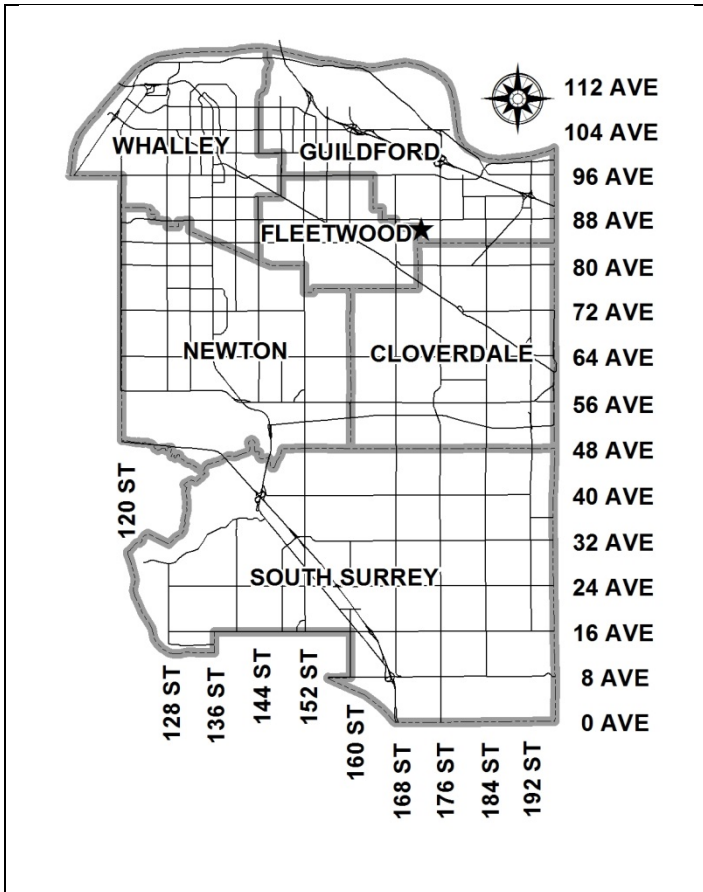


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0148-00

Planning Report Date: April 24, 2017



PROPOSAL:

- **Rezoning** from RA to CD (based on RH-G)
- **Development Variance Permit**

to allow subdivision into 4 small suburban lots.

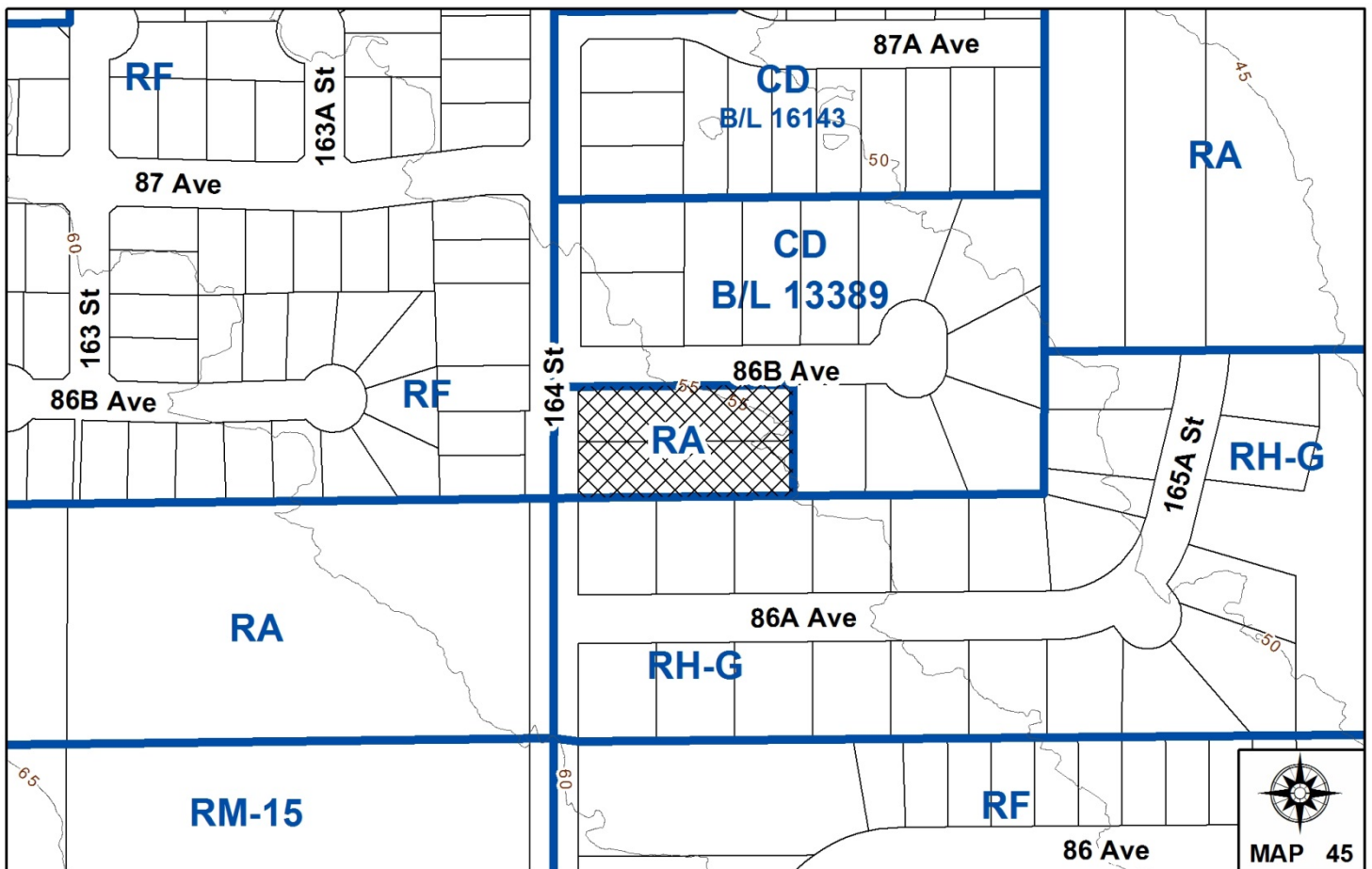
LOCATION: 8656 - 164 Street
 8660 - 164 Street

OWNERS: Manjeet K. Randhawa
 Dilbagh S. Randhawa
 Navneet K. Randhawa
 Amninder S. Randhawa

ZONING: RA

OCP DESIGNATION: Suburban

TCP DESIGNATION: Single Family Suburban (Stage 1 Fleetwood TCP Update)



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

- Seeking to vary the south side yard in the proposed CD By-law (Appendix IX) from 3 metres (10 ft.) to 1.8 metres (6 ft.) for an existing house on proposed Lot 2.

RATIONALE OF RECOMMENDATION

- Complies with the "Single Family Suburban" designation in the Stage 1 Fleetwood Town Centre Plan Update, which received approval from Council on July 25, 2016 (Corporate Report No. R187).
- The site is within 800 metres (0.5 mi.), or a 10-minute walk, from Fraser Highway, which has designated in the Official Community Plan (OCP) as a Frequent Transit Corridor where future Light Rail Transit (LRT) is planned.
- The proposed development retains the suburban character of the existing neighbourhood, while allowing for infill development that supports transit infrastructure investment.
- The applicant has demonstrated neighbourhood support for the proposal.
- The applicant has volunteered a contribution of 15% cash-in-lieu of open space in support of the RH-G type lots.
- The proposed side yard variance is to allow retention of an existing house, while ensuring any new construction that is built will retain the suburban character of the neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (Appendix IX) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0148-00 (Appendix VIII), to reduce the minimum side yard setback in the proposed CD By-law (Appendix IX) from 3 metres (10 ft.) to 1.8 metres (6 ft.) for the south side yard of an existing house on proposed Lot 2, 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, or portions thereof, to the satisfaction of the Planning and Development Department;
 - (e) submission of a location certificate and spatial separation report for the retained houses on proposed Lots 1 and 2; and
 - (f) the applicant address the 15% open space requirement associated with gross density type lots, to the satisfaction of the Planning and Development Department.

