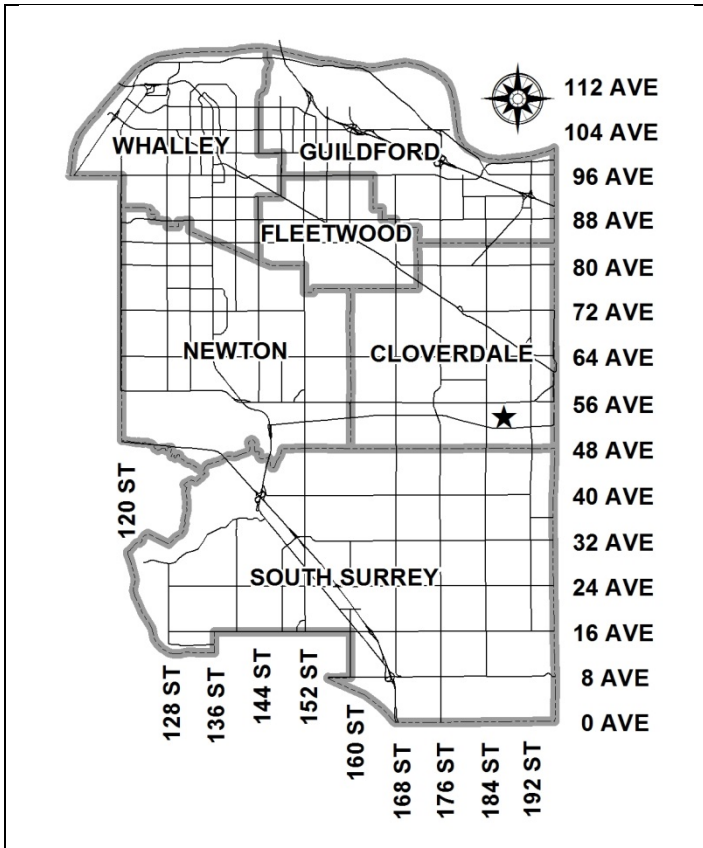


Planning Report Date: July 10, 2017



PROPOSAL:

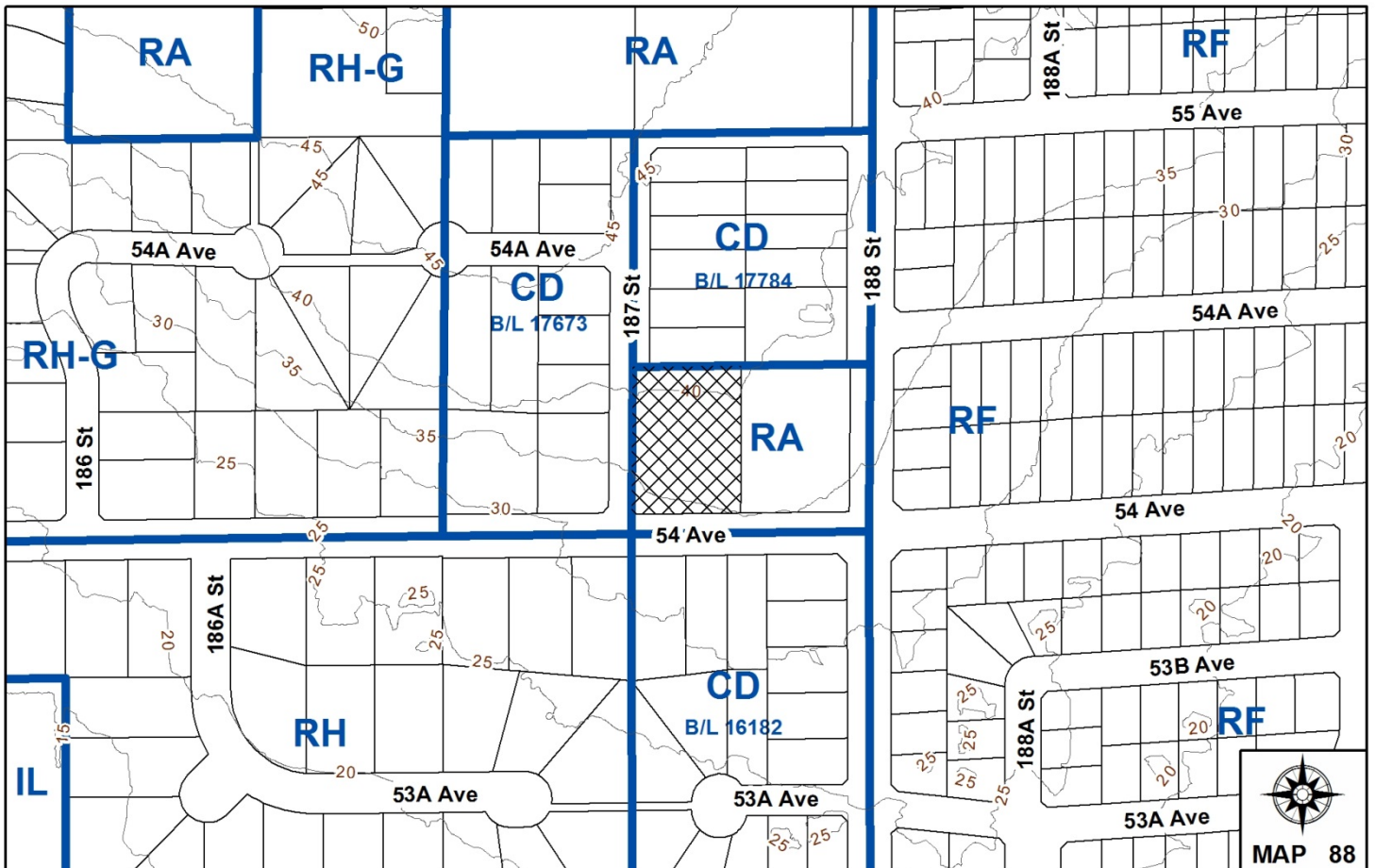
- **Rezoning** from RA to CD (based on RH-G) to allow subdivision into 4 small suburban lots.

