone.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP designation for the property.
- The applicant proposes to amend the South Newton NCP for the south portion of the site from "Single Family Residential" to "Single Family Small Lots" to reflect the blended density proposed across the site. The blended density is consistent with that which would be permitted under the existing split-designation of the NCP.
- The application was originally submitted as an RF-12 subdivision prior to the adoption of the RF-13 Zone and was subsequently revised to reflect the new RF-13 standards. However, the area of the subject site and its location at a curve along 59A Avenue where it meets the future 141 Street do not allow for a uniform RF-13 zoned subdivision. Therefore, the applicant proposes 7 RF-12 lots on the eastern portion of the site and 6 CD lots along the northern portion of the site.
- The proposed variance to the minimum lot depth of the proposed RF-13 lots is minimal. After the required road dedication, the proposed RF-13 lots are each approximately 0.2 metres (1 ft.) less than the required minimum lot depth of the RF-13 Zone.
- The proposed CD Zone is based on the RF-10 Zone. The CD Zone varies the minimum rear yard setback of the RF-10 Zone to be consistent with the adjacent RF-12 and RF-13 lots; reduces the minimum side yard flanking street setback of the RF-10 Zone to 2.4 metres; and allows all lots to have front-loaded garages.
- The proposed changes to the road network allow for an efficient subdivision layout, and achieve the continuation of 141 Street, which was not previously identified in the South Newton NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on RF-10) for the portion shown as Block A on the attached survey plan (Appendix II); to "Single Family Residential (13) Zone" (RF-13) for the portion shown as Block B on the survey plan attached; and to "Single Family Residential (12) Zone (RF-12)" for the portion shown as Block C on the attached survey plan; and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0071-00 (Appendix VIII), to reduce the minimum lot depth of the RF-13 Zone from 24 metres (79 ft.) to 23.8 metres (78 ft.) for proposed Lots 2-11, 14-23, and 28-30, to proceed to Public Notification.
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 finalized lot grading plan to the satisfaction of the Planning & Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (g) in addition to payment of the 5% cash-in-lieu of parkland contribution as required by the Local Government Act, payment of an additional 1% cash-in-lieu of parkland contribution as volunteered by the applicant; and
  - (h) approval from the Ministry of Transportation and Infrastructure.
4. Council pass a resolution to amend the South Newton NCP to re-designate the south portion of the land from "Single Family Residential" to "Single Family Small Lots", and for changes to the road network when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

7 Elementary students at Woodward Hill Elementary School  
4 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2018.

Parks, Recreation & Culture: The Parks, Recreation and Culture Department has no objection to the project.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Existing single family residence

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 59A Avenue):	Single family dwellings and single family small lots	Urban/ Single Family Small Lots	RA, RF-12, and RF-10
East (Across future 141 Street and BC Hydro ROW):	BC Hydro ROW, greenway, Land owned by School District #36, and single family dwellings	Urban/ Utility ROW/Greenway, Office Park, Single Family Small Lots	RA
South (Across future 59 Avenue):	Single family dwellings on large lots and single family small lots (proposed single family lots Development Application Nos. 7915-0014-00 and 7915-0109-00)	Urban/ Single Family Residential	RA and RF-12
West (Across 140 Street):	Single family dwellings	Urban/ Single Family Small Lots	RF-12, RF-9, and RA

### JUSTIFICATION FOR PLAN AMENDMENT

- The South Newton NCP designates this property as "Single Family Residential" and "Single Family Small Lots". The applicant is proposing to amend the NCP designation for the south portion of the site to "Single Family Small Lots", and to amend the road network (Appendix VII).
- The amendment will facilitate the development of 36 single family small lots. The unit density of the proposed development is 18.4 u.p.h (7.4 u.p.a.). Under the current NCP designations, the maximum permitted unit density for the split-designated site is 19.8 u.p.h (8 u.p.a.), which equates to 39 units. Therefore, the proposed amendment is consistent with the unit density envisioned for the area by the NCP.
- The proposed changes to the road network allow for an efficient subdivision layout. The east-west lane envisioned in the NCP has been replaced in favour of two north-south roads (future 140A and 140B Streets). Through this development application, portions of 59A and 59Avenues are achieved, as is a portion of 141 Street that was not previously identified in the South Newton NCP.

### DEVELOPMENT CONSIDERATIONS

#### Background:

- The subject property located at 5912 and 5928 - 140 Street is approximately 1.96 hectares (4.85 acres) in size. The property is designated "Urban" in the Official Community Plan (OCP); designated "Single Family Residential" and "Single Family Small Lots" in the South Newton NCP; and zoned "One-Acre Residential Zone (RA)".

#### Current Proposal

- The applicant proposes to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)"; "Single Family Residential (12) Zone (RF-12)"; and "Comprehensive Development Zone (CD)", to allow subdivision into 36 single family small lots. As noted, an NCP amendment re-designating the south portion of the site from "Single Family Residential" to "Single Family Small Lots" is required.
- The application was originally submitted as an exclusively RF-12 subdivision prior to the adoption of the RF-13 Zone, and was subsequently revised to reflect the new RF-13 standards. However, the area of the subject site and its location at a curve along 59A Avenue where it meets the future 141 Street do not allow for a uniform RF-13 zoned subdivision. The applicant proposes a mix of RF-13, RF-12, and CD (based on RF-10).
- Specifically, the applicant proposes 7 RF-12 lots on the eastern portion of the site, 6 CD lots along the northern portion of the site, and 23 RF-13 lots for the remainder of the site.
- The applicant is also proposing a Development Variance Permit (DVP) to reduce the minimum lot depth of all of the RF-13 lots from 24 metres (79 ft.) to 23.8 metres (78 ft.).

- The proposed variance to the minimum lot depth of the proposed RF-13 lots is minimal. After the required road dedication, the proposed RF-13 lots are each approximately 0.2 metres (1 ft.) less than the required minimum lot depth of the RF-13 Zone.

### CD By-law

- The applicant is proposing a CD Zone for the site, based on the "Single Family Residential (10) Zone" (RF-10). The table below outlines the differences between the RF-10 Zone and the proposed CD Zone:

