

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0145-00

Planning Report Date: February 6, 2017

PROPOSAL:

Rezoning from RH to RF and CD (based on RH-G) to permit subdivision into three single family lots.

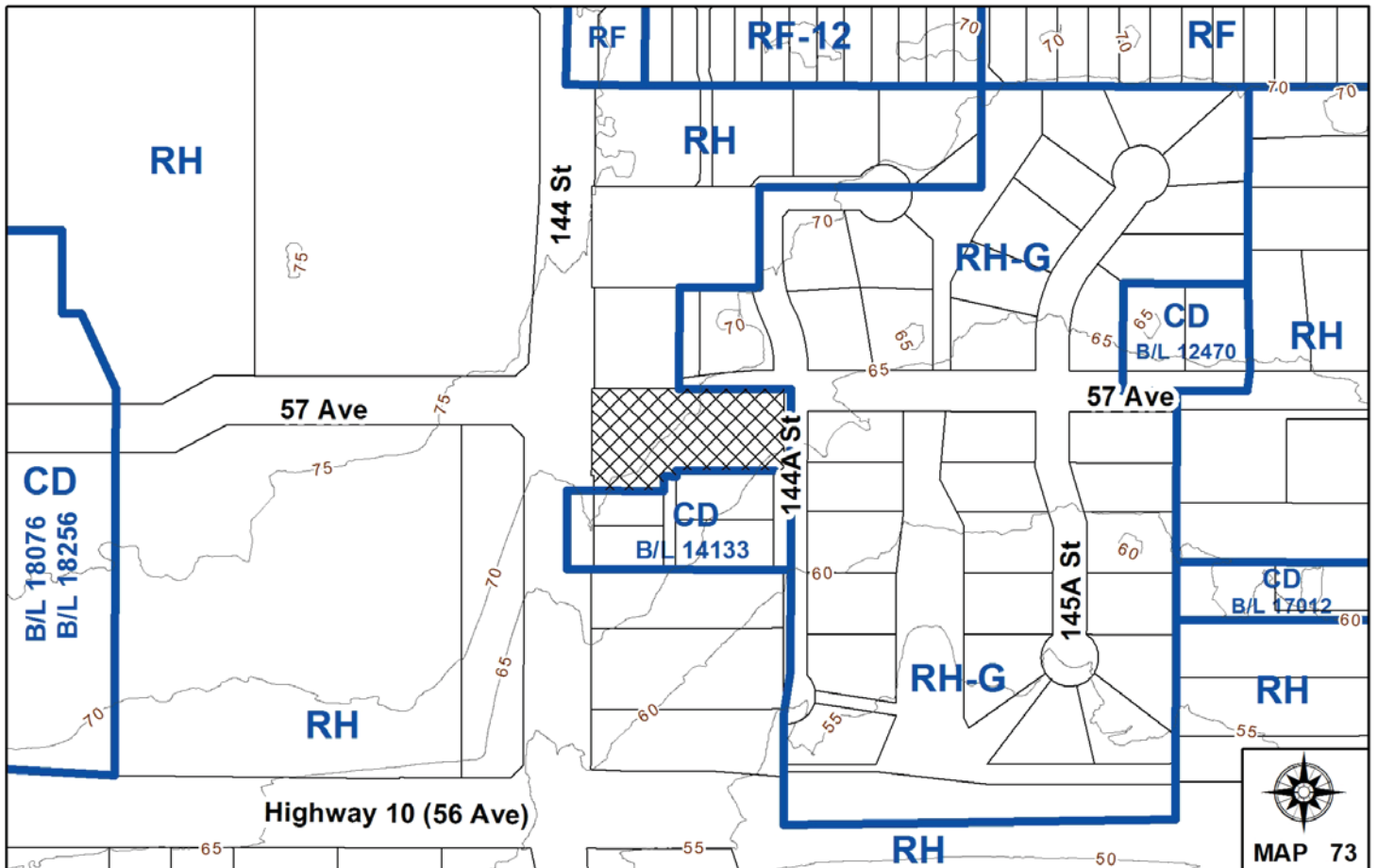
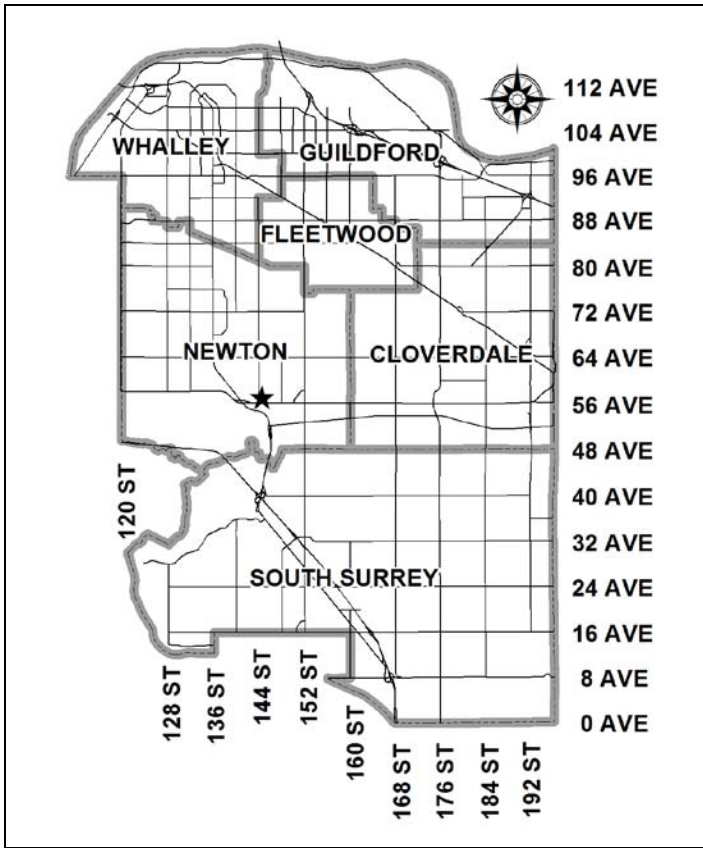
LOCATION: 5690 - 144 Street

OWNER: 1074539 B.C. Ltd.