LOCATION: 18755 - 54 Avenue

OWNER: 1073893 B.C. Ltd.

ZONING: RA

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Suburban designation in the OCP.
- The proposed development retains the suburban character of the existing neighbourhood and the lot widths of proposed lots are generally consistent with existing lots along adjacent street frontages.
- The applicant has volunteered a contribution of 15% cash-in-lieu of open space in support of the RH-G type lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures, or portions thereof, to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the 15% open space requirement associated with gross density type lots, to the satisfaction of the Planning and Development Department;
 - (g) 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;
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on portions of proposed Lots 2-4 for the purposed of tree protection; and
 - (i) the applicant address the shortfall in replacement trees 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: Projected number of students from this development:

2 Elementary students at Sunrise Ridge Elementary School
 1 Secondary student at Lord Tweedsmuir School

(Appendix IV)

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

Parks, Recreation & Culture:

Parks will accept cash-in-lieu of the parkland dedication requirement. The applicant has offered a park amenity contribution of \$1,500 (\$500 per new lot) to address Parks concerns about increased pressure on park amenities in the area, as the site lies outside a secondary plan area.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval for the rezoning is granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on acreage lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant lots	Suburban	CD By-law No. 17784
East:	Single family dwelling on an acreage lot	Suburban	RA
South (Across 54 Avenue):	Single family dwellings on oversized urban lots	Urban	CD By-law No. 16182
West (Across 187 Street):	Vacant lots and single family dwellings under construction on suburban lots	Suburban	CD By-law No. 17673

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site is located at the northeast corner of 187 Street and 54 Avenue in Cloverdale. The site is designated "Suburban" in the Official Community Plan (OCP) and is currently zoned "One Acre Residential Zone (RA)".

- The Agricultural Land Reserve (ALR) boundary is approximately 430 metres (1,400 ft.) to the south. The subject site is located in a transition area between Urban and Suburban designations. Existing properties in the neighbourhood have a range of lot sizes and lot widths.
- The applicant is proposing to rezone the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on the "Half-Acre Gross Density Zone (RH-G)" in order to permit subdivision into 4 small Suburban lots.
- North of the subject site on the east side of 187 Street, there are existing small Suburban lots created under Development Application No. 7911-0019-00, which received Final Adoption on April 13, 2015. The lots have widths that range from 16.99 to 19.53 metres (56 to 64 ft.) and areas that range from 809 to 935 square metres (8,708 to 10,064 sq. ft.).
- South of the subject site across 54 Avenue, there are oversized Urban lots created under Development Application No. 7906-0100-00, which received Final Adoption on June 26, 2007, that have lot widths that range from 19.99 to 27.25 (66 to 89 ft.) metres to provide a transition between smaller Urban lots on the east side of 188 Street and the Suburban lots to the west.