	<b>RF-10</b>	<b>Proposed CD Zone (Based on RF-10)</b>
Unit Density	<ul style="list-style-type: none"> <li>The maximum unit density may be increased to 31 dwelling units per hectare [12.6 u.p.a.] if amenities are provided.</li> </ul>	<ul style="list-style-type: none"> <li>The maximum unit density may be increased to 13.5 dwelling units per hectare [5.5 u.p.a.] if amenities are provided.</li> </ul>
Side Yard Setback on a Flanking Street	<ul style="list-style-type: none"> <li>2.7 metres [9 ft.]</li> </ul>	<ul style="list-style-type: none"> <li>2.4 metres [8 ft.]</li> </ul>
Rear Yard Setback to an Attached Garage or Carport	<ul style="list-style-type: none"> <li>Type II Lot: minimum of 6.0 m. [20 ft.] to the attached garage and 7.5 m. [25 ft.] for the remaining portion of the principal building.</li> </ul>	<ul style="list-style-type: none"> <li>minimum of 6.0 m. [20 ft.] to the attached garage and 7.5 m. [25 ft.] for the remaining portion of the principal building.</li> <li>The rear yard setback to the attached garage may be reduced to 4.5 metres [15 ft.] at the first floor by an unenclosed deck.</li> </ul>
Minimum Rear Yard Setback of the Principal Building	<ul style="list-style-type: none"> <li>7.5 metres [25 ft.]</li> </ul>	<ul style="list-style-type: none"> <li>6.0 metres [20 ft.] for a maximum of 50% of the width of the rear of the principal building.</li> <li>May be further reduced to 4.5 metres [15 ft.] for a maximum of 50% of the width of the rear of the principal building at the first floor by an unenclosed deck.</li> </ul>
Minimum Separation Between the Principal Building and Accessory Structures	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>5 metres [16 ft.] is required between the principal building and accessory buildings and structures exceeding 3.0 m [10 ft.] in building height.</li> <li>The minimum separation may be reduced to 3.0 metres [10 ft.] at the main floor level for stairs and outdoor space such as a deck or patio.</li> </ul>
Maximum Driveway Width	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>6.0 metres [20 ft.].</li> </ul>
Maximum Width of a Single Garage	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>4.0 metres [13 ft.] measured between the interior faces of the side walls of the garage.</li> </ul>
Maximum Width of a Double Garage	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>6.3 metres [21 ft.] measured between the interior faces of the side walls of the garage provided that the garage door opening must accommodate a garage door that is a minimum of 5.0 metres [16 ft.] wide garage door.</li> </ul>
Minimum Lot Width Required for a Front Access Double Garage	<ul style="list-style-type: none"> <li>n/a</li> </ul>	<ul style="list-style-type: none"> <li>13.4 metres (44 ft.)</li> </ul>

	<b>RF-10</b>	<b>Proposed CD Zone (Based on RF-10)</b>
Minimum Lot Size	<ul style="list-style-type: none"> <li>Type II Corner: <ul style="list-style-type: none"> <li>- 293 sq. m. (3,150 sq. ft.)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>340 sq. m. (3,660 sq. ft.)</li> <li>Permissible reduction for up to 1 lot: <ul style="list-style-type: none"> <li>- 300 sq. m. (3,230 sq. ft.)</li> </ul> </li> </ul>
Minimum Lot Width	<ul style="list-style-type: none"> <li>14 metres (46 ft.)</li> </ul>	<ul style="list-style-type: none"> <li>14 metres (46 ft.)</li> <li>Permissible reduction for up to 1 lot: <ul style="list-style-type: none"> <li>- 11.3 metres (37 ft.)</li> </ul> </li> </ul>
Minimum Lot Depth	<ul style="list-style-type: none"> <li>22 metres (72 ft.)</li> </ul>	<ul style="list-style-type: none"> <li>22 metres (72 ft.)</li> <li>Required depth for 1 lot with permitted width and area reductions. <ul style="list-style-type: none"> <li>- 25 metres (82 ft.)</li> </ul> </li> </ul>

- The CD Zone proposes a unit density of 13.5 dwelling units per hectare (5.5 u.p.a.), which is less than that permitted under the RF-10 Zone.
- The proposed CD zone reduces the minimum rear yard setback of the RF-10 Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the width of the rear of the principal building, and to 4.5 metres (15 ft.) for rear decks. For attached garages, the rear yard setback is reduced to 6.0 metres (20 ft.), and 7.5 m. [25 ft.] for the remaining portion of the principal building. The rear yard setback to the attached garage may be reduced to 4.5 metres [15 ft.] at the first floor by an unenclosed deck.
- The proposed CD zone reduces the minimum rear side yard flanking street setback from 2.7 metres (9 ft.) to 2.4 metres (8 ft.). This reduced setback is consistent with the adjacent RF-12 and RF-13 lots proposed.
- The CD Zone includes provisions of the Off-Street Parking section of the RF-12 Zone to allow all lots to have front-loaded garages. These provisions ensure the garages have appropriate front yard setbacks, and include maximum width requirements for garages and driveways, and minimum lot width requirements for double garages accessed from the fronting street.
- The CD Zone proposes a minimum lot area, lot width, and lot depth greater than the requirements of the Type II lot of the RF-10 Zone, with the exception of 1 lot which allows a minimum lot width less than the minimum requirements of the RF-10 Zone.
- The proposed CD Zone corresponds to all other provisions of the existing RF-10, including Permitted Uses, Lot Coverage, Building Height, and Landscaping.

#### Parkland Contribution

- The applicant has volunteered an additional 1% in addition to the required 5% cash-in-lieu parkland contribution to assist with future park acquisition in the area.
- There is currently a shortage of a neighbourhood-level "pocket" park in the South Newton NCP area, particularly west of 142 Street and south of 60 Avenue. Each development application proposing an increase in unit density over and above the NCP designation exacerbates the need for this park space.

- To address the issue, other applicants seeking NCP amendments in the surrounding area have voluntarily provided an additional 1% cash-in-lieu contribution for parkland. Specifically, development applications 7912-0018, 7910-0175-00, 7911-0268-00 and 7912-0266-00 each volunteered an additional 1% cash-in-lieu contribution. Parks anticipates using these funds to assist efforts in acquiring parkland in the area.

#### Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, which confirmed that there are numerous new homes under construction in the immediate area that provide an acceptable architectural context for the subject site. The design of the proposed homes will be in a compatible style range, including Neo-Traditional, Neo-Heritage, or compatible manifestations of West Coast Contemporary styles as determined by the design consultant. The proposed design guidelines have been reviewed by staff and found to be generally acceptable (Appendix V).

#### Proposed Lot Grading

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

#### PRE-NOTIFICATION

- Pre-notification letters were mailed to the owners of 220 houses within 100 metres (330 ft.) of the subject site on February 22, 2017, and a Development Proposal Sign was installed in front of the property on February 23, 2017. To date, the Planning and Development Department has not received any calls or correspondence concerning the project.

#### TREES

- Andrew Connell, 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>			
Alder	164	164	0
Cottonwood	1	1	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Bigleaf Maple	24	24	0
Cherry	7	7	0
Paper Birch	4	4	0
Weeping Willow	1	1	0



Tree Species	Existing	Remove	Retain
<b>Coniferous Trees</b>			
Grand Fir	1	1	0
Sawara Cypress	1	1	0
Western Hemlock	7	7	0
Western Redcedar	172	164	8
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>217</b>	<b>209</b>	<b>8</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>36</b>	
<b>Total Retained and Replacement Trees</b>		<b>44</b>	
<b>Contribution to the Green City Fund</b>		<b>\$145,500.00</b>	

- The Arborist Assessment states that there are a total of 217 protected trees on the site, excluding Alder and Cottonwood trees. 165 existing trees, approximately 43% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 8 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 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 583 replacement trees on the site. Since only 36 replacement trees are proposed on the site (based on an average of 1 tree per lot), the deficit of 547 replacement trees will require a cash-in-lieu payment of \$145,500, representing \$30,000 per gross acre, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 44 trees are proposed to be retained or replaced on the site with a contribution of \$145,500 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 24, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The subject property is located in the South Newton NCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The permitted unit density in the NCP is 6-10 u.p.a.</li> <li>• The proposed unit density is 7.4 u.p.a.</li> <li>• Secondary suites are proposed for all 36 units.</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposed development incorporates rain water management design considerations, including absorbent soils, roof downspout disconnection, on-lot infiltration trenches or subsurface chambers, bio-swales, dry swales, sediment control devices, and perforated pipe systems.</li> <li>• The applicant also proposes to retain on site trees where not in conflict with the building envelopes and service connections.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• All proposed houses will be oriented to face the street.</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>

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth of the RF-13 Zone from 24 metres (79 ft.) to 23.8 metres (78 ft.) for proposed Lots 2-11, 14-23, and 28-30.