REFERRALS

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

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

1 Elementary student at Frost Road Elementary School
1 Secondary student at North Surrey Secondary School

(Appendix V)

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

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings on half-acre lots, which are intended to be retained.

Adjacent Area:

Direction	Existing Use	TCP Designation (Stage 1)	Existing Zone
North (Across 86B Avenue):	Single family dwellings on 1/3-acre lots	Single Family Suburban	CD By-law No. 13389
East:	Single family dwellings on 1/3-acre lots	Single Family Suburban	CD By-law No. 13389
South:	Single family dwellings on 1/3-acre lots	Single Family Suburban	RH-G
West (Across 164 Street):	Single family dwellings on urban lots.	Single Family Urban	RF

DEVELOPMENT CONSIDERATIONSSite Context

- The subject site is located at the southeast corner of 164 Street and 86B Avenue in Fleetwood. The site is designated "Suburban" in the Official Community Plan (OCP) and is currently zoned "One Acre Residential Zone (RA)".
- The subject site is designated "Single Family Suburban" in the Stage 1 Fleetwood Town Centre Plan Update, which received approval from Council on July 25, 2016 (Corporate Report No. R187).
- The subject site is within 800 metres (0.5 mi.), or a 10-minute walk, from Fraser Highway, which has been designated in the OCP as a Frequent Transit Corridor where future Light Rail Transit (LRT) is planned. With its proximity to future LRT stops, infill development that respects the existing suburban neighbourhood character and supports transit infrastructure investment would be appropriate.
- The applicant is proposing to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on the "Half-Acre Gross Density Zone (RH-G)" in order to permit subdivision into 4 small suburban lots.
- The flanking street for the subject site, 86B Avenue, is a cul-de-sac street for a small number of existing lots. In addition to the subject site, there are 9 other suburban single family properties and 1 park property having either a front yard or side yard on 86B Avenue.

Current Proposal

- The subject site comprises 2 approximately half-acre properties that front onto 164 Street. Both properties are occupied by single family dwellings, which are proposed to be retained on proposed Lots 1 and 2. Proposed Lot 1 is a corner lot, which will retain its current access from 86B Avenue. Proposed Lot 2 will retain its current access from 164 Street.
- Proposed Lots 3 and 4, which would be created by a subdivision in the rear yards of the existing properties, will have access from 86B Avenue.
- All of the proposed lots are proposed to be rezoned to CD (based on RH-G). The CD By-law is designed to facilitate small Suburban lots to complete the streetscape of 86B Avenue, while providing an appropriate transition to the Urban lots on the west side of 164 Street.
- The uses and densities proposed in the CD Zone will be similar to the RH-G Zone. However, as no open space is proposed, the applicant has volunteered a contribution of 15% cash-in-lieu of open space in support of the proposed RH-G type lots.
- Proposed Lot 3 and 4 have a width of 24 metres (80 ft.) in order to be equivalent to the three lots that front onto 86B Avenue on the opposite, north side of the street.
- The existing house on proposed Lot 2 will be renovated to remove the two eastern wings at the rear of the house in order to meet rear yard setback regulations of the proposed CD By-law (Appendix IX).
- To retain the existing house on proposed Lot 2, a Development Variance Permit is required to reduce the minimum south side yard setback in the proposed CD By-law (Appendix IX) (see By-law Variance section).

Building Design Guidelines and Lot Grading

- Mike Tynan of Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The character study reviewed existing homes in the neighbourhood in order to establish suitable guidelines for the proposed subdivision. As the neighbourhood character is defined by new, suburban style homes, the proposed guidelines use updated standards that are compatible with existing executive-estate quality homes in the area. A summary of the design guidelines is attached (Appendix VI).
- A preliminary lot grading plan was submitted by Coastland Engineering & Surveying Ltd. The grading plan was reviewed by staff and found to be generally acceptable. Basements are intended for proposed for Lots 3 and 4, on which new homes will be built.

Comprehensive Development Zone (CD)

- The applicant is proposing to rezone 2 properties from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (Appendix IX) based on the "Half-Acre Residential Gross Density Zone (RH-G)", in order to allow subdivision into 4 single family lots. Two existing houses will be retained on proposed Lots 1 and 2 and two additional lots will be created on proposed Lots 3 and 4.

- The proposed CD By-law is generally based on the RH-G Zone with modifications to address no open space provision and to accommodate the proposed lot size and widths.
- The following table provides a comparison of the RH-G Zone and CD By-Law No. 13389 to the proposed CD Zone:

	RH-G Zone	CD By-law No. 13389	Proposed CD By-law
Unit Density	5 dwelling units per hectare (2.0 upa)	5 dwelling units per hectare (2.0 upa)	10 dwelling units per hectare (4.0 upa)
Floor Area Ratio (FAR) for lots less than 1,500 sq. m. (16,150 sq. ft.)	Sliding scale based on the RF Zone	0.32 FAR	Sliding scale based on the RF Zone
Maximum Floor Area for lots less than 1,500 sq. m. (16,150 sq. ft.)	465 sq. m. (5,000 sq. ft.)	416 sq. m. (4,478 sq. ft.) to 460 sq. m. (4,952 sq. ft.)	465 sq. m. (5,000 sq. ft.)
Lot Coverage	Sliding scale based on the RF Zone	25%	30%
Subdivision (Lot Size)	<u>Standard:</u> Lot area: 1,300 sq. m. (14,000 sq. ft.) Lot width: 30 m. (100 ft.) Lot depth: 30 m. (100 ft.) <u>Permissible Reduction:</u> Lot area: 1,120 sq. m. (12,000 sq. ft.) Lot width: 24 m. (80 ft.) Lot depth: 30 m. (100 ft.)	<u>Standard:</u> Lot area: 1,300 sq. m. (14,000 sq. ft.) Lot width: 30 m. (100 ft.) Lot depth: 30 m. (100 ft.) <u>Permissible Reduction:</u> Lot area: 1,120 sq. m. (12,000 sq. ft.) Lot width: 24 m. (80 ft.) Lot depth: 30 m. (100 ft.)	Lot area: 875 sq. m. (9,420 sq. ft.) Lot width: 22 m. (72 ft.) Lot depth: 30 m. (100 ft.)

- The maximum unit density has been increased from 5 dwelling units per hectare (2 upa) in the RH-G Zone to 10 dwelling units per hectare (4 upa) in the proposed CD Zone, consistent with the allowable density under the Suburban designation.
- Parkland contribution is not required for this proposed subdivision under the Local Government Act because fewer than 3 additional lots will be created. However, the RH-G Zone requires that 15% of the site be set aside as open space. The applicant has volunteered a contribution of 15% cash-in-lieu of open space in support of the proposed RH-G type lots.
- The RH-G Zone requires a minimum lot size of 1,300 square metres (14,000 sq. ft.) with a lot width of 30 metres (100 ft.) and a lot depth of 30 metres (100 ft.). However, 50% of the lots within a plan of subdivision may be reduced to 1,120 square metres (12,000 sq. ft.) in size and 24 metres (79 ft.) in width.
- The proposed CD By-law allows all of the lots to have with a minimum lot width of 22 metres (72 ft.). Proposed Lots 1 and 2 will retain the width of the existing lots and meet the minimum lot size and width of the proposed CD By-law. Proposed Lots 3 and 4 will be oversized lots with a lot size of 1,097 square metres (11,810 sq. ft.) and width of 24 metres (79 ft.).

- On July 25, 2016, Council adopted Text Amendment By-law No. 18771 (Corporate Report No. R158), to amend the density and lot coverage provisions of the RH-G Zone. Prior to these text amendments to the RH-G Zone, the house size that could be built on an oversized RF-zoned lot was larger than a house that could be built on a similar sized RH-G-zoned lot. The RH-G Zone now permits a house size that is identical to the RF Zone, for lots less than 1,500 square metres (16,150 sq. ft.) in size.
- The proposed CD By-law incorporates an equivalent floor area restriction and lot coverage restriction as in the updated RH-G Zone. Under the sliding scale for the RH-G Zone, maximum permitted lot coverage is 33% for proposed Lots 1 and 2 and 28% for proposed Lots 3 and 4. The retained houses on proposed Lots 1 and 2 will have a lot coverage of 27%. For simplicity, the proposed CD By-law is proposed to have a lot coverage of 30%.
- All other elements of the proposed CD By-law are in accordance with the RH-G Zone.

