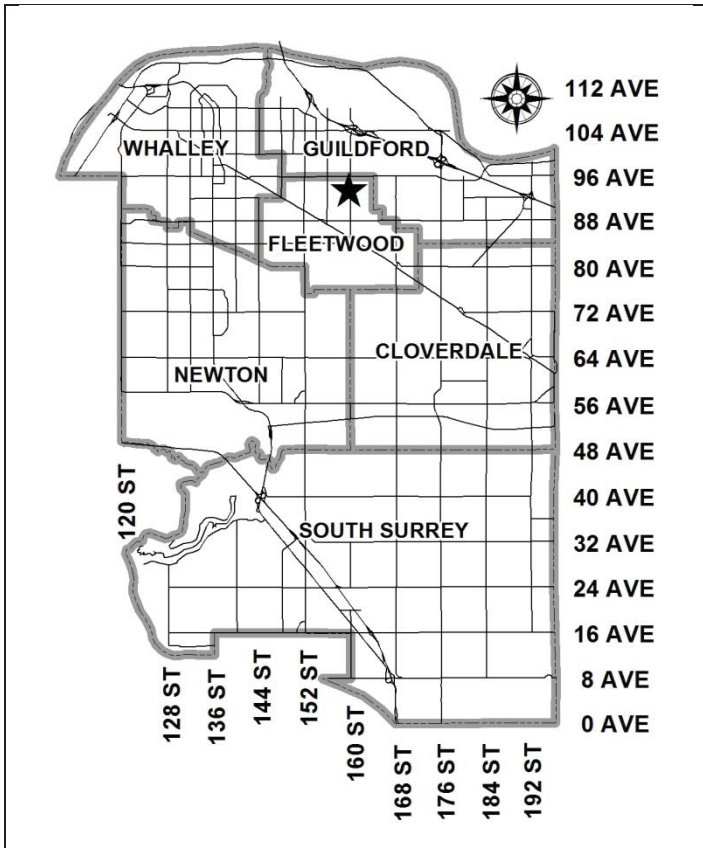


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0339-00

Planning Report Date: November 7, 2016



PROPOSAL:

- **Rezoning** from RA to CD (based on RF)

to permit the a subdivision into two single family lots.

LOCATION:

9405 - 160 Street

OWNER:

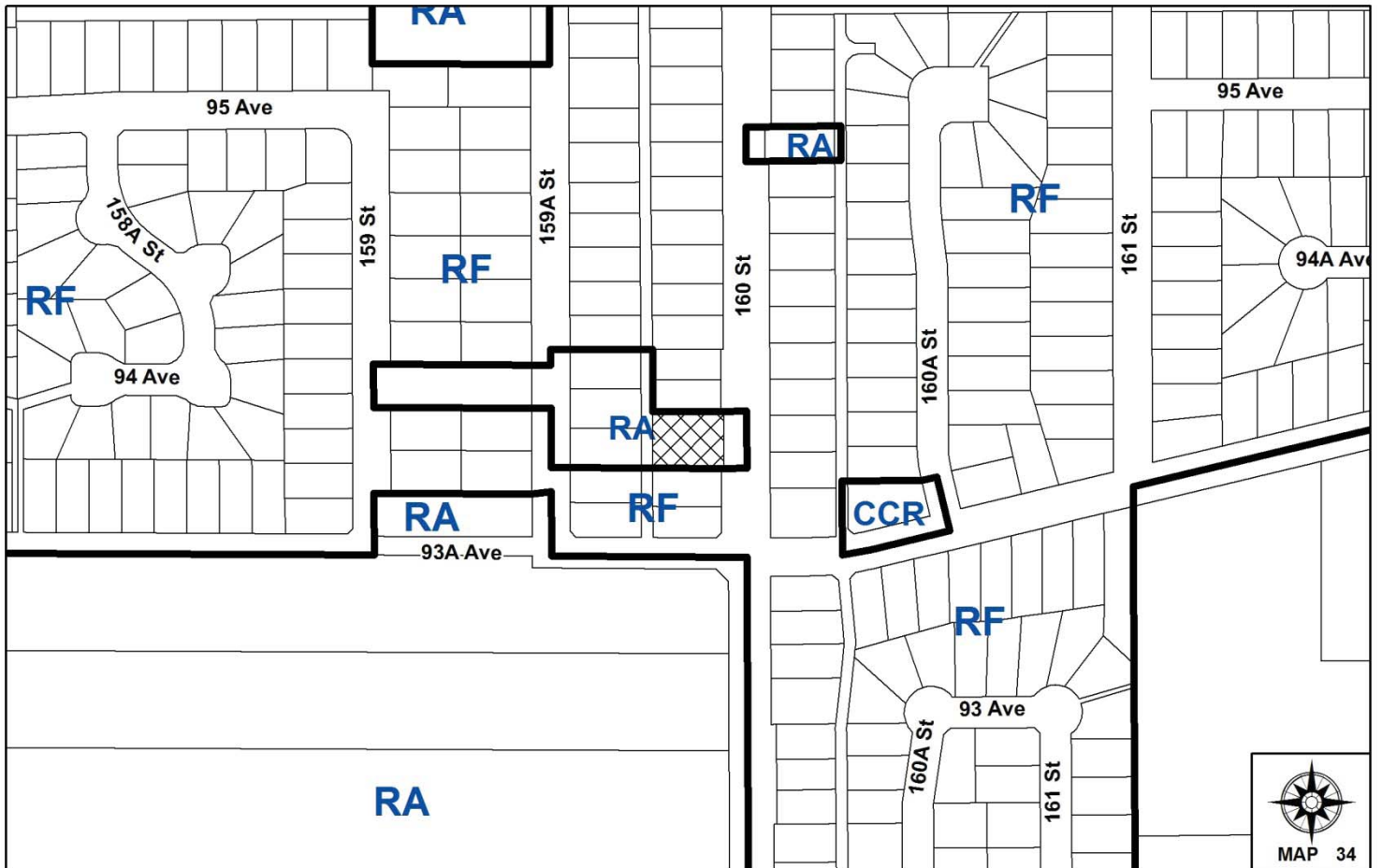
Charanjit K Sangha

ZONING:

RA

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The subject lot is the last property in the block with subdivision potential and the proposal is generally consistent with the development pattern established in the surrounding area.
- The proposal completes the pattern of single family lot development on this block.
- The applicant is proposing to retain all on-site and adjoining off-site trees.
- The owners of the lot to the south have confirmed their opposition to selling any portion of their northern side yard to the owner of the subject site but have no objection to the subject application to create two 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)" (By-law No. 12000) 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) 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; and
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

- Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.
- School District: Due to the limited size of the development, the School District has advised staff that they have no comment.
- Parks, Recreation & Culture: Parks has concerns over the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant will be required to meet with staff representatives to resolve this concern prior to final adoption of the rezoning by-law.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF
East (Across 160 Street):	Single family dwellings.	Urban	RF
South:	Single family dwelling.	Urban	RF
West (Across lane):	Single family dwellings.	Urban	RA

DEVELOPMENT CONSIDERATIONS

- The subject lot, at 9405 – 160 Street, is located on the west side of 160 Street, north of 93A Avenue in Fleetwood.
- The 1,111-square metre (0.27-acre) subject site is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The applicant is proposing to rezone the lot from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on the "Single Family Residential Zone (RF)" in order to allow subdivision into two (2) single family lots.
- The lot to the immediate south, at 9375 – 160 Street, was created under Development Application No. 7903-0027-00. A no-build Restrictive Covenant (RC) was registered on this neighbouring property to the south. The no-build RC identifies a 3.58-metre (12 ft.) wide and 124-square metre (1,330 sq. ft.) portion to be consolidated with the subject property. The intent of the RC was to facilitate the creation of two lots, each 16.79 metres (55 ft. wide), on the subject lot. The owners of 9375 – 160 Street have provided a letter confirming that they do not want to sell the no-build area as they use a portion of the no-build area as a garden.
- With no potential to enlarge the subject site both proposed lots have lot areas of 514 square metres (5,533 sq. ft.), lot widths of approximately 14.9 metres (49 ft.) and lot depths of 34.5 metres (113 ft.).
- The subject lot is within an infill area. Council's Infill Policy requires the proposed lots to reflect the average lot width of lots within the block, which is approximately 18.4 metres (60 ft.) excluding the subject lot, or have a minimum width of 16.5 metres (54 ft.). Both proposed lots are less than 16.5 metres (54 ft.) wide, but staff have not received any public concerns about the proposed development and have received a letter of support for the smaller lots.
- The subject lot is located on 160 Street, which is designated as an arterial road. The Surrey Major Road Allowance Map, attached as Schedule K to the Subdivision and Development By-law No. 8830, identifies a 30-metre (98 ft.) wide road allowance for arterial roads. The current 30-metre (98 ft.) wide road allowance for an arterial road, approved by Council in 2012, is a 3-metre (10 ft.) increase from the previous arterial road allowance of 27 metres (89 ft.).