Current Proposal

- The subject site is an approximately one-acre property that fronts onto 54 Avenue. An existing single family dwelling on the property is proposed for demolition.
- The applicant proposes to subdivide the subject site into 4 lots. Proposed Lots 3 and 4 have a width of 17.4 metres (57 ft.) and 20 metres (66 ft.), respectively, and a lot area of 803 square metres (8,643 sq. ft.) and 923 square metres (9,935 sq.ft.), respectively, which is within the range of the other existing lots completing the street frontage on the east side of 187 Street, north to 54 Avenue.
- Proposed Lots 1 and 2 have a width of approximately 23 metres (75 ft.) and lot areas respectively of 816 and 821 square metres (8,784 and 8,837 sq. ft.), which is within the range of existing lots directly opposite on the south side of 54 Avenue.
- All of the proposed lots are proposed to be rezoned to CD (based on RH-G). The CD By-law is designed to facilitate small Suburban lots to complete the streetscape of 187 Street, while providing an appropriate transition to the Urban lots on the south side of 54 Avenue.
- The uses and densities proposed in the CD Zone will be similar to the RH-G Zone. However, as no open space is proposed, the applicant has volunteered a contribution of 15% cash-in-lieu of open space in support of the proposed RH-G type lots.

Comprehensive Development Zone (CD)

- The applicant is proposing to rezone from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (Appendix VII) based on the "Half-Acre Residential Gross Density Zone (RH-G)", in order to allow subdivision into 4 single family lots.
- The proposed CD By-law is generally based on the RH-G Zone with modifications to address no open space provision and to accommodate the proposed lot size and widths.

- The following table provides a comparison of the RH-G Zone and CD By-Law No. 17784 to the proposed CD Zone:

	RH-G Zone	CD By-law No. 17784	Proposed CD By-law
Unit Density	5 dwelling units per hectare (2.0 upa)	10 dwelling units per hectare (4.0 upa)	10 dwelling units per hectare (4.0 upa)
Floor Area Ratio (FAR) for lots less than 1,500 sq. m. (16,150 sq. ft.)	Sliding scale based on the RF Zone	0.40 FAR	Sliding scale based on the RF Zone
Maximum Floor Area for lots less than 1,500 sq. m. (16,150 sq. ft.)	465 sq. m. (5,000 sq. ft.)	375 sq. m. (4,000 sq. ft.)	465 sq. m. (5,000 sq. ft.)
Lot Coverage	Sliding scale based on the RF Zone	32%	32%
Subdivision (Lot Size)	<u>Standard:</u> Lot area: 1,300 sq. m. (14,000 sq. ft.) Lot width: 30 m. (100 ft.) Lot depth: 30 m. (100 ft.) <u>Permissible Reduction:</u> Lot area: 1,120 sq. m. (12,000 sq. ft.) Lot width: 24 m. (80 ft.) Lot depth: 30 m. (100 ft.)	Lot area: 800 sq. m. (8,600 sq. ft.) Lot width: 16.9 m. (56 ft.) Lot depth: 45 m. (150 ft.)	Lot area: 800 sq. m. (8,600 sq. ft.) Lot width: 17 m. (56 ft.) Lot depth: 35 m. (115 ft.)

- The maximum unit density has been increased from 5 dwelling units per hectare (2 upa) in the RH-G Zone to 10 dwelling units per hectare (4 upa) in the proposed CD Zone, consistent with the allowable density under the Suburban designation.
- The RH-G Zone requires that 15% of the site be set aside as open space. The applicant has volunteered a contribution of 15% cash-in-lieu of open space in support of the proposed RH-G type lots.
- The RH-G Zone requires a minimum lot size of 1,300 square metres (14,000 sq. ft.) with a lot width of 30 metres (100 ft.) and a lot depth of 30 metres (100 ft.). However, 50% of the lots within a plan of subdivision may be reduced to 1,120 square metres (12,000 sq. ft.) in size and 24 metres (79 ft.) in width.
- The proposed CD By-law allows all of the lots to have a minimum lot width of 17 metres (56 ft.) and minimum lot area of 800 square metres (8,600 sq. ft.). The proposed lot widths and areas are consistent with the neighbouring lots to the north under CD By-law No. 17784.

