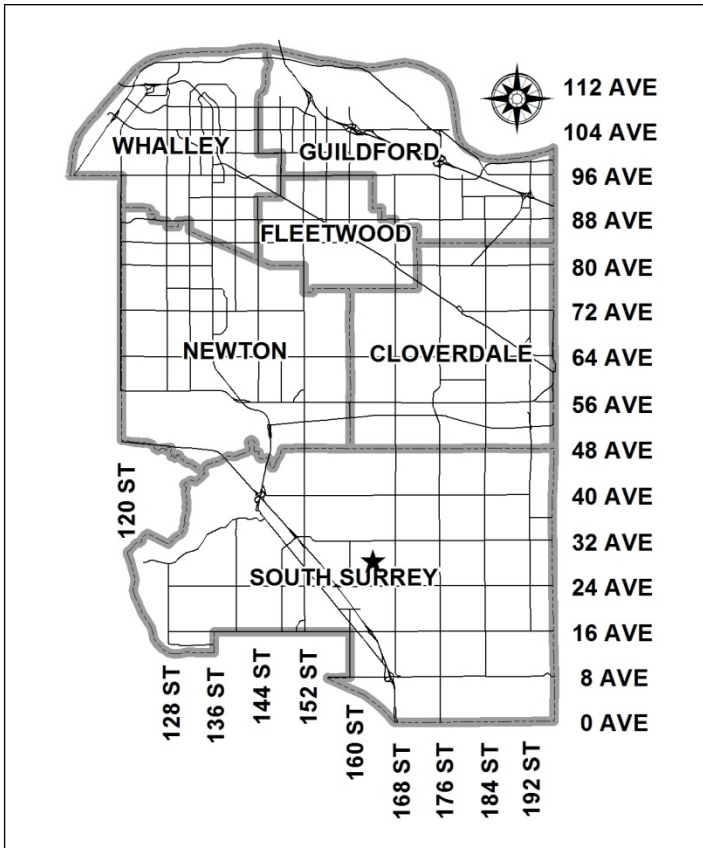


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0115-00

Planning Report Date: December 5, 2016



PROPOSAL:

- **NCP Amendment** to introduce a new land use designation [Single Detached (3-4 upa)]
- **Rezoning** from RA to CD (based on RH-G)

To allow subdivision into 4 suburban single family lots.