- The Engineering Department has determined that, for this portion of 160 Street, the planned 30 metres (98 ft.) of road allowance will be necessary to ultimately widen 160 Street to the City's arterial standard.
- All other lots along the west side of the block dedicated lands for a 27-metre (89 ft.) wide road allowance for 160 Street. The subject application must dedicate an additional 1.5-metre (5 ft.) portion which is an approximately 45-square metre (484 sq. ft.) portion of property.
- The minimum lot size under the RF Zone is 560 square metres (6,028 sq. ft.). However, at the discretion of the Approving Officer, a 10% relaxation is allowed for one lot as part of a subdivision, which allows for one of the lots to be a minimum 504 square metres (5,425 sq. ft.) in area in the RF Zone. However, due to the additional 45 square metres (484 sq. ft.) of road dedication and the neighbour's refusal to sell the 3.58-metre (12 ft.) wide no-build area, the applicant is unable to comply with the minimum lot size requirements of the RF Zone and is requesting to rezone to a CD By-law based on the RF Zone to enable a 2-lot subdivision.
- Rear lane access will be required as 160 Street is an arterial road which prohibits driveways when alternate access is available. Earlier this year, the rear lane was constructed by the City which completed the 430-metre (1,410 ft.) long lane between 93A Avenue and 96 Avenue.

Comprehensive Development (CD) By-law

- The proposed CD By-law is generally based on the Single Family Residential Zone (RF) with modifications to address reduced lot sizes and dimensions.
- The following table provides a comparison of the RF Zone and the proposed CD By-law:

	RF Zone	Proposed CD By-law
Floor Area Ratio (FAR) for first 560 sq. m. (6,028 sq. ft.)	0.60	0.60
Maximum Floor Area for 514 sq. m. (5,533 sq. ft.) lots.	279 sq. m. (3,003 sq. ft.)	279 sq. m. (3,003 sq. ft.)
Lot Coverage for lots with a size of less than 560 sq. m. (6,028 sq. ft.)	40%	40%
Minimum Subdivision Requirements	Lot area: 560 sq. m. (6,028 sq. ft.) Lot width: 15 m. (49 ft.) Lot depth: 28 m. (92 ft.)	Lot area: 513 sq. m. (5,500 sq. ft.) Lot width: 14.9 m. (49 ft.) Lot depth: 34 m. (111 ft.)

- The RF Zone requires a minimum lot size of 560 square metres (6,028 sq. ft.) with a lot width of 15 metres (49 ft.) and a lot depth of 28 metres (92 ft.). The proposed CD By-law allows the 2 proposed lots to have a minimum lot size of 513 square metres (5,500 sq. ft.), a minimum lot width of 14.9 metres (49 ft.) and an increased lot depth of 34 metres (111 ft.).
- The proposed CD By-law incorporates equivalent density (0.60 FAR) and lot coverage (40%) restrictions to those of the RF Zone.
- As the site fronts an arterial road, the proposed CD By-law removes any reference to front yard garage access.

Building Design Guidelines and Lot Grading

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. 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 applicant proposes to have in-ground basements on both lots and is proposing minimal fill. A preliminary lot grading plan submitted by Mainland Engineering (2007) Corporation has been reviewed by staff and found generally acceptable.

TREES

- Venessa Melney, ISA Certified Arborist of Mike Fadum and Associates 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
Deciduous Trees			
Horse Chestnut (on-site)	1	0	1
Coniferous Trees			
Douglas Fir (off-site)	2	0	2
Total (excluding Alder and Cottonwood Trees)	3	0	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		5	
Total Retained and Replacement Trees		6	
Contribution to the Green City Fund			

- The Arborist Assessment states that there is 1 protected on-site tree and 2 protected off site trees with none of the trees being Alder or Cottonwood trees. It was determined that all (3) trees within the 160 Street right-of-way, 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.
- The Tree Protection By-law requires that all new lots created through a subdivision provide a minimum of 3 trees per lot. As only one of the retained trees is an on-site tree, the applicant will be required to plant an additional 5 trees.
- In summary, a total of 6 trees (based on 3 trees per lot) are proposed to be retained or installed with no trees being removed.