PRE-NOTIFICATION AND NEIGHBOURHOOD SURVEY

In November 2015 and March 2016, signatures of support for the proposed subdivision were obtained from all property owners on 86B Avenue and 2 of 3 of the adjacent neighbours to the south of the subject site.

Pre-notification letters were sent on September 20, 2016, and a Development Proposal Sign was installed. Staff received the following 2 responses from neighbouring residents (*staff comments in italics*):

- Concern about lot size, loss of view and possible addition of fill.

(The proposed lots have widths that are the same or exceed the width of existing lots that lie opposite. Proposed Lots 3 and 4 have a width of 24 metres (80 ft.), which equals the width of the 3 lots fronting onto 86B Avenue on the opposite, north side of the street. The width of proposed Lots 1 and 2 remain unchanged and exceed the width of the RF lots that lie opposite on the west side of 164 Street.

Proposed Lots 3 and 4, which will be in the rear yards of the existing homes to be retained, are part of an established neighbourhood, and back onto other RH-G lots. A row of shared cedar hedging on the south property line of proposed Lot 3 is to be retained.

The preliminary lot grading plan has been found to be acceptable by City staff. The applicant proposes to excavate portions of the site, while adding fill to other portions up to approximately 0.5 metre (1.6 ft.).

- One respondent had signed a petition of support for the proposed development without knowing the number of proposed lots at the time, and afterwards expressed concern that the proposed lots were too small for the neighbourhood and would affect on-street parking.

(The proposed development retains Suburban densities and building form. The required front yard setback of 7.5 metre (25 ft.) will allow for parking on the driveway, in addition to parking within a garage.)

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
Coniferous Trees			
Norway Spruce	1	1	0
Sawara Cypress	1	1	0
Western Hemlock	1	1	0
Western Red Cedar	1	1	0
Total (excluding Alder and Cottonwood Trees)	4	4	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		12	
Total Retained and Replacement Trees		12	
Contribution to the Green City Fund		TBA	

- The Arborist Assessment states that there are a total of 4 mature coniferous trees and no deciduous trees on site. It was determined that no trees could be retained as part of the development proposal, based on an assessment of proximity to utilities, tree health and building footprints. The applicant is proposing to plant 12 replacement trees.
- City staff reviewed the Arborist Assessment and requested additional information on two of the trees that were assessed for removal. In accordance with the City's Tree Protection By-law, the applicant is required to plant 5 trees on each RH-G type lot, for a total of 20 trees. Upon receipt of a revised Arborist Assessment and confirmation of the trees to be removed, any shortfall in replacement trees may be required to be addressed by a cash-in-lieu contribution to the Green City Fund as per the Tree Protection By-law.
- There is a shared hedge on the south property line, comprised of mixed cedar varieties. This hedge will be retained and protected.
- In summary, subject to confirmation of the condition of trees assessed for removal, up to 20 replacement trees or a cash-in-lieu contribution to the Green City Fund may be required. Submission of a tree preservation statement to the satisfaction of the City Landscape Architect will be required prior to final adoption.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 28, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Located within the Fleetwood Town Centre Plan Area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Infill development while retaining Suburban neighbourhood character.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils and other on-site rainwater infiltration measures proposed. • Garbage, recycling, and organics pickup available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Improved pedestrian mobility with the addition of sidewalks along site road frontages.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Front-loaded garages allow for increased surveillance of and by the community.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

BY-LAW VARIANCE AND JUSTIFICATION**(a) Requested Variance:**

- To reduce the minimum side yard setback in the proposed CD By-law (Appendix IX) from 3 metres (10 ft.) to 1.8 metres (6 ft.) for the south side yard of an existing house on proposed Lot 2.

Applicant's Reasons:

- The applicant is retaining the existing house on proposed Lot 2, which is set back from the south property line by 1.8 metres (6 ft.).

Staff Comments:

- The existing house is a one-storey building with a floor area of 239 square metres (2,570 sq. ft.), which is below the maximum of 465 square metres (5,000 sq. ft.) permitted in the proposed CB By-law.

- The south side yard of proposed Lot 2 shares a property line with the rear yards of two existing RH-G lots.
- In the event that the existing house is rebuilt to the maximum floor area and height permitted in the proposed CD Zone, the 3.0-metre (10 ft.) setback would provide a more appropriate interface with existing RH-G lots to the south.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Proposed Plan for Retention of Existing Houses
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Development Variance Permit No. 7916-0148-00
Appendix IX.	Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

HC/da

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.0 ac.
Hectares	0.4 ha.
NUMBER OF LOTS	
Existing	2
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	22.9 - 24.0 m.
Range of lot areas (square metres)	878 sq. m. - 1,097 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	9.9 uph / 4.0 upa
Lots/Hectare & Lots/Acre (Net)	10.1 uph / 4.1 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	30%
Estimated Road, Lane & Driveway Coverage	3.5%
Total Site Coverage	33.5%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
Money in lieu volunteered	15%
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
South Side Yard Setback for Existing House	YES

PROPOSED SUBDIVISION OF BOTH THE NORTH & SOUTH HALF PARCEL 'E' (EXPLANATORY PLAN 9087) OF THE NORTH HALF OF THE NORTH EAST QUARTER SECTION 25 TOWNSHIP 2 PLAN 9087 NWD

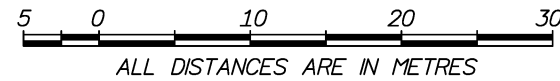
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CIVIC ADDRESSES

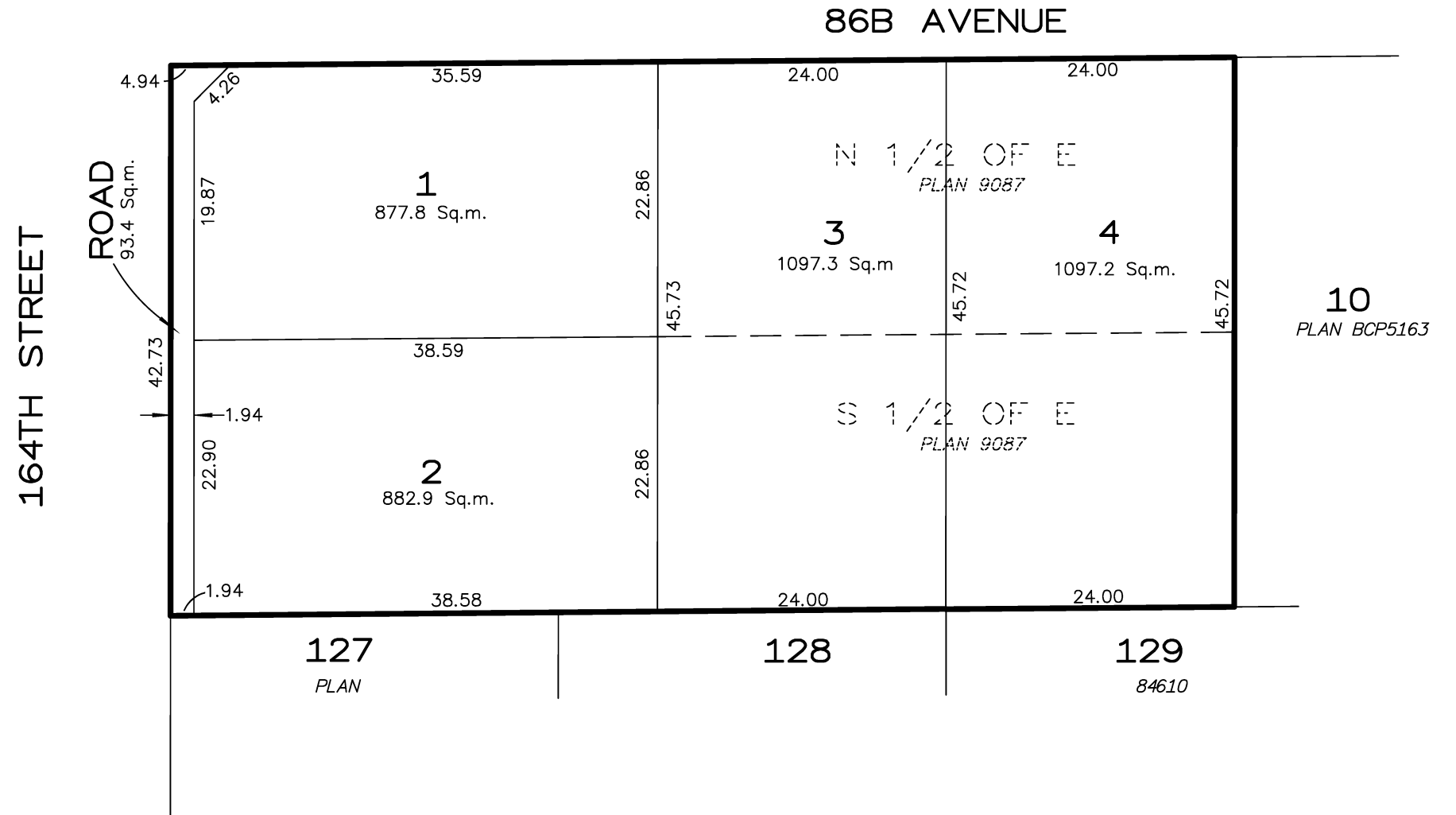
8656 & 8660 164 Street, Surrey, BC
P.I.D: 002-262-762 (8656)
P.I.D: 013-239-007 (8660)



