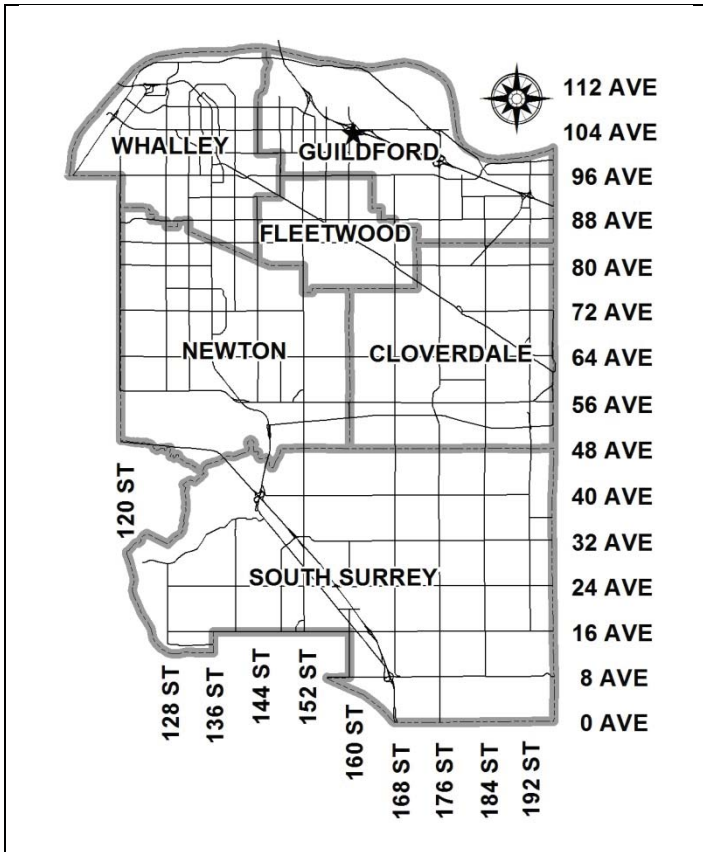


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0073-00

Planning Report Date: October 23, 2017



PROPOSAL:

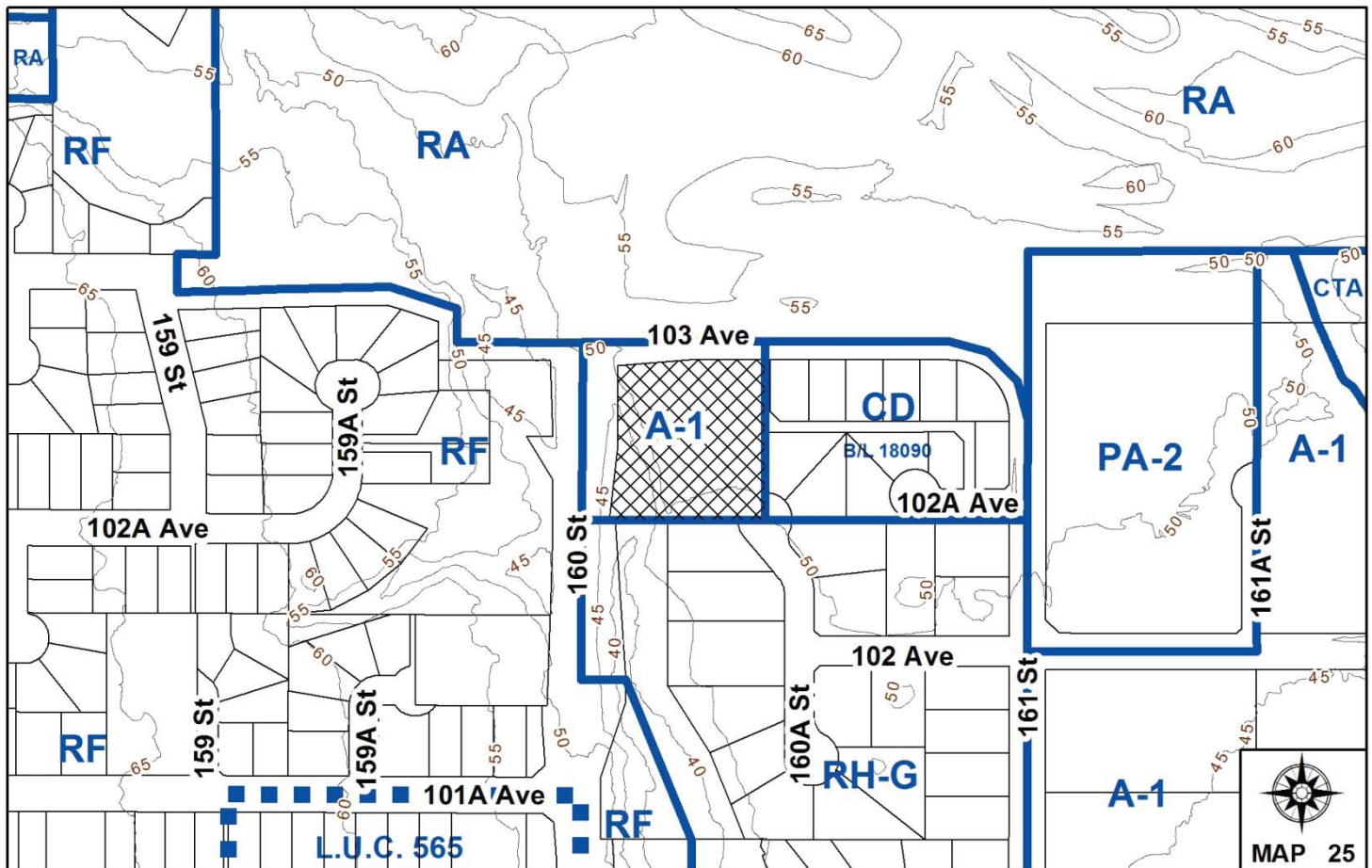
- **OCP Amendment** of a portion from Suburban to Urban
- **Rezoning** from A-1 to CD based on (RH-G) and RF
- **Development Permit**
- **Development Variance Permit**

to allow subdivision into 3 Urban and 2 Suburban single family lots and 1 park lot for streamside protection

LOCATION: 16022 - 103 Avenue

ZONING: A-1

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment for a portion of the site; and
 - Rezoning.
- Approval to draft Hazard Lands and Sensitive Ecosystems Development Permit.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an OCP Amendment from Suburban to Urban for a portion of the site.
- Seeking to vary the minimum required streamside setback area for a "Natural Class A Stream", measured from top of bank, from 30 metres (98 ft.) to a minimum of 7.8 metres (26 ft.).

RATIONALE OF RECOMMENDATION

- Complies with the Metro Vancouver Regional Growth Strategy designation.
- The proposed Urban designated lots are separated from existing Suburban designated lots to the east by a lane. The lots are oversized "Single Family Residential Zone (RF)" lots and provide a reasonable transition to the small Suburban lots across the lane.
- The applicant is proposing to convey to the City approximately 2,858 square metres (0.7 acres) of land encompassing the ravine area for "Class A" (red-coded) streams which transverse the subject site.
- The gross unit density of the proposed Suburban lots (Lots 4 and 5), including the conveyed parkland, is 5.9 units per hectare (2.4 u.p.a.). Under the OCP, the Suburban designation allows density up to 10 units per hectare (4 u.p.a.) for lands outside 200 metres (656 ft.) of the Agricultural Land Reserve (ALR) edge, and for density to be calculated on a gross site area where sufficient parkland and/or community benefit are provided.
- The applicant has agreed to provide a community benefit contribution of \$4,500 per Urban lot in support of the proposed amendment of a portion of the site from Suburban to Urban.
- The applicant has submitted geotechnical and Riparian Areas Regulation (RAR) assessments to demonstrate slope stability and no significant negative impacts on the riparian protection area by the proposed development and reduced streamside setback.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by re-designating a portion of the subject site from Suburban to Urban and a date for Public Hearing be set (Appendix VIII).
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 475 of the Local Government Act.
3. a By-law be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached in Appendix I from "General Agriculture Zone (A-1)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
4. a By-law to be introduced to rezone the portion of the subject site shown as Block B on the Survey Plan attached in Appendix I from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7916-0073-00 for Hazard Lands and Sensitive Ecosystems.
6. Council approve Development Variance Permit No. 7916-0073-00 (Appendix VII) to reduce the minimum required streamside setback area for a "Natural Class A Stream", measured from top of bank, from 30 metres (98 ft.) to a minimum of 7.8 metres (26 ft.), to proceed to Public Notification.
7. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) completion of a P-15 agreement for the installation, monitoring and maintenance of replantings in the conveyed riparian area;
 - (g) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (h) registration of a Section 219 Restrictive Covenant for "no build" on portions of proposed Lots 1-5 for the purposed of tree protection; and
- (i) the applicant will satisfy the deficiency in tree replacement on the site to the satisfaction of the Planning and Development Department.

