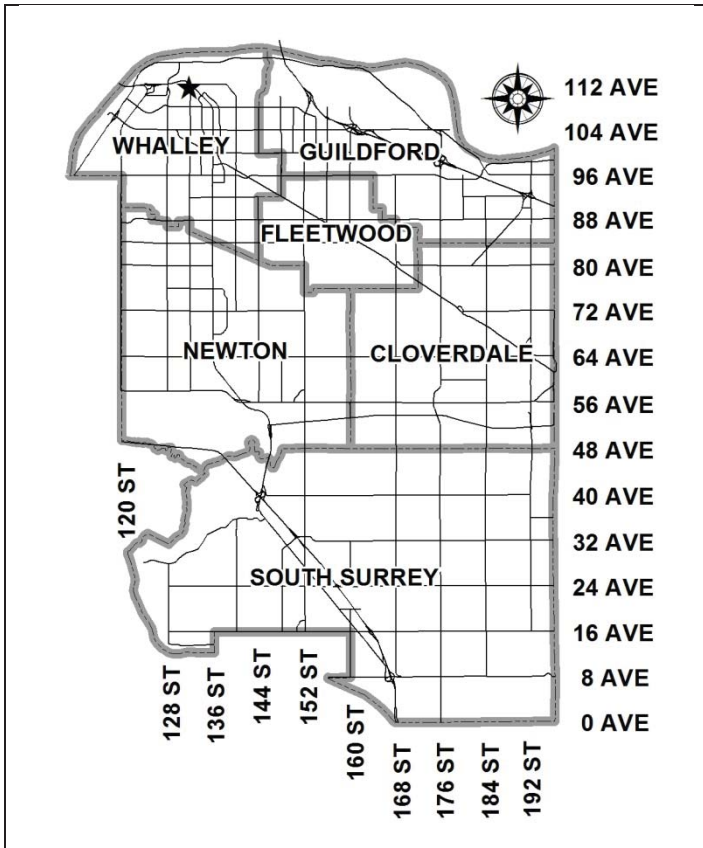


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0234-00

Planning Report Date: October 24, 2016



**PROPOSAL:**

- **Rezoning** from RF to RF-13
- **Development Variance Permit**

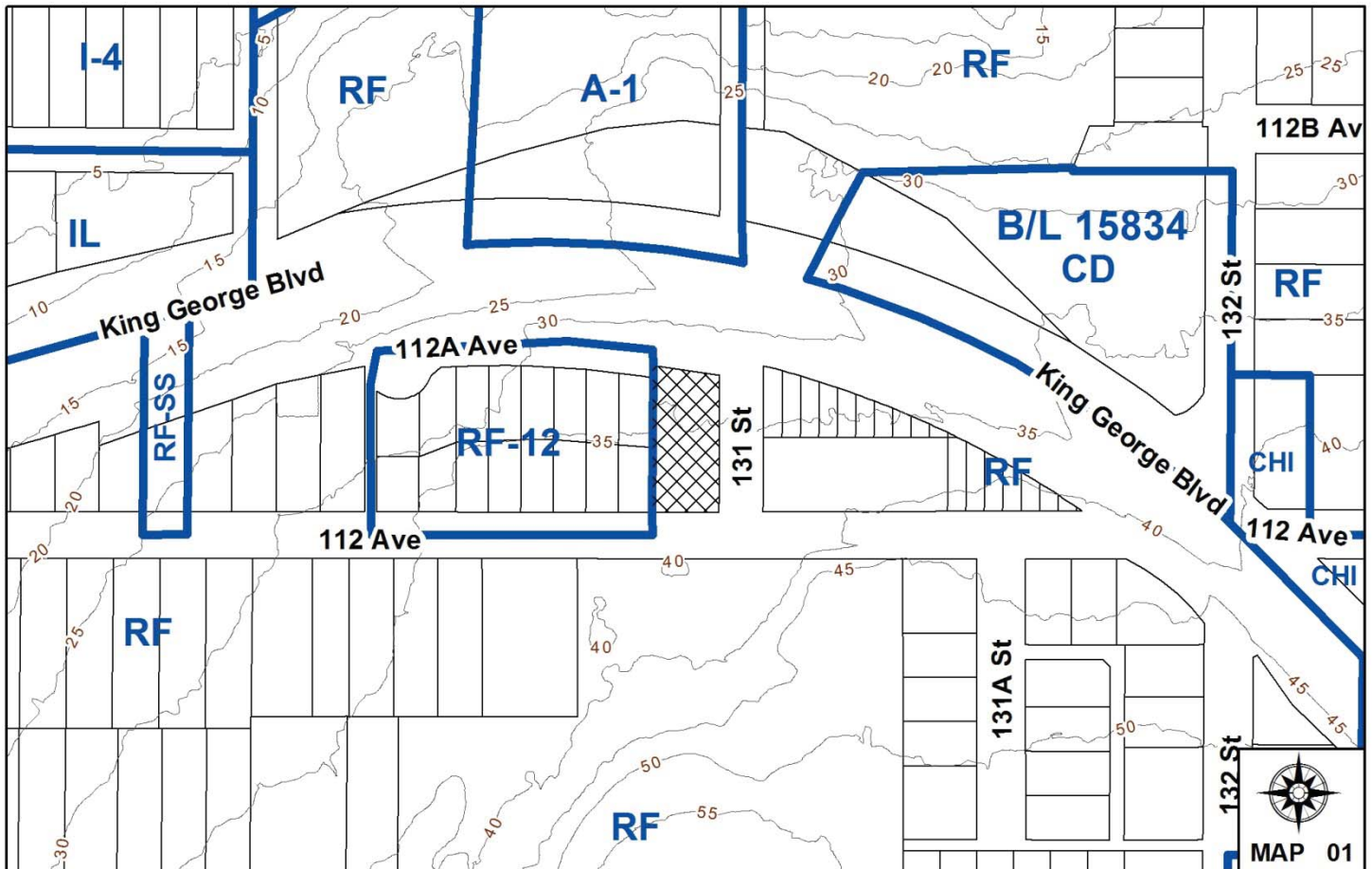
to allow subdivision into 4 single family small lots with side-by-side double garages on all lots.

**LOCATION:** 13090 - 112A Avenue

**OWNER:** Margaret Lo

**ZONING:** RF

**OCP DESIGNATION:** Urban



### 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 variances to the RF-13 Zone to reduce lot widths and to permit front access, side-by-side double garages for all proposed lots.

### RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- The proposed RF-13 Zone received Third Reading on September 12, 2016 (Text Amendment By-law No. 18772). The RF-13 Zone, as described in Corporate Report No. R158; 2016, is intended to address parking issues encountered with the RF-12 Zone. Final adoption of the RF-13 Zone will occur when the first RF-13 project is in order for consideration of final adoption.
- The proposed lots meet the minimum lot area of the proposed RF-13 Zone and complete the small lot pattern established by the neighbouring RF-12 subdivision to the west.
- The applicant's design consultant has confirmed that standard sized houses can be constructed on the lots, while still meeting all of the off-street parking requirements of the RF-13 Zone.
- The site is across the street from Poplar Park and is in close proximity to Discovery Elementary School.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0234-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of Type II lots in the RF-13 Zone from 13.4 metres (44 ft.) to 12.8 metres (42 ft.) for proposed interior Lots 1 and 4 and from 15.4 metres (51 ft.) to 14.6 metres (48 ft.) for proposed corner Lots 2 and 3; and
  - (b) to permit a front access side-by-side double garage on a lot less than 13.4 metres (44 ft.) in width in the RF-13 Zone for proposed Lots 1 and 4.
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 an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) 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;
  - (f) the applicant address the shortfall in tree replacement to the satisfaction of the General Manager, Planning and Development;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (h) submission of an acoustical report and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures on all proposed lots.

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:	Due to the small scale of the application, the School District has no comments.
Parks, Recreation & Culture:	Parks have some concerns about the pressure this project will place in existing Parks, Recreation and Culture facilities in the neighbourhood.
TransLink:	The proposed development must meet TransLink's Guideway Clearance Requirements for SkyTrain.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be removed, with SkyTrain guideway to the immediate north.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 112A Avenue and King George Boulevard):	Vacant City-owned lot.	Urban	A-1
East (Across 131 Street):	Vacant City-owned lots (Application No. 7916-0442-00 to rezone from RF to RF-13 is pre-Council.).	Urban	RF
South (Across 112 Avenue):	Poplar Park.	Urban	RF
West:	Single family small lots.	Urban	RF-12

DEVELOPMENT CONSIDERATIONS

- The subject site is located at 13090 – 112A Avenue in Whalley and is located between 112 Avenue and 112A Avenue, west of 131 Street. The subject site is designated Urban in the Official Community Plan (OCP).
- The site is approximately 1,607 square metres (0.4 acre) in size and has a width of 27.4 metres (90 ft.) and a depth of approximately 60.6 metres (199 ft.).

- The applicant is proposing a rezoning from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" in order to allow subdivision into four (4) single family small lots.
- The SkyTrain guideway is located to the immediate north, within the King George Boulevard right-of-way. The site is approximately mid-point between the Scott Road and the Gateway SkyTrain stations.

### RF-13 Zone

- The RF-13 Zone (see Appendix VIII) was endorsed by Council on July 11, 2016 following consideration of Corporate Report No. R158. The RF-13 Zone incorporates floor area, lot size, and lot dimension changes from the existing RF-12 Zone, designed to increase the number and effectiveness of off-street parking spaces on the lots.
- The RF-13 Zone received Third Reading on September 12, 2016 (Text Amendment By-law No. 18772). Final adoption of the RF-13 Zone will occur when the first RF-13 project is in order for consideration of final adoption.
- The RF-13 Zone increases the allowable floor area ratio on the lots to 0.72 from 0.70 in the RF-12 Zone, which is intended to accommodate a larger garage while adding five square metres (53 sq. ft.) to the maximum house size. The RF-13 Zone allows a 265-square metre (2,850 sq. ft.) dwelling compared to the 260 square metres (2,800 sq. ft.) in the RF-12 Zone.
- The minimum size of interior lots is increased to 336 square metres (3,616 sq. ft.) in the RF-13 Zone from 320 square metres (3,444 sq. ft.) in the RF-12 Zone and the minimum size of corner lots is increased to 380 square metres (4,090 sq. ft.) in the RF-13 Zone from 375 square metres (4,036 sq. ft.) in the RF-12 Zone. This accommodates the slightly larger house and garage size and the additional permitted parking spaces on the lot without reducing permeable areas.
- The subject site is immediately adjacent to an established RF-12 subdivision and as such, this proposal represents a continuation of this small lot pattern. The applicant could create 4 lots that would meet all requirements of the RF-12 Zone. However, staff worked with the applicant to propose lots that would meet the minimum lot area of the new RF-13 Zone. However, variances are required for lot width and garage requirements and will be discussed later in the report.
- The applicant proposes to create 4 small single family lots with lot areas ranging from 340 square metres (3,660 sq. ft.) for interior lots (1 and 4) to 380 square metres (4,090 sq. ft.) for corner lots (2 and 3), meeting the RF-13 Zone.
- The applicant has submitted a building footprint analysis (Appendix V) showing the minimum 2-car garage size of 39 square metres (420 sq. ft.) in the RF-13 Zone, which is an increase from 35 square metres (375 sq. ft.) in the RF-12 Zone. This change addresses the issue of "undersized" garages in the RF-12 Zone. The applicant will be able to provide four (4) parking spaces per lot (2 in the driveway and 2 in the garage).

Lot Grading and Building Design

- A preliminary lot grading plan submitted by the applicant's consultant, Hub Engineering Inc. to have in-ground basements on all the proposed lots.
- The applicant has retained Ran Chahal of Apex Design Group 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 guidelines will facilitate modern design, massing and finishing standards and will include a number of provisions to reduce the visual impact of the double garage on the narrower lots.
- Due to the proximity of SkyTrain and King George Boulevard, the applicant will be required to submit an acoustical report making recommendations for noise mitigation measures on all proposed lots as a condition of final adoption of the rezoning by-law. To ensure implementation of the noise mitigation measures recommended in that report clauses will be included in a restrictive covenant (RC) registered on title.

PRE-NOTIFICATION

- Pre-notification letters were sent to neighbouring residents on August 25, 2016 and a Development Proposal Sign was installed on September 12, 2016. Staff have not heard from any residents.

TREES

- Andrew Connell, 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
<b>Deciduous Trees</b>			
Apple	2	2	0
Holly	1	1	0
Norway Maple	3	3	0
Smoke Bush	1	1	0
Western Flowering Dogwood	1	1	0
<b>Coniferous Trees</b>			
Western Red	8	8	0
Douglas Fir	1	1	0
Eastern Red Cedar	1	1	0
Norway Spruce	1	1	0
Western White Pine	1	0	1
<b>Total</b>	<b>20</b>	<b>19</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>7</b>	

<b>Total Retained and Replacement Trees</b>	<b>8</b>
<b>Contribution to the Green City Fund</b>	<b>\$12,400</b>

- The Arborist Assessment states that there are a total of 20 mature trees on the site with none of the existing trees being Alder or Cottonwood trees. It was determined that one tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication, and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all removed trees. This will require a total of 38 replacement trees on the site. Since only 7 replacement trees can be accommodated on the 4 proposed lots, the deficit of 31 replacement trees will require a cash-in-lieu payment of \$12,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 8 trees (based on an average of 2 trees per lot) are proposed to be retained or replaced on the site with a contribution of \$12,400 to the Green City Fund.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 27, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Site is located within an urban infill area.</li> <li>• Plan is consistent with the OCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Development includes Low Impact Development Standards including swales, natural landscaping and absorbent soils.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Houses provide "eyes on the street" by facing the street.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

BY-LAW VARIANCES AND JUSTIFICATION

## (a) Requested Variances:

- To reduce the minimum lot width of Type II lots in the RF-13 Zone from 13.4 metres (44 ft.) to 12.8 metres (42 ft.) for proposed interior Lots 1 and 4 and from 15.4 metres (51 ft.) to 14.6 metres (48 ft.) for proposed corner Lots 2 and 3; and
- To permit a front access side-by-side double garage on a lot less than 13.4 metres (44 ft.) in width in the RF-13 Zone for proposed Lots 1 and 4.

## Applicant's Reasons:

- A double garage will create a more consistent streetscape with the existing houses in the area which have front access, side-by-side, double garages fronting 112 Avenue and 112A Avenue.
- The proposed double garages will allow for an additional enclosed parking space on the lot.

## Staff Comments:

- All of the proposed lots meet the minimum lot area of the RF-13 Zone.
- The applicant could create 4 lots that would meet all requirements of the RF-12 Zone.
- Proposed Lots 1 and 4 are 12.8 metres (42 ft.) wide, which exceed the 12-metre (39 ft.) width requirement for a Type I interior Lot in the RF-13 Zone, but are less than the minimum 13.4-metre (44 ft.) width of a Type II interior lot in the RF-13 Zone.
- Proposed Lots 1 and 4 are approximately 340 square metres (3,660 sq. ft.) and 358 square metres (3,853 sq. ft.) in area respectively, which are larger than the 336-square metre (3,617 sq. ft.) area requirement for a Type II interior lot in the RF-13 Zone.
- Both proposed Lots 1 and 4 are approximately 27 metres (89 ft.) deep, which is approximately 1 metre (3 ft.) less than the minimum 28-metre (85 ft.) depth requirement for a Type I interior lot but 3 metres (10 ft.) deeper than the 24-metre (78 ft.) depth of Type II interior lots in the RF-13 Zone.
- Double side-by-side front access garages are not permitted on lots less than 13.4 metres (44 ft.) wide or on Type I corner lots in the RF-13 Zone.
- Both proposed Lots 2 and 3 are 14.6 metres (48 ft.) wide which is less than the 15.4-metre (51 ft.) width required for Type II corner lots in the RF-13 Zone, but exceed the 14-metre (46 ft.) width requirement of Type I corner lots in the RF-13 Zone.
- Proposed Lots 2 and 3 are 26.4 metres (87 ft.) and 27.2 metres (89 ft.) deep respectively, which is deeper than the minimum 24-metre (78 ft.) depth of Type II corner lots in the RF-13 Zone.



- Proposed Lots 2 and 3 are 380 square metres (4,090 sq. ft.) in area, which meets the minimum area requirements for Type II corner lots in the RF-13 Zone.
- The applicant's design consultant has provided a building footprint and parking analysis for the proposed lots that illustrate the lots can accommodate a standard sized home with the larger garage of the RF-13 Zone and required driveway parking.
- The applicant's design consultant has incorporated provisions in the Building Scheme that will reduce the visual prominence of the garage on the narrower lots.
- The proposed variances allow the subdivision to meet the minimum lot area requirements of the new RF-13 Zone which will accommodate larger garages and improved off-street parking versus the RF-12 Zone.
- All the other nearby homes along 112 Avenue and 112A Avenue have double side-by-side garages. The proposed variances will provide for consistency with the established streetscape.
- Staff support the requested variances.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Parking, Garage and Footprint Analysis
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7916-0234-00
Appendix VIII.	Proposed RF-13 Zone

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JKS/da

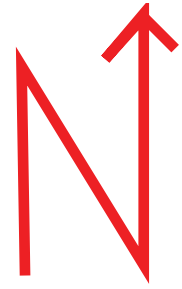


## SUBDIVISION DATA SHEET

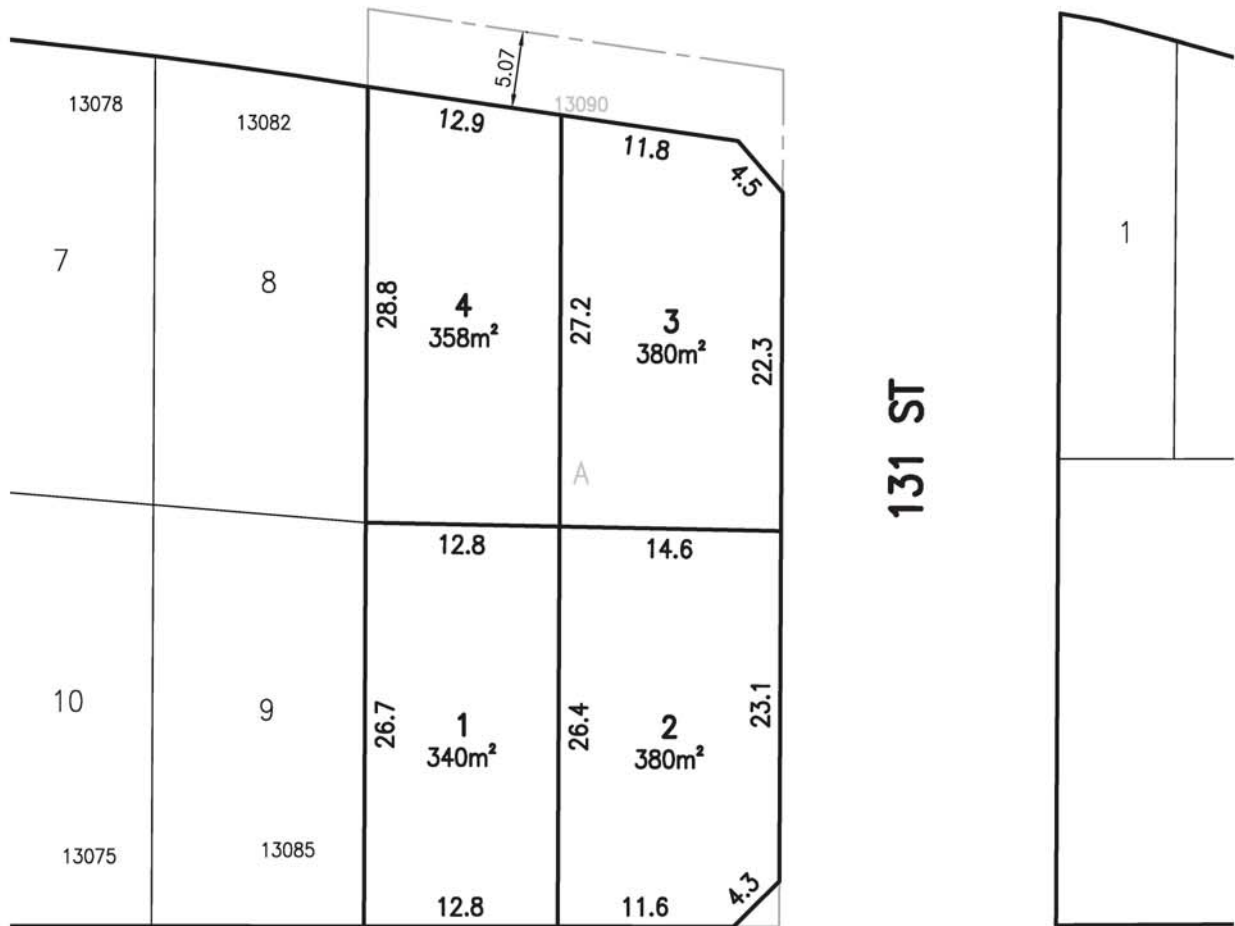
Proposed Zoning: RF-13

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.39 ac
Hectares	0.16 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	12.8 m – 14.6 m
Range of lot areas (square metres)	340 m <sup>2</sup> - 380 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	25 lots/ha or 10.2 lots/acre
Lots/Hectare & Lots/Acre (Net)	28.5 lots/ha or 11.4 lots/acre
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	80%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Lot Width	YES
Double Garage	YES
Others	NO

KING GEORGE BLVD



112A AVE



112 AVE

13090 112A AVENUE, SURREY

SCALE: 1:500

MUNICIPAL PROJECT No:

NOT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

---

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

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

DATE: **October 19, 2016** PROJECT FILE: **7816-0234-00**

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RE: **Engineering Requirements  
Location: 13090 112A Avenue**

**REZONE/SUBDIVISION**

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

- dedicate 5.125-metre to 5.67-metre along 112A Avenue to the local road;
- dedicate 3.0-metre x 3.0-metre corner cuts on 131 Street at 112 Avenue and at 112A Avenue;  
and
- register 0.5-metre statutory right-of-way along 131 Street and 112A Avenue.

***Works and Services***

- construct 112 Avenue, 112A Avenue, and 131 Street to the local road standard;
- construct storm, water, and sanitary mains to service the development complete with service connection for each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

SK2

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

**Surrey Project no.:** 16-0234 (Monsoon)  
**Property Location:** 13090 112A Street, Surrey, B.C

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

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

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

The immediate neighborhood surrounding the subject site is an old urban area built out in the 1960'-90's with newer homes built in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-2800sf.

Most of the existing homes have mid to mid-massing characteristics with 53% of the homes having a one and one half storey front entry.

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

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

Landscaping is of a moderate planting standard with 53% of the homes having Exposed Aggregate driveways.

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

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

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

<b>Dwelling Types/Locations:</b>	"Two-Storey"	58.0%
	"Basement Entry/Cathedral Entry"	16.0%
	"Rancher (Bungalow)"	26.0%
	"Split Levels"	0.00%
<b>Dwelling Sizes/Locations: (Floor Area and Volume)</b>	Size range:	42.0% under 2300 sq.ft excl. garage
		58.0% over 2300 sq.ft excl. garage
<b>Exterior Treatment /Materials:</b>	Cedar: 10.0% Stucco: 30.0% Vinyl: 60.0%	
	Brick or stone accent on 60.0% of all homes	
<b>Roof Pitch and Materials:</b>	Asphalt Shingles: 84.0%	Cedar Shingles: 0.00%
	Concrete Tiles: 0.0%	Tar & Gravel: 16.0%
	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 Concrete Tiles Roof Tiles on most of the homes. Most homes are clad in Vinyl.

**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 character similar to the newer homes to the West will be maintained and are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

### 2.2 Proposed Design Solutions:

<b>Dwelling Types:</b>	Two-Storey, Split Levels and Ranchers (Bungalows).		
<b>Dwelling Sizes: (Floor Area and Volume)</b>	Two-Storey or Split Levels	-	2000 sq.ft. minimum
	Basement Entry	-	2000 sq.ft. minimum
	Rancher or Bungalow	-	1400 sq.ft. minimum
	(Exclusive of garage or in-ground basement)		

<b>Exterior Treatment /Materials:</b>	The massing and roof pitch of the garage shall not be a dominant feature of the streetscape. All permitted styles including: "Neo-Traditional", "Neo-Heritage", "Rural-Heritage" or "West Coast Modern" will be compatible with the existing study area homes.
<b>Exterior Materials /Colours:</b>	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in "Neutral" and "Natural" colours. "Primary" and "Warm" colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
<b>Roof Pitch:</b>	Minimum 6:12. The roof pitch of the garage shall not be a dominant feature of the streetscape.
<b>Roof Materials/Colours:</b>	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00

**Summary prepared and submitted by:**

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

September 23, 2016  
 Date



**BUILDING ENVELOPE**

Lot is showing the Size of Footprint needed to achieve the MAX FAR based on lot size.

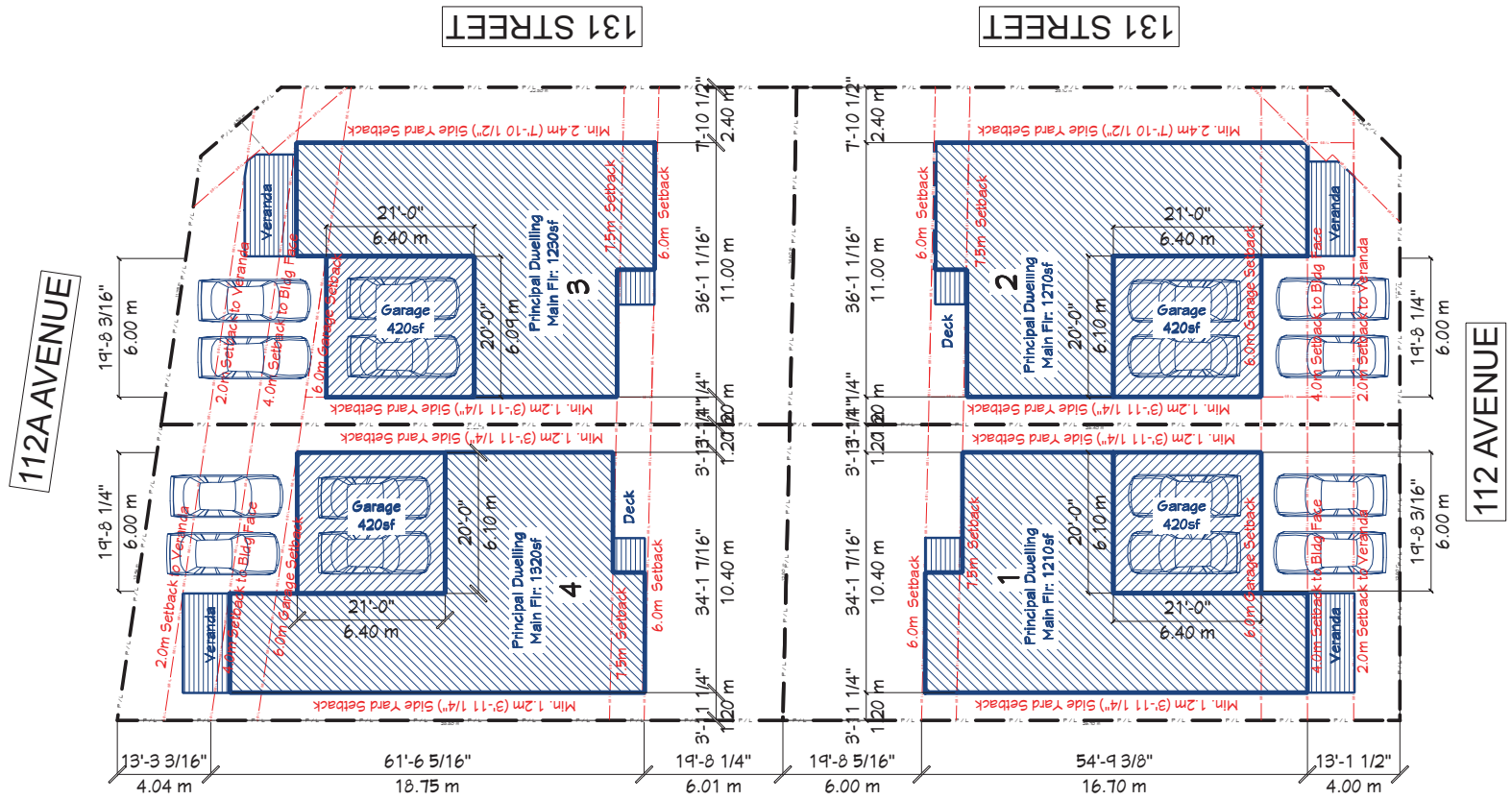
**MIN SETBACKS for: RF-13 Zone**

**FRONT: 2m/4m/6m REAR: 6m/7.5m SIDE: 1.2m**

PROJECT & SITE DATA	
MUN. PROJ. NO.:	16-0234 DreamCastle
SUBDIVISION AT:	
LOT NO.:	
CIVIC ADDRESS:	13090-112A Ave Surrey
ZONE:	RF-13 (2016)



REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION



DreamCastle13090-112A Ave SRY-B Envelope- 2016.09.13 G1

DESIGNED BY:  
APEX Design Group Inc.  
New, China, BC, AT&C, COO  
Unit 1, 157, 8200 128 Street  
OFF: 604-543-8281 Fax: 604-543-8248  
info@apexdesigngroup.com

DATE:  
2016-09-13

SCALE:

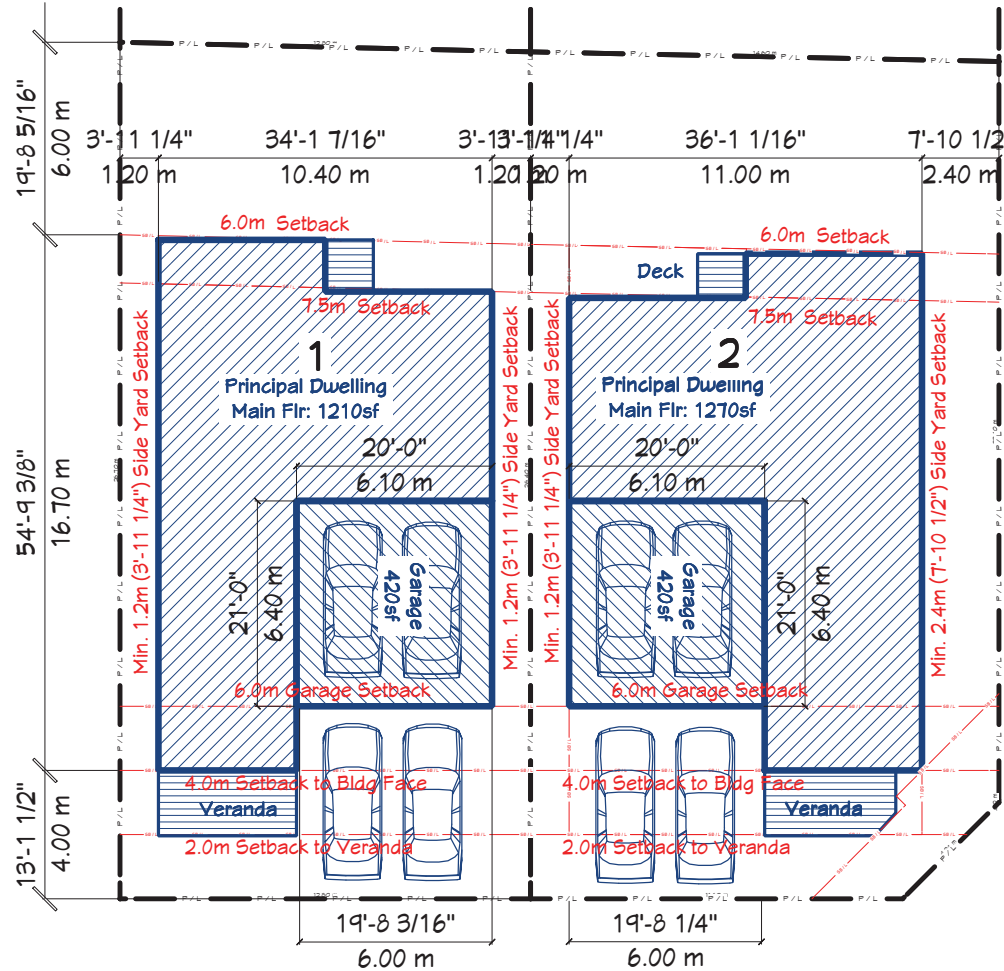
SHEET:  
P-1

**BUILDING ENVELOPE**

Lot is showing the Size of Footprint needed to achieve the MAX FAR based on lot size.

**MIN SETBACKS for: RF-13 Zone**

**FRONT: 2m/4m/6m REAR: 6m/7.5m SIDE: 1.2m**



131 STREET

112 AVENUE

LOT 1	
TOTAL AREA CALCULATION	
Main Floor :	1210.00
Upper Floor :	1005.00
NET Area:	2215.00
Garage :	420.00
TOTAL GROSS Area :	2635.00
MAXIMUM FAR ACHIEVED	

LOT 2	
TOTAL AREA CALCULATION	
Main Floor :	1270.00
Upper Floor :	1170.00
NET Area:	2440.00
Garage :	420.00
TOTAL GROSS Area :	2860.00
MAXIMUM FAR ACHIEVED	



REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

DreamCastle13040-112A  
Ave SRY-B Envelope-  
2016.09.13 G1

DESIGNED BY:  
APEX Design Group Inc.  
New Canaan, ND, A18C, C20  
Unit 157, 820-128 Street  
OFF: 604-543-8281 Fax: 604-543-8248  
info@apexdesigngroup.com

DATE:  
2016-09-13

SCALE:

SHEET:



**BUILDING ENVELOPE**

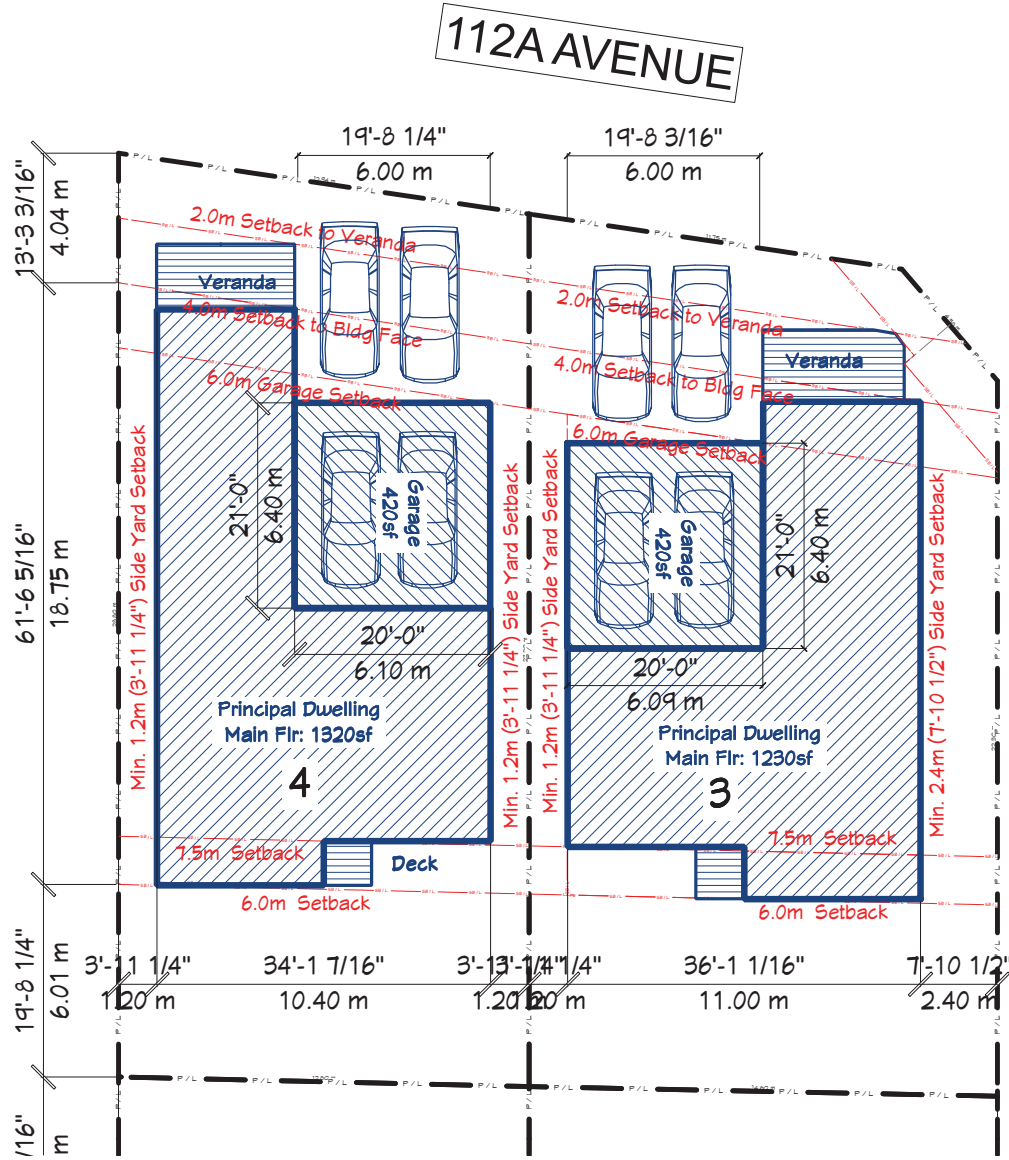
Lot is showing the Size of Footprint needed to achieve the MAX FAR based on lot size.

**MIN SETBACKS for: RF-13 Zone**

FRONT: 2m/4m/6m REAR: 6m/7.5m SIDE: 1.2m

LOT 4	
TOTAL AREA CALCULATION	
Main Floor :	1320.00
Upper Floor :	1034.00
NET Area:	2354.00
Garage :	420.00
TOTAL GROSS Area :	2774.00
MAXIMUM FAR ACHIEVED	

LOT 3	
TOTAL AREA CALCULATION	
Main Floor :	1230.00
Upper Floor :	1210.00
NET Area:	2440.00
Garage :	420.00
TOTAL GROSS Area :	2860.00
MAXIMUM FAR ACHIEVED	



131 STREET



REVISION TABLE
NUMBER DATE REVISION BY DESCRIPTION

DreamCastle19040-112A Ave SRY-B Envelope- 2016.09.13 G1

DESIGNED BY:  
APEX Design Group Inc.  
Ravi Chahal, P.Eng., C.D.S.  
Unit 157, 8120-128 Street  
Off: 604-543-8281 Fax: 604-543-8248  
info@apexdesigngroup.com

DATE:  
2016-09-13

SCALE:

SHEET:

### 3.0 Summary

The site inventory identified 20 trees that are protected under the bylaw. 19 are on the site, and one is on City property. One tree is of moderate risk in the current land use, high risk when site is an active work site, removal is recommended. 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
<b>Alder and Cottonwood Trees</b>			
Red Alder	0		
Cottonwood	0		
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	2	2	
Holly	1	1	
Norway Maple	3	3	
Smoke Bush	1	1	
Western Flowering Dogwood	1	1	
<b>Coniferous Trees</b>			
Western Redcedar	8	8	
Douglas-fir	1	1	
Eastern White Cedar	1	1	
Norway Spruce	1	1	
Western White pine	1	-	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>20</b>	<b>19</b>	<b>1</b>
<b>Additional Trees in the proposed Open Space/Riparian Area</b>			
<b>Total Replacement Trees Proposed (Excluding Boulevard Street Trees)</b>		<b>7</b>	
<b>Total Retained and Replacement Trees (Total + Total Replacement trees proposed)</b>		<b>8</b>	

Table 4. Tree Preservation Summary

**TREE PRESERVATION SUMMARY**

Surrey Project No: Unknown  
 Address: 13090 112A Ave, Surrey, BC  
 Registered Arborist: Andrew Connell B.Sc.  
 ISA Certified Arborist (PN6991A)  
 ISA Qualified Tree Risk Assessor (TRAQ)  
 BC Parks Wildlife and Danger Tree Assessor  
 Certified Landscape Technician

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>20</b>
<b>Protected Trees to be Removed</b>	<b>19</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>1</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{0} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $19 \times \text{two (2)} = 38$	<b>38</b>
<b>Replacement Trees Proposed</b>	<b>7</b>
<b>Replacement Trees in Deficit</b>	<b>31</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\quad \times \text{two (2)} = 0$	<b>0</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

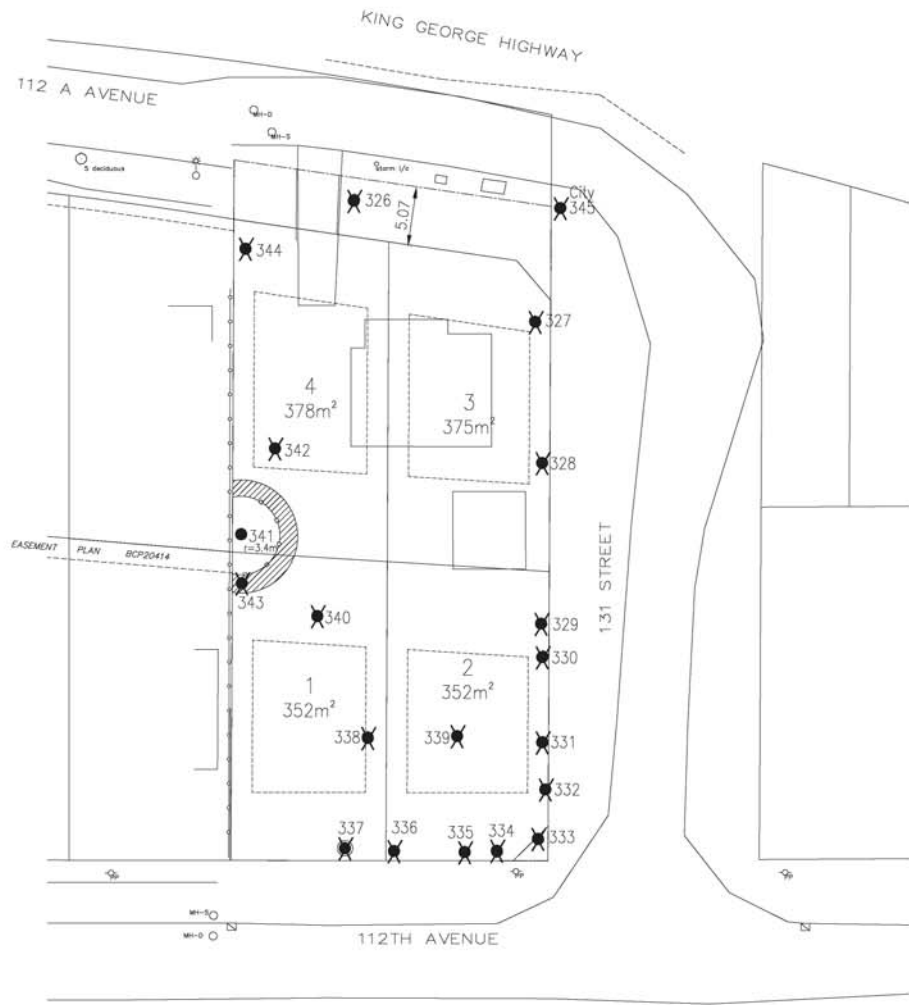
Summary prepared and submitted by:



June 29, 2016

Arborist

Date



7



**LEGEND**

- = TREES NOT SURVEYED
- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- ⊙ = PROTECTION BARRIER
- ⊘ = NO-BUILD ZONE

DATE	DRAWN	BY
	REVISION	

**C.KAVOLINAS & ASSOCIATES INC.**  
 BCIA CSA  
 2482 JONGUL COURT  
 ABOTSFORD, B.C.  
 V3C 5J8  
 PHONE (604) 857-2376

**CLIENT**  
 MR. PAUL SINGHA  
 DREAM CASTLE HOMES LTD.  
 SUITE #201  
 7938 - 128 STREET  
 SURREY, B.C.  
 V3W 4E8

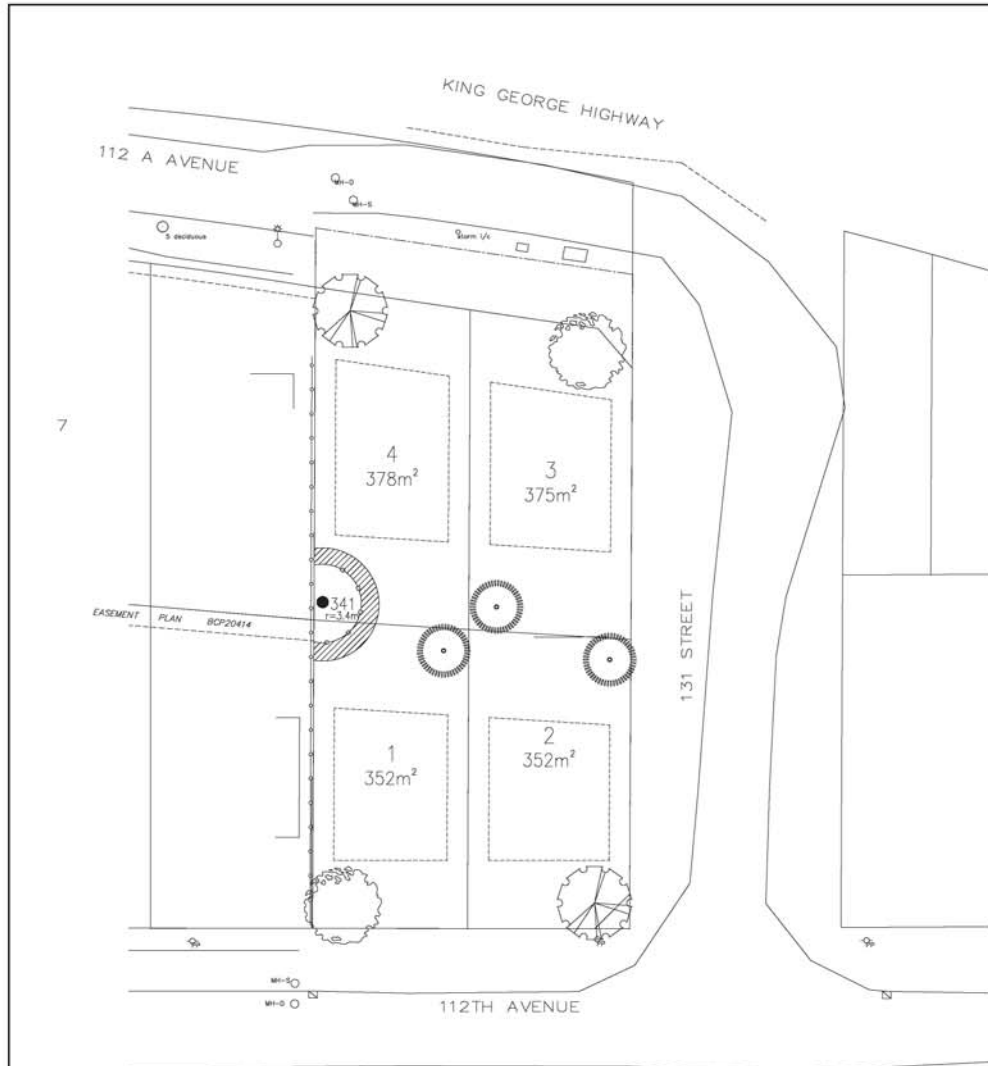
**TITLE**  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE RETENTION PLAN  
 4 LOT SUBDIVISION  
 13090 - 112 AVENUE  
 SURREY, B.C.

SCALE 1:200	DATE JUN/16
DATE	DATE
DATE	DATE
DATE	DATE

**PROJECT**

JOB No.	▲
DRAWING No.	TR-1

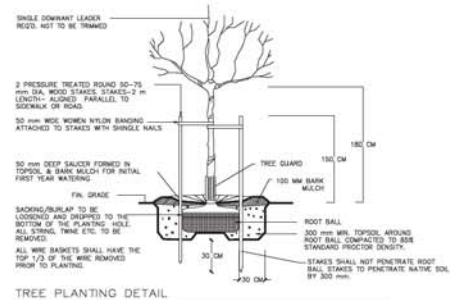




**NOTES / GENERAL**

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER "DATA STANDARDS" BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF TWO WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARD".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 

LAWN AREAS	450 mm
GROUND COVER AREAS	450 mm
SHRUB AREAS	450 mm
TREE PITS	300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL 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 INITIALLY FREE FROM SURFICIAL, WOOD PIECE, WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- 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 FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING, OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREIN IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



**TREE PLANTING DETAIL**  
SECTION N.T.S.



**LEGEND**

- = TREES NOT SURVEYED
- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- (with X) = PROTECTION BARRIER
- ▨ = NO-BUILD ZONE

DATE	REVISION	NO.
	NUMBER	

**C.KAVOLINAS & ASSOCIATES INC.**  
BCSLA CSLA  
2462 JONGQUI COURT  
ABNOSTISBURG, B.C.  
V3C 3E8  
PHONE (604) 857-2378

**CLIENT**  
MR. PAUL SANDHA  
DREAM CASTLE HOMES LTD.  
SUITE #201  
7828 - 139 STREET  
SURREY, B.C.  
V3W 4E8

**TITLE**  
PLAN VIEW  
**TREE LOCATION PLAN**  
**TREE REPLACEMENT PLAN**  
**4 LOT SUBDIVISION**  
13090 - 112 AVENUE  
SURREY, B.C.

SCALE	1:200	DATE	JUN/16
DRAWN	DMS	CHECKED	DMS
ENL.	DMS	APPROVED	AS BUILT

PROJECT	JOB NO.
	DRAWING NO.
	TR-2

**REPLACEMENT TREE LIST**

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PRUNUS YEDDENSIS 'MEBONI'	DAYBREAK CHERRY	2	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	PICEA DUNGENS CLAUCA	BLUE SPRUCE	3	3.00 METERS	AS SHOWN	B. & B.



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0234-00

Issued To: Margaret H Lo

Address of Owner: 5483 - 125A Street  
Surrey, BC V3X 1W4

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
  
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 011-254-718  
Lot A Section 9 Block 5 North Range 2 West New Westminster District Plan 7494  
13090 - 112A Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

---

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

---



4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) Section H.5 Off-Street Parking of Part 16B “Single Family Residential (13) Zone” is varied to permit a front access side-by-side double garage on a lot less than 13.4 metres (44 ft.) in width for proposed Lots 1 and 4; and
  - (b) In Section K.2 Subdivision of Part 16B “Single Family Residential (13) Zone”, the minimum width of a Type II Interior Lot is reduced from 13.4 metres (44 ft.) to 12.8 metres (42 ft.) for proposed Lots 1 and 4 and the minimum width of a Type II Corner Lot is reduced from 15.4 metres (51 ft.) to 14.6 metres (48 ft.) for proposed Lots 2 and 3.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A 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 .

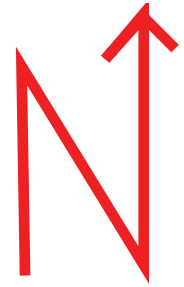
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Mayor – Linda Hepner

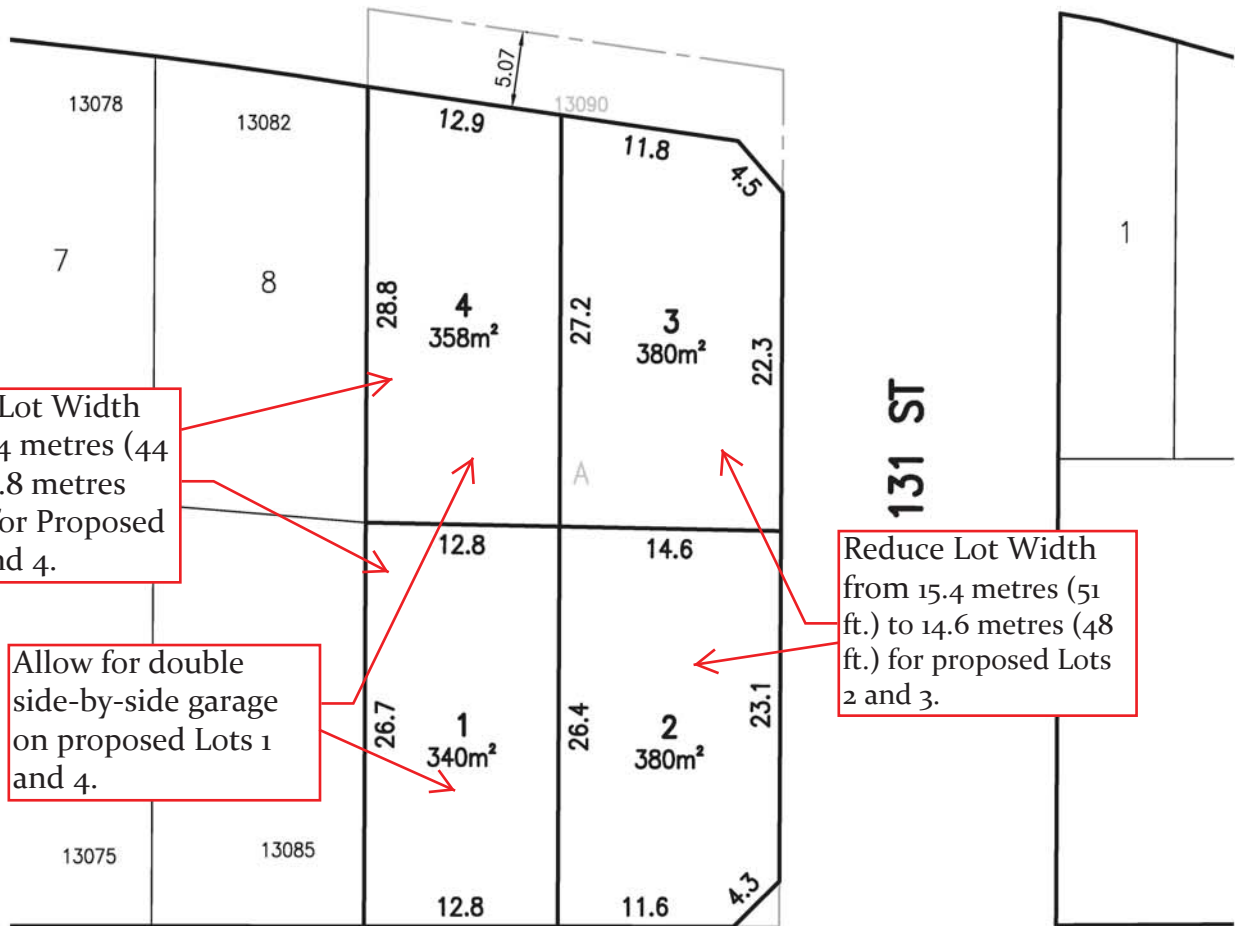
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City Clerk – Jane Sullivan

KING GEORGE BLVD



112A AVE



Reduce Lot Width from 13.4 metres (44 ft.) to 12.8 metres (42 ft.) for Proposed Lots 1 and 4.

Allow for double side-by-side garage on proposed Lots 1 and 4.

Reduce Lot Width from 15.4 metres (51 ft.) to 14.6 metres (48 ft.) for proposed Lots 2 and 3.

112 AVE

13090 112A AVENUE, SURREY

SCALE: 1:500

MUNICIPAL PROJECT No:



## Single Family Residential (13) Zone

Part 16B - RF-13, Single Family Residential (13) Zone

### Part 16B

### RF-13

---

#### A. Intent

This Zone is intended for single family housing on small *urban lots* at least 12.0 metres [40 ft.] wide.

#### B. Permitted Uses

Land and *structures* shall be used only for one *single family dwelling*, which may contain 1 *secondary suite*, on each *lot*.

#### C. Lot Area

Not applicable to this Zone.

#### D. Density

1. For the purpose of subdivision:

- (a) In all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law, the maximum *unit density* shall be 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 Sub-sections K.1(a) of this Zone. The maximum *unit density* may be increased to 28 *dwelling units* per hectare [11.5 u.p.a.] and Sub-section K.1(b) shall apply if amenities are provided in accordance with Schedule G of this By-law; and

- (b) In areas other than those described in Sub-section D.1(a) of this Zone, the maximum *unit density* shall not exceed 28 *dwelling units* per hectare [11.5 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.2 of this Zone.
2. (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of this By-law, the following must be included in the calculation of *floor area ratio*:
- i. Covered areas used for parking, unless the covered parking is located within the *basement*;
  - ii. 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 10 square metres [108 sq. ft.] must be reserved for a front porch or veranda; and
  - iii. 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 14 square metres [150 sq. ft.] on the *lot*.
- (b) For building construction within a lot:
- i. The *floor area ratio* shall not exceed 0.72, provided that, of the resulting allowable floor area, 39 square metres [420 sq. ft.] shall be reserved for use only as a garage or carport, which may be reduced to 20 square metres [215 sq. ft.] for a single attached garage or carport and further provided that the garage meets the dimensional requirements of Section H.5 of this Zone;
  - ii. The maximum floor area of a second storey of the *principal building* shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a roof. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front or side walls only at the first storey level or a combination thereof; and

- iii. Notwithstanding Sub-section D.2(b)i of this Zone, the maximum *principal building* floor area, inclusive of a garage or carport, shall be 265 square metres [2,860 sq. ft.].

## E. Lot Coverage

The maximum *lot coverage* shall be 50%.

## F. Yards and Setbacks

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

<i>Use</i>	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		6.0 m. <sup>1</sup> [20 ft.]	7.5 m. <sup>3,4</sup> [25 ft.]	1.2 m. [4 ft.]	2.4 m. [8 ft.]
<i>Accessory Buildings and Structures</i>		– <sup>2</sup>	1.0 m. <sup>5</sup> [3 ft.]	0.0 m. [0 ft.]	6.0 m. [20 ft.]

Measurements to be determined as per Part 1 Definitions, of this By-law.

<sup>1</sup> The *front yard setback* of the *principal building* may be reduced to a minimum of 4.0 metres [13 ft.] for up to 50% of the width of the front of the *principal building*, or for the entire first storey or part thereof of the *principal building*, or for a *principal building* not exceeding 5.0 metres [16 ft.] in *building height*, provided that the *front yard setback* of a garage or carport shall be a minimum of 6.0 metres [20 ft.]. The minimum 6.0 metres [20 ft.] and the permitted 4.0 metres [13 ft.] *front yard setbacks* may be further reduced to a minimum of 4.0 metres [13 ft.] and 2.0 metres [6 ft. 6 in.] respectively by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *principal building*.

<sup>2</sup> *Accessory buildings and structures* are not permitted within the *front yard setback*.

- <sup>3</sup> The minimum *rear yard setback* of the *principal building* may be reduced to 6.0 metres [20 ft.] for a maximum of 50% of the width of the rear of the *principal building* for Type II lots permitted by Section K.2 of this Zone. The *rear yard setback* of the *principal building* on Type II lots may be further reduced to 4.5 metres [15 ft.] for a maximum of 50% of the width of the rear of the *principal building* at the first floor by an unenclosed *deck* with a maximum area of 14 square metres [150 sq. ft.] which may be covered by a sloped roof, and by stairways with more than 3 risers.
- <sup>4</sup> Notwithstanding whether it is a Type I or a Type II lot, when a garage or carport is located at the rear of the lot and attached to the *principal building*, the *rear yard setback* measured to the face of the attached garage or carport may be reduced to a minimum of 6.0 metres [20 ft.], provided that the *rear yard setback* is a minimum of 7.5 metres [25 ft.] for the remaining portion of the *principal building* excluding the attached garage or carport. The *rear yard setback* of the *principal building* with a garage or carport located at the rear of the lot may be reduced to 4.5 metres [15 ft.] at the first floor by an unenclosed *deck* with a maximum area of 14 square metres [150 sq. ft.] which may be covered by a sloped roof, and by stairways with more than 3 risers.
- <sup>5</sup> A minimum *separation* of 5 metres [16 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 3.0 m [10 ft.] in *building height*, including any detached garage or carport regardless of the *building height*. The minimum *separation* may be reduced to 3.0 metres [10 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 14 square metres [150 sq. ft.] and may be covered by a sloped roof.

## G. Height of Buildings

Measurements to be determined as per Part 1 Definitions, of this By-law:

1. *Principal building*:
  - (a) The *building height* shall not exceed 9.0 metres [31 ft.].
  - (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 3.0 metres [10 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 5.0 metres [16 ft.].

## H. Off-Street Parking

1. Where there is a lane up to or along the *rear lot line* or *side lot line*, a *driveway* access is permitted only from the lane.
2. A minimum of 3 off-street *parking spaces* shall be provided, 2 of which may be in the *driveway*.
3. The width of a *driveway* on the *lot* shall not exceed 6.0 metres [20 ft.].
4. Notwithstanding the width of the *parking space* required for a single garage and a double garage in Section B.1 of Part 5 Off-Street Parking and Loading/Unloading of this By-law, a single garage to accommodate only one *vehicle* or a double garage to accommodate two *vehicles* parked side by side in this Zone shall meet the following requirements:

---

(a) Single garage that accommodates one <i>vehicle</i> only:	The maximum width of a garage shall be 4.0 metres [13 ft.] measured between the interior faces of the side walls of the garage.
--------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------

---

(b) Double garage that accommodates two <i>vehicles</i> parked side by side:	The maximum width of a garage, measured between the interior faces of the side walls of the garage, shall be 6.3 metres [23 ft.] in width; provided that the garage door opening must accommodate a garage door that is a minimum width of 5.0 metres [16 ft.].
------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

---

5. A double garage or carport to accommodate two *vehicles* parked side by side shall not be permitted on any *lot* less than 13.4 metres [44 ft.] wide or on a Type I *corner lot* pursuant to Section K.2, unless the said garage or carport is located at the rear of the *single family dwelling* on the *lot* and has *vehicle* access from a rear lane or side street.
6. A triple garage to accommodate three *vehicles* parked side by side is not permitted.
7. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 3 cars or trucks.
8. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.
9. No parking is permitted on a *corner lot* within an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 6.0 metres [20 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*.

## **I. Landscaping**

1. All portions of the *lot* not covered by *buildings*, *structures*, and non-porous or paved surfaces shall be landscaped. This *landscaping* shall be maintained.
2. Non-porous or paved surfaces, including a *driveway*, shall not cover more than 30% of the *lot* area that is not occupied by the *principal* and *accessory buildings* or *structures*.
3. At least 50% of the area of the required *front yard* shall be landscaped, which shall not include any non-porous or paved surfaces, provided that the amount of the required landscaped area may be reduced to a minimum of 30% of the *front yard* for a pie-shaped *lot*.



**J. Special Regulations**

1. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 14 square metres [150 sq.ft.], including the stairs.
2. 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. For subdivision of the land in all Neighbourhood Concept Plan and Infill Areas as described and outlined on the map attached as Schedule F of this By-law:
  - (a) Where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of this By-law; or
  - (b) Where amenities are provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K.2 of this Zone.

2. In areas other than those described in Sub-section D.1(a) of this Zone, the *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>
<u>Type I</u>			
Interior <i>Lot</i>	336 sq.m. [3,595 sq.ft.]	12 m. [40 ft.]	28 m. [92 ft.]
Corner <i>Lot</i>	380 sq.m. [4,066 sq.ft.]	14 m. [46 ft.]	28 m. [92 ft.]
<u>Type II</u>			
Interior <i>Lot</i>	336 sq. m. [3,595 sq. ft.]	13.4 m. [44 ft.]	24 m. [79 ft.]
Corner <i>Lot</i>	380 sq. m. [4,066 sq. ft.]	15.4 m. [51 ft.]	24 m. [79 ft.]

Dimensions shall be measured in accordance with Section E. 21, Part 4 General Provisions, of this By-law.

#### **L. Other Regulations**

In addition, land use regulations including the following are applicable:

1. Prior to any use, lands must be serviced as set out in Part 2 Uses Limited, of this By-law and in accordance with the "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.
2. General provisions on use are as set out in Part 4 General Provisions, of this By-law.
3. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of this By-law.
4. Subdivisions shall be subject to the Surrey Development Cost Charge By-law, as amended and Surrey Tree Preservation By-law, 1996, No. 12880, as amended.

5. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, as amended.
6. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
7. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of this By-law.
8. Floodproofing shall be as set out in Part VIII Floodproofing, of Surrey Zoning By-law, 1979, No. 5942, as amended.
9. Unless specifically noted, all applicable fees and charges associated with the RF-13 zone will be assessed at the same rates as those in the RF-12 zone, including those set out in the Development Cost Charges Bylaw, 2016, No. 18664, the Tree Protection Bylaw, 2006, No. 16100, the Development Application Fees Bylaw, 2016, No. 18641 and the Subdivision and Development By-law, 1986, No. 8830.