SCALE 1 : 500



The intended plot size of this plan is 432mm in width and 280mm in height (B size) when plotted at a scale of 1:500.



Notes:

Perimeter dimensions are derived from FIELD SURVEY.

Subject to review and approval by the City of Surrey.

Not to be used for legal transaction purposes.

This Plan was prepared for discussion purposes, and is for the exclusive use of our client.

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BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE AND F.A.R. CALCULATION FOR PROPOSED LOTS 1 & 2 SEC 25 TP 2 NWD PLAN EPP_____

CIVIC ADDRESSES

8656 & 8660 164 Street, Surrey, BC
 P.I.D: 002-262-762 (8656)
 P.I.D: 013-239-007 (8660)

F.A.R. CALCULATION (LOT 1)
 1st FLOOR AREA = 239 Sq.m.
 2nd FLOOR AREA = 172 Sq.m. (stairs area not included)

 Total FLOOR AREA = 411 Sq.m.
 Proposed Lot AREA = 878 Sq.m.

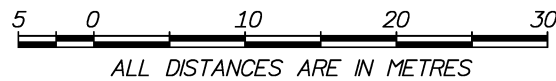
 F.A.R = 0.47

F.A.R. CALCULATION (LOT 2)
 1st FLOOR AREA = 239 Sq.m.

 Total FLOOR AREA = 239 Sq.m.
 Proposed Lot AREA = 883 Sq.m.

 F.A.R = 0.27

SCALE 1 : 500



Notes:
 Measurements shown are to the outside exterior of the houses.
 Property boundary dimensions shown hereon, are derived from FIELD SURVEY.

This document shows the relative location of surveyed structures with respect to the boundaries of the parcel described above.

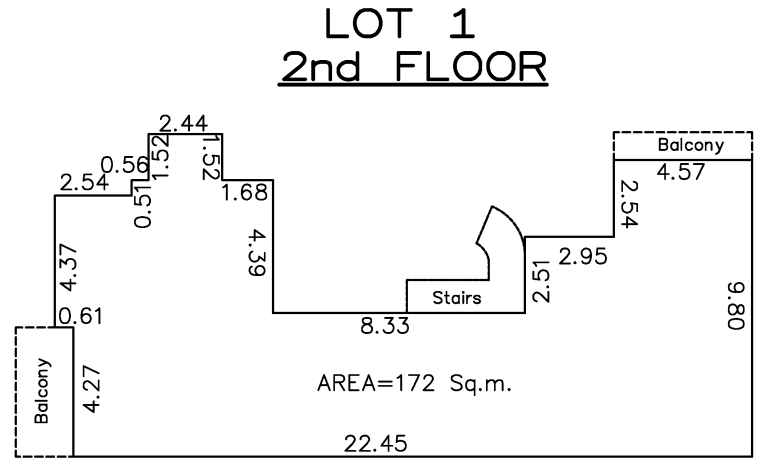
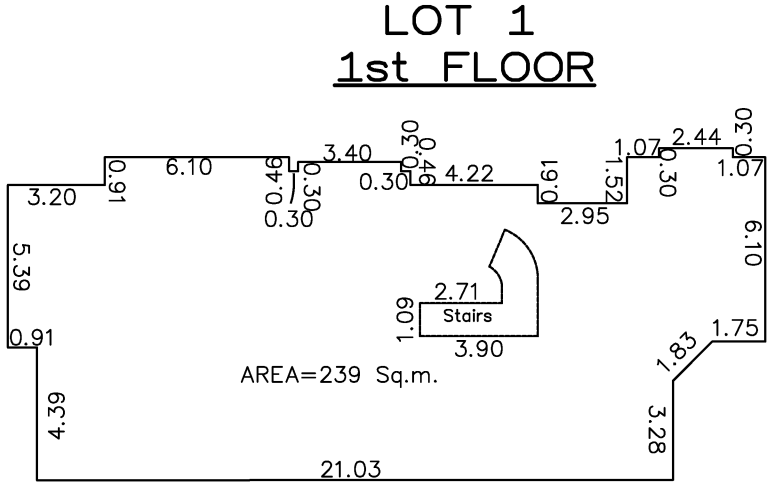
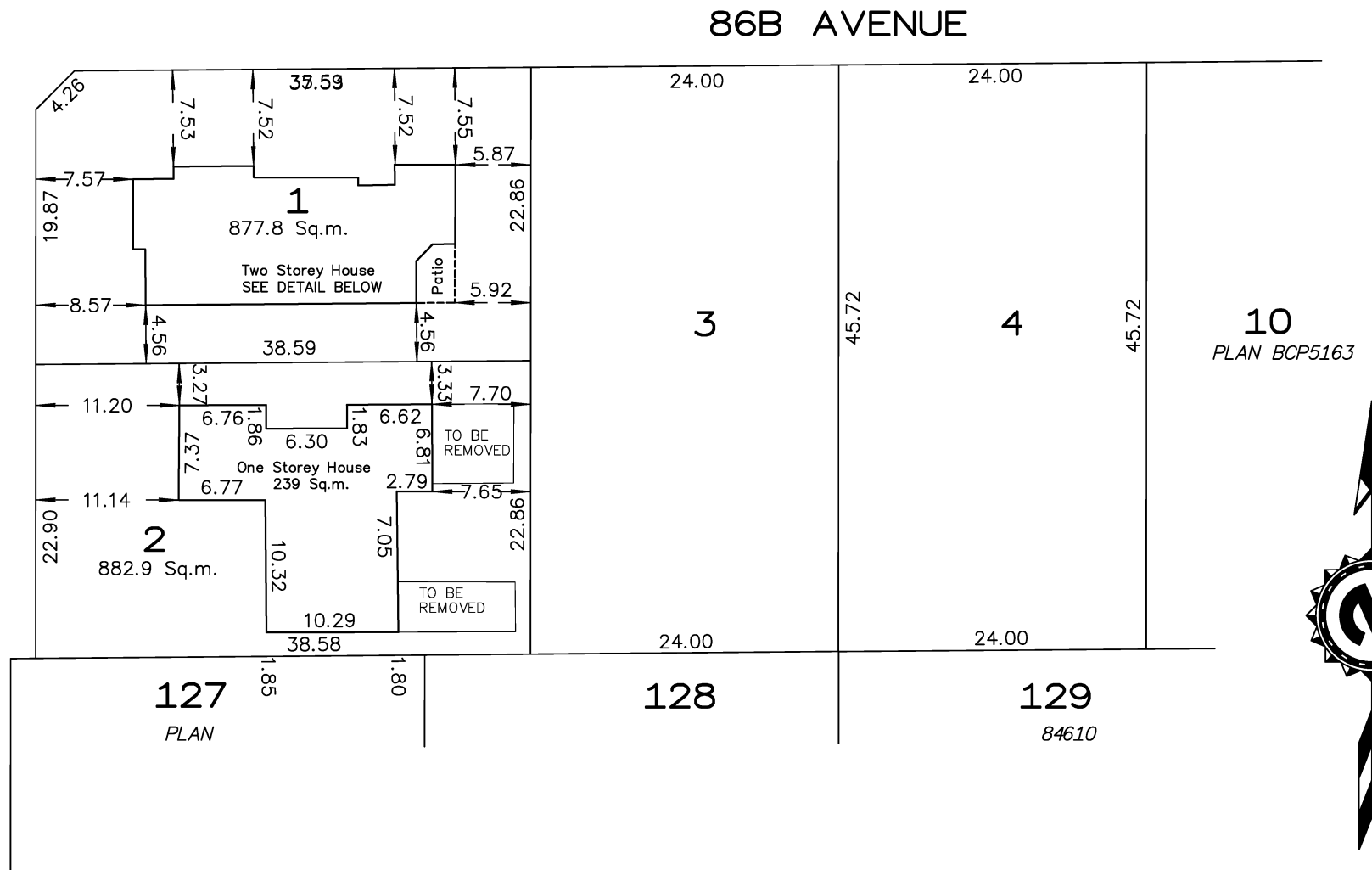
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The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