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:**

3 Elementary students at Serpentine Heights Elementary School
 1 Secondary student 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 March 2019.

Parks, Recreation & Culture: Parks will accept the riparian area as parkland and as satisfying the 15% minimum parkland requirement of an RH-G type zone. The applicant has offered a park amenity contribution of 2,000 (\$500 per new lot) to address Parks concerns about increased pressure on park amenities in the area, as the site lies outside a secondary plan area. A P-15 agreement is required for monitoring and maintenance of replantings in the conveyed riparian area.

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

SITE CHARACTERISTICS

Existing Land Use: Existing house to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 103 Avenue):	Road allowance adjacent to Highway 1	Urban	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Single family dwellings under construction created through Development Application 7912-0319-00	Suburban	CD By-law No. 18090
South:	Serpentine River Greenbelt and single family dwellings created under a 1989 subdivision	Suburban	RH-G
West (Across 160 Street):	Serpentine Headwaters Park and single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located at the southeast corner of 160 Street and 103 Avenue in Guildford. The property has a split designation in the Official Community Plan (OCP), with the western portion designated "Urban" and the eastern portion designated Suburban". The property is zoned "General Agriculture Zone (A-1)".
- The western portion of the property is encumbered by "Class A" (red-coded) streams. The Serpentine River is directed under 160 Street into the southwest corner of the property and a tributary channel, Serpentine Creek, extends along the west property line south from the intersection of 160 Street and 103 Avenue to the Serpentine River. A steep sloped ravine extends from the watercourses to an existing single family dwelling on the property. The property lies within a steep slopes development permit area and a streamside protection area and is therefore subject to a Development Permit for Hazard Lands and Streamside Protection.
- East of the subject property are small Suburban lots created under Development Application No. 7912-0319-00, which received Final Adoption on April 27, 2015. Homes on these lots are currently under construction. The lots have widths that range from 16 to 21 metres (52 to 69 ft.) and areas that range from 573 square metres to 1,020 square metres (6,168 sq. ft. to 10,979 sq.ft.).
- South of the subject property, the irregularly shaped lots that share the 160A Street cul-de-sac bulb have areas of 1,357 square metres and 1,501 square metres (14,612 sq.ft. and 16,155 sq.ft.).

Current Proposal and OCP Amendment

- The subject site is approximately 0.73 hectare (1.79 ac.) in area and fronts onto 103 Avenue. An existing single family dwelling on the property is proposed for demolition.

- The applicant is proposing to rezone the property to "Comprehensive Development Zone (CD)" based on the "Half-Acre Gross Density Zone (RH-G)" and "Single Family Residential Zone (RF)" in order to permit subdivision into 2 small Suburban lots and 3 large Urban lots. The applicant is also proposing to convey the ravine area (proposed Lot 6) to the City as parkland for streamside and windthrow (blowdown tree hazard) protection.
- Proposed Lots 1 to 3 will front onto 103 Avenue but will be accessed from a rear lane. These lots are proposed to be rezoned to RF (Block A in Appendix I). All the proposed RF lots exceed the minimum required lot size requirements of the zone.
- The 3 proposed RF lots would exceed the density limits of the Suburban designation (a maximum density of 10 units per hectare or 4 units per acre), and consequently, an OCP amendment is proposed for this portion of the site (Appendix VIII). The subject property is located in a transition area between Urban designated properties to the west of 160 Street and Tynehead Park located approximately 220 metres (240 yards) to the southeast. These proposed Urban designated lots will be separated from existing Suburban designated lots to the east by a lane.
- In accordance with provisions in the OCP for incremental amendments, the applicant has agreed to provide a community benefit contribution of \$4,500 per lot in support of the proposed amendment of a portion of the site from Suburban to Urban.
- Proposed Lot 2 has a width of 18 metres (59 ft.) and an area of 614 square metres (6,609 sq.ft.). Proposed Lot 3, which is adjacent to a lane with access to 103 Avenue, is marginally larger (618 sq.m./6,652 sq.ft.). Proposed Lot 1 has an area of 618 square metres (6,652 sq.ft.) and a width that tapers down to 13.5 metres (44 ft.) at the rear of the lot, in order to increase the area conveyed to the City for streamside and windthrow protection.
- Proposed Lots 4 and 5 will be accessed from the 160A Street cul-de-sac bulb and are proposed to be rezoned to CD based on RH-G (Block B in Appendix I). Proposed Lots 4 and 5 have a width of 18.7 metres (61 ft.) and 18.8 metres (62 ft.) and a lot area of 920 square metres (9,903 sq.ft.) and 996 square metres (10,721 sq.ft.) respectively. These lots will complete the streetscape and, although smaller than existing lots along the 160A Street cul-de-sac, do comply with the maximum unit density of 10 units per hectare (4 u.p.a) of the Suburban designation in the OCP for lands outside 200 metres (656 ft.) of the ALR edge.
- The applicant is proposing to convey 2,858 square metres (0.7 acres) (proposed Lot 6 in Appendix II) of the site to the City for streamside and windthrow protection. This undevelopable area, discounted by 50% as per the RH-G Zone, represents 20% of the gross site area. The proposed area to be conveyed exceeds the 15% open space required under the RH-G Zone.

Comprehensive Development Zone (CD)

- The proposed CD By-law regulating proposed Lots 4 and 5 is generally based on the RH-G Zone, with modifications to address tree retention and accommodate proposed lot sizes and widths.
- The following table provides a comparison of the RH-G Zone and adjacent CD By-Law No. 18090 to the proposed CD Zone:

	RH-G Zone	CD By-law No. 18090	Proposed CD By-law
Unit Density	5 dwelling units per hectare (2.0 upa)	10 dwelling units per hectare (4.0 upa)	10 dwelling units per hectare (4.0 upa)
Floor Area Ratio (FAR) for lots less than 1,500 sq. m. (16,150 sq. ft.)	Sliding scale based on the RF Zone	Sliding scale based on the RF Zone for Blocks A and B and 0.32 FAR for Block C	0.46 FAR
Maximum Floor Area for lots less than 1,500 sq. m. (16,150 sq. ft.)	465 sq.m. (5,000 sq.ft.)	no maximum provided	465 sq. m. (5,000 sq. ft.)
Lot Coverage	Sliding scale based on the RF Zone	Sliding scale from 32% to 38% for Blocks A and B and 25% Block C	30%
Subdivision (Lot Size)	<u>Standard:</u> Lot size: 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 size: 1,120 sq.m. (12,000 sq.ft.) Lot width: 24 m. (80 ft.) Lot depth: 30 m. (100 ft.)	Lot size: varies by Block from 702 sq.m. (7,556 sq.ft.) to 992 sq.m. (10,677 sq.ft.) Lot width: varies by Block from 18 m (59 ft.) to 19 m. (62 ft.) Lot depth: varies by Block from 22 m. (72 ft.) to 32 m. (104 ft.)	Lot size: 920 sq.m. (9,902 sq.ft.) Lot width: 18 m. (59 ft.) Lot depth: 33 m. (108 ft.)

- The RH-G Zone requires a minimum lot size of 1,300 square metres (14,000 sq. ft.), width of 30 metres (100 ft.) and depth of 30 metres (100 ft.). However, 50% of the lots within a plan of subdivision may be reduced to 1,120 square metres (12,000 sq. ft.) in size and 24 metres (79 ft.) in width. The proposed CD By-law allows the RH-G type lots to be smaller, with a minimum lot size of 920 square metres (9,902 sq. ft.) and width of 18 metres (59 ft.). However, the proposed lot size and dimensions are comparable to the neighbouring lots to the east under CD By-law No. 18090.
- On July 25, 2016, Council adopted Text Amendment By-law No. 18771 (Corporate Report No. R158), to amend the density and lot coverage provisions of the RH-G Zone to permit a house size that is equivalent to the RF Zone for lots less than 1,500 square metres (16,150 sq. ft.) in size, which is the case in this proposed subdivision. The proposed CD By-law incorporates an equivalent floor area restriction and similar lot coverage restriction as in the updated RH-G Zone.