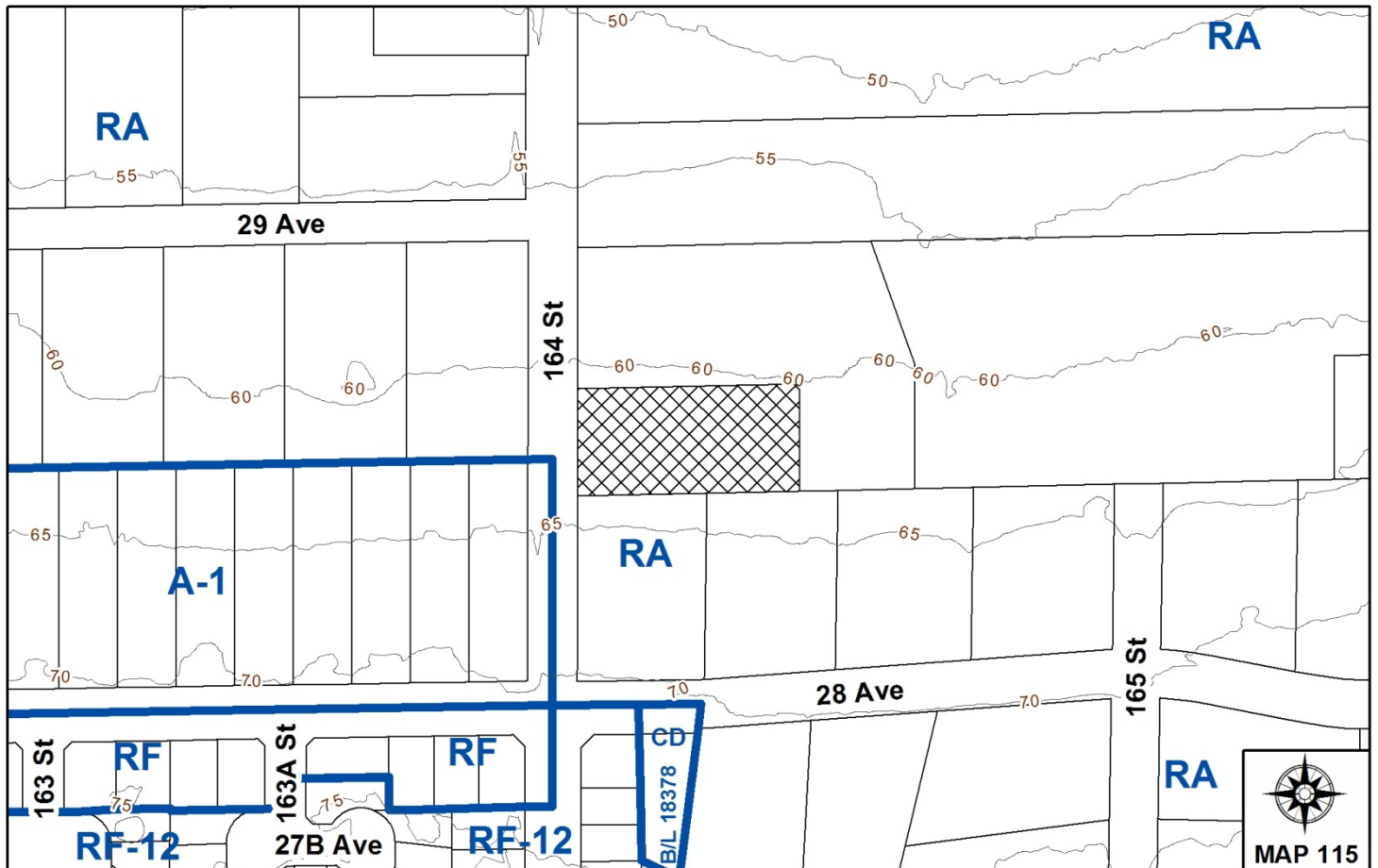
LOCATION: 2848 - 164 Street

OWNER: Rosemary Business Park Ltd.

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Existing One-Acre & Half-Acre Lots



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- By-law Introduction and set a date for Public Hearing for an amendment to Map 11, Area XI of Schedule F of "Surrey Zoning By-law, 1993, No. 12000", to identify the property at 2848 – 164 Street within Area XIb.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the North Grandview Heights Neighbourhood Concept Plan (NCP) to redesignate the subject site from Existing One-Acre & Half-Acre Lots to Single Detached (3-4 upa).

RATIONALE OF RECOMMENDATION

- The subject proposal complies with the Suburban designation of the Official Community Plan (OCP) for the site.
- The four lot subdivision proposal will result in a cash-in-lieu contribution to the City to resolve the 15% unencumbered parkland subdivision dedication requirement.
- The proposed density and lot size is in keeping with other recently approved development applications in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to amend Map 11, Area XI of Schedule F of Surrey Zoning By-law, 1993, No. 12000, to identify the property at 2848 – 164 Street within Area XIb.
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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized lot grading plan to the satisfaction of the Planning & Development Department; and
 - (g) the applicant provide cash-in-lieu of 15% open space associated with the proposed gross density type lots.
4. Council pass a resolution to introduce a new land use designation "Single Detached (3-4 upa)" and to amend the North Grandview Heights NCP to redesignate the land from "Existing One-Acre & Half-Acre Lots" to "Single Detached (3-4 upa)" 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:

2 students at Pacific Heights Elementary School
1 student at Earl Marriott 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 Fall/Winter 2017.

Parks, Recreation & Culture:

Parks will accept cash-in-lieu for the 15% unencumbered parkland subdivision dedication requirement.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling (Under Application (7915-0183-00) to rezone and subdivide into 36 lots).	Suburban/Proposed One-Acre Residential	RA
East:	Single family dwelling (Same as above).	Suburban/Proposed One-Acre Residential	RA
South:	Single family dwelling and vacant residential lot.	Suburban/Existing One-Acre & Half-Acre Lots	RA
West (Across 164 Street):	Single family dwellings.	Suburban/Existing One-Acre & Half-Acre Lots	A-1 and RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject lands are located in the North Grandview Heights NCP, which was approved by Council on January 11, 1999. The NCP included approximately 845 acres of land on the northern slope of Grandview Heights.
- The plan was based on a traditional one acre and half acre subdivision model.
- In 2004, with an increasing demand for different housing types and with the development of the area to the south (Morgan Heights), an NCP amendment process was initiated for large portions of land within the North Grandview Heights NCP area.