PRE-NOTIFICATION

- Pre-notification letters were sent on September 9, 2016 and a Development Proposal Sign was installed on August 30, 2016. Staff received no comments from residents, other than the neighbor to the south, indicating support.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 12, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The proposed development is consistent with the OCP. • The proposed CD zoning will be compatible with zoning on lands to the north, south, west and east.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed development is comprised of single family lots consistent with the established single family developments to the north, south west and east.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils will be incorporated on site for rain water management. • Waste, recycling, and organic waste pickup will be made available.
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"> • N/A

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.	Summary of Tree Survey and Tree Preservation
Appendix VI.	Proposed CD By-law

Original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/dk

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RF)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.27 ac.
Hectares	0.11 ha.
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	14.9 metres
Range of lot areas (square metres)	514 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	18/ha or 7.2/ac
Lots/Hectare & Lots/Acre (Net)	18.6/ha or 7.5/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38.6%
Estimated Road, Lane & Driveway Coverage	8.1%
Total Site Coverage	47.7%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**PROPOSED SUBDIVISION PLAN
OF LOT 5 SEC 35 TP 2 NWD
PLAN 20740**

DRAFT PLAN: Oct. 3, 2016

CIVIC ADDRESS

9405 160th Street, Surrey, BC
P.I.D: 009-511-997

SCALE 1 : 250



2
PLAN 20740

2
PLAN EPP32648

Lot dimensions are derived from FIELD SURVEY.

3
PLAN 20740

1
PLAN BCP12921

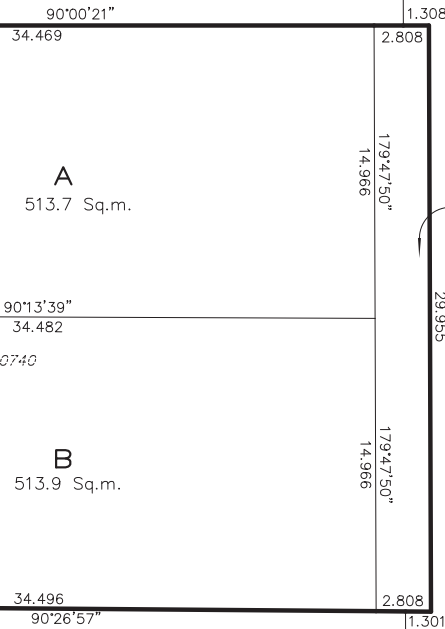
3
PLAN BCP12921

LANE

160th STREET

ROAD
84.1 Sq.m.

179"
14.833
50"
44"
14.833



This Plan was prepared for informational purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

TARGET
LAND SURVEYING
SURREY B.C.
604-583-6161

FILE: 8201-sub-r2

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

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

DATE: **November 2, 2016** PROJECT FILE: **7816-0339-00**

RE: **Engineering Requirements
Location: 9405 160 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 metres along 160 Street for the ultimate 30.0 Arterial Road Standard.
- Provide a 0.500 metre Statutory Right-of-Way along 160 Street.

Works and Services

- Remove existing driveway accesses off of 160 Street and ensure grading along property line is within +/- 300mm to the existing centerline of 160 Street.
- Construct sanitary mains to provide frontage to each lot.
- Construct storm main in the lane if required for servicing the proposed lots.
- Provide on-site stormwater management measures in accordance with the Upper Serpentine Integrated Stormwater Management Plan (ISMP).
- Provide water, storm, and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE4

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7916-0339-00
 Project Location: 9405 - 160 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located in an old growth area in the 9300 and 9400 blocks of 160 Street. Other than the subject site, all lots are built to their ultimate potential for the foreseeable future. Therefore, the character for this area will remain in its present condition well into the future. The subject site is a two lot infill into an area in which the character is well established, but to an older standard. The only exception is the recently completed two lot development located adjacent to the north side of the subject site which includes homes at 9413 and 9421 - 160 Street. Both homes are 3500 sq.ft. "Neo-Traditional" style Two-Storey type dwellings with mid scale massing characteristics and a 1½ storey front entrance. The homes have a main common hip roof with common gable projections at an 8:12 slope, and a shake profile asphalt shingle roof surface. The homes are clad with Hardiplank siding, a modest stone feature veneer, and wall shingles at gable ends. Both homes have rear access driveways. These homes provide acceptable architectural context for subject site.