Applicant's Reasons:

- The application was originally submitted as an exclusively RF-12 subdivision prior to the introduction of the RF-13 Zone, and was subsequently revised to reflect the new RF-13 standards

Staff Comments:

- The proposed lot depth relaxation is minimal and the ultimate lot depth of these lots is consistent with the minimum lot depth of the RF-12 Zone.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Survey Plan and 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	NCP Plan
Appendix VIII	Development Variance Permit No. 7916-0071-00
Appendix IX	Proposed CD By-law

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

RJG/da

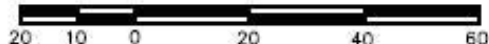


## SUBDIVISION DATA SHEET

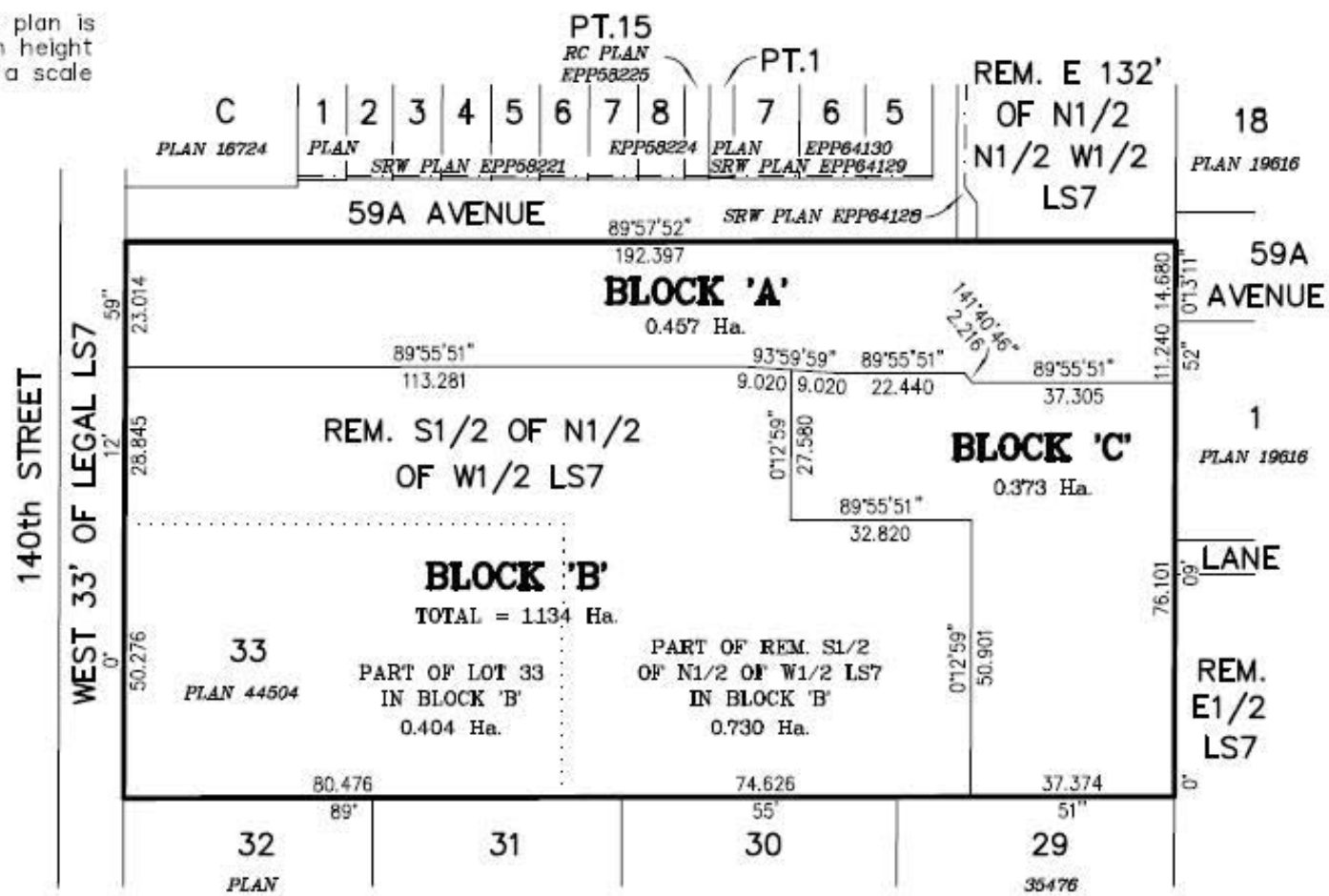
Proposed Zoning: RF-13, RF-12, and CD (based on RF-10)

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	4.85 Acres
Hectares	1.96 Hectares
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	36
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	11.35 m to 16.18 m
Range of lot areas (square metres)	308 m <sup>2</sup> to 381 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	18.4 lots/ha or 7.4 lots/acre
Lots/Hectare & Lots/Acre (Net)	29.5 lots/ha or 11.8 lots/acre
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	80%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others (setbacks, lot depth, garages)	YES

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW #\_\_\_\_\_ OF LOT 33, PLAN 44504 AND THE SOUTH HALF OF THE NORTH HALF OF THE WEST HALF LEGAL SUBDIVISION 7, EXCEPT FIRSTLY: THE WEST 33 FEET, SECONDLY: PART SUBDIVIDED BY PLAN 44504, ALL OF SECTION 9, TOWNSHIP 2, NEW WESTMINSTER DISTRICT.**



All Distances are in Metres.  
The intended plot size of this plan is 279mm in width by 216mm in height (Letter size) when plotted at a scale of 1:1250.



Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104 - 5830 176 'A' Street  
Cloverdale, B.C.  
FILE: JS1651\_RZ

*This Plan Lies Within The  
Greater Vancouver Regional District*

Certified correct, completed on the 8th day of February, 2017.  
John  
Onderwater  
WLKFXG

