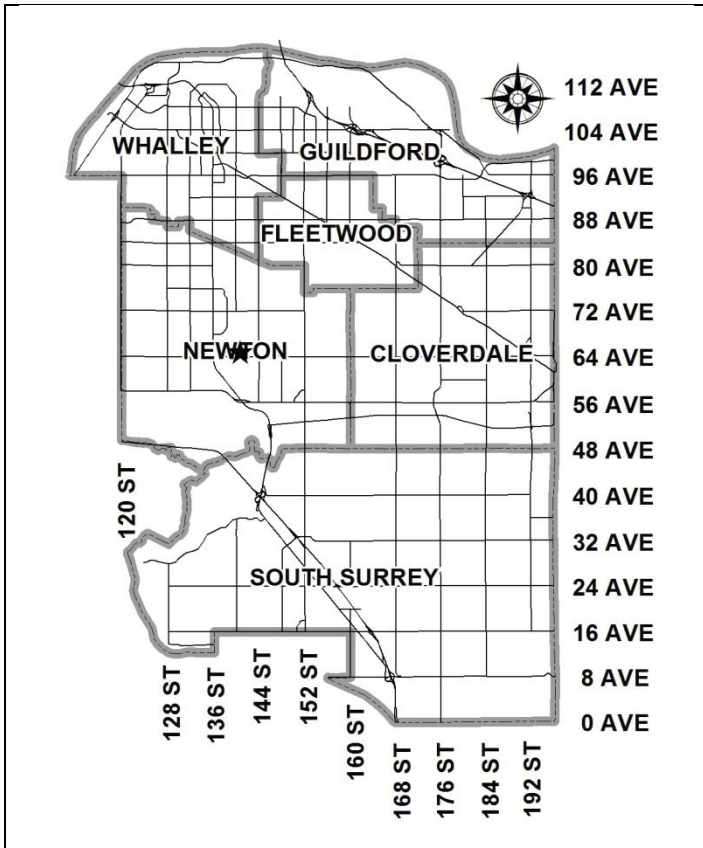


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0142-00

Planning Report Date: April 3, 2017



**PROPOSAL:**

- **Rezoning** from RA to CD and RF-13
- **Development Variance Permit** to allow subdivision into 3 single family lots.

**LOCATION:**

14061 - 64 Avenue

**OWNER:**

Lakhbir S Gosal  
 Kulwinder Gosal

**ZONING:**

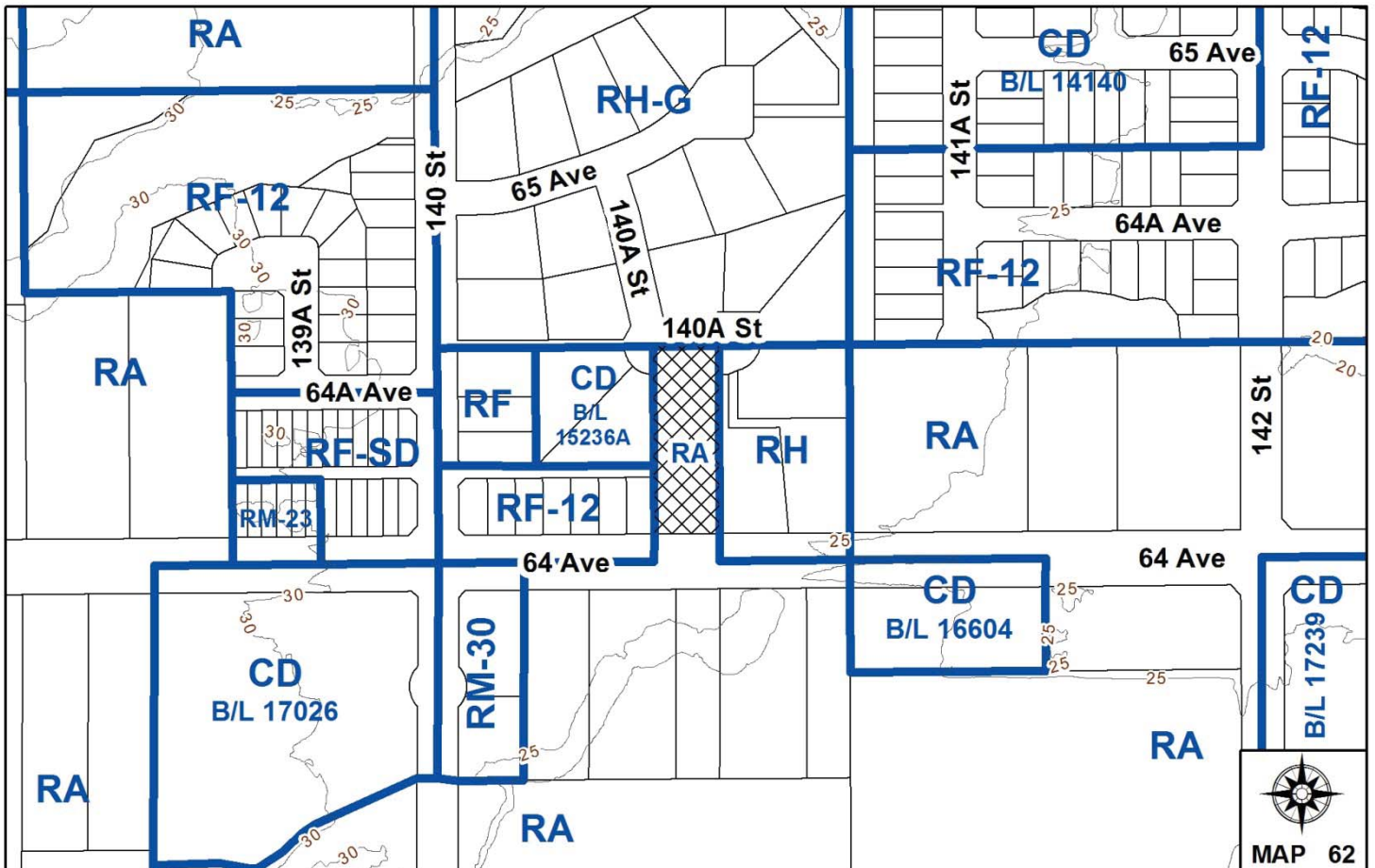
RA

**OCP DESIGNATION:**

Urban

**NCP DESIGNATION:**

Suburban Residential ½ Acre,  
 Single Family Small Lots, and  
 Buffer



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit (DVP) for reduced lot depth under the RF-13 Zone.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan designation and the South Newton Neighbourhood Concept Plan (NCP).
- The proposed CD-zoned lot is consistent with the size of the RH-G lots located to the north, and with the CD-zoned lots located to the west of the subject property.
- The relaxation of the minimum lot depth for Lots 2 and 3 is minimal and the proposed lot depths are consistent with the RF-12 lots to the west of the subject property along 64 Avenue.
- The applicant has volunteered to provide 15% cash-in-lieu of open space for the proposed gross density, CD-zoned lot.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone" (RF-13), shown as Block A on the attached survey plan (Appendix I) and to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (By-law No. 12000), shown as Block B on the attached survey plan, and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0142-00 (Appendix VII), to reduce the minimum lot depth of the Type I interior lot of the RF-13 Zone from 28 metres (92 ft.) to 26 metres (85 ft.) for proposed Lots 2 and 3, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 Restrictive Covenant for the purpose of tree protection;
  - (f) the applicant address the deficit in tree replacement;
  - (g) submission of an acoustical report for the units adjacent to 64 Avenue and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures; and
  - (h) the applicant provide cash in lieu of 15% open space associated with the proposed gross density type lot.

## 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 Elementary students at Hyland Elementary School  
 1 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

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

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

### SITE CHARACTERISTICS

Existing Land Use: Existing single family residence

#### Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 140A Street):	Single family dwellings	Urban/ Suburban Residential ½ Acre	RH-G
East:	Single family dwellings	Urban/ Suburban Residential ½ Acre and Single Family Small Lots	RH
South (Across 64 Avenue):	Single family dwellings	Urban/ Creeks and Riparian Setbacks, and Townhouses (15 u.p.a. max)	RA
West:	Single family dwellings	Urban/ Suburban Residential ½ Acre and Single Family Small Lots	CD (By-law No. 15236A) and RF-12

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject property located at 14061 64 Avenue is approximately 0.30 hectares (0.73 acres) in size. The property is designated "Urban" in the Official Community Plan (OCP); designated "Suburban Residential ½ Acre" and "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan; and zoned "One-Acre Residential Zone (RA)".

### Current Proposal

- The applicant is proposing to rezone the northern portion of the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and to rezone the southern portion of the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone" (RF-13), to allow for subdivision into three single family lots (Appendix II).
- The proposed CD Zone is based on the "Half-Acre Residential Gross Density Zone (RH-G)". The proposed CD-zoned, Lot 1, will front 140A Street and will be approximately 1,428.5 square metres (0.35 acres) in area. The proposed lot corresponds to the minimum lot width, depth, and area of "Half-Acre Residential Gross Density Zone (RH-G)" lots.
- Lot 1 is consistent with the size of the RH-G lots located to the north, and with the CD-zoned lots located to the west of the subject property.
- The proposed RF-13 lots, Lots 2 and 3, are consistent with the RF-12 lots located to the west along 64 Avenue.
- The relaxation of the minimum lot depth for Lots 2 and 3 is required due to the existing land alignment to the west and the required road dedication along 64 Avenue. The proposed lot depths are consistent with the RF-12 lots to the west of the subject property along 64 Avenue.
- The existing single family dwelling is proposed to be retained on Lot 1.
- The rezoning proposal is consistent with the split designation of the property in the South Newton NCP.

### Open Space

- The subject property has no area that can be dedicated for open space. To meet the open space requirements associated with the proposed gross density type lot, the applicant proposes to provide 15% cash-in-lieu.

### Neighbourhood Character Study and Building Scheme

- The applicant has retained Apex Design Group Inc. as the Design Consultant for the proposed future homes. The Design Consultant conducted a character study of the surrounding homes which found that the residential character surrounding the subject site is a mix of older homes built in the 1960's-1990's. The older housing stock in the area does not provide suitable architectural context. Rather, the design guidelines will ensure that a character similar to the newer homes to the West on 64 Avenue will be maintained and are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard (Appendix V).

Proposed Lot Grading

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

PRE-NOTIFICATION

- Pre-notification letters were mailed to the owners of 59 houses within 100 metres (330 ft.) of the subject site on March 7, 2017, and a Development Proposal Sign was installed in front of the property on February 21, 2017. Staff received 1 email response from neighbouring residents expressing the following concerns (staff comments provided in italics):

Opposed to the Proposed Development

- The respondent expressed their opposition to the redevelopment proposal in general. Specifically, they expressed concerns regarding secondary suites, parking, demolition of the existing house, and tree retention.

*(Staff responded by providing the proposed subdivision plan and clarified that the existing house is proposed to be retained).*

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Crimson King Maple	1	0	1
Scarlet Oak	3	0	3
<b>Coniferous Trees</b>			
Cypress	4	0	4
Hemlock	1	0	1
Western Red Cedar	20	9	11
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>29</b>	<b>9</b>	<b>20</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>2</b>	
<b>Total Retained and Replacement Trees</b>		<b>22</b>	

<b>Contribution to the Green City Fund</b>	<b>\$6,400.00</b>
--	-------------------

- The Arborist Assessment states that there are a total of 29 protected trees on the site. It was determined that 20 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 2 to 1 replacement ratio. This will require a total of 18 replacement trees on the site. Since only 2 replacement trees are proposed, the deficit of 16 replacement trees will require a cash-in-lieu payment of \$6,400 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 22 trees are proposed to be retained or replaced on the site with a contribution of \$6,400 to the Green City Fund.

#### DEVELOPMENT PERMIT FOR SENSITIVE ECOSYSTEMS

- In July 2014, Council endorsed the Biodiversity Conservation Strategy (BCS). The BCS included implementation measures to protect Surrey's streamside areas, natural habitats and sensitive ecosystems. This document identifies the use of a Development Permit Area (DPA) as an effective means to protect Surrey's natural environmental assets.
- On September 12, 2016, Council approved amendments to the Official Community Plan (OCP) and the Zoning By-law (No. 12000) to implement a Sensitive Ecosystem DPA and Streamside Protection Measures, collectively known as Surrey's Ecosystem Protection Measures, for the protection of the natural environment, including riparian areas. These changes were detailed in Corporate Report No. R188, which was approved by Council on July 25, 2016. The amendment by-laws were given final adoption on September 12, 2016.
- The applicant was asked to confirm the watercourse classification of Archibald Creek located across 64 Avenue, identify any required setbacks, and submit an Ecosystem Development Plan detailing any mitigation measures required to support the proposed development.
- The Ecosystem Development Plan submitted by the applicant confirmed the watercourse classification of Archibald Creek as Class A and determined that the proposed development is located outside of the applicable minimum Streamside Setback Area as measured from the top of bank. Additionally, the development is separated from the watercourse by 64 Avenue, which is a permanent structure as defined under the Provincial Riparian Areas Regulations.
- The subject property is located within the Green Infrastructure Network (GIN) 50 metre Buffer Area for a Local BCS Corridor adjacent to the subject site, in the Green Timbers BCS management area, with a Medium ecological value.

- The BCS identifies the GIN area adjacent to the subject site as having a Habitat Suitability Rating ranging from Very High to Moderate to Low, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 60 meters. The subject property is located outside of the 60 metre target width of the GIN.
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Colebrook Park, located approximately 2 kilometers to the south of the subject property.
- The recommendations of the Biodiversity Conservation Strategy (BCS) for this GIN corridor are to work with adjacent landowners to naturalize adjacent private land and remove barrier to movement. The portion of the subject site closest to the GIN area is currently void of vegetation. The applicant proposes to plant trees in the front yards of the lots fronting 64 Avenue and proposes to retain 20 of the 29 By-law size trees on site. The Ecosystem Development Plan states that the proposed development respects the existing connectivity to the surrounding landscape and the existing habitat features of the GIN Corridor.
- Given that the property is separated from Archibald Creek by 64 Avenue, located outside of the Streamside Setback Areas and GIN Corridor, and that the applicant proposes significant tree retention, a Development Permit for Sensitive Ecosystems will not be required as part of this application.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 15, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The proposal is consistent with the Official Community Plan (OCP) and the South Newton Neighbourhood Concept Plan (NCP).</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed development is consistent with the "Suburban Residential ½ Acre" and "Single Family Small Lots" designations of the South Newton NCP.</li> <li>• The proposed development includes a diversity of housing types with 2 units &lt;4,000 sq.ft. and 1 unit &gt;4,000 sq.ft.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The applicant proposes to retain 14 trees and to plant 2 replacement trees.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>



Sustainability Criteria	Sustainable Development Features Summary
5. Accessibility & Safety (E1-E3)	• n/a
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• n/a

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot depth of the Type I interior lot of the RF-13 Zone from 28 metres (92 ft.) to 26 metres (85 ft.) for proposed Lots 2 and 3.

Applicant's Reasons:

- Due to the existing lane alignment to the west and the required road dedication along 64 Avenue, the proposed depth of the Lots 2 and 3 is approximately 2 metres (6 ft.) less than the minimum depth requirement of the RF-13 Zone.
- The proposed depth relaxation is minimal.

Staff Comments:

- Proposed Lot 2 and 3 meet the minimum area and width requirements of the RF-13 Zone and the lot depth is consistent with the RF-12 lots to the west of the subject property along 64 Avenue.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets, and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	Building Design Guidelines Summary
Appendix VI	Summary of Tree Survey and Tree Preservation
Appendix VII	Development Variance Permit No. 7916-0142-00
Appendix VIII	Proposed CD By-law

INFORMATION AVAILABLE ON FILE

- Ecosystem Development Plan Prepared by Keystone Environmental Ltd., dated February 2, 2017.

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

RJG/da

Information for City Clerk

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

1. (a) Agent:      Name:                      Pawan Gill  
   Terra-Nobis Consulting Inc.  
   Address:                      5339 - 188 Street  
   Surrey, BC V3S 2H6
  
2.      Properties involved in the Application
  - (a)      Civic Address:                      14061 - 64 Avenue
  
  - (b)      Civic Address:                      14061 - 64 Avenue  
   Owner:                                      Lakhbir S Gosal  
   Kulwinder K Gosal  
   PID:    011-361-646  
   Lot 56 Except: Firstly: East 209 Feet Secondly: West 313.66 Feet, Thirdly: Part in Plan  
   BCP16133 South East ¼ Section 16 Township 2 New Westminster District Plan 2163
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.
  
  - (b)      Proceed with Public Notification for Development Variance Permit No. 7916-0142-00 and  
bring the Development Variance Permit forward for an indication of support by  
Council. If supported, the Development Variance Permit will be brought forward for  
issuance and execution by the Mayor and City Clerk in conjunction with the final  
adoption of the associated Rezoning By-law.

## SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G) and RF-13

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	0.73 ac.	
Hectares	0.30 ha.	
<b>NUMBER OF LOTS</b>		
Existing	1	
Proposed	3	
<b>SIZE OF LOTS</b>		
	CD (Based on RHG)	RF-13
Range of lot widths (metres)	32.17 m	13 m
Range of lot areas (square metres)	1,428.5 m <sup>2</sup>	334.5-340 m <sup>2</sup>
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	4.1 u.p.a / 10 u.p.h	
Lots/Hectare & Lots/Acre (Net)		
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building		
Estimated Road, Lane & Driveway Coverage		
Total Site Coverage		
<b>PARKLAND</b>		
Area (square metres)	n/a	
% of Gross Site		
<b>Required</b>		
<b>PARKLAND</b>		
5% money in lieu	NO	
<b>TREE SURVEY/ASSESSMENT</b>		
	YES	
<b>MODEL BUILDING SCHEME</b>		
	YES	
<b>HERITAGE SITE Retention</b>		
	NO	
<b>FRASER HEALTH Approval</b>		
	NO	
<b>DEV. VARIANCE PERMIT required</b>		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Lot Depth (Lots 2 & 3)	YES	

**SURVEY PLAN TO ACCOMPANY  
CITY OF SURREY CD BYLAW AND REZONING BY LAW No. \_\_\_\_\_  
OF LOT 56 EXCEPT: FIRSTLY: EAST 209 FEET  
SECONDLY: WEST 313.66 FEET,  
THIRDLY: PART IN PLAN BCP16133  
SOUTH EAST 1/4 SECTION 16 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT PLAN 2163**



**SCALE 1 : 400** DISTANCES ARE IN METRES

BCCS 92G.016

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED.

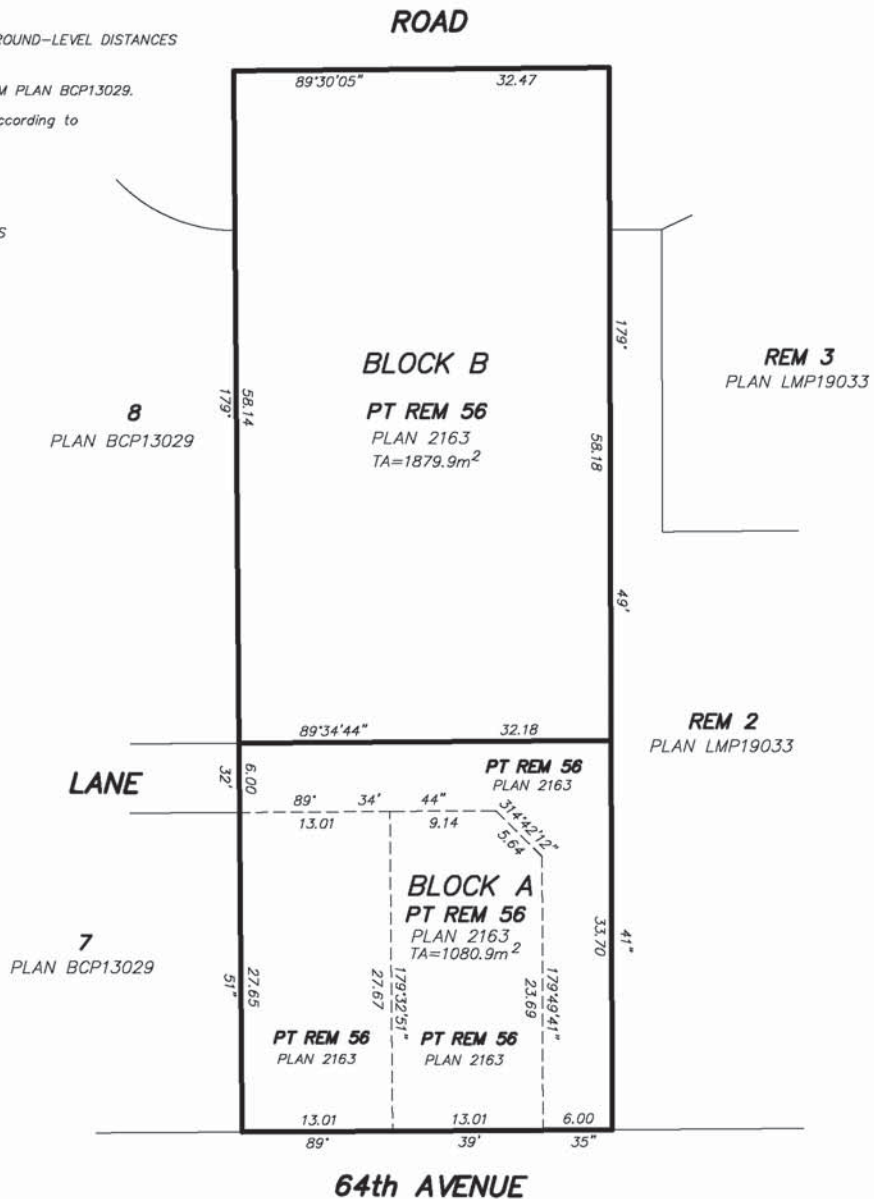
GRID BEARINGS ARE DERIVED FROM PLAN BCP13029.

Lot dimensions and clearances according to Field survey.

**LEGEND**

m<sup>2</sup> DENOTES SQUARE METRES  
TA DENOTES TOTAL AREA

BLOCK A FROM RA TO RF-13 AREA = 1080.9m <sup>2</sup>
BLOCK B FROM RA TO CD AREA = 1879.9m <sup>2</sup>



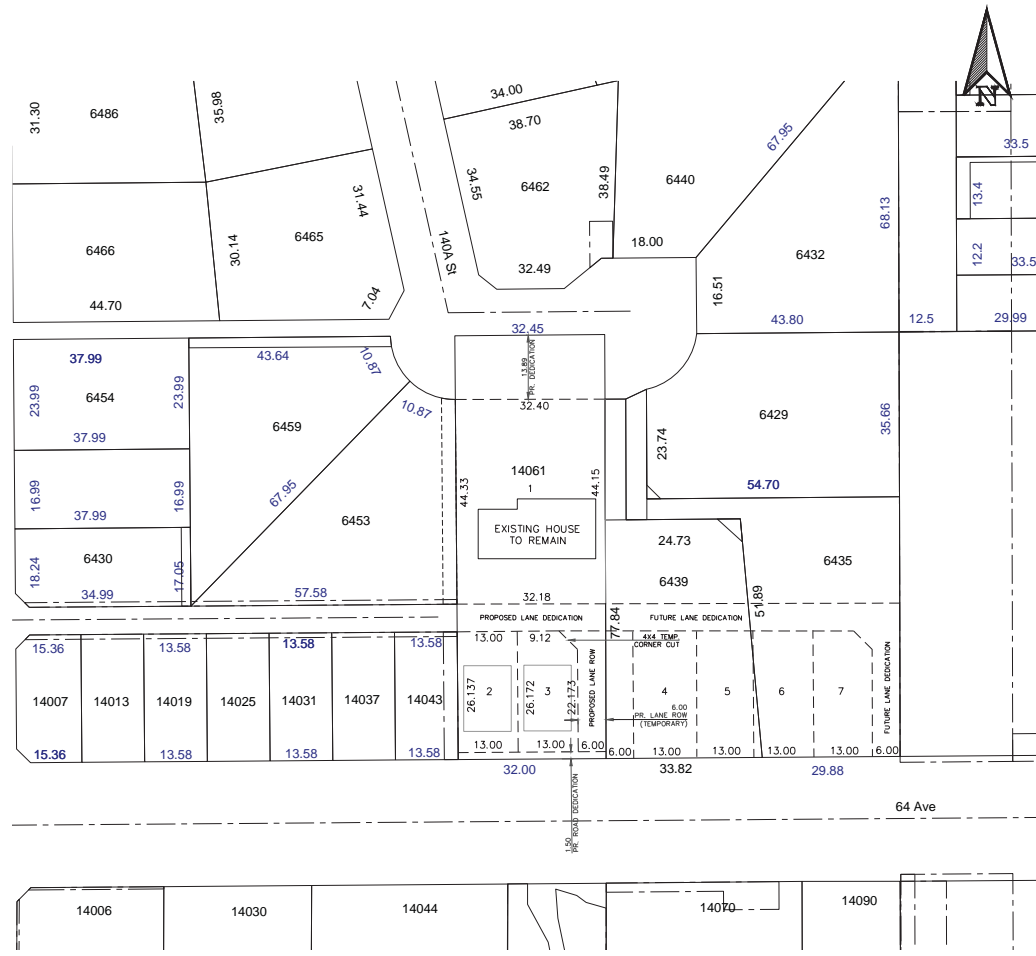
CERTIFIED CORRECT THIS 22nd DAY OF FEBRUARY, 2017.  
LAKHJOT S. GREWAL B.C.L.S. #809

**THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT  
REGIONAL DISTRICT – CITY OF SURREY**

**GREWAL & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS**  
UNIT 204, 15299-68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 604-597-8567  
EMAIL: Office@GrewalSurveys.com  
FILE : 1603-045  
DWG : 1603-045 SK-RZ-1

### PROJECT DATA

OWNER	KULWINDER GOSAL	
ADDRESS	14061 64AVE SURREY, BC	
	EXISTING	PROPOSED
LOTS	1	3
ZONING	RA	CD ZONE BASED ON RH (LOT 1) RF-13 (LOT 2 & 3)
LOT SIZE	2957m <sup>2</sup>	LOT 1: 1428.5m <sup>2</sup> LOT 2: 340.0m <sup>2</sup> LOT 3: 334.5m <sup>2</sup>
LOT WIDTH	31.99m	LOT 1: 32.29m LOT 2: 13.00m LOT 3: 13.00m
LOT DEPTH	91.56m	LOT 1: 44.21m LOT 2: 26.137m LOT 3: 26.155m
LOT DEPTH		LOT 1: 0.20 (0.25 MAX) LOT 2: 0.42 (0.70 MAX) LOT 3: 0.28 (0.70 MAX)



C:\Users\High\Desktop (Personal)\BENCH\BENCH\Projects\15005 - 14061 64 AVE SURREY - PLANNING\CONSUMER\GOSAL\DRAWINGS\Final\15005-14061-64-Ave-Surrey-Plan-RF-13.dwg [ESC PLAN RF-13] 3/27/2017 12:59PM  
 BENCH\BENCH\Projects\15005 - 14061 64 AVE SURREY - PLANNING\CONSUMER\GOSAL\DRAWINGS\Final\15005-14061-64-Ave-Surrey-Plan-RF-13.dwg [ESC PLAN RF-13]

L1:CAL BENCH\BENCH	ALL ELEVATIONS ARE GEODETIC AND REFER TO SURVEY BENCHMARK NUMBER LOCATED AT: AND HAVING ELEVATION OF:		
	No.	DATE	REVISIONS / SUBMISSIONS
	▲		
	▲		
	▲		
	▲	MAR 27, 2017	ISSUED FOR COUNCIL APPROVAL - ADDED 1.5m DEDICATION
	▲	MAR 30, 2016	ISSUED FOR DEVELOPMENT APPLICATION
▲	FEB 22, 2016	ISSUED FOR DISCUSSION	
▲	FEB 11, 2016	PROPOSED SUBDIVISION LAYOUT	

ENGINEER	CLIENT	PROJECT	SEAL	CITY OF SURREY	
TERRA-NOBIS CONSULTING INC. ADDRESS: #101-7402 PROGRESS WAY, DELTA BC PHONE: 604.946.3007 EMAIL: INFO@TERRANOBIS.COM	KULWINDER K. GOSAL	TN# 15005		SUBDIVISION LAYOUT PLAN	
		SITE ADDRESS			
		14061 - 64AVE, SURREY BC			

TEL: 778.688.3621    FAX:  
 14006    14030    14044    14070    14090

HOR. SCALE	1:500	DRAWING NUMBER	7916-0142
VER. SCALE	1:500		
SURREY PROJECT NUMBER			
SURREY DRAWING NUMBER			

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

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

DATE: **February 28, 2017** PROJECT FILE: **7816-0142-00**

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RE: **Engineering Requirements  
Location: 14061 - 64 Avenue**

### REZONE/SUBDIVISION

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

- Dedicate approximately 1.5 m along 64 Avenue towards 30.0 m Arterial Road allowance.
- Dedicate approximately 14.0 m along 140A Avenue toward Local Road allowance; including completion of 14.0 m radius cul-de-sac.
- Dedicate 6.0 m toward Residential Lane allowance.
- Register 6.0 m SRW, including 5.5 m x 5.5 m corner cut, for temporary lane outlet to 64 Avenue.
- Register 0.5 m SRW for inspection chambers and sidewalk maintenance along 64 Avenue.

#### *Works and Services*

- Construct the south side of 140A Street to Local Road standard; including 11.0 m radius pavement cul-de-sac.
- Construct lane to Residential Lane standard; including temporary lane outlet.
- Construct sanitary and drainage facilities to service proposed development.
- Abandon temporary 200 mm sanitary main located in easement along north/west property line of lot 6453 - 140A Street.
- Water main looping is required on 140A Street to maintain water quality.
- Provide on-site stormwater mitigation features in accordance with Hyland Creek ISMP.
- Construct water, drainage, and sanitary service connections to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.  
Development Services Manager  
P206358



Planning November-16-16

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16 0142 00

**SUMMARY**

The proposed 3 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 2016 Enrolment/School Capacity

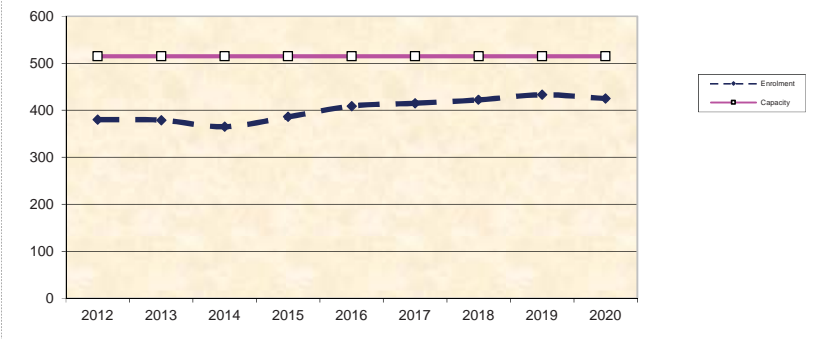
<b>Hyland Elementary</b>	
Enrolment (K/1-7):	56 K + 353
Capacity (K/1-7):	40 K + 475
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1518
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**School Enrolment Projections and Planning Update:**

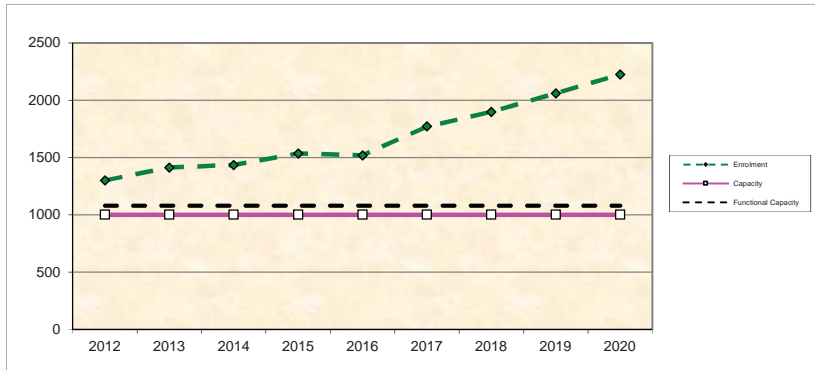
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no capital projects proposed for Hyland Elementary. There is extreme enrolment pressure at Sullivan Heights Secondary and the school is on an extended day schedule, has 14 portables on-site and was capped in September 2016 (meaning all new in-catchment registrants were held on a waitlist and only allowed in as space permitted). A 700 student addition to Sullivan Heights Secondary is requested in the District's Five-Year Capital Plan however, approval timelines are unknown.

**Hyland Elementary**



**Sullivan Heights Secondary**



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



**BUILDING GUIDELINES SUMMARY****V.1.0**

**Surrey Project no.:** 16-0142-00 (Gosal)  
**Property Location:** 14061-64 Ave., Surrey, B.C

**Design Consultant:** Apex Design Group Inc.  
 Ran Chahal, Architectural Technologist AIBC, CRD  
 #157- 8120 -128 Street, Surrey, BC V3W 1R1  
 Off: 604-543-8281 Fax: 604-543-8248

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

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

The immediate neighborhood surrounding the subject site is an old urban area built out in the 1960'-90's with newer homes built in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 65% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-10/12) common truss roofs with simple gables and common hips with Asphalt Shingles Roof being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl (dominant), Cedar & Stucco Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 60% of the homes having Exposed Aggregate driveways.

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

Most of the newer homes located in the study area, on 64<sup>th</sup> Avenue to the immediate West, have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. Since the majority of the existing homes in the study area only 10-12 years old, a similar character will be maintained. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim

and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

<b>Dwelling Types/Locations:</b>	“Two-Storey”	70.0%
	“Basement/Cathedral Entry”	5.00%
	“Rancher (Bungalow)”	25.0%
	“Split Levels”	0.00%
<b>Dwelling Sizes/Locations: (Floor Area and Volume)</b>	Size range:	15.0% under 2000 sq.ft excl. garage
		35.00% 2001 - 2500 sq.ft excl. garage
		50.00% over 2501 sq.ft excl. garage
<b>Exterior Treatment /Materials:</b>	Cedar: 35.0%	Stucco: 20.0%
	Vinyl: 45.0%	Brick or stone accent on 20.0% of all homes
<b>Roof Pitch and Materials:</b>	Asphalt Shingles: 85.0%	Cedar Shingles: 0.00%
	Concrete Tiles: 15.00%	Tar & Gravel: 0.00%
	50.00% of all homes have a roof pitch 6:12 or lower.	

**Window/Door Details:** 100% of all homes have rectangular windows

**Streetscape:** A variety of simple “Two Story”, 10-40 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Shingles Roof Tiles on most of the homes. Most homes are clad in Vinyl.

**Other Dominant Elements:** The newer homes located to the West on 64<sup>th</sup> Avenue have covered front verandas.

## 2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a character similar to the newer homes to the West on 64<sup>th</sup> Avenue will be maintained and are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

### 2.2 Proposed Design Solutions:

**Dwelling Types:** Two-Storey, Split Levels and Ranchers (Bungalows).

<b>Dwelling Sizes:</b>	Two-Storey or Split Levels -	2000 sq.ft. minimum
<b>Floor Area/Volume:</b>	Basement Entry -	2000 sq.ft. minimum
	Rancher or Bungalow -	1400 sq.ft. minimum
	(Exclusive of garage or in-ground basement)	
<b>Exterior Treatment /Materials:</b>	No specific interface treatment. However, all permitted styles including: "Neo-Traditional", "Neo-Heritage", "Rural-Heritage" or "West Coast Modern" will be compatible with the existing study area homes.	
<b>Exterior Materials /Colours:</b>	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in "Neutral" and "Natural" colours. "Primary" and "Warm" colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.	
<b>Roof Pitch:</b>	Minimum 6:12	
<b>Roof Materials/Colours:</b>	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.	
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.	
<b>In-ground basements:</b>	Permitted if servicing allows.	
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).	
<b>Compliance Deposit:</b>	\$ 5,000.00	

**Summary prepared and submitted by:**

  
 \_\_\_\_\_  
 Ran Chahal, Design Consultant  
 Architectural Technologist AIBC, CRD  
 Apex Design Group Inc.

July 19, 2016  
 Date

## Tree Preservation Summary

Surrey Project No:

Address: 14061 64 Avenue

Registered Arborist: Woodridge Tree Consulting, Terry Thrale, PN 6766A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	23
<b>Protected Trees to be Removed</b>	9
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	14
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{0} \quad \times \text{ one (1) } = 0</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{9} \quad \times \text{ two (2) } = 18</math></li> </ul>	<b>18</b>
<b>Replacement Trees Proposed</b>	2
<b>Replacement Trees in Deficit</b>	<b>16</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{0} \quad \times \text{ one (1) } = 0</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{1} \quad \times \text{ two (2) } = 0</math></li> </ul>	<b>0</b>
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary, report and plan prepared and submitted by:

*Terry Thrale*

(Signature of Arborist)

Date March 22, 2017

Arborist Report for 14061 64 Avenue, Surrey  
Woodridge Tree Consulting Arborists Ltd

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0142-00

Issued To: LAKHBIR S GOSAL  
KULWINDER GOSAL

(the "Owner")

Address of Owner: 14868 - 90 Avenue  
Surrey, BC V3R 6N9

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: 011-361-646

Lot 56 Except: Firstly: East 209 Feet Secondly: West 313.66 Feet, Thirdly: Part in Plan BCP16133 South East ¼ Section 16 Township 2 New Westminster District Plan 2163

14061 - 64 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 Subsection K.2 Subdivision, of Part 17A Single Family Residential (13) Zone (RF-13), the minimum lot depth of the Type I interior lot is reduced from 28 metres (92 ft.) to 26 metres (85 ft.) for Lots 2 and 3.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

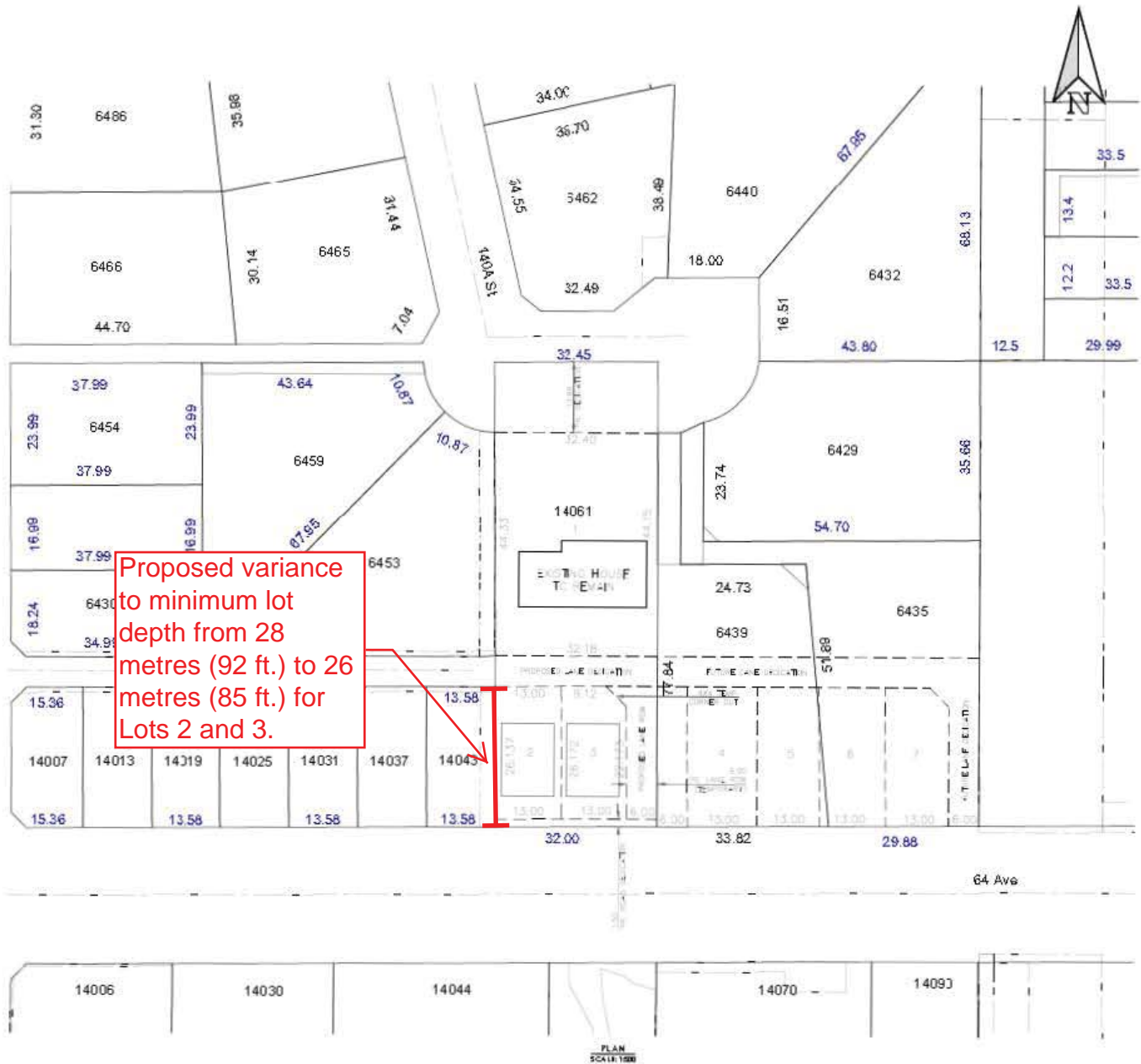
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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

SCHEDULE A



CITY OF SURREY

BYLAW NO. \_\_\_\_\_

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

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

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 011-361-646  
 Lot 56 Except: Firstly: East 209 Feet Secondly: West 313.66 Feet, Thirdly: Part in Plan BCP16133 South East 1/4 Section 16 Township 2 New Westminster District Plan 2163, as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Lakhjot S. Grewal, B.C.L.S. on the 22<sup>nd</sup> day of February, 2017, containing 1,879.9 square metres, called Block B.

Portion of 14061 - 64 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 *suburban lots*.

**B. Permitted Uses**

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

- 1. One *single family dwelling* which may contain 1 *secondary suite*.
- 2. *Accessory uses* including the following:



- (a) *Bed and breakfast* use in accordance with Section B.2, of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended; and
- (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

- 1. For the purpose of subdivision, the maximum *unit density* is 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum unit density may be increased from 2.5 *dwelling units* per hectare [1 u.p.a.] to 5.3 *dwelling units* per hectare [2.2 u.p.a.], calculated on the basis of the entire *Lands*, if amenities are provided in accordance with Schedule G of Zoning By-law 1993, No. 12000, as amended.
- 2.
  - (a) For *building* construction within a *lot* the *floor area ratio* shall not exceed 0.33, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as accessory *buildings and structures*.; 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*:

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard (West)</i>	<i>Side Yard (East)</i>
<i>Principal Buildings</i>		7.5 m [25 ft.]	7.5 m [25 ft.]	3.0 m [10 ft.]	2.3 m [7 ft.]
<i>Accessory Buildings and Structures</i>		18.0 m [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	1.0 m [3 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	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 of less than 1:4 shall not exceed 7.3 metres [24 ft.].

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

**H. Off-Street Parking**

- 1. Resident and visitor *parking spaces* shall be provided in accordance with 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 Sub-sections H.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 *dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
  - (a) 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 this By-law.

## 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>
Regular Standard <i>Lot</i>	1,300 sq. m. [ 14,000 sq. ft.]	30 metres [100 ft.]	30 metres [100 ft.]

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

**L. Other Regulations**

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

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RH-G Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as provided in Surrey Sign By-law, 1999, No. 13656, as amended.
6. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.

- 7. 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. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
- 9. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, 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

**SURVEY PLAN TO ACCOMPANY  
CITY OF SURREY CD BYLAW AND REZONING BY LAW No. \_\_\_\_\_  
OF LOT 56 EXCEPT: FIRSTLY: EAST 209 FEET  
SECONDLY: WEST 313.66 FEET,  
THIRDLY: PART IN PLAN BCP16133  
SOUTH EAST 1/4 SECTION 16 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT PLAN 2163**



**SCALE 1 : 400** DISTANCES ARE IN METRES

BCCS 92G.016

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED.

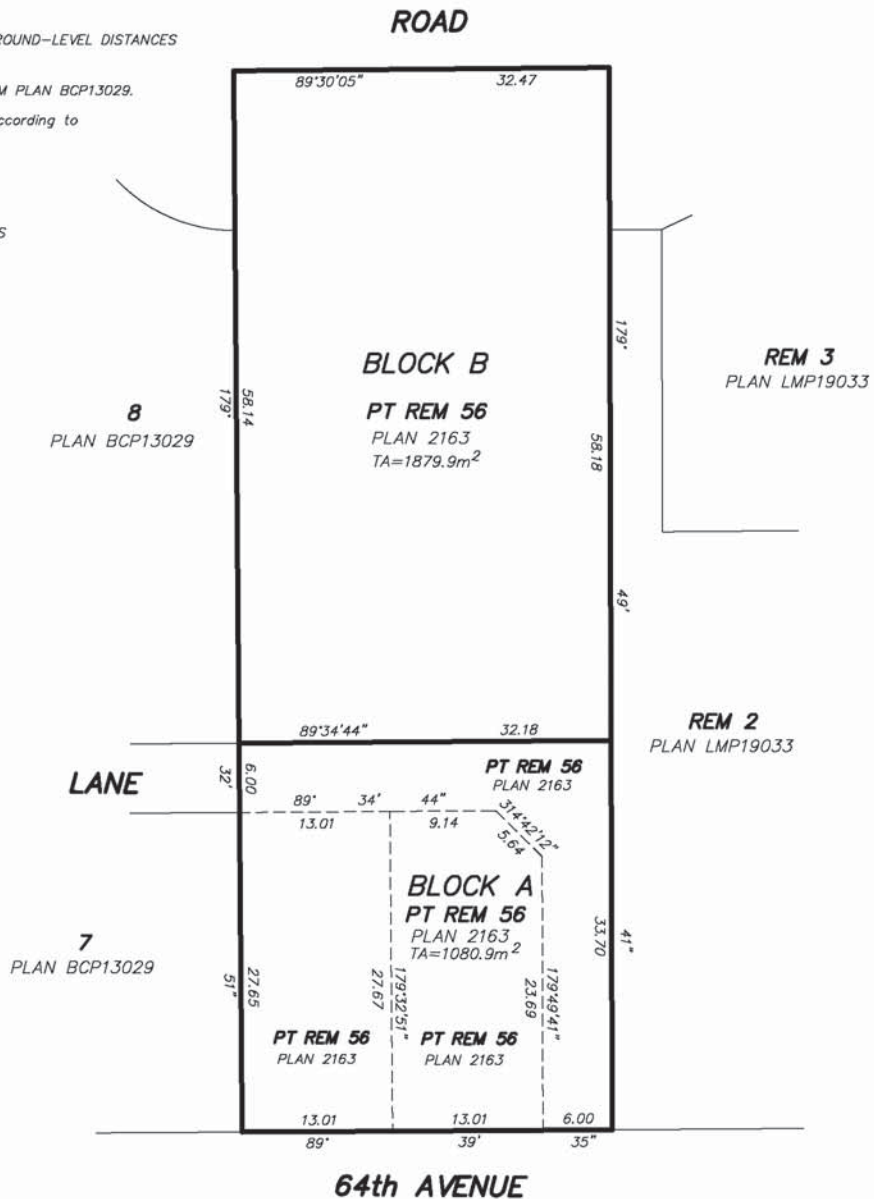
GRID BEARINGS ARE DERIVED FROM PLAN BCP13029.

Lot dimensions and clearances according to Field survey.

**LEGEND**

m<sup>2</sup> DENOTES SQUARE METRES  
TA DENOTES TOTAL AREA

BLOCK A FROM RA TO RF-13 AREA = 1080.9m <sup>2</sup>
BLOCK B FROM RA TO CD AREA = 1879.9m <sup>2</sup>



CERTIFIED CORRECT THIS 22nd DAY OF FEBRUARY, 2017.  
LAKHJOT S. GREWAL B.C.L.S. #809

**THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT  
REGIONAL DISTRICT – CITY OF SURREY**

**GREWAL & ASSOCIATES  
PROFESSIONAL LAND SURVEYORS**  
UNIT 204, 15299-68th AVENUE  
SURREY, B.C. V3S 2C1  
TEL: 604-597-8567  
EMAIL: Office@GrewalSurveys.com  
FILE : 1603-045  
DWG : 1603-045 SK-RZ-1