CERTIFIED CORRECT
 DATED THIS 7th DAY OF October 2016.

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

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED
 BUILDING OFFSETS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY CORNERS





INTER-OFFICE MEMO

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

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

DATE: **April 18, 2017** PROJECT FILE: **7816-0148-00**

RE: **Engineering Requirements
Location: 8656 - 164 Street**

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

- Dedicate 1.942 m along 164 Street toward 24.0 m Collector Road allowance.
- Dedicate 3.0 m x 3.0 m corner cuts at 164 Street and 86B Avenue.
- Register 0.5 m SRW for inspection chambers and sidewalk maintenance along 164 Street and 86B Avenue.

Works and Services

- Construct the east side of 164 Street to Collector Road standard, including curb bulge at 86B Avenue; 7.0 m pavement from centerline.
- Construct the south side of 86B Avenue to Limited Local Road standard; 8.0 m pavement width.
- Provide on-site stormwater management features in accordance with Fleetwood – Greenway – North Creek ISMP.
- Provide a water, storm, and sanitary service connection to each lot.

DEVELOP VARIANCE PERMIT

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

A Servicing Agreement is required prior to rezoning and subdivision.

Rémi Dubé, P.Eng.
Development Services Manager

MB

NOTE: Detailed Land Development Engineering Review available on file



Planning

April-05-17

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0148 00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2018 Enrolment/School Capacity

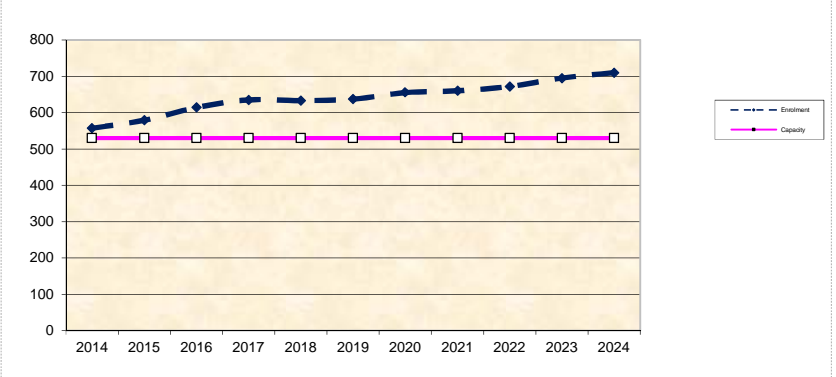
Frost Road Elementary	
Enrolment (K/1-7):	75 K + 539
Capacity (K/1-7):	80 K + 450
North Surrey Secondary	
Enrolment (8-12):	1348
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

School Enrolment Projections and Planning Update:

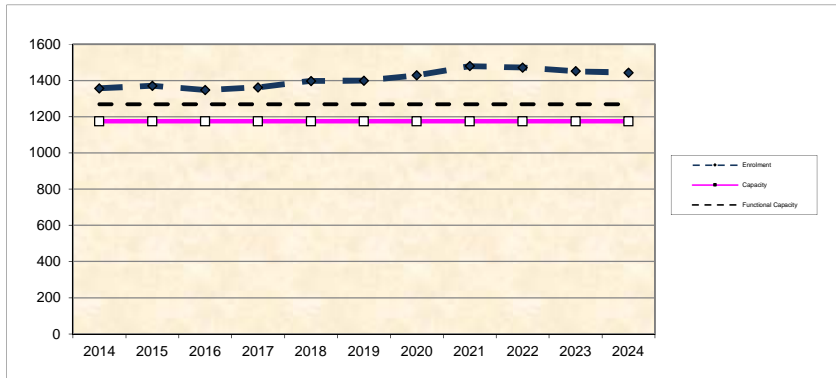
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are currently no new capital space projects proposed at Frost Road Elementary. An addition to North Surrey Secondary was included in the Five Year Capital Plan and is being planned. The Frost Road Elementary capacity shown below does not include a modular classroom onsite. The subject development will not have a significant impact on these projections.

Frost Road Elementary



North Surrey Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7916-0148-00
 Project Location: 8656 and 8660 - 164 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

This area was built out over a time period spanning from the 1950's to the post year 2010's. The age distribution from oldest to newest is: 1950's (7%), 1970's (7%), 1990's (71%), and post year 2010's (14%). A majority of homes in this area have a floor area over 3500 sq.ft.. Home size distribution is: 1000 - 1500 sq.ft. (7%), 2501 - 3000 sq.ft. (14%), 3001 - 3550 sq.ft. (21%), and over 3550 sq.ft. (57%). Styles found in this area include: "Old Urban" (14%), "West Coast Traditional" (7%), "Modern California Stucco" (7%), "Traditional English" (7%), and "Neo-Traditional" (64%). Home types include: Bungalow (7%), Cathedral Entry (7%), and Two-Storey (86%).

Massing scale (front wall exposure) characteristics include: low mass structure (7%), mid-scale massing (21%), mid-scale massing with proportionally consistent, well balanced massing design (14%), mid to high scale massing (29%), and mid-to-high scale massing with proportionally consistent, well balanced massing design (29%). The scale (height) range for front entrance structures include: One storey front entrance (36%), and 1 ½ storey front entrance (64%).

The range of roof slopes found in this area is: 5:12 (11%), 8:12 (17%), 9:12 (11%), 10:12 (17%), 12:12 (22%), and greater than 12:12 (22%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (86%), Main common gable roof (7%), and Main Dutch hip roof (7%). Feature roof projection types include: Common Hip (14%), Common Gable (62%), Dutch Hip (14%), Boston Hip (5%), and Carousel Hip (5%). Roof surfaces include: Rectangular profile type asphalt shingles (14%), Shake profile asphalt shingles (36%), and Cedar shingles (50%).

Main wall cladding materials include: Horizontal vinyl siding (21%), Stucco cladding (64%), and full height stone at front (14%). Feature wall trim materials used on the front facade include: no feature veneer (18%), brick feature veneer (12%), stone feature veneer (35%), wood wall shingles accent (6%), horizontal cedar accent (6%), and Tudor style battens over stucco accent (24%). Wall cladding and trim colours include: Neutral (13%), Natural (80%), and Primary derivative (7%).