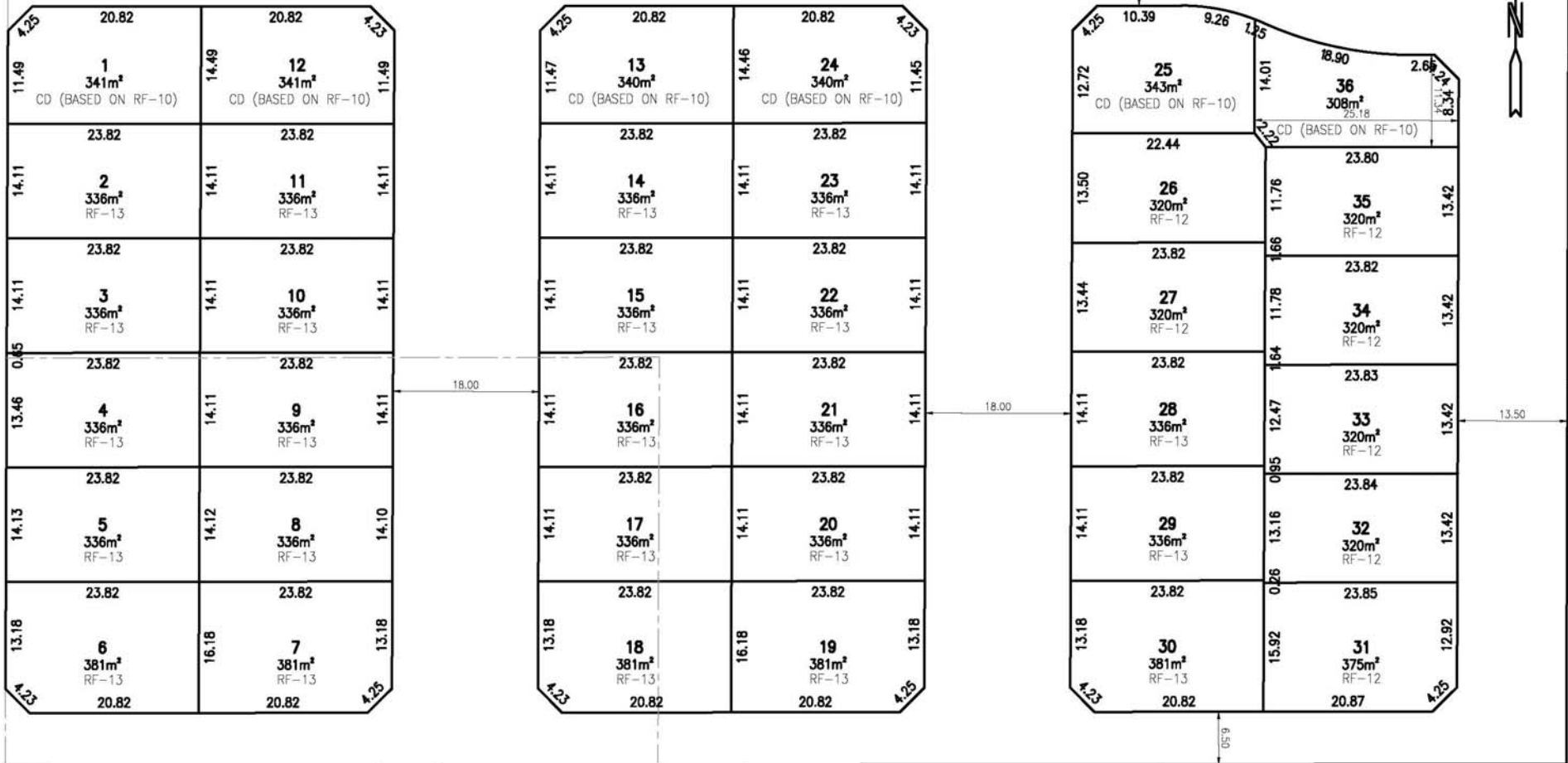
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WLKFXG  
DN: cn=John Onderwater,  
o=WLKFXG, ou=BC Land Surveyors,  
ou=British Columbia Land Surveyors,  
ou=Surveyors, ou=Professional,  
ou=Surveyors, ou=WLKFXG,  
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B.C.L.S.

59A AVENUE

**PRELIMINARY SUBJECT TO  
REVIEW AND APPROVAL**

140 STREET



CLIENT:	PROJECT:	5928 & 5912 - 140 STREET, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION			
PROJECT No.	DATE:	LEGAL:	SCALE:	MUNICIPAL PROJECT No.:
16041	JAN 2017		1:500	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES				

**Hub Engineering Inc.**  
Engineering and Development Consultants



Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

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

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

DATE: **March 20, 2017** PROJECT FILE: **7816-0071-00**

RE: **Engineering Requirements - Location: 5928 & 5912 - 140 St  
NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment beyond those listed below.

#### REZONE/SUBDIVISION

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

- dedicate 8.5 m road allowance along 59A Avenue for the ultimate 20 m through local road;
- dedicate city owned road (for the west 10.058 meters) on 140 Street;
- dedicate 18 m road allowance along 140A Street for the through local road;
- dedicate 18 m road allowance along 140B Street for the through local road;
- dedicate 13.5 m road allowance along 141 Street for the modified through local road;
- dedicate 11.5 m half road along 59 Avenue for the through local road. Applicant has shown 6.5 m dedication for 59 Avenue, which is acceptable should signed agreements for 5.0 m wide statutory right-of-ways be secured to accommodate the 11.5 m; **Applicant must submit a letter acknowledging that should the offsite SRW not be secured, changes to the site plan would be required;**
- dedicate 3.0-metre x 3.0-metre corner cuts at 140 Street, 140A Street, 140B Street and 141 Street along 59 Avenue and 59 A Avenue intersections; and
- register 0.5 m statutory right-of-ways as required for inspection chambers and sidewalk maintenance.

##### *Works and Services*

- construct east side of 140 Street to through local road standard with ultimate 10.5 m pavement;
- construct south side of 59A Avenue to through local road standard with ultimate 10.5m pavement;
- construct 140A and 140B Streets to City's 18 m wide through local standards with 8.5 m pavement;
- construct 141 Street to modified flex road standard with 8.5 m pavement (with Multi-use pathway within the Hydro ROW on east side);
- construct north side of 59 Avenue to half road standard with minimum 6.0 m pavement; and
- construct fronting mains required to service the site, and construct service connections to each lot

A Servicing Agreement is required prior to Rezone/Subdivision.

#### DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.  
Development Services Manager  
M51

NOTE: Detailed Land Development Engineering Review available on file





Planning February-28-17

**THE IMPACT ON SCHOOLS**

APPLICATION #: 7916 0017 00

(5928 & 5912 140 Street)

**SUMMARY**

The proposed 36 townhouse units are estimated to have the follow Single Family on the following schools:

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

Elementary Students:	7
Secondary Students:	4

September 2016 Enrolment/School Capacity

<b>Woodward Hill Elementary</b>	
Enrolment (K/1-7):	99 K + 579
Capacity (K/1-7):	40 K + 450
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1518
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

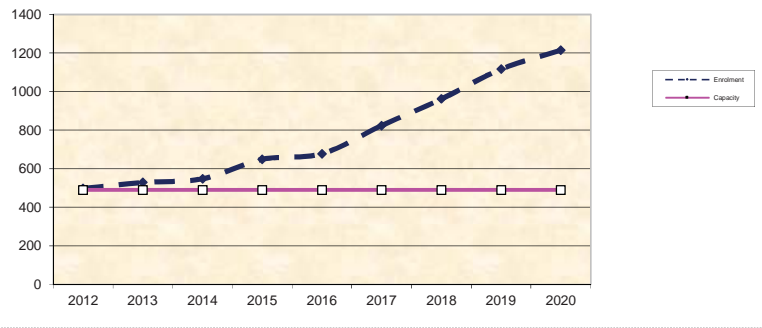
**School Enrolment Projections and Planning Update:**

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

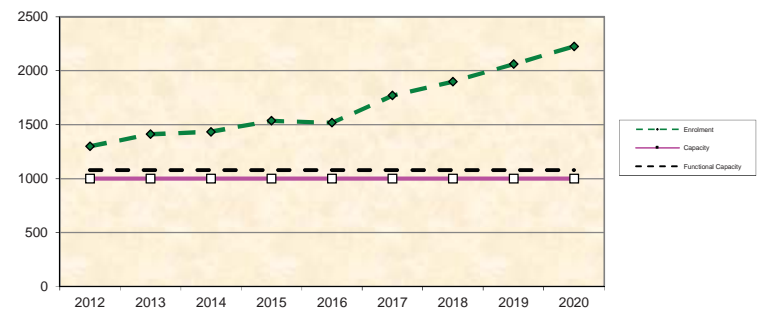
Woodward Hill Elementary opened in spring 2010 and is now overcapacity and growing very rapidly. Goldstone Park Elementary opened in February of 2014 and helped to relieve overcrowding at Woodward Hill in the short term, although most of the students attending the new school came from Cambridge Elementary. In September 2014 a catchment change was implemented that moved part of the Woodward Hill catchment to North Ridge (across King George Blvd) and in September 2016 Woodward Hill's catchment was reduced further with a move to Goldstone Park. The District is also reducing the incoming French Immersion Kindergarten cohorts to one class from two from September 2017 onwards. The District has received funding approval for additions to Woodward Hill and Sullivan Elementary (up to 8 classrooms each). The Five-Year Capital Plan outlines, as a high priority, a request for another new elementary school in South Newton. There are also extreme enrolment pressures at Sullivan Heights Secondary and the District has requested a 700 student addition to this school as a high priority in the Capital Plan. Incoming enrolment at Sullivan Heights Secondary was capped for the 2016/17 school year (and will be for the foreseeable future) which means all new in-catchment registrants are held on a waitlist and admitted as space permits. Enrolment pressures will remain until new space is approved and constructed.

Surrey is a rapidly growing urban centre and as NCPs build out and densities increase the school district is concerned that capital investment approvals will not be available in a timely manner to support this local growth. Approved NCP densities are the basis on which school sites and capital projects are requested and higher than projected densities create a capital planning challenge and increase enrolment pressures. As required, the school district will continue to work with the City and Province to adjust our capital plans to request additional school spaces and land to meet local demands.

**Woodward Hill Elementary**



**Sullivan Heights Secondary**



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

## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 7916-0071-00  
Project Location: 5912 and 5928 - 140 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 within an old growth area in an advanced stage of transition to a modern compact urban character.

North of the subject site (north side of 14000 block of 59A Avenue) is a new 16 lot RF-10 zone development identified as Surrey project 14-0067-00. The site is cleared and serviced, but construction has not begun (at January 2017). There is also one 1990's, 2700 sq.ft. Two Storey home with a 7:12 pitch all-common-hip roof with asphalt shingle surface. The home is clad in horizontal vinyl siding, with no feature accent areas.

West of the site (west side of 140 Street) is an 800 sq.ft. Bungalow situated on a 4660 square metre RA zoned parcel that will likely become the subject of a future compact lot rezoning. South of this lot, on the west side of 140 Street, is a 10 lot RF9 and RF-12 lot subdivision identified as Surrey project 11-0268-00 and south of that is a 7 lot RF-12 zone subdivision identified as Surrey project 12-0266-00. Homes in both of these developments are new, or currently under construction. These homes can all be identified as "Neo-Traditional" and "Neo-Heritage" style Two-Storey type homes, designed to a modern standard with balanced, consistently proportioned, mid-scale massing characteristics. These homes have roof slopes ranging from 8:12 to 16:12 and all have main common hip or common gable roofs with a shake profile asphalt shingle roof surface. Gable ends are articulated with shingles or other wood or fibre cement board detailing. Homes are clad with Hardiplank (or other fibre cement board) at the front and vinyl siding at the sides and rear, or the homes are clad in stucco. Most of the homes do not have a stone accent. However, all of the homes have feature areas at gable ends or at boxed out projections clad in materials such as wood or Hardiplank shingles, or horizontal clear cedar, or Hardipanel with 1x3 vertical wood battens. Landscapes range from not installed (under construction) to "modest to average" for post year 2012 compact zone developments.

South of the site are four old suburban homes on RA zoned lots, three of which are subject to new applications for RF-12 and RF-13 zoned lots.

East of the site is a school board parking lot. North of that are several old suburban homes on RA zoned lots, and two new RF-10 zoned subdivisions.

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

- 1) **Context Homes:** There are several new and under-construction homes in this area that could be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, and are well balanced across the façade. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with homes identified as context homes within the photos section of the character study, or should meet an "equivalent or better" standard, as determined by the consultant.
- 2) **Style Character :** Existing surrounding homes are of a "Neo-Traditional" or "Neo-Heritage" style, typical of those found in most modern compact lot developments in Surrey in the past 10 years. Styles recommended for this site include "Neo-Traditional", "Neo-Heritage", and compatible styles as determined by the 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.
- 3) **Home Types :** All surrounding context homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, 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-10, RF-12, and RF13 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. 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, fibre cement board, and stone. 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 compact lot developments in Surrey.
- 7) **Roof surface :** This is area in which all 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. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 7:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 7:12 slope may be required to meet maximum height as specified in the bylaw. A provision is also recommended to allow slopes less than 7:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be

justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** North of the site are cleared and serviced lots at which construction has not begun. West of the site is a large RA zoned lot containing a small Bungalow. The west side also contains numerous RF-9 and RF-12 zoned lots with new and under-construction "Neo-Traditional" and "Neo-Heritage" style Two-Storey homes with midscale massing characteristics, steeply sloped common hip and common gable roofs with asphalt shingle surfaces, and a range of cladding materials including vinyl, stucco, Hardiplank, cedar, and stone. South of the site are four old suburban homes on large RA zoned lots, three of which are the subject of new applications. East of the site is a large school parking lot, and several old suburban homes, and two new RF-10 applications. Landscapes are modest to average, or are under construction.

## 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 manifestations of "West Coast Contemporary" styles as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2015's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

#### **Interfacing Treatment With existing dwellings)**

There are numerous new homes under construction in the immediate area that provide acceptable architectural context for the subject site. Homes will therefore be in a compatible style range, including "Neo-Traditional", "Neo-Heritage", or compatible manifestations of "West Coast Contemporary" styles as determined by the design *consultant*. Note however that style range is not specifically regulated in the building scheme. New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

**Exterior Materials/Colours:** Stucco, Cedar, Vinyl, Fibre-Cement Board, 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 are not recommended for this development, except on trim. “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, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

**Roof Materials/Colours:** 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 the traditional roofing products. Greys, browns, or black only. Membrane roofs permitted where required by B.C. Building Code.

**In-ground basements:** In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

**Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 8 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, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** January 9, 2017

**Reviewed and Approved by:**       **Date:** January 9, 2017

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	5912 and 5928 140 <sup>th</sup> Street
Registered Arborist:	Dan Brown, B.Sc ISA Certified Arborist (PN7785-A) ISA Qualified Tree Risk Assessor (TRAQ)
<b>On-Site Trees</b>	<b>Number of Trees</b>
<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>382</b>
<b>Protected Trees to be Removed</b>	<b>374</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>8</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{165}{1} \times \text{one (1)} = 165$	<b>583</b>
- All other Trees Requiring 2 to 1 Replacement Ratio $209 \times \text{two (2)} = 418$	
<b>Replacement Trees Proposed</b>	<b>36</b>
<b>Replacement Trees in Deficit</b>	<b>547</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
<b>Off-Site Trees</b>	<b>Number of Trees</b>
<b>Protected Off-Site Trees to be Removed</b>	<b>4</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{3}{1} \times \text{one (1)} = 3$	<b>7</b>
- All other Trees Requiring 2 to 1 Replacement Ratio $1 \times \text{two (2)} = 4$	
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>7</b>