- On September 8, 2005, Council approved the recommendations in Corporate Report C013 to amend the North Grandview Heights NCP.
- At the time of the amendment, a number of property owners chose not to participate in the amendment process. As a result, their properties remained as designated in the original NCP. The subject site is one of the properties that were excluded from the amendment; therefore, the subject site's "Existing One-Acre & Half-Acre Lots" land use designation was maintained. To meet present day development conditions, it is in order to re-evaluate the NCP land use designation for the subject site.
- Since 2005, development has begun to extend into the area. Recent development applications approved by the City to the north and east (Application No. 7915-0183-00), north-east (Application No. 7911-0223-00) and to the south (Application Nos. 7913-0226-00 and 7914-0225-00) have introduced smaller suburban lots into the area, which has triggered several OCP and NCP amendments. These developments have also resulted in an OCP amendment for a pocket of nearby acreage homes (initiated by the residents) in the block bounded by 26 and 28 Avenues, and 164 and 168 Streets, to preserve an enclave of one acre sized properties under a Rural land use designation.
- The proposed density and lot size is in keeping with other recently approved development applications in the area.
- Introducing the new Single Detached (3-4 upa) designation into the North Grandview Heights NCP will respond to the increased demand for housing in the area, while maintaining the suburban character of the neighbourhood.

DEVELOPMENT CONSIDERATIONS

Background

- The subject 0.4 hectare (1 acre) site is designated "Suburban" in the Official Community Plan (OCP), "Existing One-Acre & Half-Acre Lots" in the North Grandview Heights Neighbourhood Concept Plan (NCP), and is zoned "One-Acre Residential Zone (RA)".

Proposal

- The applicant is proposing an amendment to the North Grandview Heights NCP to redesignate the subject site from Existing One-Acre & Half-Acre Lots to a new Single Detached (3-4 upa) designation and to rezone the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on RH-G Zone) to allow subdivision into four (4) single family residential lots.
- All four proposed lots are 22.1 metres (72 ft.) wide and have areas of 934 square metres (10,050 sq. ft.).
- The project will provide cash-in-lieu for the 15% unencumbered parkland dedication requirement associated with gross density sized lots.

CD By-law

- The applicant is proposing a CD Zone for the site, which will be based on the "Half-Acre Residential Gross Density Zone (RH-G)". A CD Zone is required to allow for a higher density of smaller lots than can be accommodated under the RH-G Zone. The table below outlines the differences between the RH-G Zone and the proposed CD Zone:

	RH-G Zone	Proposed CD Zone
Maximum Unit Density	5 uph (2 upa)	10 uph (4 upa)
Minimum Lot Width	24 metres (80 ft.)	22 metres (72 ft.)
Minimum Lot Size	1,120 square metres (12,055 sq. ft.)	930 square metres (10,010 sq. ft.)

- The proposed CD Zone will allow for a minimum lot size of 930 square metres (10,010 sq. ft.) which are 22.0 metres (72 ft.) wide and 30 metres (98 ft.) deep.
- The lot width and lot area are lower than the lot width and lot area requirements permitted under the RH-G Zone, which are a minimum of 24.0 metres (79 ft.) and 1,120 square metres (12,055 sq. ft.) respectively.
- The maximum gross unity density permitted is 10 units per hectare (4 upa), which exceeds the maximum unit density permitted under the RH-G Zone of 5 units per hectare (2 upa).

Building Design Guidelines & Lot Grading

- The applicant retained Tynan Consulting Ltd. as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed lots (Appendix V).
- The designs for the proposed lots include Neo-Traditional, Neo-Heritage and West Coast Contemporary. The new homes would meet modern development standards relating to overall massing, and balance in each design, and to proportional massing between individual elements.
- The roofs will require a minimum pitch of 7:12 and the only permissible roof materials would consist of asphalt shingles with a raised ridge cap.
- A preliminary Lot Grading Plan, submitted by WSP Canada Ltd. has been reviewed by the Building Division and is generally acceptable.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. The information has been reviewed by staff and found to be generally acceptable; however a final Lot Grading Plan is required prior to Final Adoption.

PRE-NOTIFICATION

Pre-notification letters were sent on June 2, 2016 to 25 households within 100 metres (328 ft.) of the subject site, as well as the Grandview Heights Stewardship Association.

- Staff received one email from an area resident requesting a copy of the subdivision layout; a preliminary concept copy was provided by email.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	2	2	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Photinia	1	1	0
Coniferous Trees			
Deodar Cedar	1	1	0
Douglas Fir	8	8	0
Total (excluding Alder and Cottonwood Trees)	11	11	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		12	
Total Retained and Replacement Trees		12	
Contribution to the Green City Fund		\$4,800	

- The Arborist Assessment states that there are a total of 11 protected trees on the site, excluding Alder and Cottonwood trees. 2 existing trees, approximately 15% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no 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 24 replacement trees on the site. Since only 12 replacement trees are proposed on the site, the deficit of 12 replacement trees will require a cash-in-lieu payment of \$4,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 16 trees are proposed to be retained or replaced on the site with a contribution of \$4,800 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	NCP Amendment Plan
Appendix VIII.	Proposed CD By-law
Appendix IX.	Proposed Amendment to Schedule F of the Zoning By-law