Building Design Guidelines and Lot Grading

- Mike Tynan of Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Design Guidelines. The character study reviewed existing homes in the neighbourhood in order to establish suitable guidelines for the proposed subdivision. The properties to the east of the subject site are under construction and properties to the south are generally older (early 1990's) two-storey or bungalow type suburban dwellings with triple garages. Consequently, the housing stock in the area does not provide suitable architectural context for the proposed new homes. The design guidelines will create homes in a "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage" or compatible style as determined by the design consultant. The homes will meet current design standards with proportionate

massing of street facing elements, recognizable style-authentic design, and a high standard of trim and detailing. A summary of the design guidelines is attached (Appendix V).

- A preliminary lot grading plan was submitted by Mainland Engineering Design Corporation. The grading plan was reviewed by staff and recommendations were made to move a drainage swale from proposed Lot 2 to Lot 3 and provide a reference to a geotechnical report for the subject property. The revised grading plan, dated September 1, 2017, was found to be generally acceptable. Basements are proposed for all 5 lots; the feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed the applicant's final engineering drawings.

Development Permits

- The site is located within Development Permit Areas identified set out in the OCP for Hazard Lands (Steep Slopes) and Sensitive Ecosystems (Streamside Protection). Under Part 7A Streamside Protection of the Zoning By-law, Serpentine River and Serpentine Creek which transverse the site are subject to a 30 metre (98 ft.) setback from top of bank.
- The applicant submitted a Geotechnical Site Assessment prepared by Tegbir Bajwa, P.Eng. of Western Geotechnical Consultants Ltd. to assess the slope stability and development feasibility of the site. The applicant also submitted a Riparian Areas Regulation (RAR) Assessment Report prepared by Rick Sickmuller R.P.Bio. of Envirowest Consultants Inc. to provide a development plan for the Class A (red-coded) streams. The RAR assessment of tree health and windthrow risk were based on a Tree Preservation report prepared by Glen Murray of Froggers Creek Tree Consultants Ltd. and a Windfirm Boundary Assessment for Riparian Areas Setback prepared by Mike Coulthard of Diamond Head Consulting Ltd.
- The recommendations of the reports were used to determine the eastern boundary of the proposed park lot (Lot 6) to be dedicated to the City and will be used in the proposed Development Permit for steep slopes and streamside protection.
- The geotechnical building setback is located entirely within the proposed park lot. On the northern portion of the subject site, the western boundary of proposed Lot 1 was determined by the tree protection zones for 3 Western Redcedars and 1 Douglas-fir identified for retention in the arborist report. The western boundary of proposed Lot 5 was determined by the Streamside Protection and Enhancement Area (SPEA) boundary identified in the RAR/windfirm boundary report. A 5 metre (16 ft.) drainage statutory right of way will be required on Proposed Lot 5 to provide access to the ravine area. (Appendix II)
- Based on the findings of the RAR report, the applicant is seeking a variance to reduce the minimum required streamside setback area (see By-law Variance Section).

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants prepared an Arborist Assessment, dated October 3, 2017, for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder Trees			
Alder	5	5	0
Deciduous Trees (excluding Alder Trees)			
Paper Birch	1	1	0
Japanese Maple	1	1	0
English Holly	1	1	0
Coniferous Trees			
Western Red Cedar	12	6	6
Sitka Spruce	4	2	2
Western Hemlock	2	1	1
Excelsa Cedar	1	1	0
Douglas Fir	9	5	4
Deodar Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	32	19	13
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees		22	
Contribution to the Green City Fund		\$13,600	

- The Arborist Assessment indicated there were a total of 32 protected trees on the site, excluding alders. Five (5) protected alders were also identified. The arborist determined that 13 trees can be retained as part of the development proposal, including a Sitka Spruce in the City boulevard. The arborist also identified approximately 94 trees located within the riparian area to be conveyed to the City, all of which will be retained, except where removal was necessary due to hazardous conditions.
- The applicant agreed to increase the size of the park lot to be conveyed to the City in order to include 5 trees (3 Western Redcedars, 1 Douglas-fir and 1 Bigleaf Maple) that had previously been identified for protection and retention as part of proposed Lot 1.
- Tree removal within the riparian area will be determined at a later time, in consultation with the Parks, Recreation and Culture Department. A detailed planting plan prepared by a Registered Professional Biologist (R.P. Bio.) and an associated P-15 agreement are required for the monitoring and maintenance of the proposed trees to be planted in the conveyed riparian area.
- For those trees that cannot be retained, the applicant is required to plant trees on a 1 to 1 replacement ratio for alder trees and a 2 to 1 replacement ratio for all other trees. This will

require a total of 43 replacement trees. Since only nine (9) replacement trees are proposed on the lots, the deficit of 34 replacement trees will require a cash-in-lieu payment of \$13,600 (\$400 per tree) to the Green City Fund.

PRE-NOTIFICATION

Pre-notification letters were sent on April 7, 2016, and a Development Proposal Sign was installed. Staff received one response from a neighbouring resident. The concerns are as follows (*staff comments in italics*):

- Tree retention and safety in wind storms.

(A windfirm boundary assessment was undertaken and used to determine the boundaries for tree preservation and the streamside protection area to be conveyed to the City as a park lot.)

- Availability of street parking.

(The proposed development will be required to provide off-street parking as per the Zoning Bylaw, which will be a minimum of 3 parking spaces per lot.)

JUSTIFICATION FOR PLAN AMENDMENT

- The 3 proposed Urban designated lots will be separated from existing Suburban designated lots to the east by a lane. The lots are oversized RF lots providing reasonable transition to the small Suburban lots across the lane.
- The applicant has agreed to provide a community benefit contribution of \$4,500 per Urban lot in support of the proposed amendment of a portion of the site from Suburban to Urban.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 22, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Located within an urban infill area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Infill development while retaining Suburban character.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils and other on-site rainwater infiltration measures proposed. • Conveyance of streamside protection area to the City. • Composting, recycling and organics pickup available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Site is near a park-and-ride for the transit system.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles incorporated in site design.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary Part 7A Streamside Protection of the Zoning By-law to reduce the minimum required streamside setback area for a "Natural Class A Stream", measured from top of bank, from 30 metres (98 ft.) to a minimum of 7.8 metres (26 ft.).

Applicant's Reasons:

- The proposed streamside setbacks are supported by the Provincial Riparian Areas Regulation (RAR) assessment.
- On the northern portion of the riparian area (along the western property line of proposed Lot 1), the proposed streamside setback exceeds the Streamside Protection and Enhancement Area (SPEA) boundary identified in the RAR/windfirm boundary report.

- On the southern portion of the riparian area (along the western property line of proposed Lot 5), the proposed streamside setback complies with the SPEA boundary identified in the RAR/windfirm boundary report. Furthermore, a 5 metre (16 ft.) drainage statutory right of way, into which no buildings may encroach, will be required on proposed Lot 5.

Staff Comments:

- The applicant has submitted geotechnical and RAR assessments to demonstrate slope stability and no significant negative impacts on the riparian protection area by the proposed development and reduced streamside setback. The reports have been reviewed by City staff and professional peers.
- The applicant is proposing to convey approximately 2,858 square metres (0.7 acres) of land encompassing the ravine area to the City for streamside and windthrow protection in perpetuity.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential), Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Tree Preservation Summary Table and Preservation/Replacement Plan
Appendix VII.	Development Variance Permit No. 7916-0073-00
Appendix VIII.	OCP Re-designation Map
Appendix IX.	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Geotechnical Site Assessment, dated August 23, 2015, and Slope Stability Assessment, dated July 29, 2016, prepared by Western Geotechnical Consultants Ltd. Peer reviewed by Braun Geotechnical Ltd., dated August 31, 2017. Independent Peer Review Response - Revision 01, dated October 16, 2017 prepared by Western Geotechnical Consultants Ltd.
- Riparian Area Regulation (RAR) Assessment Report prepared by Envirowest Consultants Inc., dated December 21, 2016. Peer reviewed by Phoenix Environmental Services Ltd., dated September 26, 2017.
- Tree Preservation report prepared by Froggers Creek Tree Consultants Ltd., dated October 3, 2017.
- Windfirm Boundary Assessment for Riparian Areas Setback prepared by Diamond Head Consulting Ltd, dated December 2, 2016.