- On July 25, 2016, Council adopted Text Amendment By-law No. 18771 (Corporate Report No. R158), to amend the density and lot coverage provisions of the RH-G Zone. Prior to these text amendments to the RH-G Zone, the house size that could be built on an oversized RF-zoned lot was larger than a house that could be built on a similar sized RH-G-zoned lot. The RH-G Zone now permits a house size that is identical to the RF Zone, for lots less than 1,500 square metres (16,150 sq. ft.) in size.
- The proposed CD By-law incorporates an equivalent floor area restriction and lot coverage restriction as in the updated RH-G Zone. Under the sliding scale of the updated RH-G Zone, the maximum permitted lot coverage would be approximately 32% for the proposed lots.
- Although the proposed floor area ratio for the subject site is higher than that permitted on the neighbouring lots to the north (under CD By-law No. 17784), the proposed CD By-law will require that covered outdoor space and floor area with extended height be included in the floor area ratio as per the updated RH-G Zone. CD By-law No. 17784 does not have this requirement and as such the massing of the houses will be comparable.
- All other elements of the proposed CD By-law are in accordance with the RH-G Zone.

Building Design Guidelines and Lot Grading

- Ran Chahal of Apex Design Group Inc. prepared the Neighbourhood Character Study and Building Scheme. The character study reviewed existing homes in the neighbourhood in order to establish suitable guidelines for the proposed subdivision. The homes in the area range in age from the 1960's to newer homes built in the 2010's. Most homes are simple "West Coast Tradition" in style and many of the new homes have covered front verandas. A similar character will be maintained through the proposed design guidelines. A summary of the design guidelines is attached (Appendix VI).
- A preliminary lot grading plan was submitted by CitiWest Consulting Ltd. The lot grading plan was reviewed by staff and recommendations were made to add an additional swale and lawn basin to address overland flows onto a neighbouring property. The preliminary lot grading plan, dated May 31, 2017, was found to be generally acceptable. Basements are intended for all 4 proposed lots.
- The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed the applicant's final engineering drawings.

PRE-NOTIFICATION

Pre-notification letters were sent on September 14, 2016, and a Development Proposal Sign was installed. Staff received the following 1 response from a neighbouring resident (*staff comments in italics*):

- Concern about possible overland flows from the new development flooding the neighbouring property and loss of trees along the common property line.

(The preliminary lot grading plan was revised to add an additional swale and lawn basin to capture overland flows onsite. City staff is requesting that the applicant provide information on proposed building envelopes and seek additional opportunities for tree retention along the north and east property lines of the subject property.

TREES

- Laura Ralph, ISA Certified Arborist of BC Plant Health Care Inc. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Mountain Ash	1	1	0
Big Leaf Maple	1	1	0
Coniferous Trees			
Douglas Fir	5	5	0
Pine	1	1	0
Western Red Cedar	50	46	4
Total (excluding Alder and Cottonwood Trees)	58	54	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		15	
Total Retained and Replacement Trees		19	
Contribution to the Green City Fund		TBA	

- The Arborist Assessment states that there are a total of 56 mature coniferous trees and 2 mature deciduous trees on site (1 Mountain Ash and 1 Big Leaf Maple). There is additionally 1 mature alder tree on site. The Arborist Assessment recommends removal of 55 trees based on building envelopes, roadworks and tree health. The applicant is currently proposing to plant 15 replacement trees.
- City staff reviewed the Arborist Assessment and requested that the applicant provide information on proposed building envelopes and seek additional opportunities for tree retention along the north and east property lines of the subject site. Specifically, there are 10 western red cedar trees within a mature hedge row along the north property line, as well as 3 western red cedars in the east portion of the site that may be retainable subject to building envelope confirmation. City staff will work with the applicant, the project arborist and the

design consultant to try retain these trees. Proposed Lot 4 has been widened to help facilitate the desired additional tree retention.

- In accordance with the City's Tree Protection By-law, the applicant is required to provide 5 trees on each RH-G type lot, for a total of 20 trees. Upon receipt of a revised Arborist Assessment and confirmation of the trees to be removed, any shortfall in replacement trees will be required to be addressed by a cash-in-lieu contribution to the Green City Fund as per the Tree Protection By-law.
- For those trees that cannot be retained or replaced on the lots, the applicant will be required to provide a cash-in-lieu payment (\$400 per tree) to the Green City Fund on a 1 to 1 replacement ratio for alder trees and a 2 to 1 replacement ratio for all other trees.
- In summary, additional information is being requested on proposed building envelopes and additional opportunities for tree retention and tree replacement will be sought. Subject to confirmation of the trees to be retained and replaced, a cash-in-lieu contribution to the Green City Fund may be required.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 24, 2016. The table below summarizes the applicable development features of the proposal based on the 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"> • N/A
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Infill development while retaining Suburban neighbourhood character.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils and other on-site rainwater infiltration measures proposed. • Composting, recycling and organics pickup available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Improved pedestrian mobility with the addition of sidewalks along subject site road frontages.
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.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Proposed CD By-law