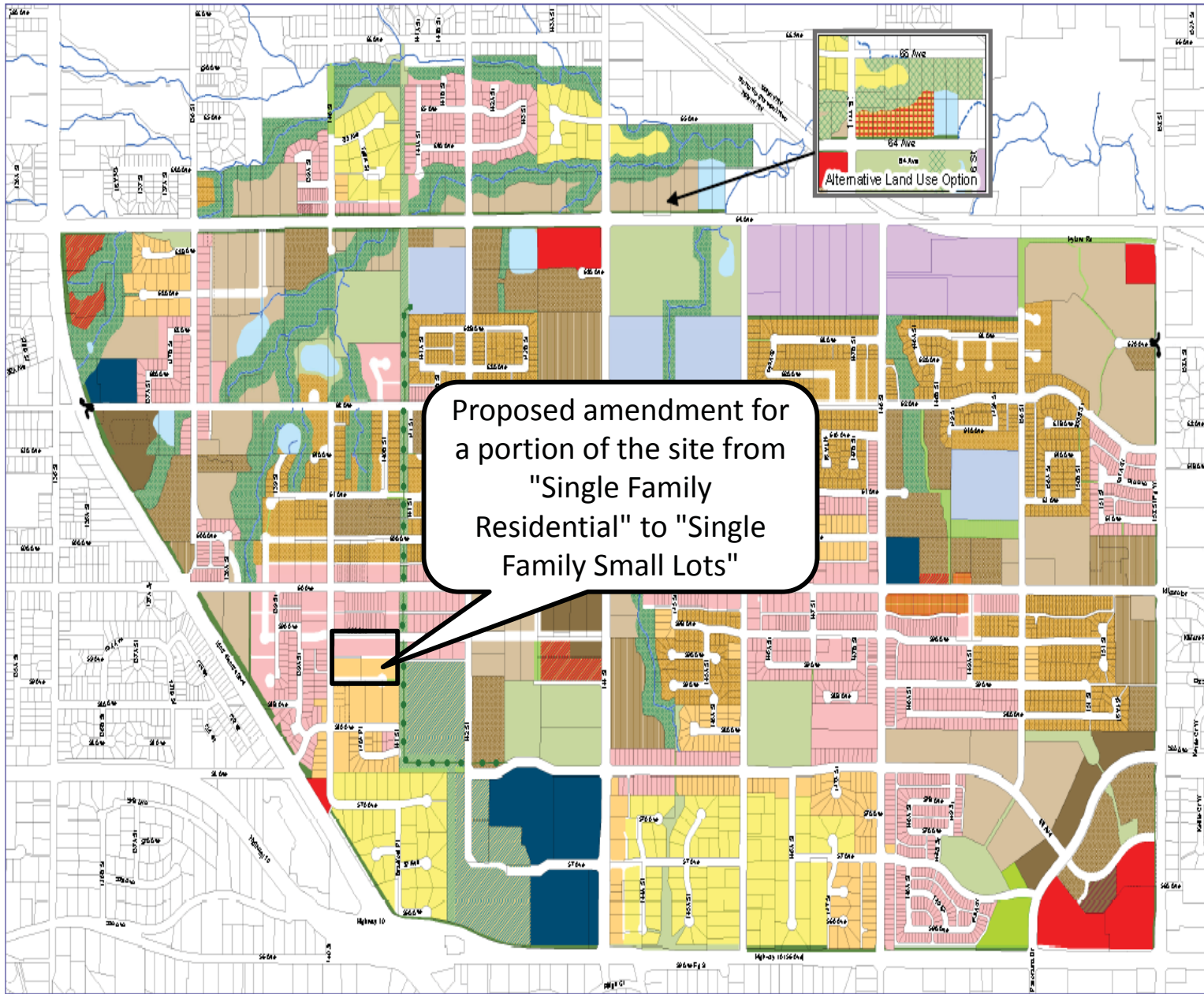
Summary prepared and  
submitted by:



December 13, 2016

Arborist

Date

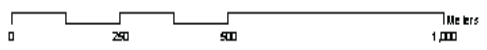


Proposed amendment for a portion of the site from "Single Family Residential" to "Single Family Small Lots"

**SOUTH NEWTON**

NEIGHBOURHOOD CONCEPT PLAN  
City of Surrey Planning & Development Department

- |                       |  |                 |                              |                       |
|-----------------------|--|-----------------|------------------------------|-----------------------|
| Apartments 45 upa max | Single Family Small Lots                 | Commercial      | Proposed School and Park     | Buffers               |
| Apartments 45 upa max | Row Housing                              | Institutional   | Parks                        | Detention Ponds       |
| Townhouses 30 upa max | Single Family Residential Flex 6 to 14.5 | Office Park     | Proposed Park and Walkway    | Utility RAIN Greenway |
| Townhouses 25 upa max | Single Family Residential                | Industrial      | Recreational                 | WALKWAY               |
| Townhouses 20 upa max | Suburban Residential 1/2 Acre            | Schools         | Creeks and Riparian Set-back |                       |
| Townhouses 15 upa max | Mixed Com/Res Apartments                 | Proposed School |                              |                       |
|                       | Mixed Com/Res Townhouse                  |                 |                              |                       |



Scope by Council Resolution December 6, 2016. Issued on February 26, 2017

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0071-00

Issued To: AKASH SABLOK  
1021846 BC LTD.  
  
(the "Owner")

Address of Owner: 6108 - Fraser Street  
Vancouver, BC V5W 3A1

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

Parcel Identifier: 007-476-833  
Lot 33 Section 9 Township 2 New Westminster District Plan 44504

5912 - 140 Street

Parcel Identifier: 013-212-427  
South Half of the North Half of the West Half Legal Subdivision 7 Section 9 Township 2  
Except Firstly: The West 33 Feet Secondly: Part Subdivided by Plan 44504 New  
Westminster District

5928 - 140 Street

(the "Land")

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

Parcel Identifier:

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



4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Subsection K.2 Subdivision, of Part 16B Single Family Residential (13) Zone (RF-13), the minimum lot depth is reduced from 24 metres (79 ft.) to 23.8 metres (78 ft.) for proposed Lot 2-11, 14-23, and 28-30.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