With the exception of the two new homes described above, this area was built out over a time period spanning from the 1960's to the 1990's. The age distribution from oldest to newest is : 50 years old (7%), 40 years old (29%), 30 years old (43%), and 20 years old (21%). Most homes are in the 2500-3000 sq.ft. size range. Home size distribution in this area is as follows : 2001-2500 sq.ft. (21%), 2501-3000 sq.ft. (43%), and 3001-3550 sq.ft. (36%). Styles found in this area include : "Old Urban" (21%), "West Coast Traditional" (7%), "West Coast Modern" (36%), "Rural Heritage" (21%), and "Neo-Traditional" (14%). Home types include: Split Level (14%), Basement Entry (50%), Cathedral Entry (7%), and Two-Storey (29%).

The massing scale found on neighbouring homes ranges from "mid-scale" to "high scale". The massing scale distribution is: mid-scale structures (14%), mid-to-high-scale structures (50%), high scale structures (29%), high scale structures with box-like massing (7%). The scale range for the front entrance element is: one storey (50%), one storey front entrance veranda in heritage tradition (29%), and 1.1/2 storey front entrance (21%).

Most homes have a low slope roof. Roof slopes include: low slope (flat to 5:12) = (72)%, moderate slope (6:12 to 7:12) = (21)%, and steeply sloped (8:12 and steeper) = (7)%. Main roof forms (largest truss spans) include : common hip (50%), common gable (29%), Dutch hip (7%), and Boston gable (14%). Feature roof projection types include : common hip (25%), common gable (40%), Dutch hip (5%), Boston gable (5%), shed (20%), and carousel hip (5%). Roof surfaces include: roll roofing (7%), interlocking tab type asphalt shingles (7%), rectangular profile type asphalt shingles (29%), shake profile asphalt shingles (21%), concrete tile (rounded Spanish profile) (14%), concrete tile (shake profile) (14%), and cedar shingles (7%).

Main wall cladding materials include : horizontal vinyl siding (64%), and stucco cladding (36%). Feature veneers on the front façade include : no feature veneer (57%), brick (21%), and stone (21%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (65%), Natural (earth tones) (12%), and primary derivative (red, blue, yellow) (24%).

Covered parking configurations include : Front access double garage (21%), and Rear garage (79%).

A variety of landscaping standards are evident ranging from modest (sod and a few shrubs only) to "extraordinary modern urban". Driveways include : gravel (8%), asphalt (15%), rear driveway (77%).

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

- 1) **Context Homes:** Context homes include 9413 - 160 Street, 9429 - 160 Street, 9363 - 160 Street, 9375 - 160 Street, 9429 - 160 Street, and 16015 - 93A Avenue, which provide suitable architectural context for the subject site. Sixty four percent of homes can be considered 'non-context'.
- 2) **Style Character :** Styles found in this area include : "Old Urban", "West Coast Traditional", "West Coast Modern", "Rural Heritage", and "Neo-Traditional". The recommended style range is "Neo-Traditional" and "Neo-Heritage", or compatible styles. Note however, that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting intent.
- 3) **Home Types:** There are a wide range of home types evident, and so some flexibility is justified. Home types (Two-Storey, Bungalow etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and proportions should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1.1/2 storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including Vinyl, and reasonable flexibility is justified. Recommended cladding materials include cedar, Hardiplank, Stucco, Vinyl, Brick, and Stone.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used, including asphalt shingles, concrete roof tiles, cedar shingles, and roll roofing. The roof surface is not a character defining element in this neighbourhood, and so reasonable flexibility is justified.
- 8) **Roof Slope :** Most homes have low slope roofs (72% have a slope of 5:12 or less). The two context homes adjacent to the north side of the subject site have an 8:12 slope. The recommendation is to use a minimum slope of 7:12 which is the most common standard for new RF zone subdivisions. However, due to emerging trends in which Contemporary designs are being increasingly sought, lower slope roofs could be considered subject to confirmation of the architectural integrity of the Contemporary design, as determined by the consultant.