ZONING: RF

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential and Suburban Residential ½ Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Urban Designation in the OCP.
- The proposal complies with the site's designation in the South Newton NCP.
- Two RF lots are proposed to front 144 Street which is consistent with the lot pattern established south of the subject property and proposed to the immediate north under Development Application No. 7914-0117-00 (rezoning to RF received Third Reading on January 12, 2015).
- The proposed CD lot fronting 144A Street is based on the "Half-Acre Residential Gross Density Zone (RH-G)" and is in keeping with the adjoining lots and the Suburban Residential ½ Acre designation in the South Newton NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the site shown as Block A on the Survey Plan attached to Appendix VII, from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. a By-law be introduced to rezone a portion of the site shown as Block B on the Survey Plan attached as Appendix I, from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for tree protection; and
 - (h) the applicant address the open space associated with gross density type lots, to the satisfaction of the Planning & Development Department.

REFERRALS

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

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

2 Elementary students at Cambridge Elementary School
1 Secondary student 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 February, 2018.

Parks, Recreation & Culture: Parks will accept the applicant's offer of 15% cash-in-lieu of open space for the larger lot.

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which the applicant will remove.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 57 Avenue):	One-acre lot under Development Application No. 7914-0117-00 for 3 single family lots (rezoning received Third Reading on January 12, 2015).	Single Family Residential and Suburban Residential ½ Acre	RH & RH-G
East (Across 144A Street):	Single family dwellings on suburban-sized lots.	Suburban Residential ½ Acre	RH-G
South:	Single family dwellings on urban and suburban-sized lots.	Single Family Residential and Suburban Residential ½ Acre	CD (By-law No. 14133)
West (Across 144 Street):	RCMP Headquarters and Surrey Provincial Courthouse	Institutional	RH

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located south of 58 Avenue, on the east side of 144 Street across from the RCMP Headquarters and Surrey Provincial Courthouse. The property is designated "Urban" in the Official Community Plan (OCP), "Single Family Residential" and "Suburban Residential ½ Acre" in the South Newton Neighbourhood Concept Plan (NCP) and zoned "Half-Acre Residential Zone (RH)".
- The subject property will follow a similar development pattern with RF lots fronting 144 Street to that established on the properties to the south (i.e. 5672 – 144 Street and 5662 – 144 Street) and the RF lots currently proposed directly north of the future 57 Avenue under Development Application No. 7914-0117-00 which has received Third Reading. In contrast, the proposed CD lot, which will front 144A Street, is based on the "Half-Acre Residential Gross Density Zone (RH-G)" in keeping with the "Suburban Residential ½ Acre" designation in the South Newton NCP.
- At the time the southerly properties developed (5662/5672 – 144 Street and 5667/5675 – 144A Street) under Development Application No. 7900-0044-00, the owner of the subject property was required to register a restrictive covenant on title (BV516449) to ensure future owners are aware of the development pattern established as part of the adjacent development application. The proposed layout (Appendix II) is consistent with the established development pattern and includes extending 57 Avenue from 144A Street to 144 Street, as originally envisioned under Development Application No. 7900-0044-00.

Current Proposal

- The applicant proposes to rezone the subject property from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" and "Comprehensive Development Zone (CD)" (based on RH-G) to create two RF lots and one CD lot.
- The proposed lots range in size from 583 square metres (6,275 sq. ft.) to 1,300 square metres (13,993 sq. ft.). The two proposed lots fronting 144 Street will conform to the minimum requirements of the RF Zone and the one proposed CD lot will conform to the RH-G Zone except for width.
- The applicant is also seeking a ten percent reduction to the minimum lot area required under the RF Zone for proposed Lot 1 given that additional road dedication was recently identified for 144 Street along the site frontage.
- The proposed RF lots fronting 144 Street are required to have vehicle access from the lane as access from 144 Street will not be permitted. Currently, the southerly properties are accessed from a temporary lane outlet to 144 Street located at the southwest corner of the subject site. By extending the existing rear lane further north, it will allow the lane to outlet to 57 Avenue and remove additional access points from 144 Street and 144A Street by providing direct rear lane access to the proposed lots.

Proposed CD By-law

- The proposed CD By-law (Appendix VIII) is based on the "Half-Acre Residential Gross Density Zone (RH-G)" with modifications to the subdivision requirements. The proposed changes are noted in the table below:

Subdivision Requirements	RH-G Zone	Proposed CD By-law (Proposed Lot 3)
Lot Width		
<i>Regular Standard Lots</i>	30 metres (100 ft.)	28 metres (92 ft.)
<i>Permissible Reduction for 50% of Lots</i>	24 metres (80 ft.)	N/A
Lot Depth	30 metres (100 ft.)	47 metres (154 ft.)
Lot Area		
<i>Regular Standard Lots</i>	1,300 square metres (0.32 acre)	1,300 square metres (0.32 acre)
<i>Permissible Reduction for 50% of Lots</i>	1,120 square metres (12,000 sq.ft.)	N/A
Open Space	15% open space set aside	N/A *

* However, the applicant is volunteering to provide 15% cash-in-lieu of open space, to address the requirement for gross density type subdivisions under the RH-G Zone.

