

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0208-00

Planning Report Date: October 3, 2016

PROPOSAL:

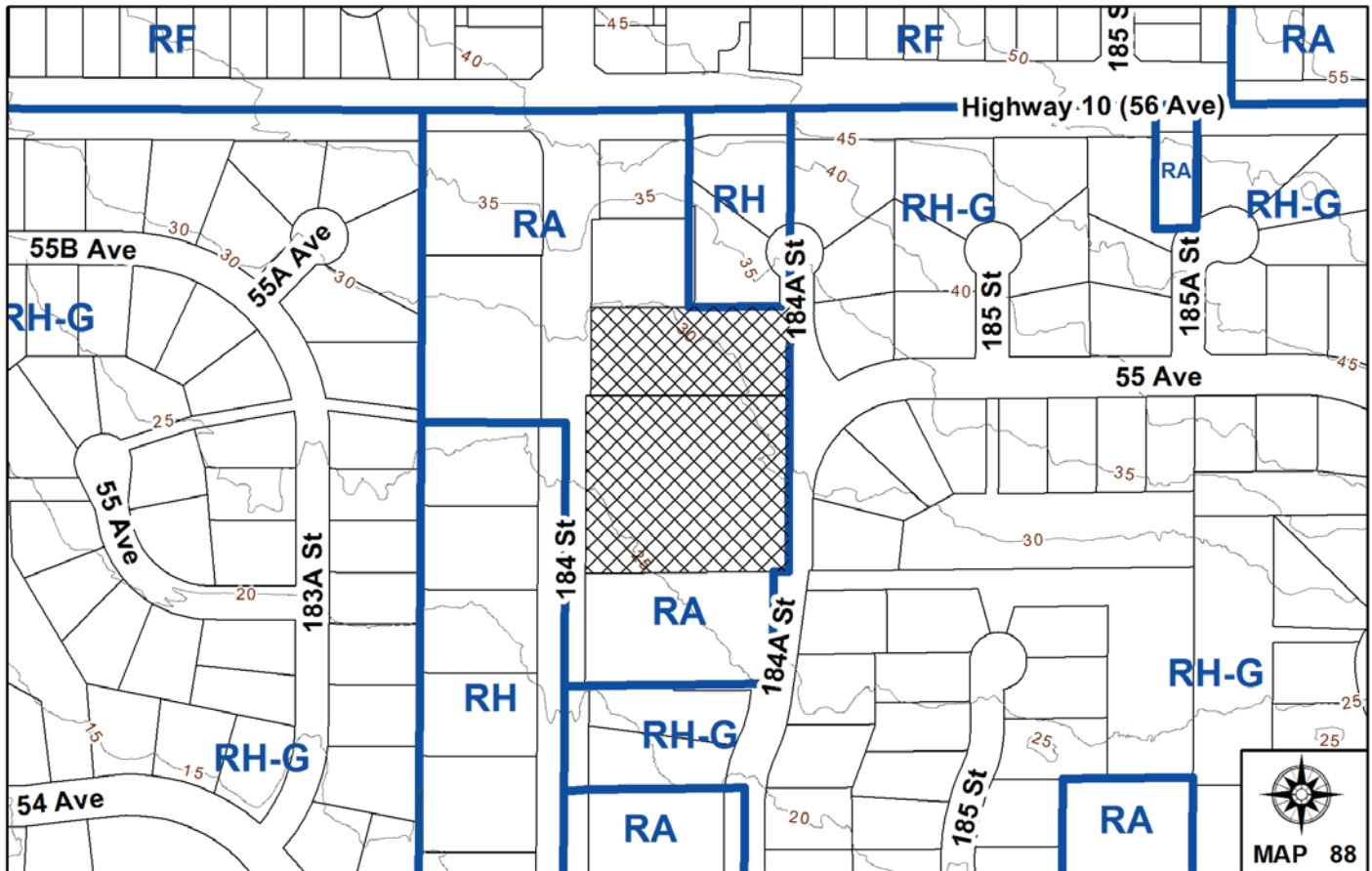
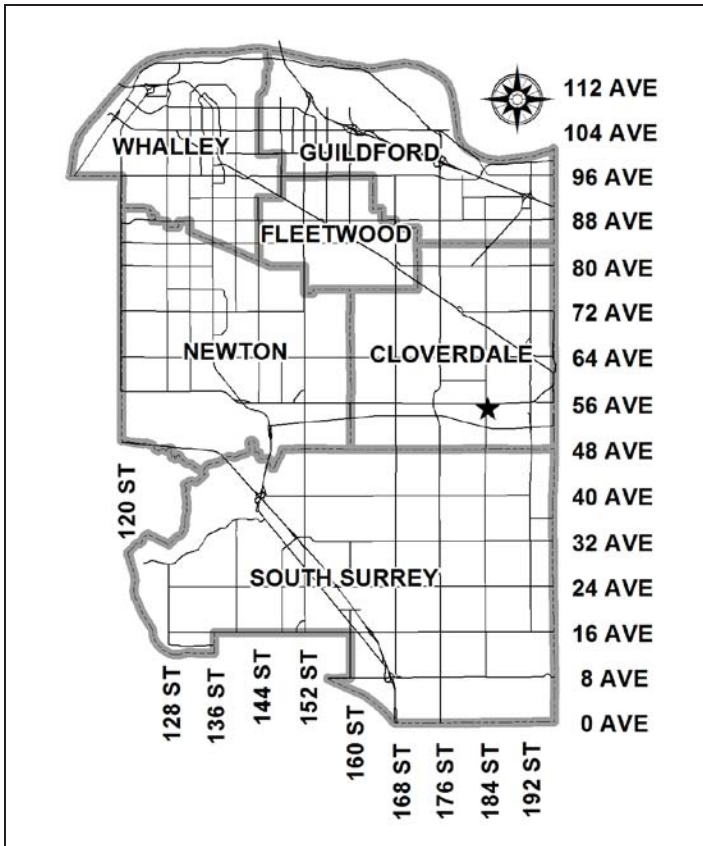
- **Rezoning** from RA to CD (based on RH-G) to allow subdivision into eleven (11) small suburban single family lots.