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

HC/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

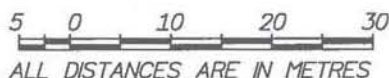
Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	1.79 ac	
Hectares	0.73 ha	
NUMBER OF LOTS		
Existing	1	
Proposed	3 RF and 2 CD based on RH-G	
SIZE OF LOTS	RF	CD based on RH-G
Range of lot widths (metres)	18.0 to 26.7 m	18.7 m
Range of lot areas (square metres)	614 to 618 sq m	920 to 996 sq m
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	6.89 uph / 2.79 upa	
Lots/Hectare & Lots/Acre (Net)	13.28 upa / 5.37 upa	
SITE COVERAGE (in % of gross site area)	RF	CD based on RH-G
Maximum Coverage of Principal & Accessory Building	35%	22%
Estimated Road, Lane & Driveway Coverage	5%	10%
Total Site Coverage	40%	32%
PARKLAND		
Area (square metres)	2,858 sq m	
% of Gross Site	39.4%	
	Required	
PARKLAND		
20% (undevelopable land discounted)	YES	
TREE SURVEY/ASSESSMENT	YES	
MODEL BUILDING SCHEME	YES	
DEV. VARIANCE PERMIT required		
Streamside setback area	YES	

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No: _____ OF THE WEST 297.4 FEET LOT 28 EXCEPT: PART HIGHWAY ON PLAN 28411; SEC 26 BLK 5 N R 1 WEST NWD PLAN 1670

FOR REZONING PURPOSES

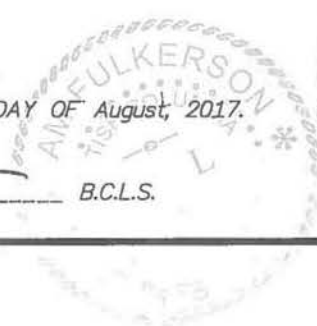
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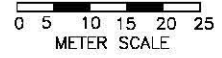
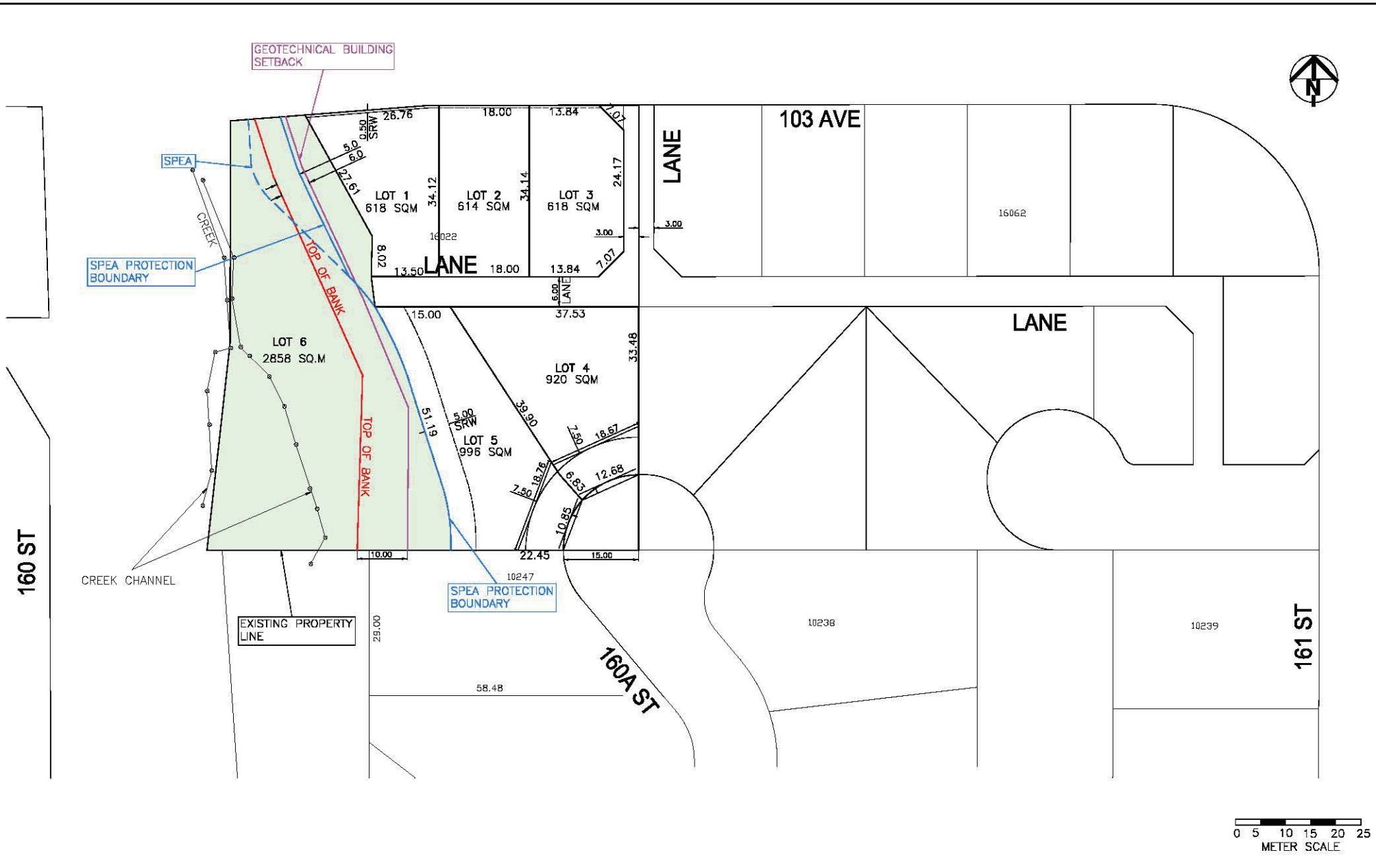


Lot dimensions are derived from FIELD SURVEY.

CERTIFIED CORRECT
DATED THIS 28TH DAY OF August, 2017.

M. Adam Fulkerson
M. Adam Fulkerson
B.C.L.S.





NOTE:
 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.
 3. THE PRELIMINARY LAYOUT IS SUBJECT TO FINAL APPROVAL FROM CITY OF SURREY.

ZONING:
 EXISTING ZONING: A-1
 PROPOSED ZONING: CD
SITE AREA:
 GROSS SITE AREA: 7252 sqm

NO.	YY/MM/DD	DRN	CH.	REVISION
0	17/06/23	HS	RM	ISSUED FOR REVIEW

MAINLAND ENGINEERING DESIGN CORPORATION
 UNIT 206 8383 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION: 5 LOT SUBDIVISION #16022 103 AVE, SURREY, B.C.
DWG. NAME: PRELIMINARY LAYOUT PLAN

SCALE	N.T.S.	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	HS		1
DRAWN	HS	MAINLAND PROJECT NO. C-1904	OF 1
CHECKED	RM	DATE 17/06/23	REV. 0
APPROVED	AB		



INTER-OFFICE MEMO

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

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

DATE: **May 25, 2017** PROJECT FILE: **7816-0073-00**

RE: **Engineering Requirements
Location: 16022 103 Avenue**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- dedicate 160A Street cul-de-sac bulb;
- dedicate 6.0-metre lanes;
- dedicate corner cuts;
- register 5.0-metre statutory right-of-way (SRW) within lot 5, adjacent to the SPEA protection boundary; and
- register 0.5-metre SRW along 103 Avenue.

Works and Services

- construct south side of 103 Avenue along the full frontage to the through local road standard;
- construct lanes;
- extend storm and sanitary mains to service the development;
- provide on-lot storm water mitigation measures to ensure no increase in runoff from pre-development conditions to meet the ISMP requirements; and
- provide each lot with a storm, water, and sanitary service connection.

A Servicing Agreement is required prior to Rezone/ Subdivision.