- The minimum subdivision requirements prescribed in the CD By-law, as shown on the current layout, will ensure that a larger RH-G type lot is created which is in keeping with surrounding neighbourhood and "Suburban Residential ½ Acre" designation in the South Newton NCP.
- All other aspects of the proposed CD By-law comply with the provisions of the RH-G Zone.

Building Design Guidelines and Lot Grading

- The applicant retained Ran Chahal of Apex Design Group Inc. to prepare a Character Study and Building Design Guidelines for the subject property to maintain consistency with the existing single family dwellings in the surrounding neighbourhood.
- The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. The study found that the majority of existing older homes within the surrounding area do not provide an appropriate context for future re-development. As such, the Building Scheme for the subject property will reflect updated design standards common of modern RF and RH-G type lots (Appendix V).
- The preliminary Lot Grading Plan by Coastland Engineering and Surveying Ltd. was reviewed by City staff and considered generally acceptable. The Lot Grading Plan indicates in-ground basements for all proposed lots and that minimal amounts of fill are proposed in order to achieve in-ground basements.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Arbutus	1	0	1
Bigleaf Maple	1	1	0
Black Locust	1	1	0
Cherry Sp.	1	1	0
English Oak	1	1	0
European Beech	2	2	0
Horsechestnut	1	1	0
London Plane	1	1	0
Gingko	1	1	0
Pussy Willow	1	1	0
Snakebark Maple	1	1	0
Sweetgum	1	0	1
Trembling Aspen	2	2	0
Tulip Tree	1	1	0
Coniferous Trees			
Douglas Fir	7	7	0
Giant Redwood	1	1	0
Lawson Cypress	1	1	0
Sitka Spruce	1	1	0
Western Hemlock	1	1	0
Western Red Cedar	6	6	0
Total (excluding Alder and Cottonwood Trees)	33	28	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		5	
Total Retained and Replacement Trees		7	
Contribution to the Green City Fund		\$15,000	

- The Arborist Assessment states that there are a total of thirty-three protected trees on the site, excluding Alder and Cottonwood trees. Three existing trees, roughly one percent (1%) of the total trees on the site, are Alder trees. It was determined that two trees can be retained as part of this development proposal. The proposed tree retention on-site was assessed taking

into consideration the location of services, road dedication, proposed lot grading and building footprints.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of sixty-five replacement trees on the site. Since only five replacement trees can be accommodated on the site (based on an average of three trees per lot), the deficit of sixty replacement trees will require a cash-in-lieu payment of \$15,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of seven trees are proposed to be retained or replaced on the site with a contribution of \$15,000 to the Green City Fund.

PRE-NOTIFICATION

As part of the pre-application review, the applicant submitted a petition signed on behalf of thirty-six property owners against the proposed extension of 57 Avenue from 144 Street to 144A Street. Following pre-notification, only two property owners who originally signed the petition contacted staff to express opposition to extending 57 Avenue to 144 Street.

The development proposal sign was installed on December 21, 2016.

A pre-notification letter was mailed to fifty-five property owners within one-hundred metres (300 ft.) of the subject property on October 27, 2016. Staff received the following responses from nearby property owners:

- One resident expressed concern about the potential for single family small lots on 144 Street.

(The applicant is not proposing to introduce any single family small lots and is proposing to create two RF lots along 144 Street which complies with the "Single Family Residential" designation in the South Newton NCP.)

- One resident expressed concerns about increased density and the potential for secondary suites.

(The proposed layout and overall density comply with the OCP designation, NCP designation and development pattern in the local area, especially along 144 Street. It should be noted that secondary suites are permitted in all of the single family residential zones.)

- One resident expressed concerns about potential overcrowding in local schools.

(The Surrey School District has indicated that a number of catchment changes were implemented in September, 2016 to manage demand between South Newton elementary schools. The School District's 5-Year Capital Plan includes a request for a new elementary school for the South Newton area and a large addition to Sullivan Heights Secondary School in order to help meet growing local demand.)

- One resident expressed concern that the proposed subdivision would result in higher residential traffic, impact rear lane access and create off-site parking issues resulting from the increased density.

(Any increase in residential traffic will be alleviated by removing the temporary lane access at 5672 – 144 Street in favour of extending and daylighting the existing rear lane to the future 57 Avenue. This scenario follows the road network that is envisioned in the South Newton NCP.

In addition, the subject properties are located in close proximity to a full-movement intersection at 144 Street and No. 10 Highway (56 Avenue) that further assists in dispersing traffic. The applicant will be providing a minimum of three parking spaces per dwelling, as required under the Zoning By-law, which will allow sufficient on-site parking to accommodate secondary suites.)

- One resident expressed concern about on-site tree retention.

(The existing trees located on the site are largely within the future road dedication or building envelope, which makes efforts for increased tree retention extremely challenging. However, the applicant is proposing to retain two on-site trees, plant an additional five trees (averaging three trees per lot) as well as provide a contribution to address the shortfall in tree replacement to the City's Green City Fund.)

- One resident expressed concern about the building envelope locations and for the potential to have reduced setbacks.

(The proposed layout will comply with the minimum setbacks prescribed in the RF Zone for proposed Lots 1 and 2 and the CD By-law (based on RH-G Zone) for proposed Lot 3. As such, the building envelopes and proposed setbacks on the subject site will reflect the existing setbacks on the adjacent single family dwellings at 5672 – 144 Street and 5675 – 144A Street to the south.)

- Seven residents expressed concern for the potential to have increased traffic, parking issues, vehicles short-cutting through the surrounding neighbourhood to access 146 Street, the introduction of criminal activity as well as the potential for increased risks to pedestrian safety resulting from the extension of 57 Avenue from 144A Street to 144 Street.