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

HC/da

Information for City Clerk

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

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

2. Properties involved in the Application
 - (a) Civic Address: 18755 - 54 Avenue

 - (b) Civic Address: 18755 - 54 Avenue
 Owner: 1073893 BC Ltd.
 Director Information:
 Ravinder Basra
 Harbhajan Singh Sasan

 Officer Information as at April 29, 2017:
 Ravinder Basra (President)
 Harbhajan Singh Sasan (Secretary)

 PID: 006-231-438
 Lot 17 Section 4 Township 8 New Westminster District Plan 41666

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

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

 MOTI File No. 2017-03814

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.998 ac.
Hectares	0.4039 ha.
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	17.40 - 23.07 m.
Range of lot areas (square metres)	803 - 923 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	9.9 uph / 4.0 upa
Lots/Hectare & Lots/Acre (Net)	11.9 uph / 4.8 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	32%
Estimated Road, Lane & Driveway Coverage	19.5%
Total Site Coverage	51.5%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
Money in lieu volunteered	15%
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



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

No	Date	Revision	Drawn By
1	17/07/08	REVISED LOT LAYOUT	TMO/RJ
			Dr/Ch

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 804-591-2213 FAX 804-591-5518
 E-MAIL: office@citwest.com



MRAAJ HONES LTD.
 5361 - 188A STREET SURREY, BC V3S 7C3 PH: 778-969-1918

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 18755 - 54 AVENUE, SURREY, BC

Scale: 1:1000	Man. Proj. No. 7916-0399-00	Dep. No. A
Drawn: JW	Man. Dep. No.	
Designed: NH	Job No. 16-3337	Of
P.W. P.L.U.	Date	Revision 1
Approved:		

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

Destroy all prints bearing previous number

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

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

DATE: **Revised July 4, 2017**
June 27, 2017 PROJECT FILE: **7816-0399-00**

RE: **Engineering Requirements
Location: 18755 54 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 8.50 metres along 187 Street for the ultimate 20.0 metre Through Local Road Standard.
- Dedicate a 3.0 x 3.0 metre corner cut at the intersection of 187 Street and 54 Avenue.
- Provide a 0.50 metre Statutory Right-of-Way along the frontages of 187 Street and 54 Avenue.

Works and Services

- Construct the north half of 54 Avenue to a Unique Through Local Road Standard.
- Construct 187 Street to the Through Local Road Standard.
- Construct 6.0 m concrete driveway letdowns to each lot.
- Construct a water main along 187 Street to the extent of the development.
- Construct on-site stormwater mitigation as per the Cloverdale-McLellan Creek Integrated Stormwater Management Plan.
- Provide water, storm and sanitary service connections to each lot.
- Abandon service connections as per City Standards.
- Register required restrictive covenants as determined through detailed design.
- Pay all applicable latecomers and charges against property.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE4



Planning May-19-17

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0399-00

SUMMARY

The proposed 4 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

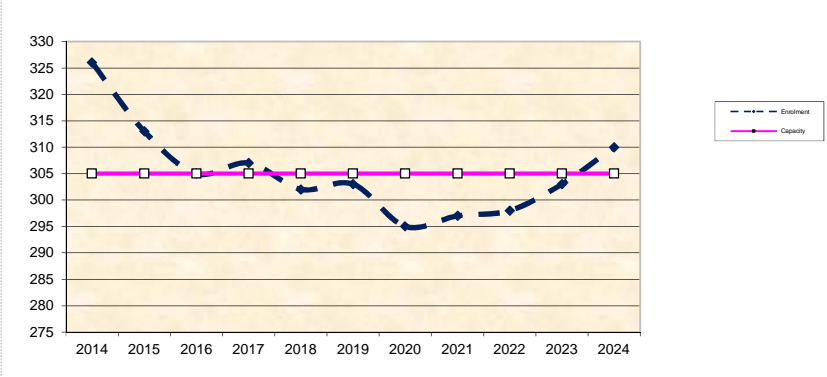
September 2018 Enrolment/School Capacity

Sunrise Ridge Elementary	
Enrolment (K/1-7):	24 K + 281
Capacity (K/1-7):	80 K + 225
Lord Tweedsmuir Secondary	
Enrolment (8-12):	2055
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