DEVELOPMENT PERMIT

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

Rémi Dubé, P.Eng.
Development Services Manager

SK2

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, April 05, 2016
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0073 00

SUMMARY

The proposed **5** Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2015 Enrolment/School Capacity

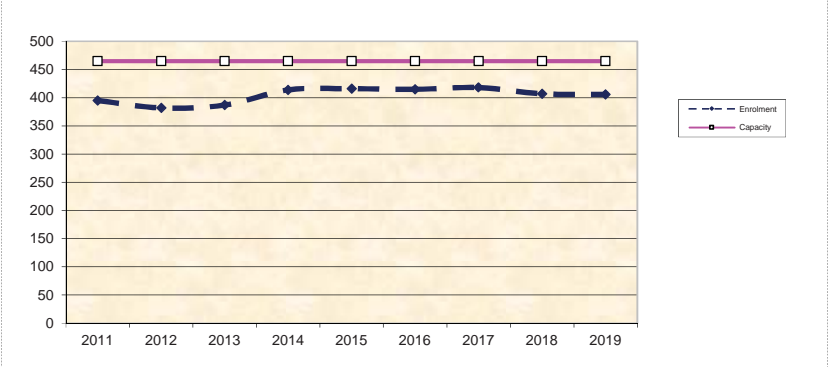
Serpentine Heights Elementary	
Enrolment (K/1-7):	50 K + 366
Capacity (K/1-7):	40 K + 425
North Surrey Secondary	
Enrolment (8-12):	1371
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

School Enrolment Projections and Planning Update:

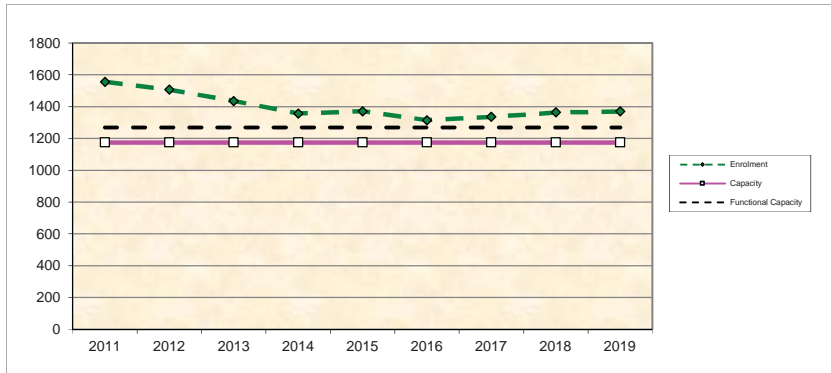
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at Serpentine Heights Elementary School and no new capital projects identified for North Surrey Secondary School. The projections for Serpentine Heights shown below do not include the potential rapid growth from future Anniedale Tynehead NCP developments (given the timing of the required service extensions is still somewhat speculative). The school district has identified a future elementary school site in the Anniedale Tynehead NCP Area in the east half of Serpentine Heights school catchment. Capital project approval has been received for a new North Clayton Area Secondary School which is projected to be completed in the 2017/18 school year which will help to relieve enrolment pressures at North Surrey Secondary. A development of this size, 300+ units will have a significant impact on these projections and school capacities. Approval of developments of this size outside of NCP areas is challenging for the capital planning process for new schools.

Serpentine Heights 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 no: 16-0073-00
Project Location: 16022 - 103 Avenue, 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:

West and southwest of the subject site (10100 and 10200 blocks of 160 Street) is environmental park land, densely forested and characterized by steeply sloped land containing ravines. There are no structures in this area.

North of the site (north of 103 Avenue, 16000 block) is an RA zoned parcel of substantial size, which is currently in a densely forested natural state containing no structures.

East of the site (16000 block of south side of 103 Avenue) is a new 12 lot CD zoned subdivision (based on the RF zone), identified as Surrey project 12-0378-00. The site is currently being serviced. All lots are presently vacant.

South of the subject site is an old (early 1990's) suburban (RH-G zone) development area. Homes are large Two Storey or Bungalow type homes with triple garages. Massing designs on most of the homes are mid-scale and aesthetically desirable. Homes have low slope roofs 5:12 to 7:12 with shake profile asphalt shingle surfaces. Homes are clad in vinyl or in stucco and most contain a substantial masonry accent. Landscapes are considered "average suburban". Although this quiet consistent neighbourhood is considered desirable, the homes are dated and do not provide adequate specific architectural context for a year 2016 development at the subject site.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2015 CD zone (based on RH-G and RF) development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.

- 2) **Style Character** : Surrounding homes to the south exhibit a suburban-estate style character typical of the early 1990's, and architecturally interesting massing designs. Styles suitable for this area include "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, estate quality manifestations of the Neo-Traditional style, and compatible styles as determined by the design consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent.
- 3) **Home Types** : Homes south of the site include Two-Storey type and Bungalow. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RH(G) and RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design** : Front entrance porticos range from one to 1 ¼ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys, which is proportionate to the expected larger home size and 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, stucco, brick, 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 2015 developments. Note that vinyl is also permitted in the adjacent 12 lot CD subdivision to the east (12-0319-00).
- 7) **Roof surface** : A wide range of roof surfacing materials are permitted in the new adjacent development to the east including cedar shingles, concrete roof tiles, asphalt shingles, environmentally sustainable roofing products. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 7:12 (same as the adjacent new site to the east). 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 CD 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:

West and southwest of the subject site is densely forested environmental park land. North of the site is a single large RA zoned parcel in a natural state. East of the site are lots being serviced, and all lots are currently vacant. South of the subject site is an old (early 1990's) suburban development area with large Two Storey or Bungalow type homes with triple garages. Massing designs on most of the homes are mid-scale and

aesthetically desirable. Homes have low slope roofs 5:12 to 7:12 with shake profile asphalt shingle roof surfaces. Homes are clad in vinyl or in stucco and most contain a substantial masonry accent. Landscapes are considered "average suburban".

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: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", or compatible 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 a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2015) RF and RH-G zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RF and RH-G zoned subdivisions, rather than to specifically emulate 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:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code.
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** Not applicable - there are no corner lots
- 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. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: October 5, 2016

Reviewed and Approved by:  Date: October 5, 2016

Tree Preservation Summary

Surrey Project No: 7916 0073 00
 Address: 16022 103 Avenue Surrey
 Registered Arborist: Glenn Murray

Report checked by *Emily [Signature]*
 Planning & Development, City of Surrey

Date Oct 17, 2017

Acceptable Not Acceptable

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)	37 <i>ok</i>
Protected Trees to be Removed	24 <i>ok</i>
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	13 <i>ok 10 City Blvd on-site</i>
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>5</u> X one (1) = 5 - All other Trees Requiring 2 to 1 Replacement Ratio <u>19</u> X two (2) = 38	43
Replacement Trees Proposed	9
Replacement Trees in Deficit	34
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	75+

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 _____ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio _____ X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