(Engineering's Transportation Division has indicated that extending 57 Avenue from 144A Street to 144 Street is considered important to improving access and to increase vehicle circulation options as part of a finer-grained road network within the South Newton NCP. This connection is intended to improve the overall vehicular circulation for residents, local neighbourhood traffic and emergency service vehicles. Staff do not expect that extending 57 Avenue to 144 Street will result in higher traffic volumes given its proximity to a full-movement intersection at 144 Street and No. 10 Highway (56 Avenue) as well as a major collector road (58 Avenue).

Staff expect there will be sufficient on-site parking provided for visitors and employees of the Surrey Provincial Courthouse and RCMP Headquarters on the west side of 144 Street. As such, there should be minimal overflow demand for the limited number of parking spaces that will be provided on 57 Avenue between 144 Street and 144A Street.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 21, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> The property is located within the South Newton NCP. The proposed subdivision complies with the OCP and NCP designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The single family dwellings will have backyard gardens. The future single family dwellings may include secondary suites that provide for greater housing choice within the South Newton NCP.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The proposal includes low-impact development standards (LIDS) in the form of: [1] absorbent soils; and [2] perforated pipe systems. The proposed dwellings have access to recycling/organic waste disposal.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The project is connected to pedestrian sidewalks.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The proposal will remove the temporary lane access along the south lot line in favour of daylighting the rear lane to 57 Avenue which allows for greater public surveillance.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Information regarding the proposed subdivision layout was provided to adjacent property owners through the standard pre-notification process. The developer contacted adjacent property owners and circulated a petition against extending 57 Avenue from 144A Street to 144 Street.

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.	Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

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

1. (a) Agent: Name: Mike Helle
 Coastland Engineering and Surveying Ltd.
 Address: 19292 – 60 Avenue, Unit 101
 Surrey, B.C. V3S 3M2

2. Properties involved in the Application
 - (a) Civic Address: 5690 – 144 Street

 - (b) Civic Address: 5690 – 144 Street
 Owner: 1074539 B.C. Ltd.
 Director Information:
 Satnam Singh Minhas
 Sukhjinder Singh Sidhu

 No Officer Information Filed
 PID: 025-825-739
 Lot 5 Section 10 Township 2 New Westminster District Plan BCP8715

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the site.

 - (b) Application is under the jurisdiction of MOTI.

 MOTI File No. 2016-05547.

SUBDIVISION DATA SHEET

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

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	1.02 ac.	
Hectares	0.411 ha.	
NUMBER OF LOTS		
Existing	1	
Proposed	RF Zone	CD Zone
	2	1
SIZE OF LOTS		
	RF Zone	CD Zone
Range of lot widths (metres)	17.1 m. to 17.5 m.	28.8 m.
Range of lot areas (square metres)	554.5 sq. m. to 560 sq. m.	1,300 sq. m.
DENSITY		
	RF Zone	CD Zone
Lots/Hectare & Lots/Acre (Gross)	4.2 u.p.ha/10.4 u.p.a.	1.9 u.p.ha/4.6 u.p.a.
Lots/Hectare & Lots/Acre (Net)	6.9 u.p.ha./17.1 u.p.a.	3.1 u.p.ha./7.7 u.p.a.
SITE COVERAGE (in % of gross site area)		
	RF Zone	CD Zone
Maximum Coverage of Principal & Accessory Building	23%	19.5%
Estimated Road, Lane & Driveway Coverage	44.2%	45.4%
Total Site Coverage	67.2%	61.9%
PARKLAND		
Area (square metres)	N/A	
% of Gross Site	N/A	
	Required	
PARKLAND	No	
TREE SURVEY/ASSESSMENT	YES	
MODEL BUILDING SCHEME	YES	
HERITAGE SITE Retention	NO	
FRASER HEALTH Approval	NO	
DEV. VARIANCE PERMIT required		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
 BYLAW NO. _____ OF LOT 5 SECTION 10 TOWNSHIP 2
 NEW WESTMINSTER DISTRICT PLAN BCP8715**