Streetscape: The subject lots and surrounding homes all front 160 Street, an arterial. Therefore, all homes have rear garages. Lots are 17-20m wide RF zone type, with landscape standards ranging from "modest" (sod and a few shrubs only) to "extraordinary modern urban" featuring dozens of shrubs and multiple

planting beds. Most homes are 3000 - 3500 square feet in size. Most of the homes from the 1970's and 1980's are Basement Entry type with high mass designs. Homes from the 1990's in this area are Two-Storey type with mid to high scale massing designs. Roof slopes range from less than 5:12 to 8:12, and a wide variety of roof forms have been used including common hip, common gable, Boston gable, Dutch hip, carousel, and shed. Roof surfaces include asphalt shingles, rounded concrete roof tiles, cedar shingles, and roll roofing. Vinyl and stucco are the dominant roofing materials. The only exception is the recently completed two lot development located adjacent to the north side of the subject site which includes homes at 9413 and 9421 - 160 Street. Both homes are 3500 sq.ft. "Neo-Traditional" style Two-Storey type dwellings with mid scale massing characteristics and a 1½ storey front entrance. The homes have a main common hip roof with common gable projections at an 8:12 slope, and a shake profile asphalt shingle roof surface. The homes are clad with Hardiplank siding, a modest stone feature veneer, and wall shingles at gable ends.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", or "Neo-Heritage" or compatible styles as determined by the design consultant. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are six homes in the surrounding neighbourhood that could be considered "context homes". These homes are located at 9363 - 160 Street, 9375 - 160 Street, 9429 - 160 Street, and 16015 - 93A Avenue, plus the two new homes at the adjacent site to the north at 9413 and 9421 - 160 Street identified as Surrey project 7912-0269-00. The two new homes provide the most suitable architectural context.

Driveways are to be rear lane access only.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 7:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Grey, black, or brown only.

In-ground basements:

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

Treatment of Corner Lots:

Not applicable - there are no corner lots

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or broom finish concrete.

Compliance Deposit: \$5,000.00

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

Reviewed and Approved by:  **Date:** August 10, 2016

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/ Cottonwood			
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Chestnut, Horse	1	0	1
Coniferous Trees			
Douglas-fir	2	0	2
Total (excluding Alder and Cottonwood Trees)	3	0	3
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		TBD	
Total Retained and Replacement Trees		TBD	



Tree Preservation Summary

Surrey Project No: 16-0339-00

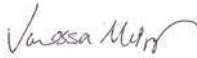
Address: 9405 160th Street, Surrey, BC

Registered Arborist: Vanessa Melney

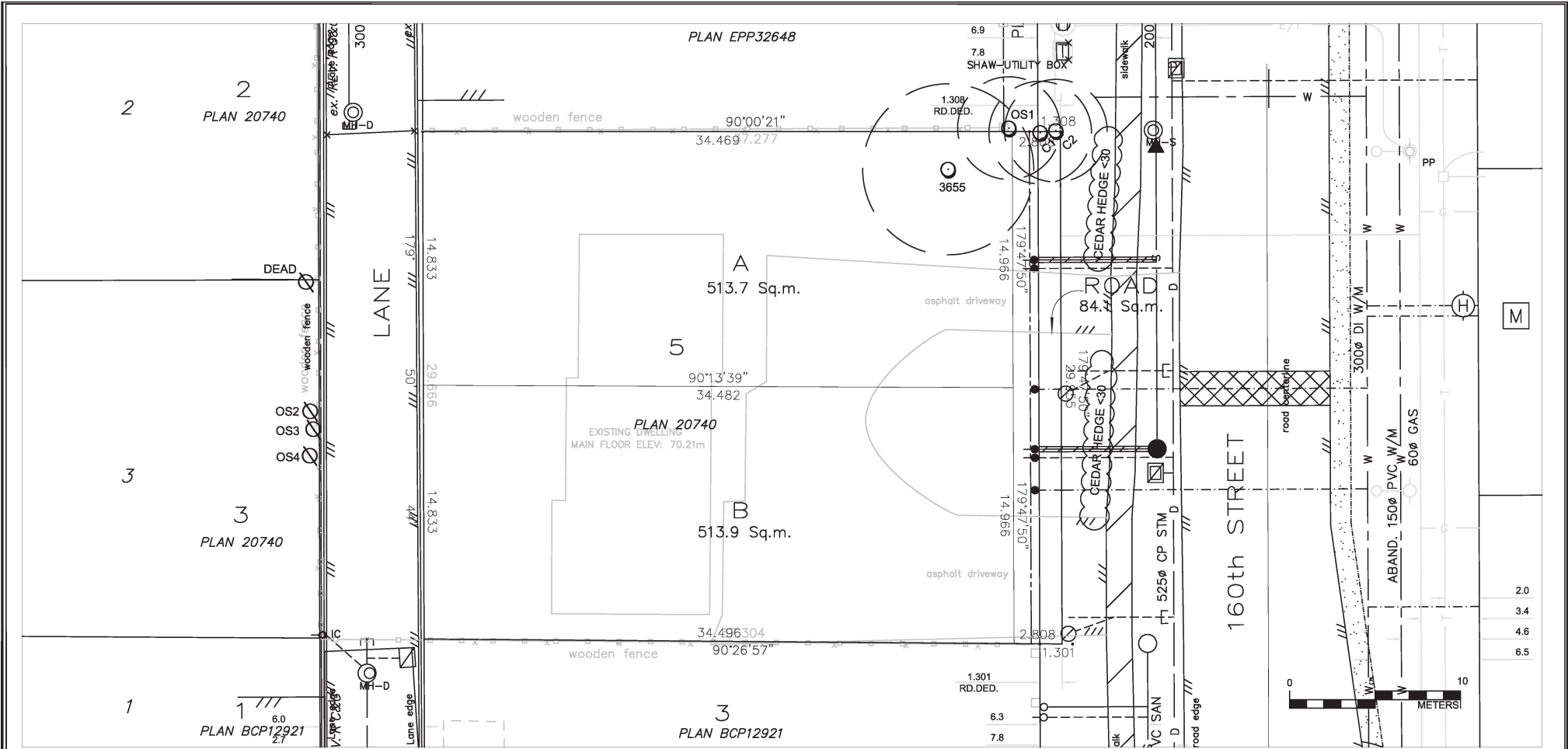
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	3
Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = <u>0</u> - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = <u>0</u>	0
Replacement Trees Proposed	5
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0	NA
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: October 31, 2016
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LEGEND