Covered parking configurations include: Single vehicle garage (7%), Double garage (29%), and Triple garage (64%). Driveway surfaces include: Asphalt (14%), Exposed aggregate (57%), Stamped concrete (14%), and interlocking masonry pavers (14%).

A variety of landscaping standards are evident, ranging from "modest" to "above average modern suburban".

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

- 1) **Context Homes:** The character of this area has been clearly defined by the new and aesthetically desirable housing stock. Seventy one percent of existing neighbouring homes provide suitable architectural context for use at the subject site (therefore 29 percent of homes are considered 'non-context'). Context homes include: 16421 - 86B Avenue, 16433 - 86B Avenue, 16443 - 86B Avenue, 16455 - 86B Avenue, 16479 - 86B Avenue, 16493 - 86B Avenue, 16470 - 86B Avenue, 8660 - 164 Street, 8653 - 164 Street, and 8659 - 164 Street. There are no opportunities to introduce a new character into this area. This is an infill situation in which new homes at the subject site should be similar in theme, representation, and character with the existing homes.
- 2) **Style Character :** Surrounding homes exhibit a suburban-estate style character, and architecturally interesting massing design. Styles suited for this objective include "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent.
- 3) **Home Types :** A range of home types are evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RH and RH(G) zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is an estate home area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** Roof surfacing materials used in this area include cedar shingles (50%) and asphalt shingles (50%). The recommendation is to permit cedar shingles, shake profile asphalt shingles with a raised ridge cap, shake profile concrete roof tiles, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope :** Roof slopes of 8:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range. Standard exceptions at small feature roofs and the veranda will apply.

Streetscape:

There are two streetscapes of relevance. The first and most important is the 16400 block of 86B Avenue, which contains homes constructed in the 1990's under Surrey project 794-0176-00. These homes are all 3500 + sq.ft. "Neo-Traditional" style Two-Storey type with triple garages developed to estate quality standards. The homes have steeply pitched roofs (8:12 - 16:12) and all but one home has a cedar shingle roof. The homes have high quality construction materials including the generous use of masonry veneers and a high trim and detailing standard. Landscape standards are also high. The other streetscape is

the 8600 block of 164 Street, which was developed over a long time period (1950's to present), and so has a more varied streetscape including estate quality "Neo-Traditional" Two-Storey homes, small simple old Bungalows, "Modern California Stucco" Two-Storey type, and 40 year old "West Coast Traditional" Two-Storey and high mass Old urban Cathedral Entry type. The character of homes and landscapes in this area is best described as "varied".

2. Proposed Design Guidelines

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

- New homes at the subject site are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, estate quality manifestations of the Neo-Traditional style, and styles which are internally consistent, are compatible with other homes, and which exhibit a high level of architectural integrity as determined by the consultant.
- a new single family dwelling *constructed* on any lot meets year 2015's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring "context homes" including 16421 - 86B Avenue, 16433 - 86B Avenue, 16443 - 86B Avenue, 16455 - 86B Avenue, 16479 - 86B Avenue, 16493 - 86B Avenue, 16470 - 86B Avenue, 8660 - 164 Street, 8653 - 164 Street, and 8659 - 164 Street. Homes will therefore be in a compatible style range as described above. New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours:

Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. Primary colours are not recommended for

this development. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 8:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code.

In-ground basements:

Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots:

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

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 30 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 15 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete in dark earth tones or medium to dark grey only.

Compliance Deposit: \$5,000.00

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

Reviewed and Approved by:



Date: August 10, 2016

3.0 Summary

The site inventory identified 4 trees on the subject site that are protected under the bylaw. Four (4) trees are to be removed for the development. None of the trees were found to be at high risk of failing and will require removal. There is 1 tree and 1 stand identified on adjacent properties that require protection (discussed below). There is 1 below bylaw sized, shared hedge. The location of protected trees, their root protection zones as well as those trees to be removed have been illustrated on the accompanying map.

DHC has not reviewed an engineering key plan, all tree retention/removal and tree replacement plans supplied by project landscape architect. It is assumed that there will be no grade changes (swales, servicing, lot grading, foundation excavation, etc.) within tree protection zones without city and project arborist approval.

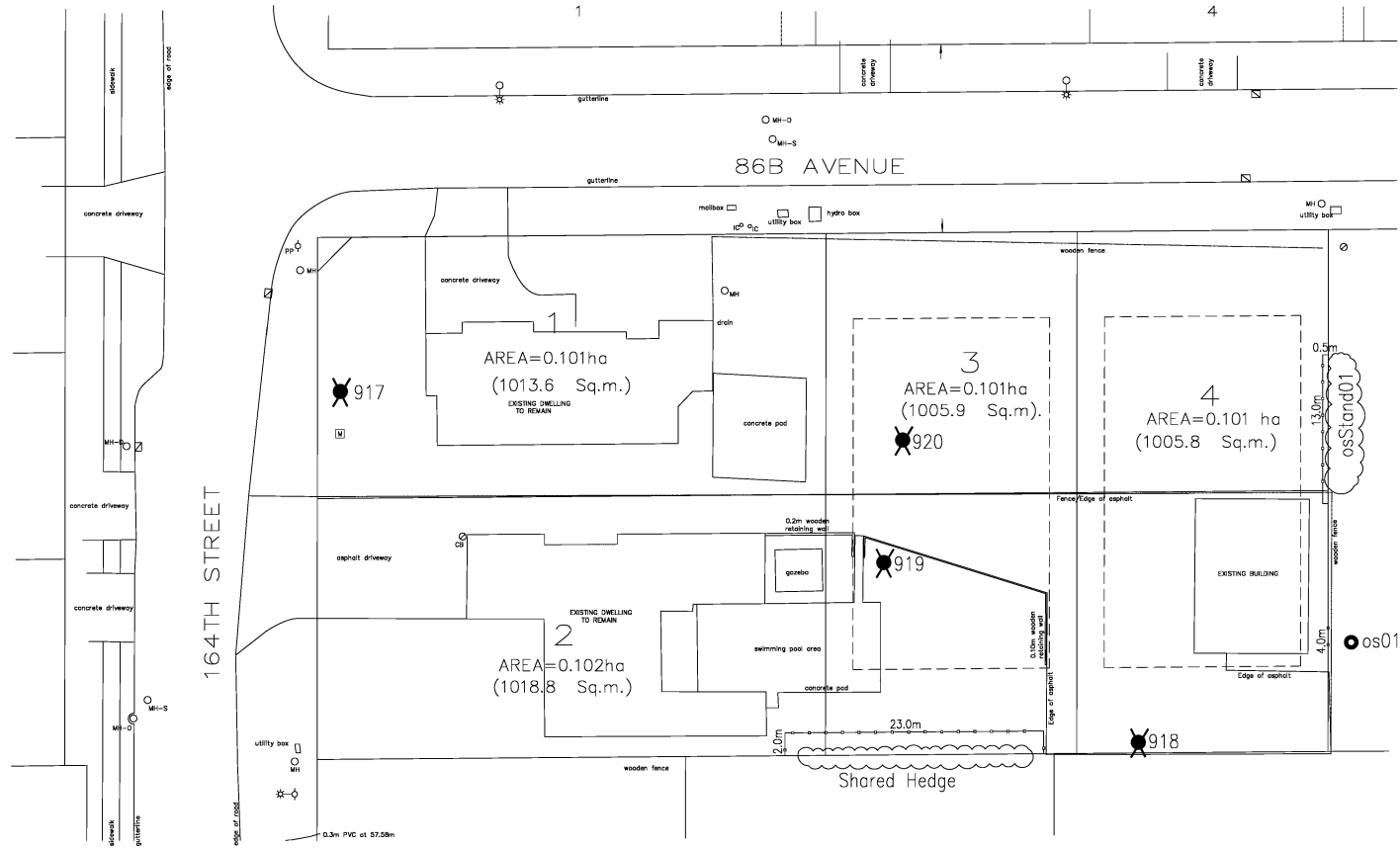
3.1 Tree Retention and Removal by Species

Table 3. Summary of Onsite Tree Preservation by Tree Species

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
THERE ARE NO DECIDUOUS TREES ON-SITE			
Coniferous Trees			
Western Redcedar	1	1	0
Western Hemlock	1	1	0
Norway Spruce	1	1	0
Sawara Cypress	1	1	0
Total (excluding Alder and Cottonwood Trees)	4	4	0
Additional Trees in the proposed Open Space/Riparian Area			
Total Replacement Trees Proposed (Excluding Boulevard Street Trees)		12	
Total Retained and Replacement Trees (Total + Total Replacement trees proposed)		12	



ALL DISTANCES ARE IN METRES



LEGEND

- = TREES TO BE RETAINED
- ★ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISION	NO.