LOCATION: 5542 and 5492 - 184 Street

OWNERS: Paul S. Taylor
 Robin F Taylor
 1071877 BC Ltd.

ZONING: RA

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed gross density of 8.6 units per hectare (3.5 upa) complies with the maximum density of 10 units per hectare (4 upa) for Suburban designated lands a minimum of 200 metres (650 ft.) from the edge of the Agricultural Land Reserve (ALR).
- The proposed subdivision is compatible with a proposed subdivision to the immediate south (Development Application No. 7914-0252-00), which has received Third Reading to rezone to CD (based on RH-G) to permit 4 small suburban single family lots.

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)” and a date be set for Public Hearing.
2. 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant for “no-build” on portions of proposed Lots 1 and 6 for the purpose of tree protection;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 7-11 to require garage access from 184A Street only;
 - (h) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (j) the applicant address the 15% cash-in-lieu of open space associated with gross density type lots to the satisfaction of the General Manager, Planning and Development Department.

REFERRALS

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

School District: Projected number of students from this development:

6 Elementary students at Martha Currie Elementary School
3 Secondary students at Lord Tweedsmuir 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 early 2018.

Parks, Recreation & Culture:

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant will be required to address these concerns prior to consideration of final adoption of the rezoning by-law.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval for the rezoning is granted by MOTI until July 27, 2017.

SITE CHARACTERISTICS

Existing Land Use: Acreage parcels with existing dwellings and accessory structures to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Suburban	RA and RH
East (Across 184A Street):	Single family dwellings	Suburban	RH-G
South:	Vacant lot under Development Application No. 7914-0252-00 (rezoning to CD based on RH-G at Third Reading)	Suburban	RA
West (Across 184 Street):	Single family dwellings	Suburban	RA and RH

DEVELOPMENT CONSIDERATIONS

- The 1.28-hectare (3.1 ac.) subject site is located at 5492 and 5542 – 184 Street, south of Highway No. 10, east of 184 Street in Cloverdale.
- The site is designated “Suburban” in the Official Community Plan (OCP) and is zoned “One Acre Residential Zone (RA)”.

- The surrounding area primarily consists of single family suburban lots zoned “Half-Acre Residential Zone (RH)” or “Half-Acre Residential Gross Density Zone (RH-G)” with the exception of four other RA-zoned parcels that front the east side of 184 Street between 54 Avenue and Highway No. 10. The RA-zoned parcel to the immediate south of the subject site is under Development Application No. 7914-0252-00 (Third Reading) to rezone to CD (based on RH-G) in order to subdivide into four small suburban single family lots. The other three RA-zoned parcels may have development potential under a future development application.
- The applicant proposes to rezone the site from “One-Acre Residential Zone (RA)” to “Comprehensive Development Zone (CD)” based on the RH-G Zone in order to subdivide into 11 small suburban single family lots.
- The proposed lots range in width from 21 metres (69 ft.) to 24 metres (78 ft.), in depth from 34 metres (112 ft.) to 44 metres (144 ft.), and in area from 833 square metres (8,970 sq. ft.) to 1,144 square metres (12,310 sq. ft.).
- The proposed lot sizes are smaller than the existing RH-G-zoned lots on the east side of 184A Street, north of 54 Avenue, and the existing RH-zoned lots on the west side of 184 Street, north of 54 Avenue. The minimum allowable lot size in the RH-G Zone is 1,120 square metres (12,000 sq. ft.).
- All 11 proposed lots exceed the minimum 30-metre (100 ft.) depth requirement of the RH-G Zone. The five proposed lots fronting 184A Street meet the minimum 24-metre (80 ft.) width requirement of the RH-G Zone.
- The RH-zoned and RA-zoned lots facing the west side of 184 Street, across from the subject site, may have potential to rezone and subdivide into small suburban lots in the future (development application required) with lot widths slightly less than the smallest lot width proposed under the subject application.
- The RA-zoned lot to the immediate north (5560 – 184 Street) of the subject site may have potential to rezone and subdivide into two small suburban lots in the future (development application required).
- The subject site is located 550 metres (1,800 ft.) north of the Agricultural Land Reserve (ALR) boundary and 240 metres (790 ft.) north of the south Cloverdale industrial area. The proposed density of 8.6 units per hectare (3.5 upa) complies with the maximum allowable density of 10 units per hectare (4 upa) for Suburban designated lands a minimum of 200 metres (650 ft.) from the edge of the ALR.
- As 184 Street is an arterial road, the applicant proposes to construct a rear lane to provide vehicular access to proposed Lots 1-6, which front 184 Street. A restrictive covenant will be registered on proposed Lots 7-11 to require garage access from 184A Street. A similar restrictive covenant is required under Development Application No. 7914-0252-00 (Third Reading) in order to address residents’ requests to reduce traffic volume in the lane and to provide a consistent streetscape along 184A Street.

- The proposed rear lane will daylight to 184A Street between proposed Lots 7 and 8. An additional lane outlet to 184A Street is proposed to the south, as part of Development Application No. 7914-0252-00 (rezoning at Third Reading), for a total of two outlets to 184A Street.
- The applicant is required to provide 5% cash-in-lieu of open space and has volunteered an additional 10% contribution to address the 15% open space requirement associated with RH-G type lots.
- The existing dwellings and accessory structures will be removed.

Proposed CD By-law (Appendix VII)

- The proposed CD By-law is generally based on the Half-Acre Residential Gross Density Zone (RH-G) with modifications to address no open space provision, the reduced lot sizes and the higher unit density.
- The following table provides a comparison between the RH-G Zone and the proposed CD By-law:

	RH-G Zone	Proposed CD By-law
Principal Building Setbacks	Front yard: 7.5 m. (25 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 3.0 m. (10 ft.)	Front yard: 7.5 m. (25 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 3.0 m. (10 ft.)
Unit Density	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	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.)	465 sq. m. (5,000 sq. ft.)
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.)	Lot area: 1,000 sq. m. (10,760 sq. ft.) Lot width: 21 m. (69 ft.) Lot depth: 32 m. (105 ft.) <u>Permissible Reduction:</u> Lot area: 825 sq. m. (8,880 sq. ft.) for 55% of the lots provided such lots do not front 184A Street.

- 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 Text Amendment also incorporates changes previously incorporated into the RF Zone, to the method in which floor area is calculated by counting “open-to-below” areas as doubled floor area, and counting covered outdoor deck area as floor area after a reasonable allowance for verandas and porches. These changes were intended to reduce the mass and bulk of houses without reducing interior living space and to reduce unauthorized in-filling of “open-to-below” areas and enclosure of covered decks.
- The Text Amendment made additional changes to the parking provisions in the Zoning By-law, including an increase to the maximum number of vehicles that can be parked outside in single family residential zones. This change has been reflected in the proposed CD Zone.
- The proposed CD Zone includes identical floor area ratio and similar lot coverage provisions as the updated RH-G Zone.
- The proposed CD Zone will permit a larger house size than the CD Zone (By-law No. 18606) for the four lots to the south proposed under Development Application No. 7914-0252-00 (Third Reading). CD By-law No. 18606 permits a maximum house size of 375 square metres (4,000 sq. ft.), which was based on the density provision of the RH-G Zone prior to the text amendments (Corporate Report No. R158) that were recently adopted. However, the double counting of the “open-to-below” areas and inclusion of the covered outdoor decks in the proposed CD By-law on the subject site and not on the adjoining site should reduce discrepancy in the massing of the houses constructed on the two neighbouring lots proposed under Development Application No. 7914-0252-00.

Building Design Guidelines and Lot Grading

- The applicant retained Ran Chahal of Apex Design Group Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V). The design guidelines recommend an architectural standard found in most executive-estate quality subdivisions in Surrey.
- A preliminary lot grading plan was submitted by CitiWest Consulting Ltd. The applicant proposes basements on all of the lots, with minimal fill. Feasibility of in-ground basements will be confirmed once the City’s Engineering Department has reviewed and accepted the applicant’s final engineering drawings
- The preliminary lot grading plan was reviewed by staff and is generally acceptable.

PRE-NOTIFICATION

Pre-notification letters were mailed on June 3, 2016 and staff received the following three responses which have been summarized (staff comments in italics).

- The owner of 5582 – 184 Street (southeast corner of Highway No. 10 and 184 Street), inquired as to how his property will gain access in the future.

(5582 – 184 Street is currently vacant with no existing driveway access.

Development Application No. 7914-0252-00 (Third Reading) will introduce a north/south rear lane in this block, to provide access to future lots fronting the east side of 184 Street. The subject application will extend the rear lane north, to 5560 - 184 Street. Once 5560 – 184 Street redevelops, the rear lane will be brought further north, to 5582 – 184 Street, thus providing access to 5582 – 184 Street.

5560 – 184 Street may have potential to subdivide into two suburban lots, contingent upon an approved development application.)

- A resident expressed concerns about the amount of potential traffic in the proposed rear lane.

(The future rear lane is to provide principal access for the lots fronting 184 Street. Driveway access to 184 Street is not permitted as 184 Street is an arterial road. A restrictive covenant will be registered on proposed Lots 7-11 (fronting 184A Street) to require garage access from 184A Street (instead of the lane). Additionally, the future rear lane will outlet to 184A Street at two locations, one to be achieved by the subject application, and another to be achieved by Development Application No. 7914-0252-00 (rezoning at Third Reading) to the immediate south. These measures will help reduce and disperse the traffic in the rear lane.)

- A resident expressed concerns that the proposed development is higher density (which will result in increased traffic) than the surrounding neighbourhood, and the local amenities in the area have not been improved. Specifically, the resident requested a protective barrier (sound barrier wall) along Highway No. 10.

(The surrounding area is generally zoned RH-G, which permits a maximum density of 5 dwelling units per hectare (2 upa). The proposed development is 8.6 units per hectare (3.5 upa), which is comparable to Development Application No. 7914-0252-00 (Third Reading) to the immediate south, and also complies with the OCP for Suburban designated lands a minimum of 200 metres (650 ft.) from the edge of the ALR. The proposed lots fronting 184A Street are a minimum of 24 metres (79 ft.) wide, which meets the minimum width requirement of the RH-G Zone.

The Ministry of Transportation and Infrastructure (MOTI) is responsible for the installation of sound barrier walls along Highway No. 10. The resident was advised that requests for sound barrier walls are to be submitted directly to MOTI.

There is a row of mature evergreen trees along the south side of Highway No. 10, east of the subject site. In order to install a barrier wall in this location, the mature trees would need to be removed, affecting the privacy of the residents backing onto the south side of Highway No. 10.)

TREES

- Laura Ralph, ISA Certified Arborist of BC Plant Health Care Inc. prepared an Arborist Assessment for the subject property. The following table 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	6	6	0
Cottonwood	13	13	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	7	7	0
Big Leaf Maple	5	5	0
Black Locust	5	1	4
Cherry	14	14	0
English Holly	2	1	1
English Walnut	1	1	0
Hazelnut	2	2	0
Magnolia	1	1	0
Norway Maple	2	2	0
Pear	1	1	0
Sycamore Maple	3	2	1
Willow	3	3	0
Coniferous Trees			
Arborvitae	2	2	0
Douglas Fir	14	14	0
Grand Fir	1	1	0
Western Red Cedar	3	3	0
Total (excluding Alder and Cottonwood Trees)	66	60	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		55	
Total Retained and Replacement Trees		61	
Contribution to the Green City Fund		\$33,600	

- The Arborist Assessment states that there are a total of 66 mature trees on the site, excluding Alder and Cottonwood trees. Nineteen (19) existing trees, approximately 22% of the total trees on the site, are Alder and Cottonwood trees. It was determined that six (6) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication, proposed lot grading and the condition of the existing trees.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 139 replacement trees on the site. Since only 55 replacement trees can be accommodated on the site (based on an average of 5 trees per lot), the deficit of 84 replacement trees will require a cash-in-lieu payment of \$33,600 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 61 trees are proposed to be retained or replaced on the site with a contribution of \$33,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. 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 proposed development is consistent with the Suburban designation in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development is within the allowable density for suburban lots. • One secondary suite will be permitted in each future home.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low impact development standards will be incorporated.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notification letters were mailed to area residents and a development proposal sign was installed on site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheet
- 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

JD/dk

Information for City Clerk

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

1. (a) Agent: Name: Natasha Hargreaves
Citiwest Consulting Ltd.
Address: 9030 King George Blvd, Unit 101
Surrey, BC V3V 7Y3
Tel: 604-591-2213

2. Properties involved in the Application

(a) Civic Addresses: 5542 - 184 Street
5492 - 184 Street

(b) Civic Address: 5542 - 184 Street
Owner: 1071877 BC Ltd.
Director Information:
Gurdeep Singh Makkar
Prabhjit Singh Virk
Officer Information Filed

PID: 004-870-166
Lot 4 Section 4 Township 8 Plan 11928 New Westminister District Except Plan Parcel B
Bylaw Pl 72304

(c) Civic Address: 5492 - 184 Street
Owners: Robin F Taylor
Paul S Taylor

PID: 001-886-967
Lot 13 Section 4 Township 8 Plan 1457 New Westminister District Part NW 1/4, S 285

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. 2016-03818

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	3.164
Hectares	1.28
NUMBER OF LOTS	
Existing	2
Proposed	11
SIZE OF LOTS	
Range of lot widths (metres)	21 – 24 m.
Range of lot areas (square metres)	833 sq. m. – 1,144 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	8.59 upha / 3.47 upa
Lots/Hectare & Lots/Acre (Net)	10.8 upha / 4.4 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	20.6%
Total Site Coverage	45.6%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-8518
 E-MAIL: office@ciltwest.com

1071877 BC LTD.
 9701 126 STREET, SURREY, BC V3V 5E3 PH: 804-581-7007 CEL: 604-825-2651
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 5492/5542-184 STREET, SURREY, BC

Scale: 1:1000	Man. Proj. No. 7916-0208-00	Dwg. No.
Drawn: TWD	Man. Dwg. No.	A'
Designed: RJ	Job No. 16-3335	
P.W. P.U.	Date APR /16	Of
Approved:	Revised	

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

FROM: Development Project Engineer, Engineering Department

DATE: September 28, 2016 **PROJECT FILE: 7816-0208-00**

**RE: Engineering Requirements
Location: 5492/ 5522/ 5542 184th Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 metres along 184 Street for the ultimate 30.0 Arterial Road Standard.
- Dedicate varying widths along 184A Street south of 55 Avenue for the ultimate 20.0 metre Through Local Road Standard.
- Dedicate varying widths along 184A Street north of 55 Avenue for the ultimate 16.5 metre Limited Local Road Standard.
- Dedicate 6.0 metres for the north/south and east/west lanes.
- Dedicate a 5.5 x 5.5 metre corner cut at the intersection of the north/south and east/west lanes.
- Dedicate 1.0 x 1.0 metre corner cuts at the intersection of the east/west lane and 184A Street.
- Provide a 0.50 metre Statutory Right-of-Way (SRW) along the frontages of 184 Street and 184A Street.

Works and Services

- Construct west side of 184A Street north of 55 Avenue to the Limited Local Road
- Construct west side of 184A Street south of 55 Avenue to the Through Local Road
- Construct the east/west and north/south lanes to City standards.
- Construct 6.0 metre concrete driveway letdowns to lots 7 through 11. The driveways are to be paired where possible to maximize on-street parking opportunities.
- Construct storm and sanitary mains to service the development.
- Construct on-site stormwater mitigation as per the Cloverdale-McLellan Creek Integrated Stormwater Management Plan.
- Provide water, storm and sanitary service connections to each lot.
- Abandon service connections as per City Standards.
- Register required restrictive covenants as determined through detailed design.
- Pay all applicable latecomers and charges against property.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE4

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, August 10, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0208 00

SUMMARY

The proposed 11 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	6
Secondary Students:	3

September 2015 Enrolment/School Capacity

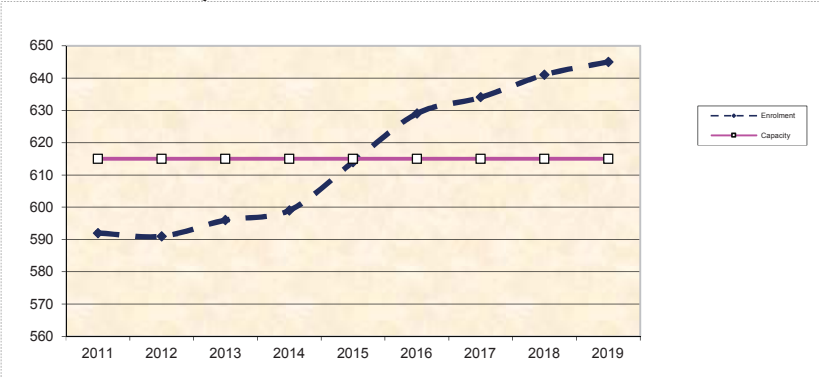
Martha Currie Elementary	
Enrolment (K/1-7):	73 K + 541
Capacity (K/1-7):	40 K + 575
Lord Tweedsmuir Secondary	
Enrolment (8-12):	2081
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

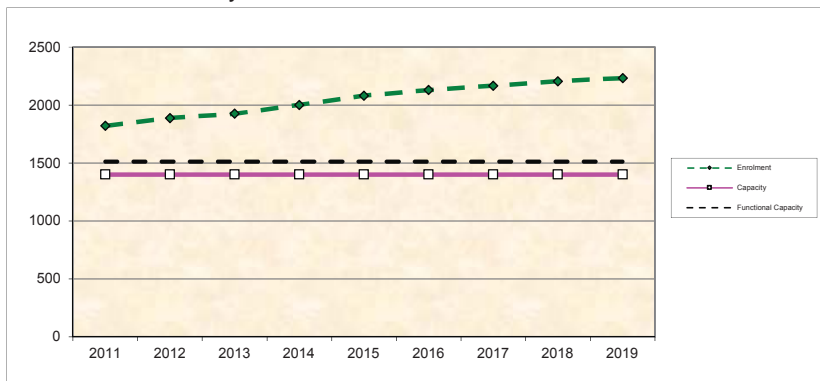
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Martha Currie Elementary is at capacity and Lord Tweedsmuir is over capacity, on an extended day schedule and will have 18 portables in 2016. The Ministry has approved a new secondary school in North Clayton which will provide some relief to the over crowding at Lord Tweedsmuir. The new school, Salish Secondary, it expected to open in September 2018.

Martha Currie Elementary



Lord Tweedsmuir Secondary



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

BUILDING GUIDELINES SUMMARY**V.1.0****Surrey Project no.:** 16-0208-00 (Thandi)

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

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

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

The area surrounding the subject site is an old urban area built out in the 1960's – 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3500sf.

Most of the existing homes have mid to mid-massing characteristics with 91% of the homes having a one storey front entry.

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

Wall surface materials are limited in the most part to one of the following: Stucco with Brick (dominant), Cedar and Vinyl siding with stone/brick or cedar as an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 54% of the homes having Exposed Aggregate driveways.

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

None. Since the majority of the existing homes in the study area are 10-40 years old, a new character area will be created. 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” 66.0%
 “Basement Entry/Cathedral Entry” 14.0%
 “Rancher (Bungalow)” 20.0%
 “Split Levels” 0.00%

Dwelling Sizes/Locations: Size range: 34.0% under 2000 sq.ft excl. garage
(Floor Area and Volume) 57.0% 2001 - 2500 sq.ft excl. garage
 9.00% over 2501 sq.ft excl. garage

Exterior Treatment Cedar: 37.0% Stucco: 49.0% Vinyl: 14.0%
/Materials: Brick or stone accent on 37.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 63.0% Cedar Shingles:9.0%
 Concrete Tiles: 28.00% Tar & Gravel: 0.00%
 50.00% of all homes have a roof pitch 6:12 or lower.

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

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

Dwelling Sizes/Locations: Two-Storey or Split Levels - 2000 sq.ft. minimum
(Floor Area and 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”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes. "West Coast Contemporary" designs will also be permitted on lots fronting 184 Street since most of the existing homes on that street are older homes with low pitched roofs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.
Exterior Materials /Colours:	Stucco, Cedar, 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, with exceptions for homes fronting 184 Street which are allowed to include the possibility of near-flat roofs to permit "West Coast Contemporary" designs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.
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.

June 21, 2016
 Date

Tree Preservation Summary

Surrey Project No: 7916-0208-00

Registered Arborist: Laura Ralph, PN-6420A

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)	85
Protected Trees to be Removed	79
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	6
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{19} \times \text{one (1)} = 19$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{60} \times \text{two (2)} = 120$ 	139
Replacement Trees Proposed	55
Replacement Trees in Deficit	84
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

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

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

19-Sep-16

 Date

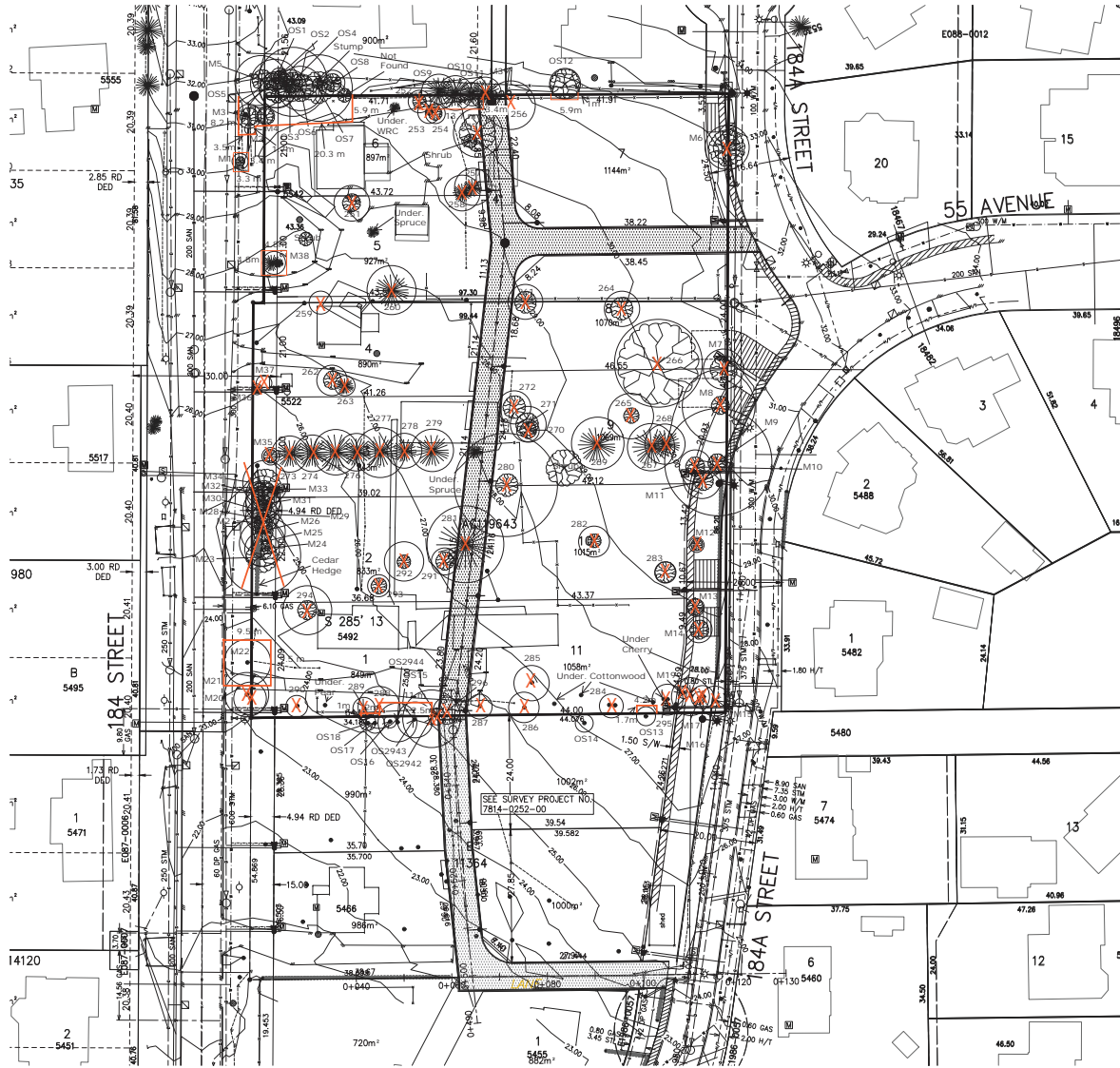


BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5722
 LOCATED AT CENTRE OF 54 AVENUE ACROSS FROM 1875 - 54 AVENUE
 ELEV. 24.120m

LEGAL DESCRIPTION OF PROPERTY
 LOT 13 SECTION 4 TOWNSHIP 8
 PLAN 1457 NWD PART NW 1/4, S 285

NOTES:

1. NO DRIVEWAY ACCESS TO 184TH STREET ON LOT 1 TO 6.
2. NO PRIMARY DRIVEWAY ACCESS TO THE LANE ON LOT 7 TO 11.



Legend

- Tree Critical Root Zone
- Tree Recommended for Removal
- Tree Protection Barrier

Tree Protection Plan
 Laura Ralph, PN6420A
 BC Plant Health Care Inc.
 September 19, 2016

PRELIMINARY SUBMISSION

No.	Date	Revision	Dr.	Ch.

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



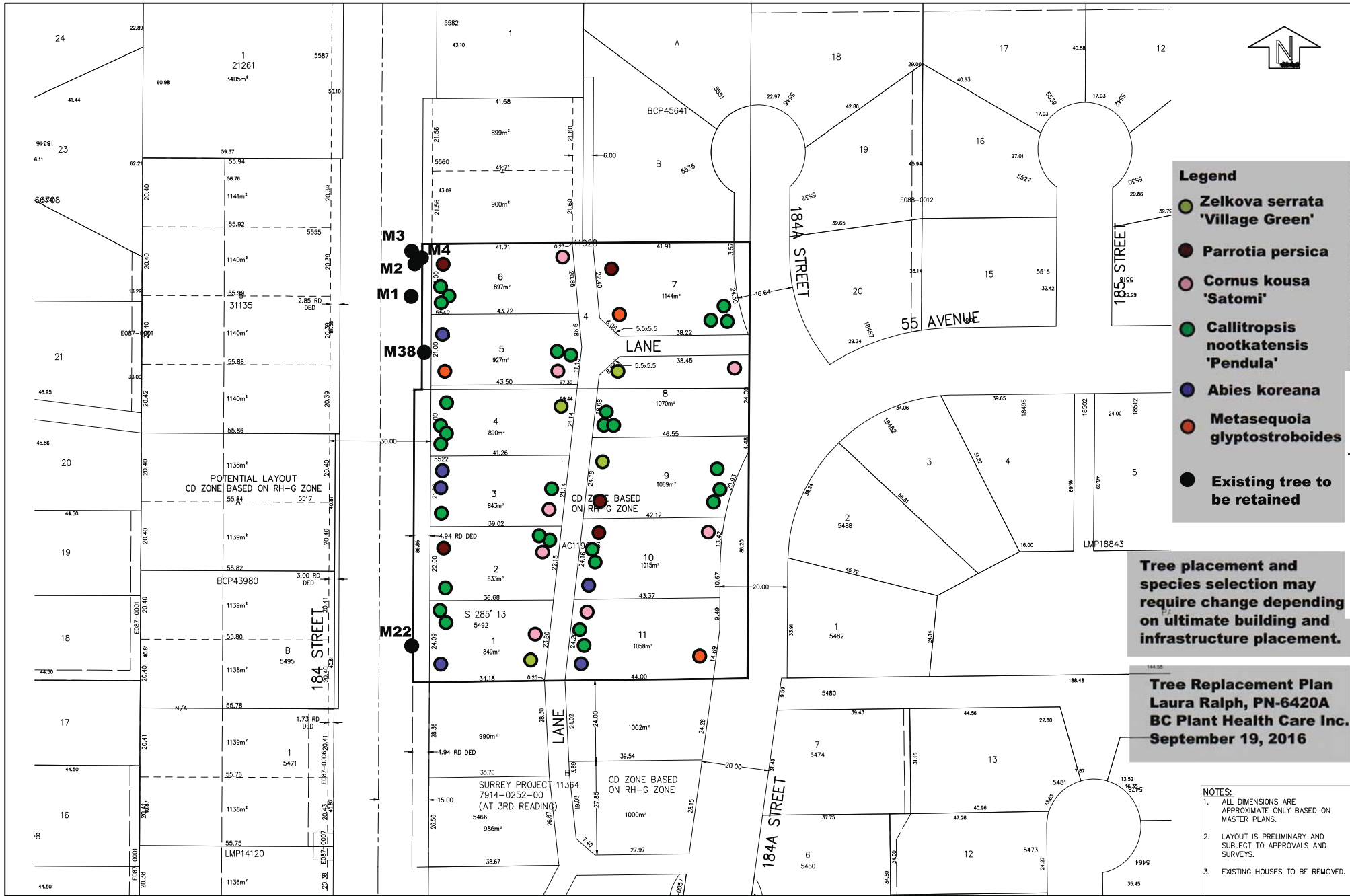
1071877 BC LTD.
 9701 -126 STREET, SURREY, BC V3V 5E3 PH: 604-825-2651 FAX:604-581-7007

5492/5542 - 184 STREET, SURREY

Scale:	1:500	Mun. Proj. No.	7915-0208-00	Dwg. No.	1
Drawn:	LC	Mun. Dwg. No.			
Designed:	PY				
P.W. / P.U.		Job No.	16-3335	Of	X
Approved:		Date		Revision	

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

destroy all prints bearing previous number



- Legend**
- Zelkova serrata 'Village Green'
 - Parrotia persica
 - Cornus kousa 'Satomi'
 - Callitropsis nootkatensis 'Pendula'
 - Abies koreana
 - Metasequoia glyptostroboides
 - Existing tree to be retained

Tree placement and species selection may require change depending on ultimate building and infrastructure placement.

**Tree Replacement Plan
Laura Ralph, PN-6420A
BC Plant Health Care Inc.
September 19, 2016**

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSES TO BE REMOVED.

No	Date	Revision	Dr	Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



1071877 BC LTD.
 9701 126 STREET, SURREY, BC V3V 5E3 PH: 604-581-7007 CEL: 604-825-2651

Scale: 1:1000	Mun. Proj. No. 7916-0208-00	Dwg. No. A1
Drawn: TWD	Mun. Dwg. No.	
Designed: RJ		
P.W. P.U.	Job No. 16-3335	Of
Approved:	Date APR /16	Revision

SUBDIVISION AT 5492/5542-184 STREET, SURREY, BC

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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: 004-870-166
 Lot 4 Section 4 Township 8 Plan 1928 New Westminster District Except Plan Parcel B
 Bylaw Plan 72304.

5542 - 184 Street

Parcel Identifier: 001-886-967
 Lot 13 Section 4 Township 8 Plan 1457 New Westminster District Part NW 1/4, S 285'

5492 - 184 Street

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

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

A. Intent

This Comprehensive Development Zone is intended for *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 maximum *unit density* shall not exceed 10 *dwelling units* per hectare [4 upa].
2. 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.2.(a), the maximum allowable floor area 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 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 32% for *lots* that are 932 square metres [10,000 sq. ft.] in size or less, and shall not exceed 28% for *lots* that are greater than 932 square metres [10,000 sq. ft.] in size.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]
<i>Accessory Buildings and Structures</i> greater than 10 square metres [105 sq.ft.] in size		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.

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

G. Height of Buildings

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

1. *Principal 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 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 Sub-sections H.2(a) and (b) shall not exceed 4.
- 3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except 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) 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>
1,000 sq. m.* [10,760 sq. ft.]	21 metres [69 ft.]	32 metres [105 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.

* Permissible reduction to 825 square metres [8,880 sq. ft.] for up to 55% of the *lots* in the plan of subdivision providing no such reduced *lot* is fronting 184A Street.

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 By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
8. 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