Original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

ARR/da

SUBDIVISION DATA SHEET

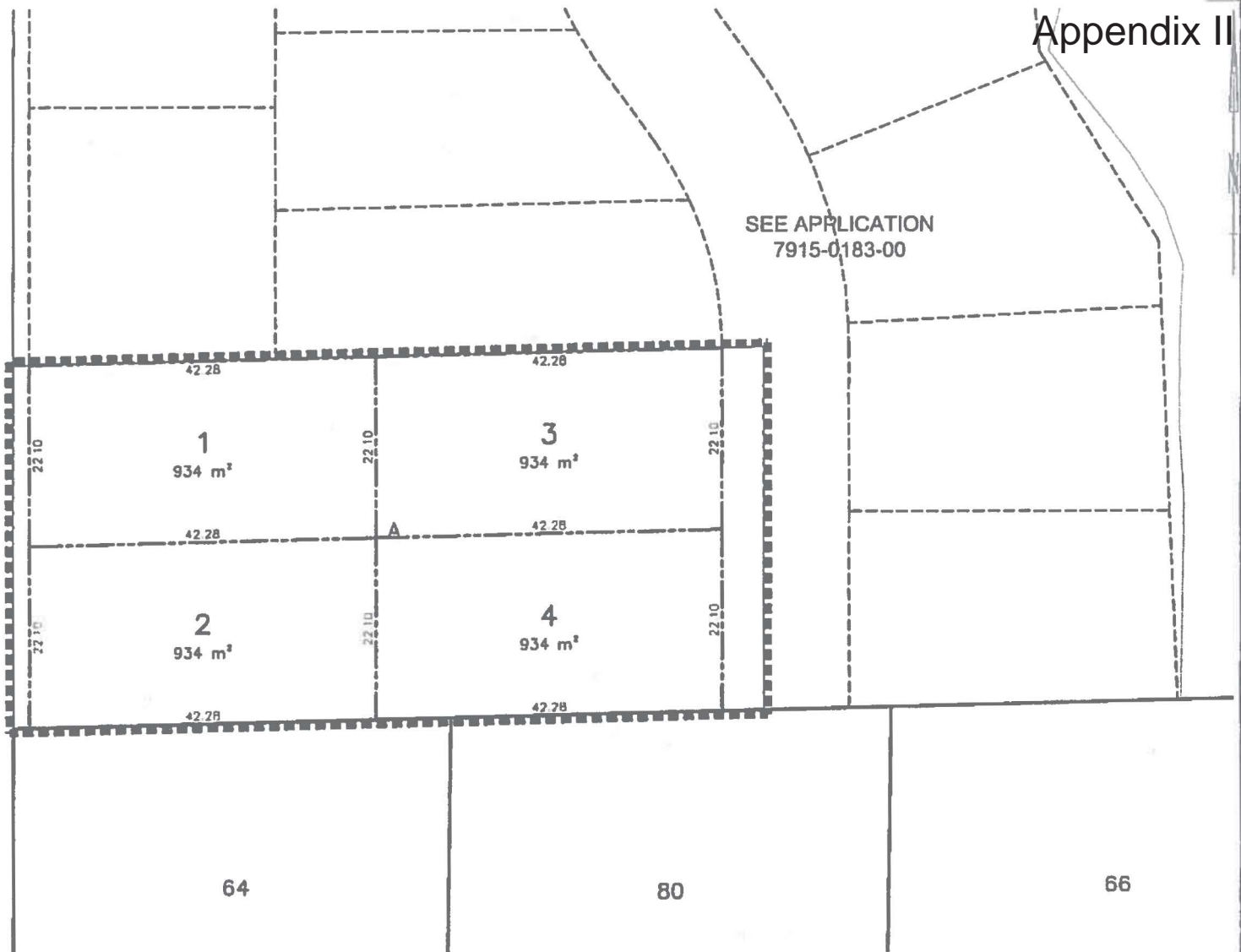
Proposed Zoning: CD (Based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1 acre
Hectares	0.4 hectares
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	22 metres (72 ft.)
Range of lot areas (square metres)	934 square metres (10,050 ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10.0 uph / 4.0 upa
Lots/Hectare & Lots/Acre (Net)	10.7 uph / 4.4 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	47%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
15% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

8

164 ST.

SEE APPLICATION
7915-0183-00



Subdivision Concept Plan
2848 164 Street

WSP CANADA INC.
#300 - 43 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P5
TEL: 604-525-4651 | FAX: 604-525-5713
WWW.WSPCANADA.COM



March 2016
#061400522.1

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

FROM: Development Services Manager, Engineering Department

DATE: November 16, 2016 **PROJECT FILE: 7816-0115-00**

**RE: Engineering Requirements
Location: 2848 - 164 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.942 metres on 164 Street for an ultimate 24 m collector road.
- dedicate 5.0 metres on 164A Street for an ultimate 15.5 m local road.
- provide 0.5 metre ROW on all fronting roads.