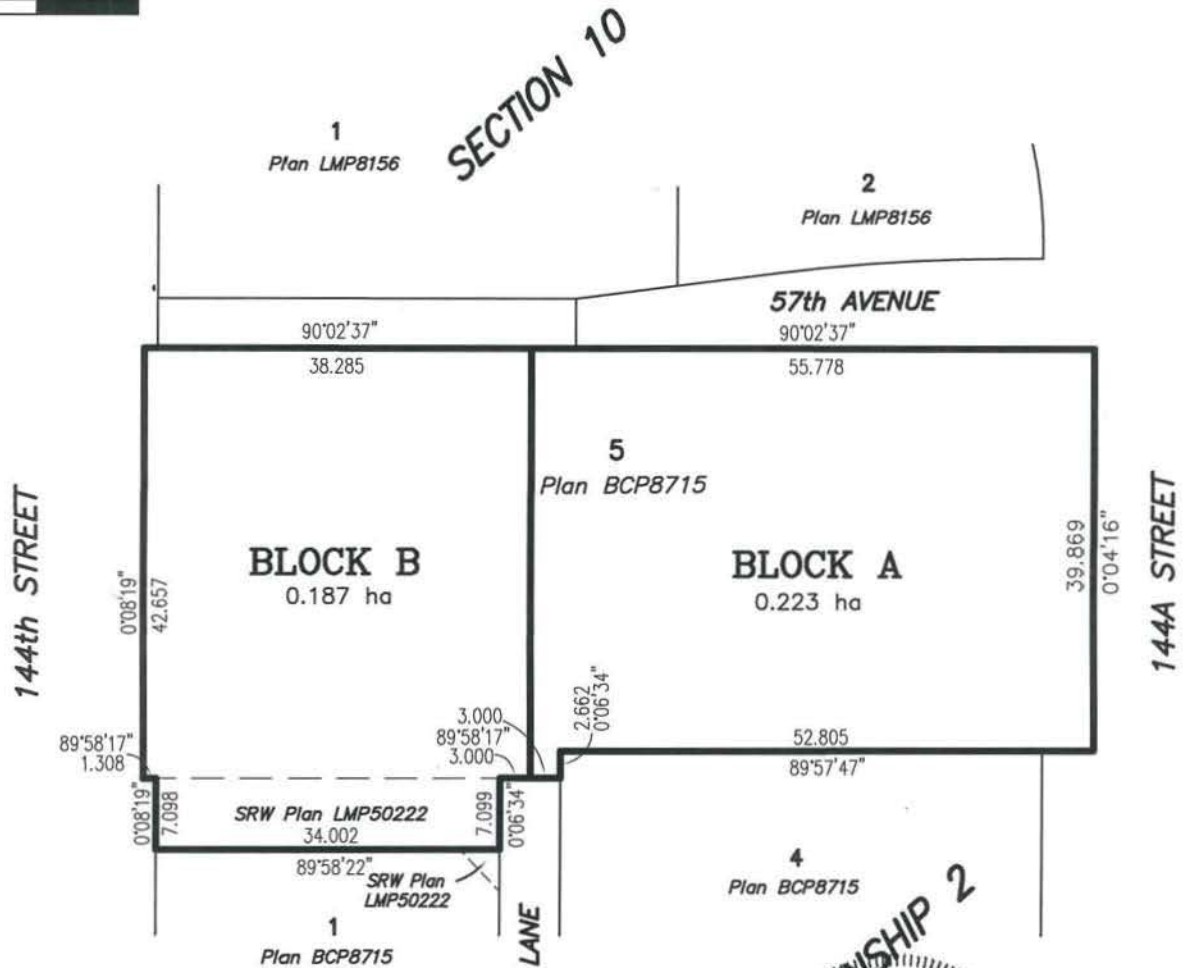
0 10 20 30 40 50 m



SCALE - 1 : 750

All distances are in metres

City of Surrey
 B.C.G.S. 92G.007



Cameron Land Surveying Ltd.
 B.C. Land Surveyors
 Unit 206 - 16055 Fraser Highway
 Surrey, B.C. V4N 0G2
 Phone: 604-597-3777
 Fax: 604-597-3783
 File: 5900-ZONING



Certified correct this 1st day of February, 2017.

Sean Costello, B.C.L.S. (900)

This plan lies within the Greater Vancouver Regional District

**SUBDIVISION PLAN OF LOT 5, SECTION 10,
TOWNSHIP 2, NEW WESTMINSTER DISTRICT,
PLAN BCP8715**

City of Surrey B.C.G.S. 92G.006



SCALE - 1 : 500
All distances are in metres

The Intended plot size of this plan is 432mm
in width by 560mm in height (C Size) when
plotted at a scale of 1:500

PRELIMINARY

Integrated Survey Area No. 1
City of Surrey, NAD83 (CSRS) 4.0.0.BC.1.GVRD

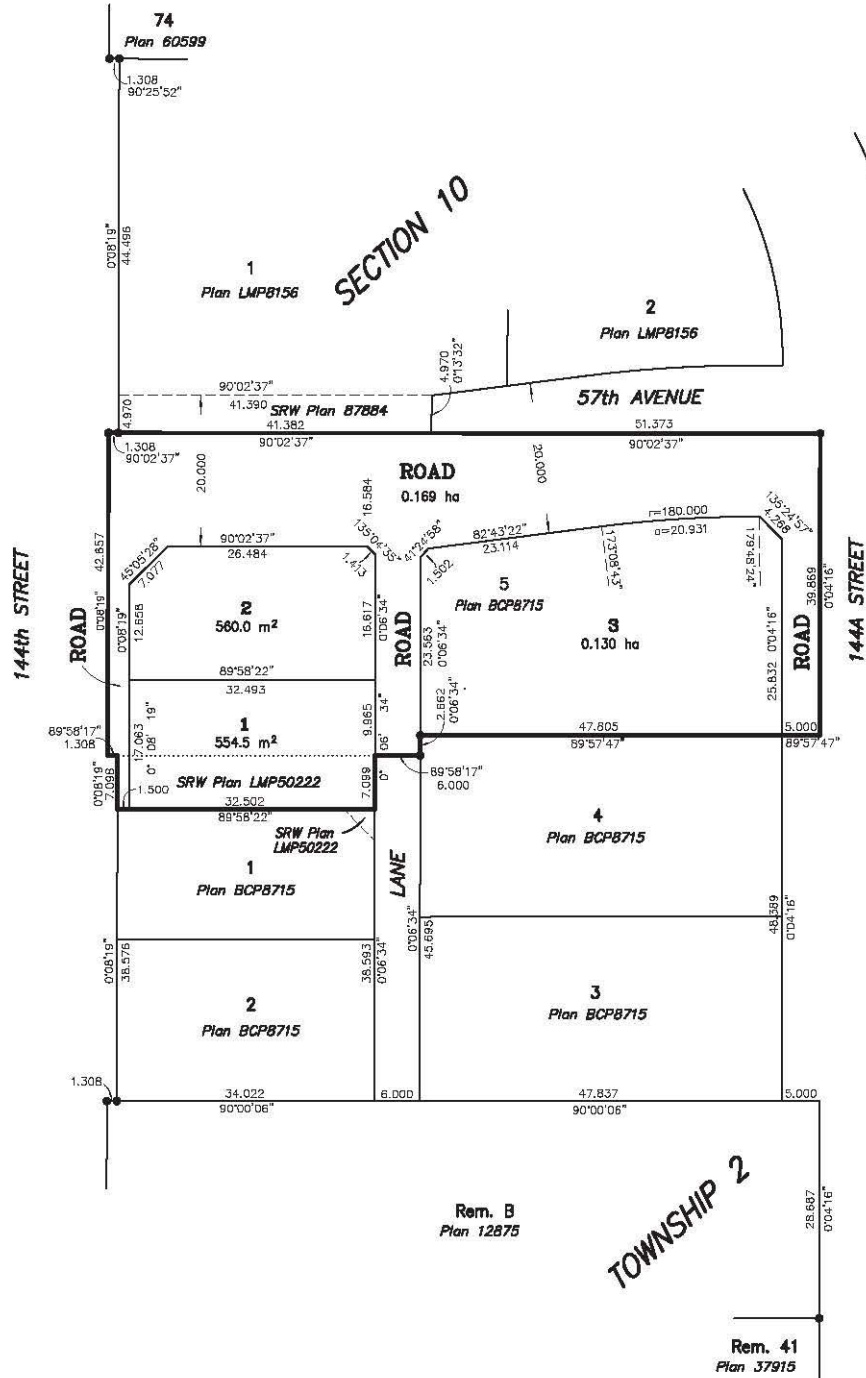
Grid Bearings are derived from differential/dual
frequency GNSS observations and are referred to
the Central Meridian of UTM Zone 10 (123° W).
The horizontal accuracy of GPS baseline
measurements is 2 centimetres.

The UTM co-ordinates and estimated horizontal
positional accuracy achieved are derived from dual
frequency GNSS observations to geodetic control
monument 5745.

This plan shows horizontal ground-level distances
except where otherwise noted. To compute grid
distances, multiply ground-level distances by the
average combined factor of 0.9995922 which has
been derived from geodetic control monument 5745.
The average combined factor has been determined
based on a mean ellipsoidal elevation of 88.1 metres.

Legend:

- ⊙ Denotes control monument found
- Denotes standard iron post found
- Denotes standard iron post set
- ▲ Denotes survey control point



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783
File: 5900-SUB-R2

This plan lies within the jurisdiction of the
Approving Officer for the City of Surrey.

The field survey represented by this plan was
completed on the _____ day of _____, 2017.
Sean Costello, BCLS 900

This plan lies within the Greater Vancouver Regional District

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

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

DATE: **February 1, 2017** PROJECT FILE: **7816-0145-00**

RE: **Engineering Requirements
Location: 5690 144 Street**

REZONE/SUBDIVISION

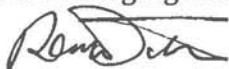
Property and Right-of-Way Requirements

- Along 144 Street, dedicate as road (without compensation) Bylaw Road Parcel A North 140 feet Lot 1 Section 10 Township 2 (PID 015-027-112) on a road dedication or subdivision plan.
- Dedicate 1.308 m to 2.808 m width on 144 Street for ultimate 15.0 m Arterial Road standard from centreline.
- Dedicate 5.0 m x 5.0 m corner cut at intersection of 144 Street and 57 Avenue.
- Dedicate approximately 5.0 m on 144A Street for ultimate 16.5 m Local Road standard.
- Dedicate 3.0 m x 3.0 m corner cut at intersection of 144A Street and 57 Avenue.
- Dedicate 15.0 m to 11.0 m width on 57 Avenue for ultimate 20.0 m Local Road standard.
- Dedicate 6.0 m for ultimate 6.0 m Residential Lane standard.
- Dedicate 1.0 m x 1.0 m corner cuts at the intersection of the Lane and 57 Avenue.
- Register 0.5 m SRW for service connections and/or access for sidewalk maintenance along all frontage roads.

Works and Services

- Construct west side of 144A Street to previous Local Road standard with 8.0 m pavement.
- Construct south side of 57 Avenue to Local Road standard with 11.0 m pavement.
- Construct lane to Residential Lane standard.
- Remove temporary turnaround on 5662 144 Street and reinstate with topsoil & sod.
- Confirm downstream system capacity, upgrade if required.
- Construct storm drainage system to service the proposed lots and frontage roads.
- Construct onsite detention and sustainable drainage works as required in the NCP and Hyland Creek Integrated Stormwater Management Plan.
- Construct storm and sanitary service connections, with inspection chamber for each lot.
- Provide a metered water service connection for each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

IK1

NOTE: Detailed Land Development Engineering Review available on file



Thursday, November 24, 2016
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0145 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

Cambridge Elementary	
Enrolment (K/1-7):	102 K + 588
Capacity (K/1-7):	80 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1518
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

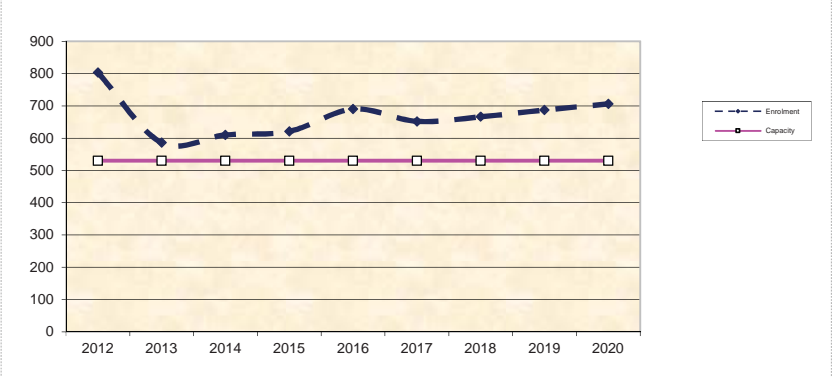
School Enrolment Projections and Planning Update:

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

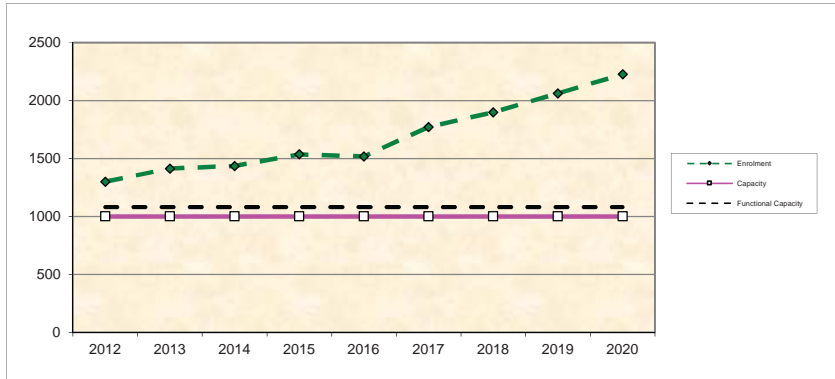
Cambridge Elementary opened in September 2006 and enrolment has grown rapidly from continued development in the catchment. The opening of two new schools in the South Newton area (Woodward Hill in 2010 and Goldstone Park in 2014) has provided some capacity relief however, Cambridge Elementary is once again over capacity.

A number of catchment changes were implemented for September 2016 to help manage demand between South Newton elementary schools. The Sullivan Heights Secondary site cannot accommodate additional portables and from September 2016 onwards any new in-catchment registrants that are unable to be accommodated at Sullivan Heights Secondary will be accommodated at Frank Hurt Secondary. The District's 5-Year Capital Plan includes a request for a new elementary school in the South Newton area and a large addition to Sullivan Heights Secondary. The government has announcement capital project approval for an addition to Sullivan Elementary and Woodward Hill, the scope of which is not yet confirmed.

Cambridge 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.2.0

Surrey Project no.: 16-0145 (Nirmal Dhaliwal)
Property Location: 5690-144 Street, Surrey, B.C

Design Consultant: Ran Chahal, Architectural Technologist AIBC, CRD
 Apex Design Group Inc.
 #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 area surrounding the subject site is an old urban area built out in the 1980's – 1990's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 2000-5000sf.

Most of the existing homes have mid to mid-massing characteristics with 27% of the homes having a one and one half 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 Cedar shake roofing being most common.

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

Landscaping is of a moderate planting standard with 43% 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 existing homes on 144A Street are clad in stucco and have cedar shake roofs. Since the majority of these existing homes 25+ years old, a high quality asphalt shingle will be allowed in a shake profile and raised ridge cap. 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.

Dwelling Types/Locations:	“Two-Storey”	77.0%
	“Basement/Cathedral Entry”	5.0%
	“Rancher (Bungalow)”	18.0%
	“Split Levels”	0.00%

Dwelling Sizes/Locations: (Floor Area and Volume)	Size range:	23.0% under 3000 sq.ft excl. garage
		77.0% 3001 - 5000 sq.ft excl. garage

Exterior Treatment /Materials:	Cedar: 14.0%	Stucco: 64.0%	Vinyl: 22.0%
	Brick or stone accent on 18.0% of all homes		

Roof Pitch and Materials:	Asphalt Shingles: 25.0%	Cedar Shingles: 55.0%
	Concrete Tiles: 25.0%	Tar & Gravel: 1.00%
	85.00% of all homes have a roof pitch 7:12 or higher.	

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

Streetscape:A variety of simple “Two Story”, 25-35 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 Cedar shakes roofing on most of the homes. Most homes are clad in Stucco.

Other Dominant Elements: None

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 desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes 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.

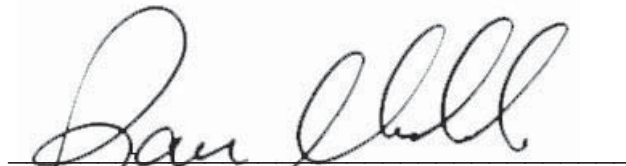
2.2 Proposed Design Solutions:

Dwelling Types:	Two-Storey, Split Levels and Ranchers (Bungalows).		
Dwelling Sizes:	Two-Storey or Split Levels -	2000 sq.ft. minimum	
Floor Area/Volume:	Basement Entry -	2000 sq.ft. minimum	
	Rancher or Bungalow -	1400 sq.ft. minimum	

(Exclusive of garage or in-ground basement)

Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: "Neo-Traditional", "Neo-Heritage", Or "Rural-Heritage".
Exterior Materials /Colours:	No Vinyl is permitted on the front or flanking side of the lot. Stucco, Vinyl on side and rears only, 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.
Roof Pitch:	Minimum 6:12
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



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

February 2, 2017

Date

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY

Surrey Project No: Unknown
 Address: 5690 144 Street
 Registered Arborist: Dan Brown, B.Sc
 ISA Certified Arborist (PN7785-A)
 ISA Qualified Tree Risk Assessor (TRAQ)

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)	36
Protected Trees to be Removed	34
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>3</u> X one (1) = 3 - All other Trees Requiring 2 to 1 Replacement Ratio 31 X two (2) = 62	65
Replacement Trees Proposed	5
Replacement Trees in Deficit	60
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>1</u> X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	1
Replacement Trees Proposed	0
Replacement Trees in Deficit	1

Summary prepared and submitted by:

Arborist

November 17, 2016

Date

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: HALF-ACRE RESIDENTIAL ZONE (RH)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 025-825-739
Lot 5 Section 10 Township 2 New Westminster District Plan BCP8715 as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Sean Costello, B.C.L.S. on the 1st day of February, 2017, containing 0.223 hectare, called Block A.