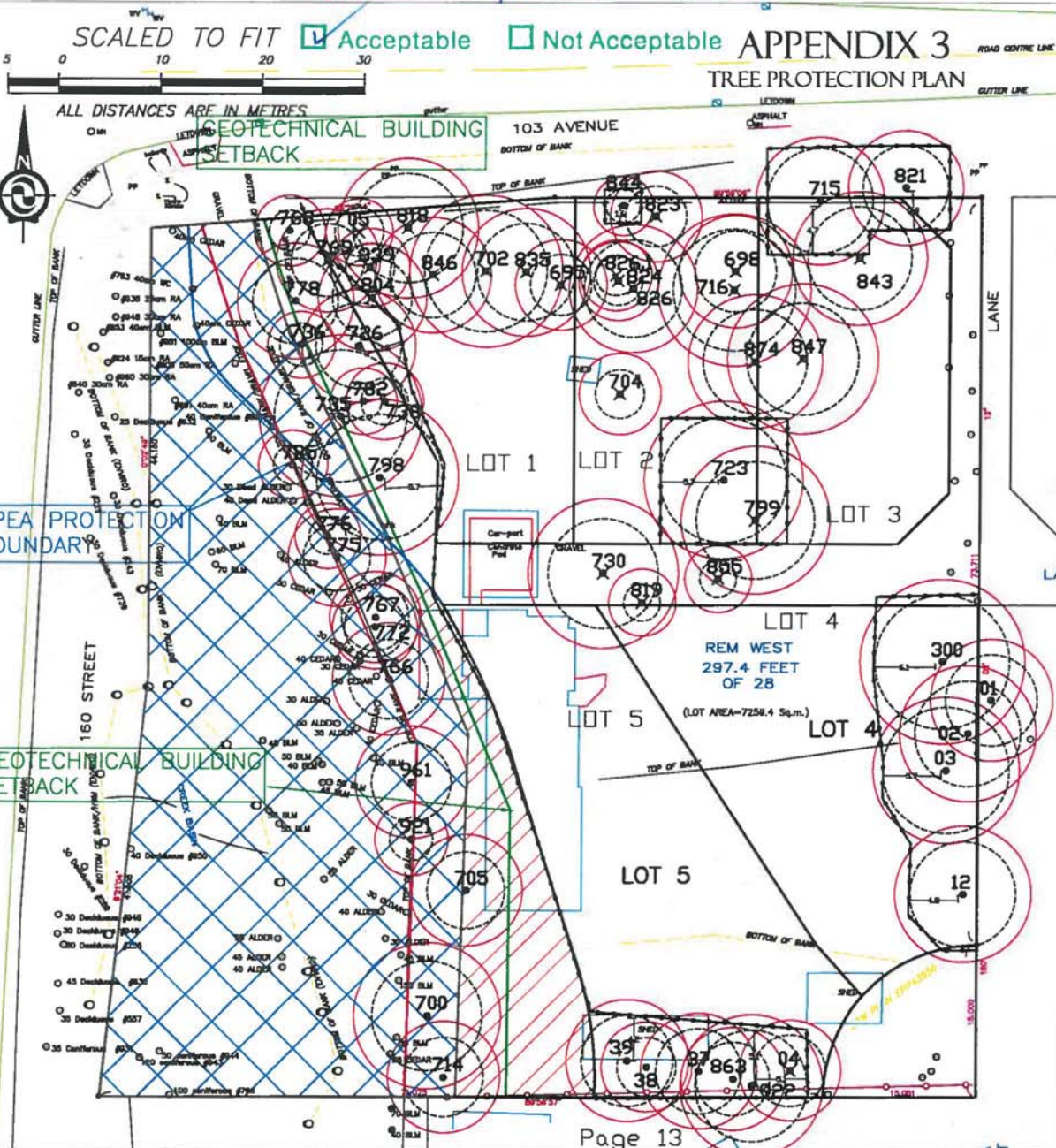


 (Signature of Arborist)

3-Oct-17

 Date

Date Oct 17, 2017



APPENDIX 3
 TREE PROTECTION PLAN

TREE INVENTORY

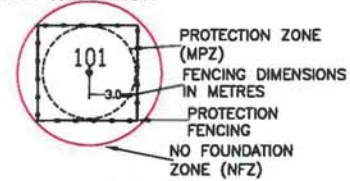
#	Type	Action	DBH	MPZ
1	Western Redcedar	Retain	70cm	4.2m
2	Western Redcedar	Retain	80cm	4.8m
3	Sitka Spruce	Retain	95cm	5.7m
4	Douglas Fir	Remove	55cm	3.3m
5	Red Alder	Remove	40cm	2.4m
12	Western Redcedar	Retain	80cm	4.8m
37	Western Redcedar	Retain	65cm	3.9m
38	Western Redcedar	Retain	45cm	2.7m
39	Douglas Fir	Retain	70cm	4.2m
300	Douglas Fir	Retain	102cm	6.1m
695	Sitka Spruce	Remove	50cm	3.0m
698	Western Redcedar	Remove	50/50cm	4.0m
702	Douglas Fir	Remove	100cm	6.0m
704	Deodar Cedar	Remove	40cm	2.4m
715	Western Redcedar	Retain	80cm	4.8m
716	Douglas Fir	Remove	90/90cm	6.0m
723	Douglas Fir	Retain	95cm	5.7m
730	Western Redcedar	Remove	90cm	5.4m
769	Red Alder	Remove	60cm	3.6m
799	Douglas Fir	Remove	90cm	5.4m
804	Red Alder	Remove	60cm	3.6m
818	Douglas Fir	Remove	90cm	5.4m
819	Japanese Maple	Remove	20/20/20	1.8m
821	Sitka Spruce	Retain	65cm	3.9m
823	Red Alder	Remove	50cm	3.0m
824	Western Redcedar	Remove	80cm	4.8m
826	Western Hemlock	Remove	40cm	2.4m
826	Paper Birch	Remove	25/25/25	2.0m
835	Western Redcedar	Remove	80cm	4.8m
839	Red Alder	Remove	40cm	2.4m
843	Sitka Spruce	Remove	85cm	5.1m
844	Hemlock	Retain	27cm	1.6m
846	Western Redcedar	Remove	70cm	4.2m
847	Excelsa Cedar	Remove	91cm	5.5m
855	English Holly	Remove	25/20/20	1.8m
863	Western Redcedar	Retain	55cm	3.3m
874	Western Redcedar	Remove	85cm	5.1m
922	Douglas Fir	Retain	85cm	5.1m

DBH- trunk diameter, MPZ- protection zone

PARK TREES

#	Type	DBH	MPZ
700	Black Cottonwood	90cm	5.4m
705	Bigleaf Maple	50/45cm	3.8m
714	Western Redcedar	65cm	3.9m
726	Western Redcedar	65cm	3.9m
735	Bigleaf Maple	80/80/80	6.0m
736	Red Alder	35cm	2.1m
738	Douglas Fir	36cm	2.2m
766	Western Redcedar	60cm	3.6m
767	Western Redcedar	55cm	3.3m
768	Western Redcedar	30cm	1.8m
772	Red Alder	50cm	3.0m
775	Western Redcedar	55cm	3.3m
776	Red Alder	30cm	1.8m
778	Western Redcedar	65cm	3.9m
782	Red Alder	30cm	1.8m
785	Western Redcedar	32cm	1.9m
798	Western Redcedar	95cm	5.7m
921	Hemlock	35cm	2.1m
961	Western Redcedar	60cm	3.6m

TREE PROPOSED FOR RETENTION



LEGEND

TREE PROPOSED FOR REMOVAL



- NOTES:
- SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 - REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 - ALL MEASUREMENTS ARE METRIC

Froggers Creek
 Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
 Telephone: 604-721-8002 Fax: 604-437-0970

18022 103 Avenue Surrey

TREE PROTECTION PLAN
 THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

DRAWN BY: GJ
 October 3, 2017

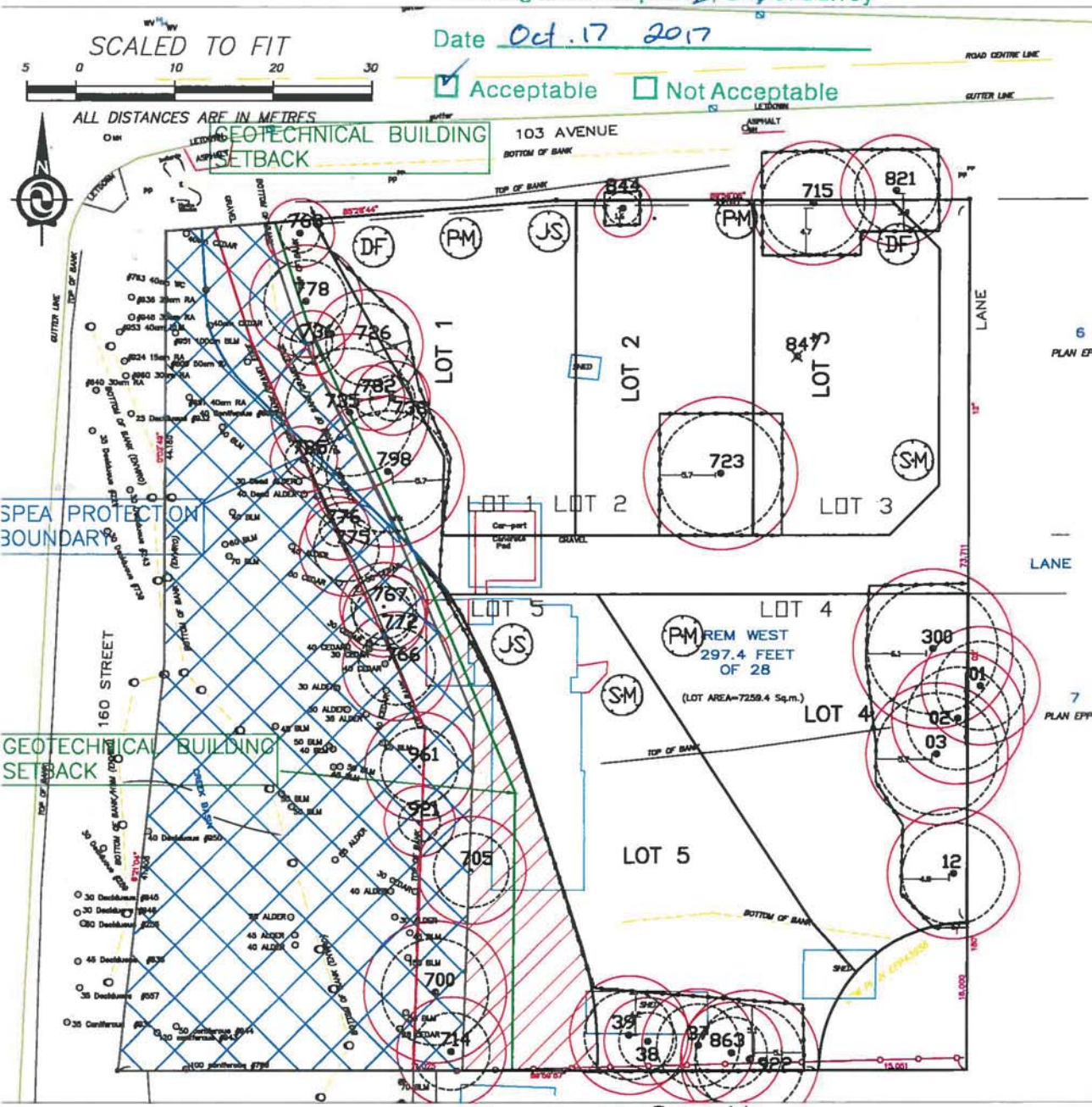
Report checked by *Emily L. [Signature]*
 Planning & Development, City of Surrey