-  TREE TO BE RETAINED
-  MINIMUM NO DISTURBANCE ZONE
-  TREE NOT ASSESSED



NO.	DATE	BY	REVISION
1	AUG 30/16	MK	KEY PLAN ADDED
2	SEPT 22/16	MK	LOT LAYOUT REVISED
3	OCT 17/16	MK	LOT LAYOUT REVISED

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

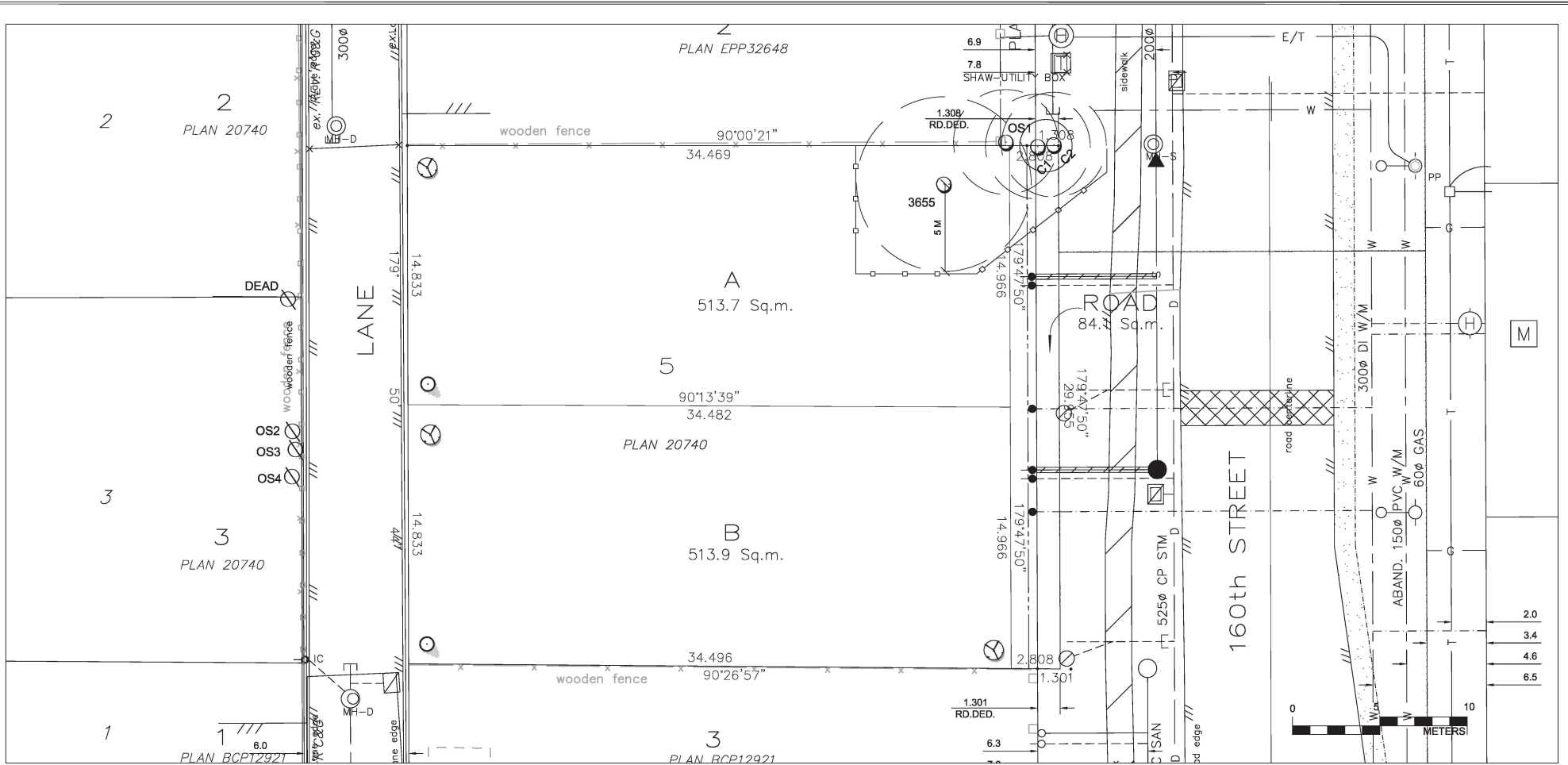
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PROJECT TITLE
9405 160 STREET
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN
 CLIENT
 DATE
JULY 26, 2016