Portion of 5690 – 144 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 a *single family dwelling* on a large *urban lot*.

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. For the purpose of subdivision, the maximum *unit density* is 2.5 *dwelling units* per hectare [1 upa]. 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 to 5.0 *dwelling units* per hectare [2.0 upa].
- 3. (a) For *building* construction within a *lot*, the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq. ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq. ft.] shall be reserved for use only as *accessory buildings* and *structures*; 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	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
		[East]	[West]	[South]	[North]
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]	7.5 m. [25 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.]	7.5 m. [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	0.0 m. [0 ft.]	0.0 m. [0 ft.]	7.5 m. [25 ft.]

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

G. Height of Buildings

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

1. *Principal building*: The *building height* shall not exceed 9 metres [30 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 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, side yard on flanking street* or within the required *side yards* adjacent the *principal building*, or within 1 metre [3 ft.] of the *side lot line*.

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 meters [6 ft.] in height and located between the said house trailer or boat and any point on the lot line within 7.5 metres [25 ft.] of the said house trailer or boat, in order to obscure the view from the abutting lot or street, except:
 - (a) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (b) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

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

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,300 sq. m. [0.32 acre]	28 metres [91 ft.]	47 metres [154 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, 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.

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

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OF LOT 5 SECTION 10 TOWNSHIP 2
NEW WESTMINSTER DISTRICT PLAN BCP8715**

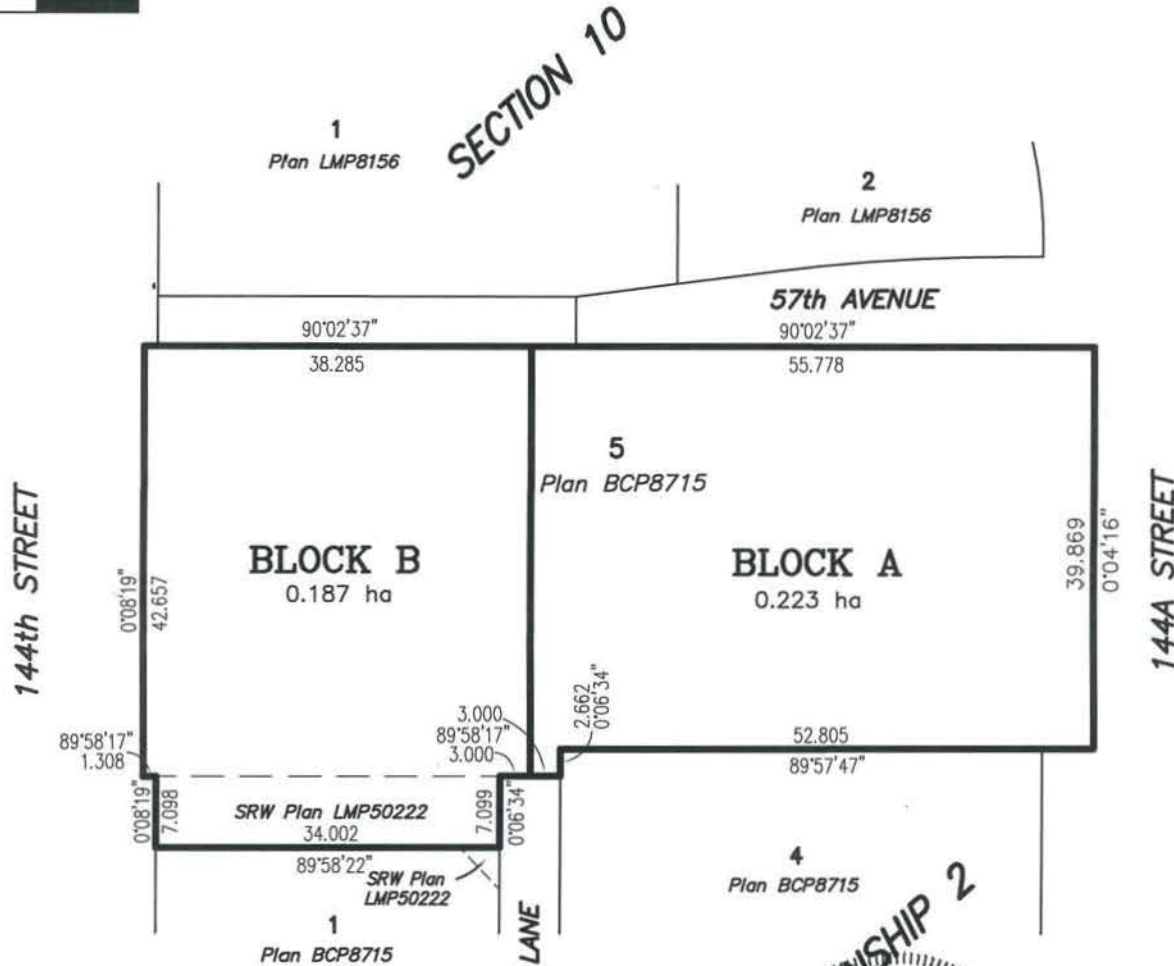
0 10 20 30 40 50 m



SCALE - 1 : 750

All distances are in metres

City of Surrey
B.C.G.S. 92G.007



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783
File: 5900-ZONING



Certified correct this 1st day of February, 2017.

Sean Costello, B.C.L.S. (900)

This plan lies within the Greater Vancouver Regional District

Schedule A