Date Oct. 17 2017

Acceptable Not Acceptable

APPENDIX 4

TREE RETENTION AND REPLACEMENT PLAN



TREE PROTECTION FENCING

Minimum Radial Distance from outside of trunk

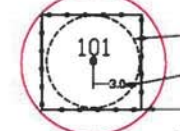
#	Type	DBH	Metres	Feet
1	Western Redcedar	70cm	4.2m	13.8ft
2	Western Redcedar	80cm	4.8m	15.7ft
3	Sitka Spruce	95cm	5.7m	18.7ft
12	Western Redcedar	80cm	4.8m	15.7ft
37	Western Redcedar	65cm	3.9m	12.8ft
38	Western Redcedar	45cm	2.7m	8.9ft
39	Douglas Fir	70cm	4.2m	13.8ft
300	Douglas Fir	102cm	6.1m	20.1ft
715	Western Redcedar	80cm	4.8m	15.7ft
723	Douglas Fir	95cm	5.7m	18.7ft
726	Western Redcedar	65cm	3.9m	12.8ft
798	Western Redcedar	95cm	5.7m	18.7ft
821	Sitka Spruce	65cm	3.9m	12.8ft
844	Hemlock	27cm	1.6m	5.3ft
863	Western Redcedar	55cm	3.3m	10.8ft
922	Douglas Fir	85cm	5.1m	16.7ft

REPLACEMENT TREES

QTY	Type	Size
2	Douglas Fir	3m
2	Japanese Snowbell	6cm
3	Paperbark Maple	6cm
2	Saucer Magnolia	6cm

LEGEND

TREE PROPOSED FOR RETENTION



PROTECTION ZONE (MPZ)
 FENCING DIMENSIONS IN METRES
 PROTECTION FENCING
 NO FOUNDATION ZONE (NFZ)

NOTES:
 PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.
 ALL LANDSCAPING AND LANDSCAPE MATERIALS CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS".

1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
3. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7783 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-8002 Fax: 604-437-0970

18022 103 Avenue Surrey

TREE RETENTION PLAN
 THE DRAWING PLOTS ONLY TREES, PROPOSED FOR RETENTION, THEIR CANOPIES, REPLACEMENT TREES PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

DRAWN BY: GJ
October 3, 2017

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0073-00

Issued To:

("the Owner")

Address of Owner:

- 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: 012-290-513
 West 297.4 Feet Lot 28 Except: Part Highway on Plan 28411; Section 26 Block 5 North
 Range 1 West New Westminster District Plan 1670

16022 - 103 Avenue

(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 title(s) has/have been issued, as follows:

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In the table in Section B.1 of Part 7A "Streamside Protection", the minimum required distance from top of bank of a "Natural Class A Stream" is reduced from 30 metres (98 ft.) to 7.8 metres (26 ft.).

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.

8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

9. 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.

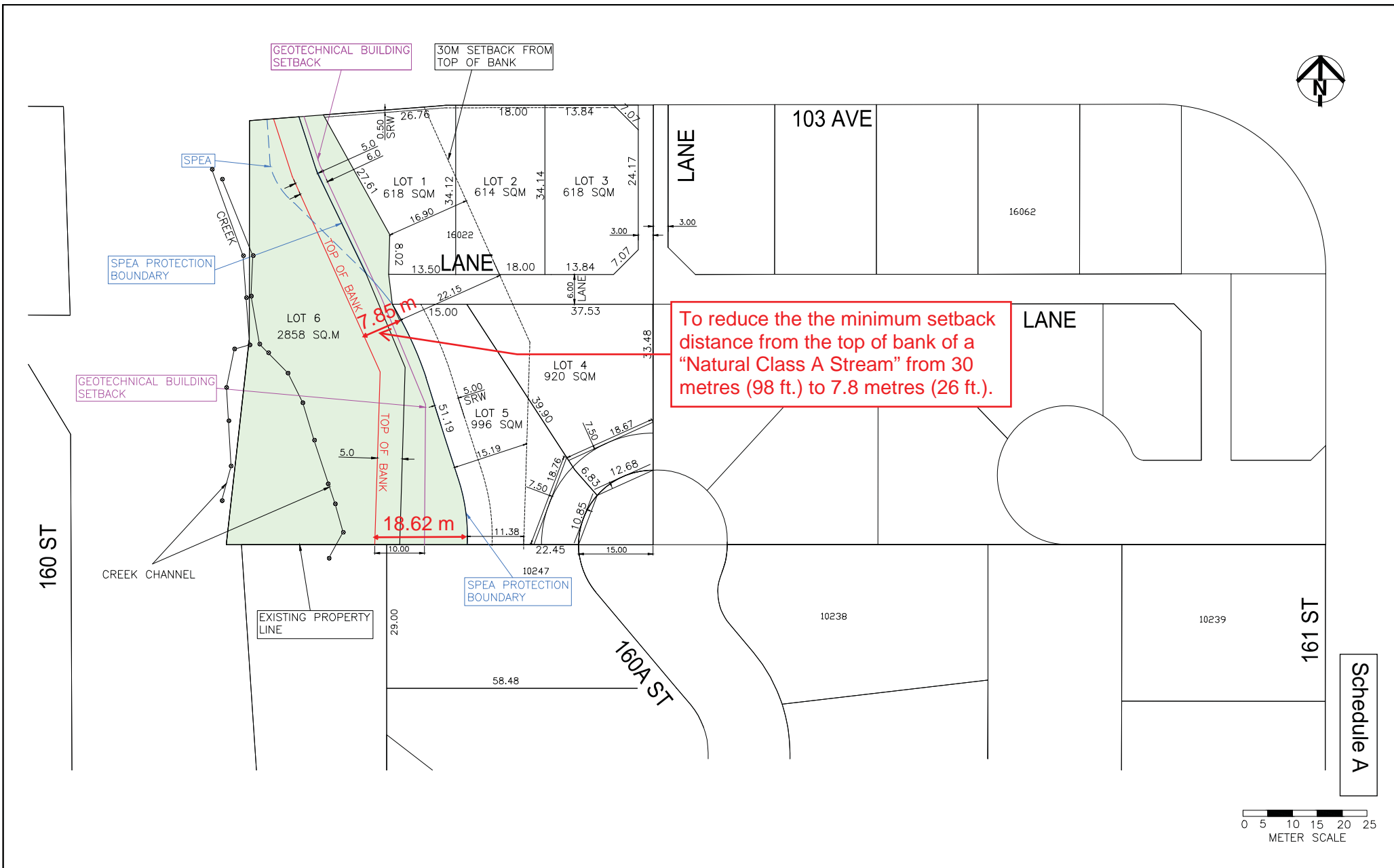
10. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

11. This development variance permit is not a building permit.

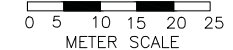
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



Schedule A



NOTE:
 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.
 3. THE PRELIMINARY LAYOUT IS SUBJECT TO FINAL APPROVAL FROM CITY OF SURREY.