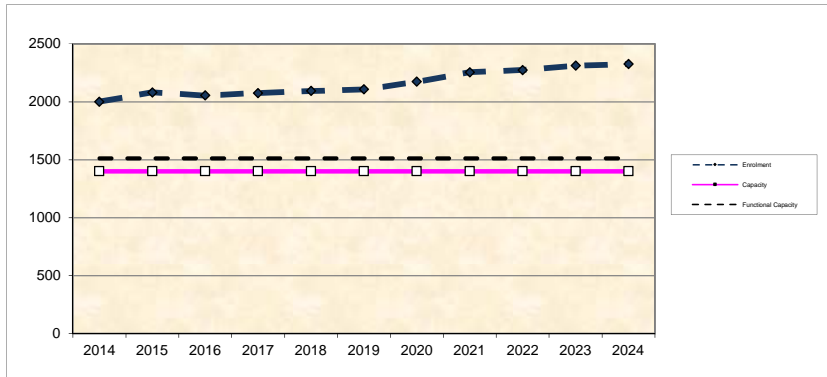
School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Sunrise Ridge Elementary is over capacity and there are currently no new capital projects proposed for this school. A new 10 classroom addition was recently completed at Adam's Road Elementary which has added some capacity to the area. Current and projected enrolment growth in the Cloverdale and Clayton areas will have to be addressed in the long-term through the provincial approval of new schools and in the short term through catchment changes, program moves and portable placements. Lord Tweedsmuir Secondary currently has extreme enrolment pressures, operates on an extended day timetable and has portables onsite. Salish Secondary, which is a new North Clayton Area secondary school, will open in 2018, relieving Lord Tweedsmuir's enrolment pressures. This upcoming enrolment move has not yet been included in the graph below.

Sunrise Ridge Elementary



Lord Tweedsmuir Secondary



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

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 16-0399-00 (Viraaaj Homes)
Property Location: 18755 54 Ave, 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 area surrounding the subject site is an old urban area built out in the 1960's – 2000's **with newer homes built in the 2010's**. . Most homes are simple “West Coast Traditional” style structures with habitable areas of between 2500-5000sf.

Most of the existing homes have mid to mid-massing characteristics with 55% 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 Tiles Roof being most common.

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

Landscaping is of a moderate planting standard with 90% 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 newer homes in the study area only 10-20 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.

Dwelling Types/Locations:	"Two-Storey"	90.0%
	"Basement/Cathedral Entry"	5.00%
	"Rancher (Bungalow)"	5.00%
	"Split Levels"	0.00%

Dwelling Sizes/Locations: (Floor Area and Volume)	Size range: 10.0% under 2000 sq.ft excl. garage
	90.0% 2001 - 2500 sq.ft excl. garage
	0.00% over 2501 sq.ft excl. garage

Exterior Treatment /Materials:	Cedar/Hardi: 40.0% Stucco: 35.0% Vinyl: 25.0%
	Brick or stone accent on 40.0% of all homes

Roof Pitch and Materials:	Asphalt Shingles: 65.0% Cedar Shingles: 0.0%
	Concrete Tiles: 35.0% Tar & Gravel: 0.00%
	35.00% 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", 10-20 year old "West Coast Traditional" homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Shingles Roof Tiles on most of the newer homes. Most homes are clad in Cedar or Hardi.

Other Dominant Elements: Most of the newer homes in the immediate surrounding area have covered front verandas.

2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types:	Two-Storey, Split Levels and Ranchers (Bungalows).
Dwelling Sizes:	Two-Storey or Split Levels - 2000 sq.ft. minimum
Floor Area/Volume:	Basement Entry - 2000 sq.ft. minimum Rancher or Bungalow - 1400 sq.ft. minimum (Exclusive of garage or in-ground basement)
Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: "Neo-Traditional", "Neo-Heritage", "Rural-Heritage" or "West Coast Modern" will be compatible with the existing study area homes.
Exterior Materials /Colours:	Stucco, Cedar, Hardiplank, Brick and Stone in "Neutral" and "Natural" colours. "Primary" and "Warm" colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 6:12
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