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Mayor – Linda Hepner

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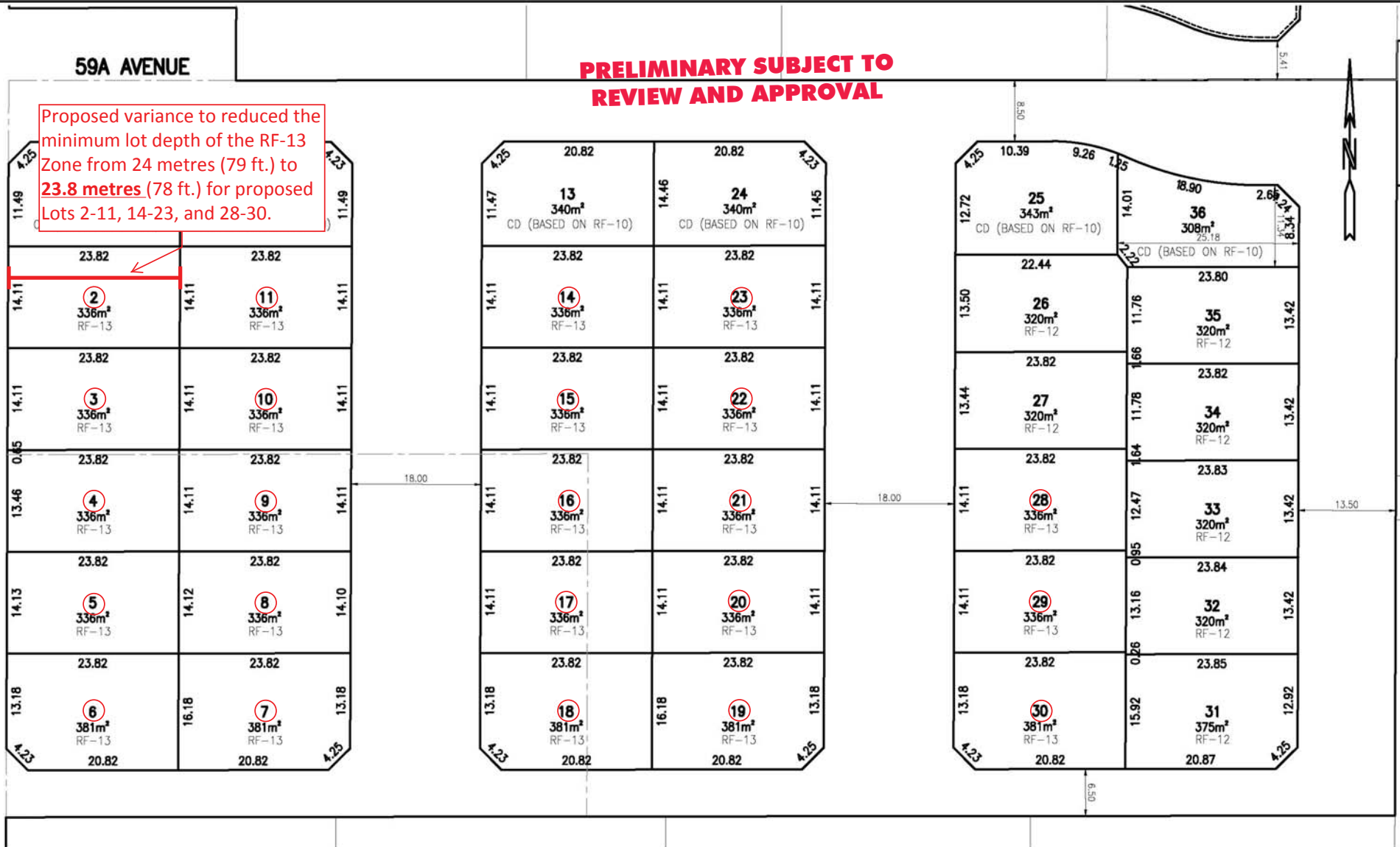
City Clerk – Jane Sullivan

59A AVENUE

**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

Proposed variance to reduced the minimum lot depth of the RF-13 Zone from 24 metres (79 ft.) to **23.8 metres** (78 ft.) for proposed Lots 2-11, 14-23, and 28-30.

140 STREET



SCHEDULE A

CLIENT:	PROJECT:	5928 & 5912 - 140 STREET, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION			
PROJECT No.	DATE:	LEGAL:	SCALE:	MUNICIPAL PROJECT No.:
16041	JAN 2017		1:500	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES				

**Hub Engineering Inc.**  
 Engineering and Development Consultants

Member  
**PACIFIC LAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

C:\Projects\16041\sub\MO\_Drawing\Layout\Lot\_Layout\_11x17 3/21/2017 3:17PM

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: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 013-212-427  
 South Half Of The North Half Of The West Half Legal Subdivision 7 Section 9 Township 2  
 Except Firstly: The West 33 Feet Secondly: Part Subdivided By Plan 44504 New  
 Westminster District, as shown on the Survey Plan attached hereto and forming part of  
 this Bylaw as Schedule A, certified correct by John Onderwater, B.C.L.S. on the 8th day of  
 February, 2017, containing 4,570 square metres, called Block A.

Portion of 5928 - 140 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 housing on small *urban lots*.

**B. Permitted Uses**

Land and *structures* shall be used only for one *single family dwelling*, which may contain 1 *secondary suite*, on each *lot*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For the purpose of subdivision, the maximum *unit density* is 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *unit density* may be increased from 2.5 *dwelling units* per hectare [1 u.p.a.] to 13.5 *dwelling units* per hectare [5.5 u.p.a.], calculated on the basis of the entire *Lands*, if amenities are provided in accordance with Schedule G of Zoning By-law 1993, No. 12000, as amended.
2. (a) For *building* construction within a *lot*, the maximum allowable floor area is 217 square metres [2,335 sq.ft.], provided that 39 square metres [420 sq.ft.] must be reserved for use only as a garage or carport; and  
(b) For the purpose of calculating floor area in this Section, floor area including garages and covered parking with extended height exceeding 3.7 metres [12 ft.] must be multiplied by 2, excluding:
  - i. staircases;
  - ii. 10 square metres [108 sq. ft.]; and
  - iii. floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided the area has at least one wall 3.7 metres [12 ft.] or less in height.

**E. Lot Coverage**

The *lot coverage* shall not exceed 52%.

**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal Buildings</i>		6.0 m <sup>1</sup> [20 ft.]	7.5 m <sup>3,4</sup> [25 ft.]	1.2 m [4 ft.]	2.4 m [8 ft.]
<i>Accessory Buildings and Structures</i>		- <sup>2</sup>	1.2 m <sup>5</sup> [4 ft.]	0.85 m [2 ft. 10 in.]	6.0 m [20 ft.]

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

- 1 The *front yard setback* of the *principal building* may be reduced to a minimum of 4.0 metres [13 ft.] for up to 50% of the width of the front of the *principal building*, or for the entire first storey or part thereof of the *principal building*, or for a *principal building* not exceeding 5.0 metres [16 ft.] in *building height*, provided that the *front yard setback* of a garage or carport shall be a minimum of 6.0 metres [20 ft.]. The minimum 6.0 metres [20 ft.] and the permitted 4.0 metres [13 ft.] *front yard setbacks* may be further reduced to a minimum of 4.0 metres [13 ft.] and 2.0 metres [6 ft. 6 in.] respectively 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*.
- 2 *Accessory buildings and structures* are not permitted within the *front yard setback* of the *principal building*.
- 3 The minimum *rear yard setback* of the *principal building* may be reduced to 6.0 metres [20 ft.] for a maximum of 50% of the width of the rear of the *principal building*. The *rear yard setback* of the *principal building* may be further reduced to 4.5 metres [15 ft.] for a maximum of 50% of the width of the rear of the *principal building* at the first floor by an unenclosed *deck* with a maximum area of 14 square metres [150 sq. ft.] which may be covered by a sloped roof, and by stairways with more than 3 risers.
- 4 The *rear yard setback* of an attached garage or carport may be reduced to a minimum of 6.0 metres [20 ft.], provided that the *rear yard setback* is a minimum of 7.5 metres [25 ft.] for the remaining portion of the *principal building* excluding the attached garage or carport. The *rear yard setback* of the *principal building* with a garage or carport located at the rear of the *lot* may be reduced to 4.5 metres [15 ft.] at the first floor by an unenclosed *deck* with a maximum area of 14 square metres [150 sq. ft.] which may be covered by a sloped roof, and by stairways with more than 3 risers.
- 5 A minimum *separation* of 5 metres [16 ft.] is required between the *principal building* and *accessory buildings and structures* exceeding 3.0 m [10 ft.] in *building height*. The minimum *separation* may be reduced to 3.0 metres [10 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 14 square metres [150 sq. ft.] and may be covered by a sloped roof.