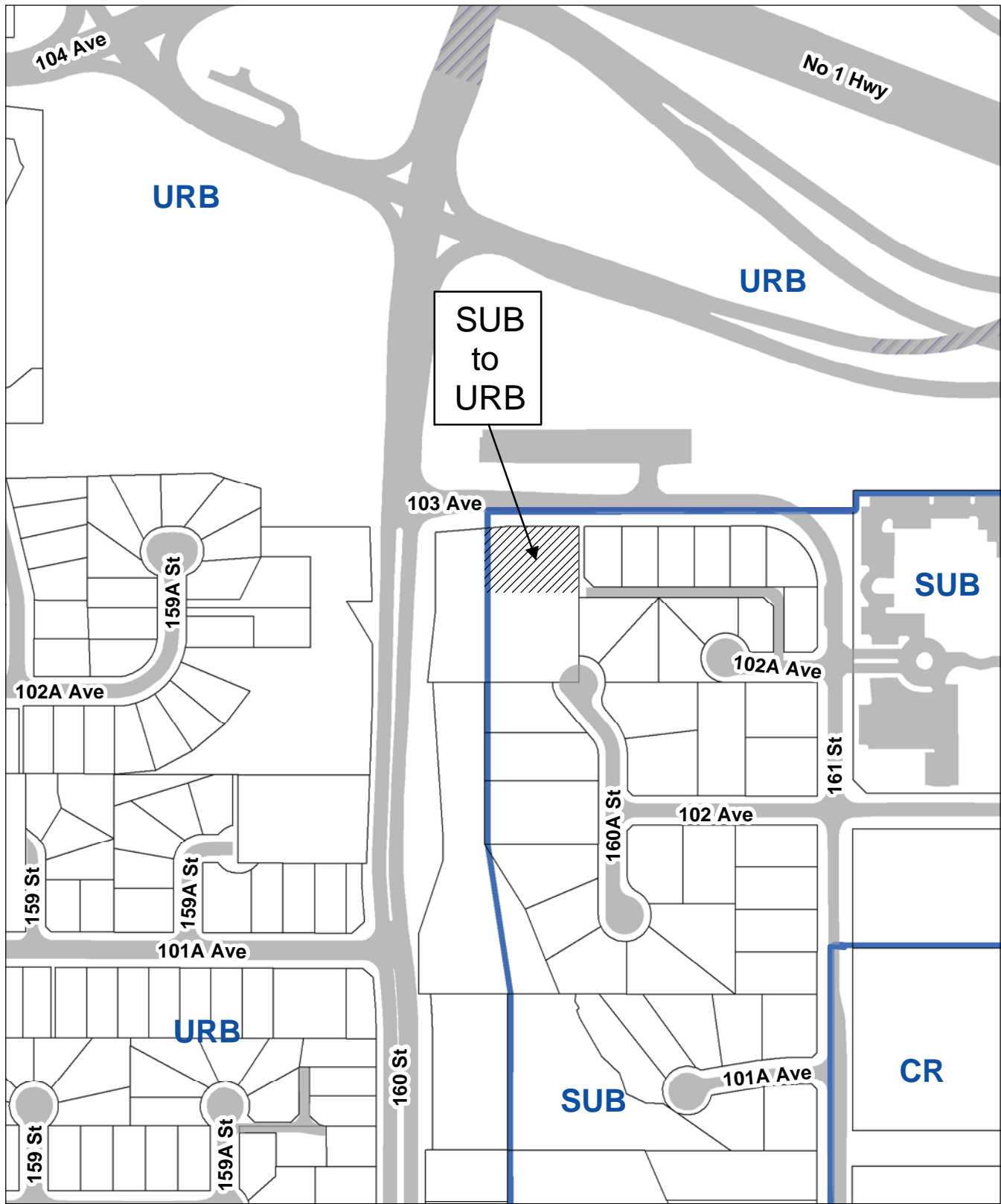
ZONING:
 EXISTING ZONING: A-1
 PROPOSED ZONING: CD
SITE AREA
 GROSS SITE AREA: 7252 sqm

NO.	DATE	BY	REVISION
0	17/09/28	HS RM	ISSUED FOR DVP

MAINLAND ENGINEERING DESIGN CORPORATION
 UNIT 206 8363 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION: 5 LOT SUBDIVISION #16022 103 AVE, SURREY, B.C.
 DWG. NAME: PRELIMINARY LAYOUT PLAN

SCALE	N.T.S.	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	HS		1
DRAWN	HS	MAINLAND PROJECT NO.	
CHECKED	RM	C-1504	OF 1
APPROVED	AB	DATE: 17/09/28	REV. 0



OCP Amendment 7916-0073-00

Proposed amendment from Suburban to Urban



CITY OF SURREY

BYLAW NO. _____

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

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

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

FROM: GENERAL AGRICULTURE ZONE (A-1)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 012-290-513

Portion of the West 297.4 Feet Lot 28 Except: Part Highway on Plan 28411; Section 26 Block 5 North Range 1 West New Westminster District Plan 1670 as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by M. Adam Fulkerson, B.C.L.S. on the 28th day of August, 2017, containing 5,117.2 square metres, called Block B.

Portion of 16022 - 103 Avenue

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* on small *suburban lots*, with substantial public *open space* set aside within the subdivision. This Zone shall only be considered if there are special characteristics on the *lot*, such as mature vegetation, watercourses, ravines, heritage *buildings* or other features worthy of preservation and/or there will be a significant contribution to a park designated in the *Official Community Plan*.

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 2.5 *dwelling units* per hectare [1 u.p.a.].
2. The maximum *density* may be increased from 2.5 *dwelling units* per hectare [1 u.p.a.] to 10 *dwelling units* per hectare [4 u.p.a.], both calculated on the basis of the entire Lands, provided:
 - (a) *Open space* in an amount of not less than 15% of the *lot* area is preserved in its natural state or retained for park and recreational purposes;
 - (b) The said *open space* shall contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and/or contain heritage *buildings* or features, and/or contribute to a park designated in the *Official Community Plan*; and
 - (c) The said *open space* shall be accessible by the public from a *highway*.
3. *Undevelopable areas* may be included in the *open space* set aside in Sub-section D.2(a), however, this *undevelopable area* shall be discounted by 50%.
4. For *building* construction within a *lot*:
 - (a) The *floor area ratio* shall not exceed 0.46, provided that 39 square metres [420 sq.ft.] must be reserved for use only as a garage or carport;
 - (b) Notwithstanding Sub-section D.4.(a), the maximum allowable floor area, inclusive of a garage or carport, is 465 square metres [5,000 sq.ft.];

- (c) The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof; and
- (d) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following must be included in the calculation of *floor area ratio*:
 - i. Covered area used for parking unless the covered parking is located within the *basement*;
 - ii. The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];
 - iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a minimum 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 [200 sq.ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*.

E. Lot Coverage

The *lot coverage* shall not exceed 30%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard
<i>Principal Buildings</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 [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	0.0 m.	0.0 m.

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

G. Height of Buildings

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

1. *Principal 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 and Loading/Unloading

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 *dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except where access to the *rear yard* 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:

Lot Size	Lot Width	Lot Depth
920 sq. m. [9,902 sq.ft.]	18 metres [59 ft.]	33 metres [108 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. Subdivisions shall be subject to the applicable Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
8. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.
12. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
13. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, 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

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No: _____ OF THE WEST 297.4 FEET LOT 28 EXCEPT: PART HIGHWAY ON PLAN 28411; SEC 26 BLK 5 N R 1 WEST NWD PLAN 1670

FOR REZONING PURPOSES

SCALE 1 : 750



Lot dimensions are derived from FIELD SURVEY.

CERTIFIED CORRECT
DATED THIS 28TH DAY OF August, 2017.

M. Adam Fulkerson
 M. Adam Fulkerson
 B.C.L.S.