Works and Services

- construct east half of 164 Street to collector standard.
- construct west half of 164A Street to local standard.
- construct watermain, sanitary sewer and storm sewer systems to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

The subject development is dependent on completion of the subdivision and works and services associated with Surrey project 7915-0183-00, to the North, for access and servicing.



Rémi Dubé, P.Eng.
Development Services Manager

LR₁



Planning

August-18-16

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0115 00

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.

Pacific Heights Elementary is currently over capacity with rapid enrolment growth expected to continue. A new elementary school site has been purchased south of 23rd Avenue - Site #206 near Edgewood Drive. The construction of a new elementary school on this site is a high priority in the District's 5-Year Capital Plan and feasibility planning is underway. The school district has also purchased land for a new secondary school in the Grandview area adjoining the City of Surrey future aquatic centre and recreation property. Capital project approval has been granted for the new 1,500 student secondary schools (likely opening 2020). A proposed addition to Pacific Heights Elementary is included in the capital plan, but as a lower priority than the two capital projects mentioned above. The enrolment projections include anticipated residential growth from the Grandview and Sunnyside NCPs. The actual enrolment growth rate will be driven by the timing of development, demographic changes and market factors. Enrolment pressures in this area of Surrey are extreme and capital project approval timelines for new elementary space are unknown at this time. Additional portables will be required at area schools for September 2016 and options for placing portables on neighbouring sites are under investigation. 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.

SUMMARY

The proposed 4 Single family with suites are estimated to have the following impact on the following schools:

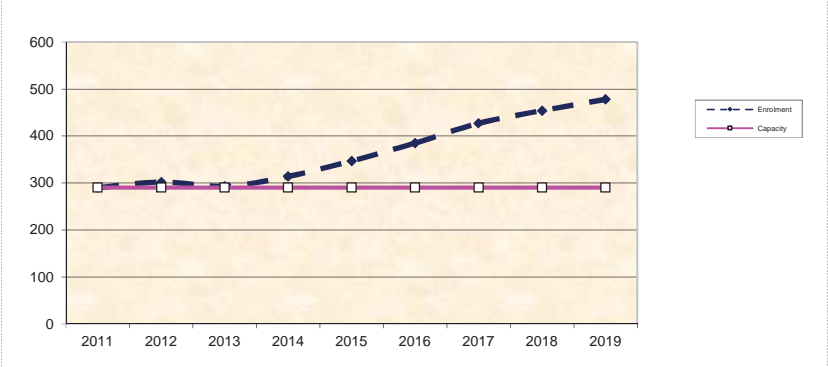
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

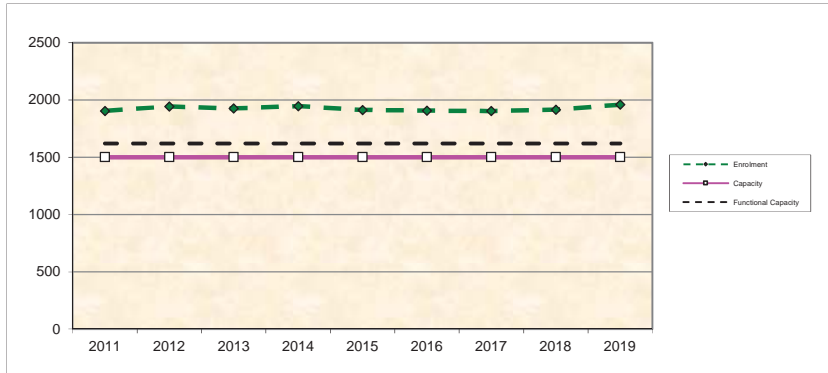
September 2015 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	40 K + 307
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1912
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

Pacific Heights Elementary



Earl Marriott 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: 7916-0115-00
 Project Location: 2848 - 164 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

This area was built out over a time period spanning from the 1960's to the post year 2000's. The age distribution from oldest to newest is: 1960's (17%), 1970's (42%), 1980's (17%), 1990's (8%), and post year 2000's (17%). Home size distribution is: 1501 - 2000 sq.ft. (25%), 2001 - 2500 sq.ft. (17%), 2501 - 3000 sq.ft. (25%), 3001 - 3550 sq.ft. (8%), over 3550 sq.ft. (25%). Styles found in this area include: "Old Urban" (17%), "Alpine Chalet" (8%), "West Coast Traditional" (17%), "West Coast Contemporary" (8%), "Rural Heritage" (8%), "Traditional" (33%), and "Traditional Cape Cod" (8%). Home types include: Bungalow (8%), Bungalow with walk out basement (8%), Bungalow with above-ground basement (8%), and Two-Storey (75%).

Massing scale (front wall exposure) characteristics include: Low mass structure (8%), Mid-scale massing (33%), Mid-scale massing with proportionally consistent, well balanced massing design (33%), and Mid-to-high scale massing with proportionally consistent, well balanced massing design (25%). The scale (height) range for front entrance structures include: One storey front entrance (92%), One storey front entrance veranda in heritage tradition (8%).

The range of roof slopes found in this area is: 4:12 (8%), 5:12 (8%), 7:12 (25%), 10:12 (8%), 12:12 (42%), and greater than 12:12 (8%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (50%), and Main common gable roof (50%). Feature roof projection types include: None (8%), Common Hip (23%), Common Gable (62%), and Shed roof (8%). Roof surfaces include: Rectangular profile type asphalt shingles (33%), Shake profile asphalt shingles (33%), Concrete tile (shake profile) (8%), and Cedar shingles (25%).

Main wall cladding materials include: Horizontal cedar siding (23%), Vertical channel cedar siding (23%), Diagonal cedar siding (8%), Hardiplank shingles (8%), Hardiplank siding (8%), Stucco cladding (31%). Feature wall trim materials used on the front facade include: No feature veneer (43%), Brick feature veneer (14%), Stone feature veneer (14%), Horizontal cedar accent (7%), 1x4 vertical battens over Hardipanel in gable ends (7%), Stucco feature accent (7%), and Tudor style battens over stucco accent (7%). Wall cladding and trim colours include: Neutral (33%), Natural (50%), Primary derivative (17%).

Covered parking configurations include: No covered parking (13%), Single carport (13%), Double garage (25%), Triple garage (25%), Quadruple garage (25%).

A wide range of landscaping standards are evident, ranging from sod and a few shrubs only, to "extraordinary modern suburban" (no clear consistency in landscape standards). Driveway surfaces include: Gravel (22%), Asphalt (56%), Exposed aggregate (22%).

However, of at least equal significance are the building design guidelines for the proposed new 35 lot RF zone site (7915-0183-00) adjacent to the north side of the subject site which will establish the future character of this area to a greater extent than the existing housing stock. Standards for the 35 lot site have been set high including shrub plantings at a minimum of 60 shrubs per lot, required driveway borders, required reduced massing designs, above average trim and detailing requirements, prohibition of vinyl cladding, requirement for oversized doors (min 3'-6" x 8'-0") and other regulations which establish an estate quality minimum. For continuity, there is no opportunity to do anything other than to match these regulations at the subject site.

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

- 1) **Context Homes:** Fifty eight percent of existing neighbouring homes provide suitable architectural style context for use at the subject site (and therefore 42 percent of homes are considered 'non-context'). Context homes include: 16664 - Northview Crescent, 16658 - Northview Crescent, 16621 - Northview Crescent, 16396 - 28 Avenue, 2951 - 164 Street, 2985 - 164 Street, and 2866 - 164 Street. However, many of these homes are of a scale that is not suitable for the subject site. There is one home at 16396 - 28 Avenue that provides the most suitable context for the subject site. However, as stated above, the recommendation is to adopt the standards found in the adjacent site to the north, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** There are a mix of old and modern urban, and old and modern suburban styles in this neighbourhood. Recommended styles for this site include "Neo-Traditional" and "Neo-Heritage", as these styles are an ideal bridge between old urban and modern urban. However, it should also be recognized that there is a strong style change in progress now (year 2015) toward "West Coast Contemporary" designs. Manifestations of this style, that are reasonably compatible with other homes approved at the subject site, should also be considered. 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 :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF zoned subdivisions in Morgan / Grandview. 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 :** Given the proposed scale of the homes, 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 :** This is an estate home area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs (though cedar and concrete tiles are also evident). 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, except where lower slopes require membrane type roofs for compliance with B.C. Building Code, or where metal is used at a small feature roof only.

- 8) **Roof Slope :** Roofs slopes of 8:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage. However, due to emerging trends in which contemporary designs are being increasingly sought, lower slope roofs could be approved subject to the architectural integrity of the contemporary design as determined by the consultant.

Streetscape: The area surrounding the subject site is a neighbourhood at an early stage of transition from "old suburban" to "modern urban", and so there are a wide range of home sizes, styles, massing designs, construction materials, and trim and detailing components. There are three 4000+ sq.ft. traditional estate homes (two new and one old), a 2800 sq.ft. "West Coast Contemporary" Two-Storey home, a Rural Heritage 1 ½ Storey home, an "Alpine Chalet" Two-Storey, a 3500 sq.ft. Traditional Two-Storey (best context for subject site at 16396 - 28 Ave), a box-like Basement Entry home, and some small old urban Bungalows. Landscape standards range from "modest" (sod and a few shrubs) to "extraordinary suburban" with over 100 shrubs. The future streetscape is best represented by building scheme regulations for the adjacent site to the north.