C.KAVOLINAS & ASSOCIATES INC.
 BCALA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3C 3J8
 PHONE (604) 857-2376

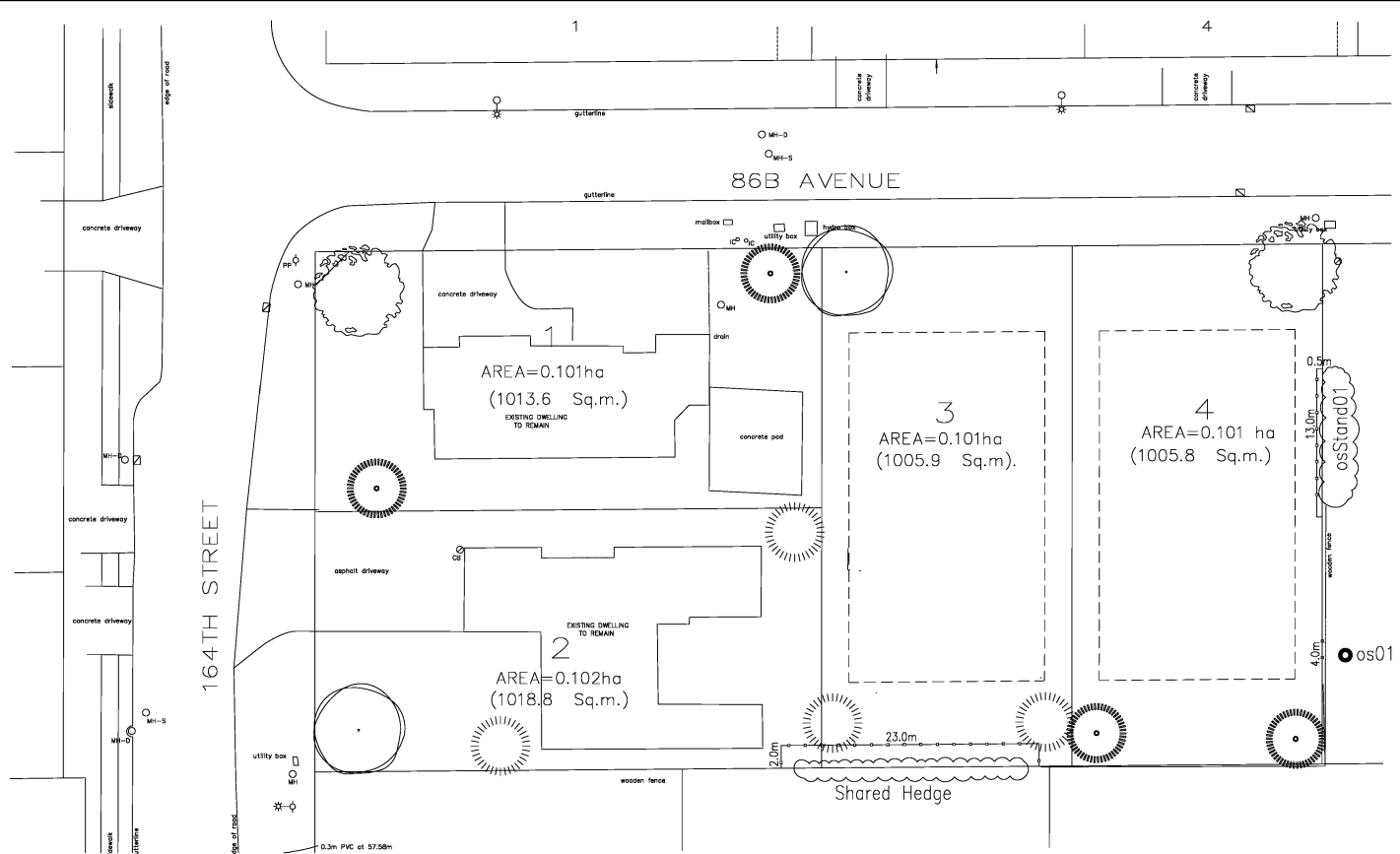
CLIENT
 MR. RANDHWA
 c/o MR. MIKE HELLE
 COASTLAND ENGINEERING & SURVEYING LTD.
 SUITE #101
 19292 - 86B AVENUE
 SURREY, B.C.
 804-532-9700

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 4 LOT SUBDIVISION
 8656 & 8660 - 164 STREET
 SURREY, B.C.

Coastland #2527

SCALE	DATE
1:200	AUG/18
DRAWN	CHK'D
ENL	CHK'D
APPROV	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	TR-1



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISIONS	NO.

C.KAVOLINIS & ASSOCIATES INC.
 BCSLA CSLA
 2482 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3C 3E8
 PHONE (604) 857-2378

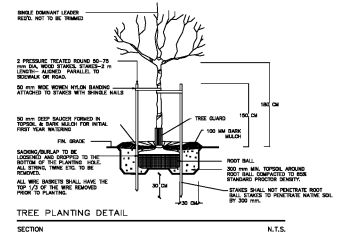
CLIENT
 MR. RANDHAWA
 c/o MR. MIKE HELLE
 COASTLAND ENGINEERING & SURVEYING LTD.
 SUITE #101
 15292 - 86th AVENUE
 SURREY, B.C.
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TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 4 LOT SUBDIVISION
 8655 & 8660 - 164 STREET
 SURREY, B.C.
 Coastland #2527

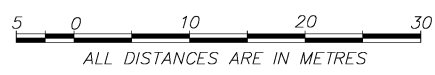
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DRAWN	CHW	ENCL	CHW
APPROVED	AS BUILT		

PRINTED	JOB No.	
	DRAWING No.	TR-2

- NOTES / GENERAL**
- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "CMA STANDARDS" WITH PLANT SIZE AND CONTAINER SIZE AND THE ANNUAL ADJUSTABLE GROWTH RATES AND OTHER RELEVANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SLOPE TO INCLUDE, LINES, MARKINGS AND FINISH QUALITY. "SUSTAINABLE" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALONG A MINIMUM OF THE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "CMA LANDSCAPE STANDARD".
 - ALL PLANT MATERIAL MUST BE PROVIDED FROM CREDITED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARD". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCSLA/CSLA "LANDSCAPE STANDARD".
 - MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 - 1. LILAC TREES: 400 mm
 - 2. CHERRY TREES: 400 mm
 - 3. BLUE SPRUCE: 300 mm
 - 4. WEeping Nootka Cypress: 300 mm
 - GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARD FOR LEVEL 2 AND USE A AREAL CLEFT FOR BRUSH OR STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCEDURE AND METHOD OF GROWING MEDIUM COMPOSED SHALL BE DONE BY: (1) ON A 100mm DEPTH SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE ONE SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
 - ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE WEED-FREE FROM SUGARS, WOODS, MOSS, WOOLY PLANT PARTS, WEED OR REPRODUCTION PARTS OF WEEDS, PLANT PARASITIC ORGANISMS, TOXIC MATERIALS, STORED OVER 30 DAY PERIODS.
 - ALL PLANTING HOLES SHALL BECOME MIN. 50 MM BANK MOUND.
 - PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
 - THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF ACCEPTANCE. ALLS COVERED SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT EXTRA COST TO THE OWNER.
 - THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBER AND IT ACCUMULATES AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREIN IN A CLEAN AND PLEASANT CONDITION, FREE FROM ALL OBSTRUCTIONS.



PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	SYRINGA RETICULATA "IVORY SILK"	LILAC TREE	2	6 CM. CAL.	AS SHOWN	B. & B.
	PRUNUS YEDDENSIS "AKEBONO"	DAYBREAK CHERRY	2	6 CM. CAL.	AS SHOWN	B. & B.
	PICEA PUNGENS GLAUCA	BLUE SPRUCE	4	3.00 METERS	AS SHOWN	B. & B.
	CHAMEACYPARIS NOOKATENSIS PENDULA	WEeping NOOTKA CYPRESS	4	3.00 METERS	AS SHOWN	B. & B.



(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0148-00

Issued To: NAVNEET K. RANDHAWA
AMNINDER S. RANDHAWA

(the "Owner")

Address of Owner: 8656 - 164 Street
Surrey, BC V4N 1E6

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: 002-262-762
South Half Parcel "E" (Explanatory Plan 9087) of the North Half of the North East Quarter
Section 25 Township 2 New Westminster District

8656 - 164 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once 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 Section F Yards and Setbacks, of By-law No. _____, the minimum side yard setback is reduced from 3 metres (10 ft.) to 1.8 metres (6 ft.) for the south side yard of an existing house on proposed Lot 2.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on Schedule A, which is attached hereto and form 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 unless the subdivision, as conceptually shown on Schedule B which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) 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____ .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

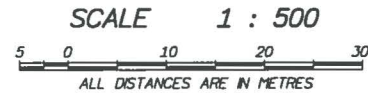
BC LAND SURVEYOR'S BUILDING LOCATION CERTIFICATE AND F.A.R. CALCULATION FOR PROPOSED LOTS 1 & 2 SEC 25 TP 2 NWD PLAN EPP _____

CIVIC ADDRESSES

8656 & 8660 164 Street, Surrey, BC
 P.I.D: 002-262-762 (8656)
 P.I.D: 013-239-007 (8660)

F.A.R. CALCULATION (LOT 1)
 1st FLOOR AREA = 239 Sq.m.
 2nd FLOOR AREA = 172 Sq.m. (stairs area not included)
 Total FLOOR AREA = 411 Sq.m.
 Proposed Lot AREA = 878 Sq.m.
 F.A.R. = 0.47

F.A.R. CALCULATION (LOT 2)
 1st FLOOR AREA = 239 Sq.m.
 Total FLOOR AREA = 239 Sq.m.
 Proposed Lot AREA = 883 Sq.m.
 F.A.R. = 0.27



Notes:
 Measurements shown are to the outside exterior of the houses.
 Property boundary dimensions shown hereon, are derived from FIELD SURVEY.

This document shows the relative location of surveyed structures with respect to the boundaries of the parcel described above.

All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or part without the consent of the signatory.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made, or actions taken based on this document.

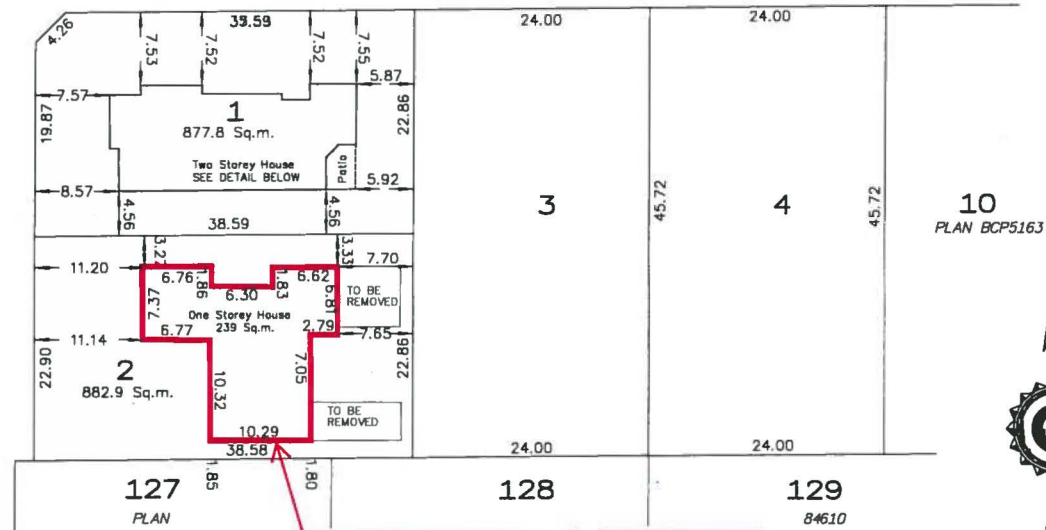
CERTIFIED CORRECT
 DATED THIS 7th DAY OF October 2016.

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

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED
 BUILDING OFFSETS SHOWN ON THIS PLAN ARE NOT TO BE USED TO RE-ESTABLISH PROPERTY CORNERS

86B AVENUE

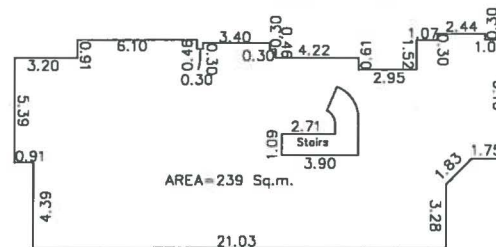
164TH STREET



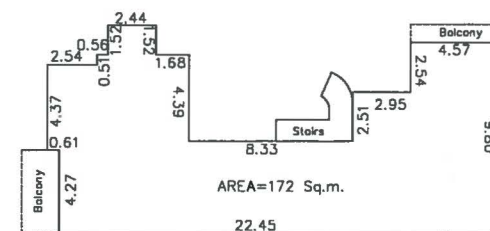
PLAN BCP5163



LOT 1
1st FLOOR



LOT 1
2nd FLOOR



CITY OF SURREY

BYLAW NO. _____

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

.....

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

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 002-262-762

South Half Parcel "E" (Explanatory Plan 9087) of the North Half of the North East Quarter Section 25 Township 2 New Westminster District Plan

8656 - 164 Street

Parcel Identifier: 013-239-007

North Half Parcel "E" (Explanatory Plan 9087) of the North Half of the North East Quarter Section 25 Township 2 New Westminister District

8660 - 164 Street

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

A. Intent

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

B. Permitted Uses

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

- 1. One *single family dwelling* which may contain 1 *secondary suite*.

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

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision, the *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone.
2. For the purpose of subdivision, the maximum *unit density* may be increased to 10 *dwelling units* per hectare [4 u.p.a.] if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
3. For *building* construction within a *lot*:
 - (a) The *floor area ratio* must not exceed 0.60 for the first 560 square metres [6,000 sq.ft.] of *lot area* and 0.35 for the remaining *lot area* in excess of 560 square metres [6,000 sq.ft.], provided that 39 square metres [420 sq.ft.] must be reserved for use only as a garage or carport;
 - (b) Notwithstanding Sub-section D.3.(a), the maximum allowable floor area, inclusive of a garage or carport, is 465 square metres [5,000 sq.ft.];
 - (c) The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof; and

- (d) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following must be included in the calculation of *floor area ratio*:
- i. Covered area used for parking unless the covered parking is located within the *basement*;
 - ii. The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];
 - iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a minimum of 10% of the maximum allowable floor area of which 15 square metres [160 sq.ft.] must be reserved for a front porch or veranda; and
 - iv. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [200 sq.ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*.

E. Lot Coverage

The *lot coverage* shall not exceed 30%.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings</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 Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	0.0 m.	0.0 m.	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 buildings:
 - (a) The *building height* shall not exceed 9 metres [30 ft.]; and
 - (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.]
2. Accessory buildings and structures: The *building height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.1, 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 *single family dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except 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 Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This landscaping shall be maintained.
2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
 - (b) 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
 - (c) 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

1. The lots created through subdivision shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of the Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Where amenities are provided in accordance with Section G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *lots* created through subdivision in this Zone shall conform to the following minimum standards:

Lot Size	Lot Width	Lot Depth
875 sq. m. [9,420 sq.ft.]	22 metres [72 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 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. Subdivisions shall be subject to the applicable Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
8. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.

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