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

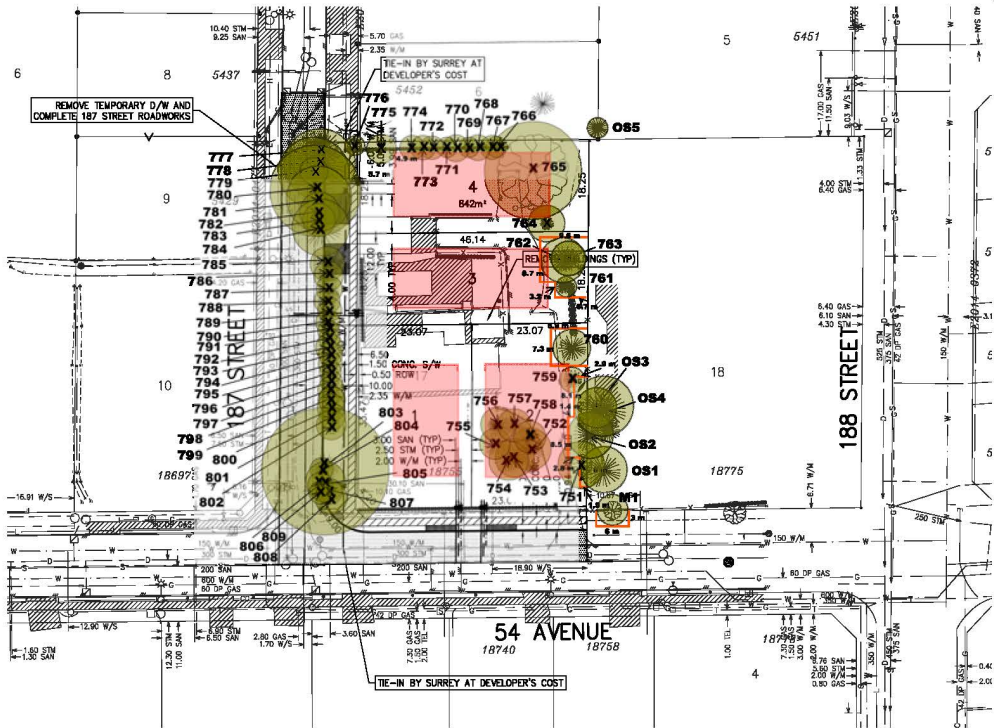
October 12, 2016
Date

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	1	1	
Cottonwood			
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple			
Mountain Ash	1	1	
Trembling Aspen			
Paper Birch			
Cherry			
Crabapple			
Katsura			
Maidenhair Tree			
Red Maple			
Big leaf Maple	1	1	
Coniferous Trees			
Atlas Cedar			
Deodar Cedar			
Western Red Cedar	50	46	4
Douglas Fir	5	5	
Falsecypress			
Scots Pine			
Spruce			
Norway Spruce			
Pine	1	1	
Total (excluding Alder and Cottonwood Trees)	58	54	4
Additional Trees in the proposed Open Space / Riparian Area			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		15	
Total Retained and Replacement Trees		19	





BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. 5722
 B.B. IN CONCRETE ON C./L. OF 54 AVE., APPROX. 24.4m WEST OF 188 ST.
 ELEV. 33.735m

LEGAL DESCRIPTION OF PROPERTY
 LOT 17, SEC 4, TWP. B, PLAN 41865, NWD



NOTE:
 REFER TO ARBORIST REPORT FOR ULTIMATE TREE PRESERVATION

Legend

-  **Tree Critical Root Zone**
-  **Tree Recommended for Removal**
-  **Approximate Allowable Principal Building Area**
-  **Tree Protection Barrier**

Tree Preservation Plan
Laura Ralph, PN-6420A
BC Plant Health Care Inc.
December 5th, 2016

PRELIMINARY SUBMISSION

No.	Date	Revision	Dr	Ch

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



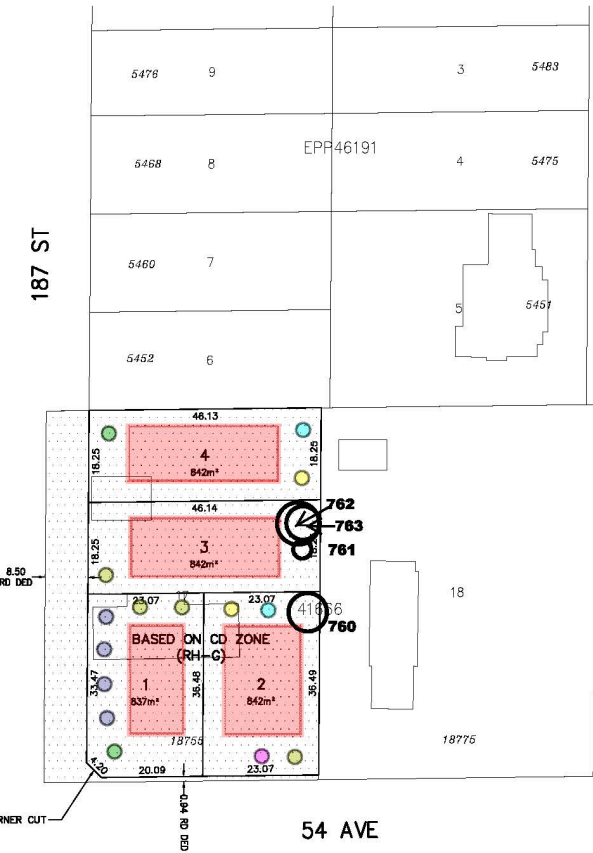
VIRAAJ HOMES LTD.
 5361 - 188A STREET SURREY, BC, V3S 7C3 PH: 778-989-1516