DRAWN **MK**
 SCALE **AS SHOWN**
T-1
 SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- TREE PROTECTION FENCING
- CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)
- MINIMUM NO DISTURBANCE ZONE

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



STAMP	NO.	DATE	BY	REVISION
	1	AUG 30/16	MK	KEY PLAN ADDED
	2	SEPT 22/16	MK	LOT LAYOUT REVISED
	3	OCT 17/16	MK	LOT LAYOUT REVISED

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PROJECT TITLE
9405 160 STREET
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN

CLIENT

DRAWN **MK**

SCALE **AS SHOWN**

DATE **JULY 28, 2016**

T-2
 SHEET 2 OF 2

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: 009-511-997
Lot 5 Section 35 Township 2 New Westminster District Plan 20740

9405 - 160 Street

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

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

A. Intent

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

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 *building* construction within a *lot*:
 - (a) The *floor area ratio* shall not exceed 0.60, provided that 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport;
 - (b) Notwithstanding Sub-section D.1.(a), the maximum allowable floor area is 308 square metres [3,315 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 maximum *lot coverage* shall be 40%.

F. Yards and Setbacks

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

	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Use</i>				
<i>Principal Building</i>		7.5 m. ¹ [25 ft.]	7.5 m. ² [25 ft.]	1.8 m. ³ [6 ft.]
<i>Accessory Buildings and Structures Greater than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]
<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.

- ¹ The *front yard setback* may be relaxed at the lower floor level to 5.5 metres [18 ft.] for a maximum of 50% of the width of the *principal building*.
- ² 50% of the length of the rear *principal building* face may be set back a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *principal building* face is *setback* at least 8.5 metres [28 ft.] from the *rear lot line*.
- ³ The *side yard setback* may be reduced to 1.2 metres [4 ft.] along one *side lot line* provided the *side yard setback* on the opposite side of the *lot* is increased to 2.4 metres [8 ft.].

G. Height of Buildings

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

1. Principal building:
 - (a) The *building height* shall not exceed 9 metres [30 ft.]; and
 - (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. Accessory buildings and structures: The *building height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.]

H. Off-Street Parking and Loading/Unloading

1. Resident *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to a residential use shall be limited as follows:
 - (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 (a) and (b) shall not exceed 3.
3. Notwithstanding any provision in the Highway and Traffic By-law, 1997, No. 13007, as amended, a *driveway* to the *lot* is permitted only from a rear lane.
4. *Vehicle* parking is not permitted within the *front yard setback*, or within the required *side yards* adjacent the *single family dwelling*.
5. *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, or on a parking pad.
6. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *single family dwelling* or within 1 metre [3 ft.] of a *side lot line*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.

2. A minimum of 30% of the *lot* must be covered by porous surfaces.
3. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs or a solid fence 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 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*.

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 28 square metres [300 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. *Lots* created through subdivision shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
513 square metres [5,500 sq.ft.]	14.9 metres [48 ft.]	34 metres [111 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RF Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge Bylaw, 2014, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RF Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 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