## 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 9.5 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* must 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. A minimum of 3 off-street *parking spaces* shall be provided, 2 of which may be in the *driveway*.
2. The width of a *driveway* on the *lot* shall not exceed 6.0 metres [20 ft.].
3. Notwithstanding the width of the *parking space* required for a single garage and a double garage in Section B.1 of Part 5 Off-Street Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended, a single garage to accommodate only one *vehicle* or a double garage to accommodate two *vehicles* parked side by side in this Zone shall meet the following requirements:
  - (a) Single garage that accommodates one *vehicle* only: The maximum width of a garage shall be 4.0 metres [13 ft.] measured between the interior faces of the side walls of the garage; and
  - (b) Double garage that accommodates two *vehicles* parked side by side: The maximum width of a garage shall be 6.3 metres [21 ft.] measured between the interior faces of the side walls of the garage provided that the garage door opening must accommodate a garage door that is a minimum of 5.0 metres [16 ft.] wide.
4. A double garage or carport to accommodate two *vehicles* parked side by side shall not be permitted on any *lot* less than 13.4 metres [44 ft.] wide, unless the said garage or carport is located at the rear of the *single family dwelling* on the *lot* and has *vehicle* access from a *flanking street*.
5. A triple garage to accommodate three *vehicles* parked side by side is not permitted.
6. Outside parking must be limited to a maximum of 2 cars or trucks.
7. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.
8. No parking is permitted on a *corner lot* within an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 6.0 metres [20 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*.

## 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, provided that the amount of the required landscaped area may be reduced to a minimum of 30% of the *front yard* for a pie-shaped *lot*.

## 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 10 square metres [108 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:

	<b><i>Lot Size</i></b>	<b><i>Lot Width</i></b>	<b><i>Lot Depth</i></b>
Regular Standard <i>Lot</i>	340 sq. m. [ 3,660 sq. ft.]	14 metres [ 46 ft.]	22 metres [ 72 ft.]
Permissible Reduction as set out below*	300 sq. m. [ 3,230 sq.ft.]	11.3 metres [ 37 ft.]	25 metres [ 82 ft.]

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

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

## L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RF-10 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.
9. 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-10 Zone.
10. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
11. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
12. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.



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

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

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

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

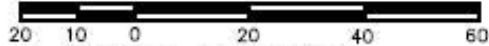
PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

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

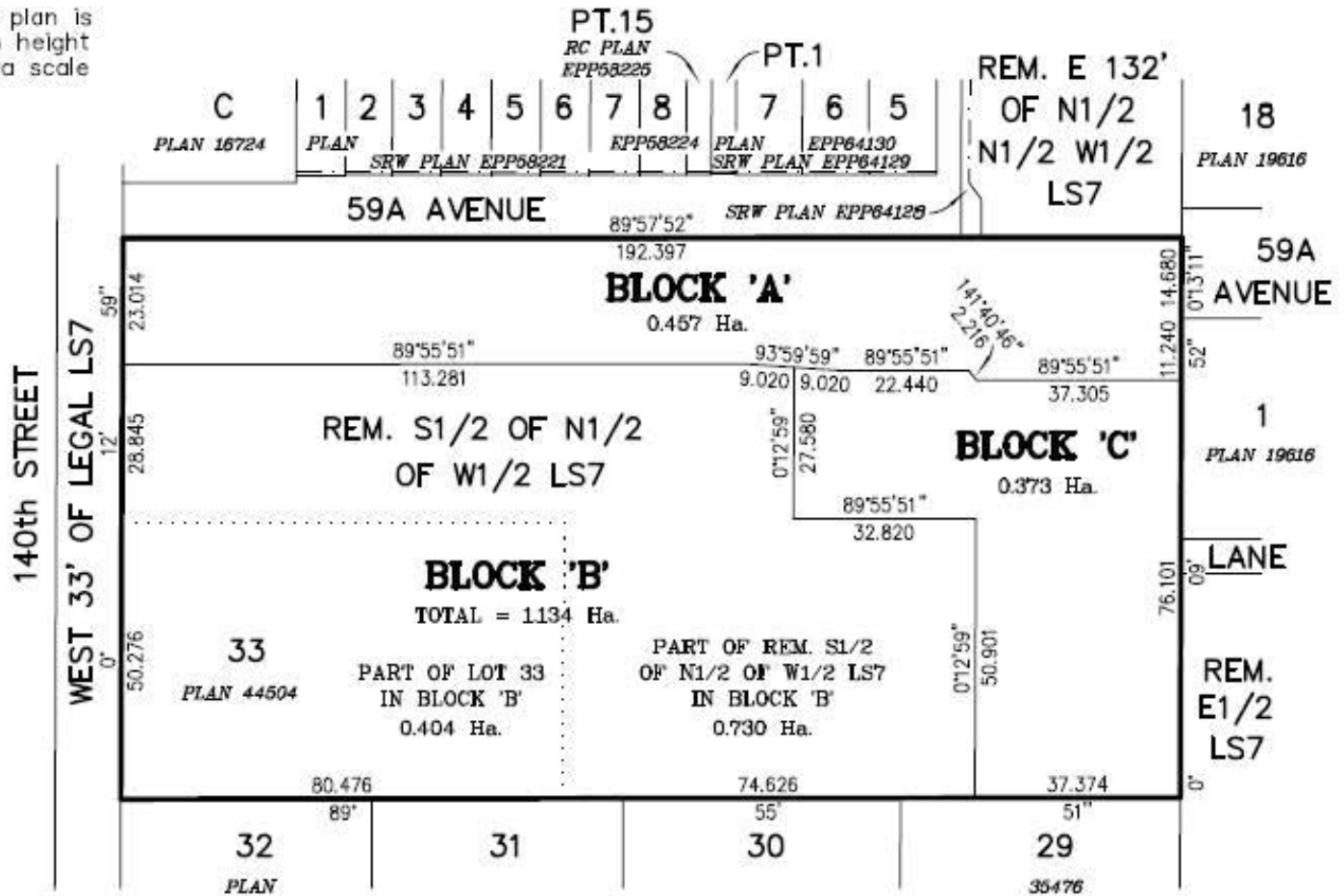
\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW #\_\_\_\_\_ OF LOT 33, PLAN 44504 AND THE SOUTH HALF OF THE NORTH HALF OF THE WEST HALF LEGAL SUBDIVISION 7, EXCEPT FIRSTLY: THE WEST 33 FEET, SECONDLY: PART SUBDIVIDED BY PLAN 44504, ALL OF SECTION 9, TOWNSHIP 2, NEW WESTMINSTER DISTRICT.**



All Distances are in Metres.  
The intended plot size of this plan is 279mm in width by 216mm in height (Letter size) when plotted at a scale of 1:1250.



Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104 - 5830 176 'A' Street  
Cloverdale, B.C.  
FILE: JS1651\_RZ

*This Plan Lies Within The  
Greater Vancouver Regional District*

Certified correct, completed on the 8th day of February, 2017.  
John  
Onderwater  
WLKFXG

Digitally signed by John Onderwater  
WLKFXG  
DN: cn=John Onderwater,  
o=WLKFXG, ou=B.C. Land Surveyors,  
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c=CA, o=WLKFXG,  
dn=2017.02.08 10:22:00 -0700

B.C.L.S.