2. Proposed Design Guidelines

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

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

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are 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 2010) RF zone subdivisions in the Grandview area now meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned subdivisions in Grandview such as the adjacent site to the north, rather than to specifically emulate the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls. Other materials in small feature areas can be considered subject to design integrity as determined by the consultant.

“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 elements. “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.

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 - no corner lots.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 60 shrubs of a minimum 3 gallon pot size. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones, or medium to dark grey.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: August 10, 2016

Reviewed and Approved by:  Date: August 10, 2016

Arborist Report – 2848 164th Street

Table 4. Tree Preservation Summary.

TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	2848 164 th Ave Surrey, BC
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN-0599A) ISA Qualified Tree Risk Assessor (TRAQ) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	13
Protected Trees to be Removed	13
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{2}{1} \times \text{one (1)} = 2$ - All other Trees Requiring 2 to 1 Replacement Ratio $11 \times \text{two (2)} = 22$	24
Replacement Trees Proposed	16
Replacement Trees in Deficit	8
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{\quad}{1} \times \text{one (1)} =$ - All other Trees Requiring 2 to 1 Replacement Ratio $\quad \times \text{two (2)} =$	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

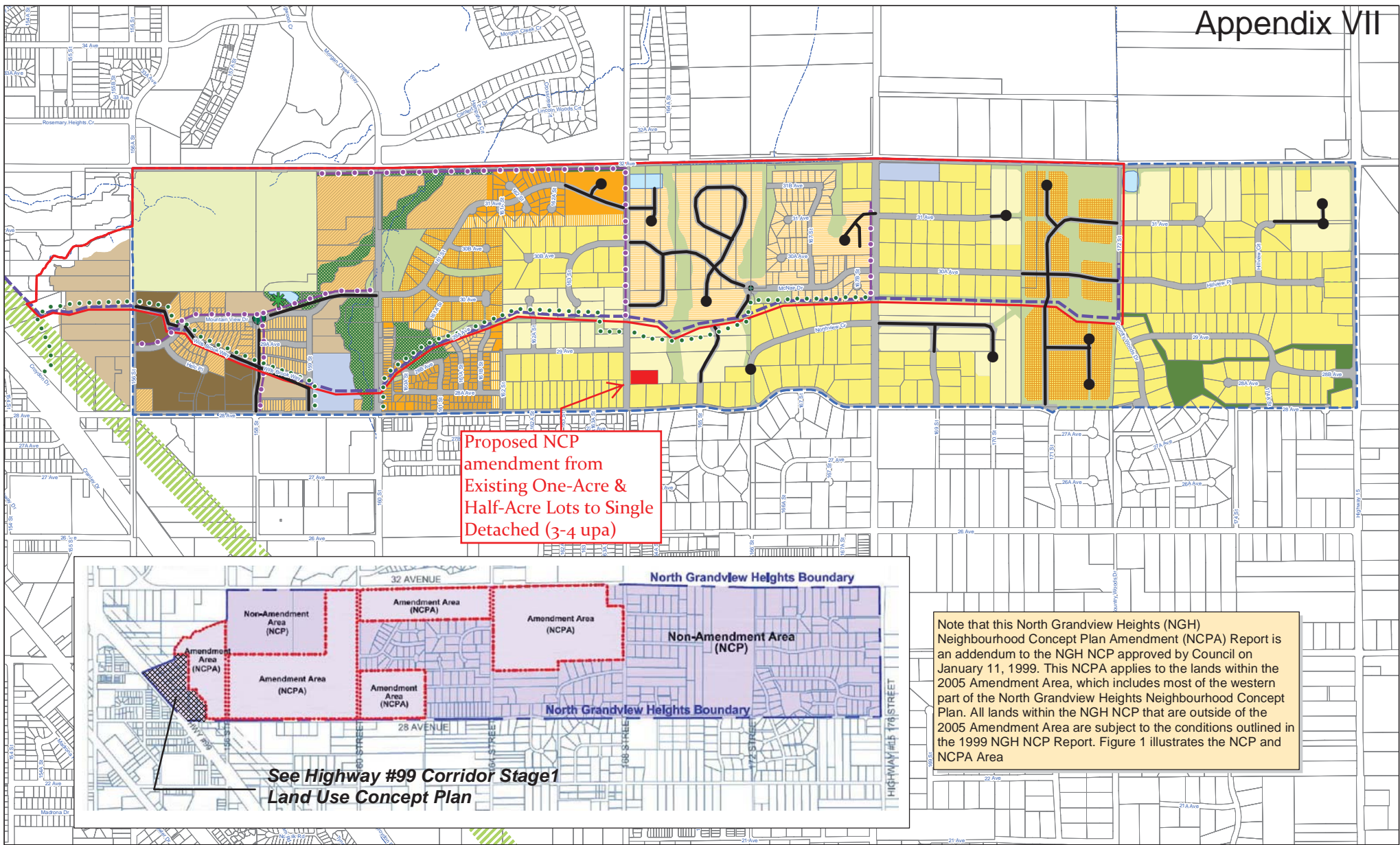
Summary prepared and submitted by:

Arborist



August 30 2016

Date



Proposed NCP amendment from Existing One-Acre & Half-Acre Lots to Single Detached (3-4 upa)

Note that this North Grandview Heights (NGH) Neighbourhood Concept Plan Amendment (NCPA) Report is an addendum to the NGH NCP approved by Council on January 11, 1999. This NCPA applies to the lands within the 2005 Amendment Area, which includes most of the western part of the North Grandview Heights Neighbourhood Concept Plan. All lands within the NGH NCP that are outside of the 2005 Amendment Area are subject to the conditions outlined in the 1999 NGH NCP Report. Figure 1 illustrates the NCP and NCPA Area

See Highway #99 Corridor Stage1 Land Use Concept Plan

- | | | | |
|--|---|--------------------------------------|---|
| Proposed One Acre Residential (RA) | Environmental Area | Study Area Boundary | Enhanced Sidewalk/Walkway |
| Proposed One Acre Residential Gross Density (RA-G) | Proposed Open Space / Linear Open Space | Plan Area-NCP Area Boundary | Linear Park / Multi-use Trail |
| Single Detached (2 upa) | Existing One Acre & Half Acre Lots | Hydro Right of Way / Greenway | Round-About |
| Larger Transition Lots (2-3 upa) | Existing Elementary School | Proposed North Grandview Interceptor | Neighbourhood Park (size/location to be confirmed at detailed subdivision/rezoning stage) |
| Single Detached (4-6 upa) | Existing Cemetery | Creeks | |
| Cluster Housing (6-8 upa) | Proposed Detention / Sedimentation Ponds (size/location to be confirmed at detailed subdivision/rezoning stage) | Proposed Roads | |
| Single Detached (7 u.p.a.) | | | |
| Single Family Small Lots | | | |
| Multiple Residential (15-25 upa) | | | |
| Townhouse 15 upa max | | | |



NORTH GRANDVIEW HEIGHTS LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: January 11, 1999 Amended 3 October 2016

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

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)

Parcel Identifier: 011-150-815

Parcel "A" (Explanatory Plan 14157) Lot 14 Section 24 Township 1 New Westminster District Plan 5893

2848 - 164 Street

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* on small *suburban lots*.

B. Permitted Uses

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

- 1. One *single family dwelling* which may contain one *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. The *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *unit density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. The maximum *unit density* may be increased from 2.5 *dwelling units* per hectare [1 upa] to 10 *dwelling units* per hectare [4 upa], calculated on the basis of the entire *Lands*.
3.
 - (a) For *building* construction within a *lot* the *floor area ratio* shall not exceed 0.40, to a maximum allowable floor area of 372 square metres [4,000 sq. ft.] provided that, 39 square metres [420 sq. ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq. ft.] shall be reserved for use only as *accessory buildings* and *structures*; and
 - (b) 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 maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and

- iv. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq. ft.] on the *lot*.

E. Lot Coverage

The *lot coverage* shall not exceed 25%.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Building</i>		7.5 m [25 ft.]	7.5 m [25 ft.]	3.0 m [10 ft.]
<i>Accessory Buildings and Structures</i> greater than 10 square metres [108 sq. ft.] in size		18.0 m [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m

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

G. Height of Buildings

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

1. *Principal building*:
 - (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 less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. *Accessory buildings and structures*: The *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

1. Resident *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 2.(a) and (b) shall not exceed 4.
3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *principal building*, or within 1 metre [3 ft.] of the *side lot line*, except on *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (b) In the case of *rear yards*, this screening requirement may be provided by a 1.8-metre [6 ft.] high solid fence.

J. Special Regulations

1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq. ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
930 sq. m. [10,010 sq. ft.]	22 metres [72 ft.]	30 metres [98 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RH-G Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.

- 7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
- 8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge Bylaw, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
- 9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
- 10. 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

**Proposed Amendment to Schedule F of the Surrey Zoning By-law, 1993, No. 12000.
as amended**

Schedule F - Map of Neighbourhood Concept Plan and Infill Areas is amended by deleting Map 11, Area XI and replacing it with new Map 11, Area XI as follows