PRELIMINARY SITE SERVICING PLAN
 SUBDIVISION AT 18755 - 54 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. 7916-0399-00	Dwg. No. A
Drawn: LC	Mun. Dwg. No.	Of
Designed: DC	Job No. 16-3337	
P.W. P.U.	Date NOV/2016	Revision

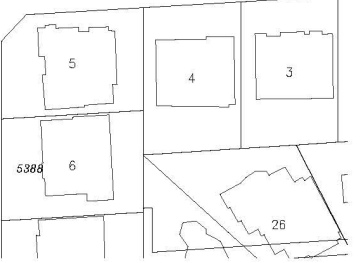
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C:\p\proj\3337\p\3337.dwg - 11/09/2016 10:51:29 AM



- Legend**
- Columnar weeping copper beech
Fagus sylvatica 'Purple Fountain'
 - Spanish fir
Abies pinsapo
 - Weeping Alaskan yellow cedar
Callitropsis nootkatensis 'Pendula'
 - Caerhays Bell magnolia
Magnolia 'Caerhays Bell'
 - Cornelian cherry
Cornus mas
 - Fragrant snowbell
Styrax obassia

Note: Plan may require change depending on final building plans



Tree Replacement Plan
Laura Ralph, PN-6420A
BC Plant Health Care Inc.
December 5, 2016

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

No.	Date	Revision	Dr	Ch

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



VIRAAJ HOMES LTD.
 5361 - 188A STREET SURREY, BC V3S 7C3 PH:778-889-1516

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 18755 - 54 AVENUE, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: JW	Mun. Dwg. No.	A
Designed: NH	Job No. 16-3337	Of
P.W. P.U.	Date	Revision

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destroy all prints bearing previous number

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: 006-231-438
Lot 17 Section 4 Township 8 New Westminster District Plan 41666

18755 - 54 Avenue

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

A. Intent

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

B. Permitted Uses

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

- 1. One *single family dwelling*, which may contain 1 *secondary suite*.
- 2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision, the maximum *density* shall not exceed 10 *dwelling units* per hectare [4 u.p.a.].
2. For *building* construction within a *lot*:
 - (a) The *floor area ratio* must not exceed 0.60 for the first 560 square metres [6,000 sq.ft.] of *lot* area and 0.35 for the remaining *lot* area in excess of 560 square metres [6,000 sq.ft.], provided that 39 square metres [420 sq.ft.] must be reserved for use only as a garage or carport;
 - (b) Notwithstanding Sub-section D.2.(a), the maximum allowable floor area, inclusive of a garage or carport, is 465 square metres [5,000 sq.ft.];
 - (c) The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof; and
 - (d) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following must be included in the calculation of *floor area ratio*:
 - i. Covered area used for parking unless the covered parking is located within the *basement*;
 - ii. The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];
 - iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a minimum of 10% of the maximum allowable floor area of which 15 square metres [160 sq.ft.] must be reserved for a front porch or veranda; and
 - iv. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2,

where the extended height exceeds 3.7 metres [200 sq.ft.], except for a maximum of 19 square metres [200 sq.ft.] on the lot.

E. Lot Coverage

The lot coverage shall not exceed 32%.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	2.0 m. [6.5 ft.]	3.8 m. [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	0.0 m.	0.0 m.	7.5 m. [25 ft.]

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

G. Height of Buildings

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

1. *Principal buildings:*

- (a) The *building height* shall not exceed 9 metres [30 ft.]; and
- (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.]

2. *Accessory buildings and structures:* The *building height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.1, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 3 cars or trucks;
 - (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under Sub-sections H.2(a) and (b) shall not exceed 4.
3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *single family dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

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

- (c) In the case of *rear yards*, this screening requirement may be provided by a 1.8-metre [6 ft.] high solid fence.

J. Special Regulations

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

K. Subdivision

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>
800 sq. m. [8,600 sq.ft.]	17 metres [56 ft.]	35 metres [115 ft.]

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

L. Other Regulations

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

- 1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RH-G Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
- 3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

- 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 7. Subdivisions shall be subject to the applicable Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
- 8. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
- 9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK