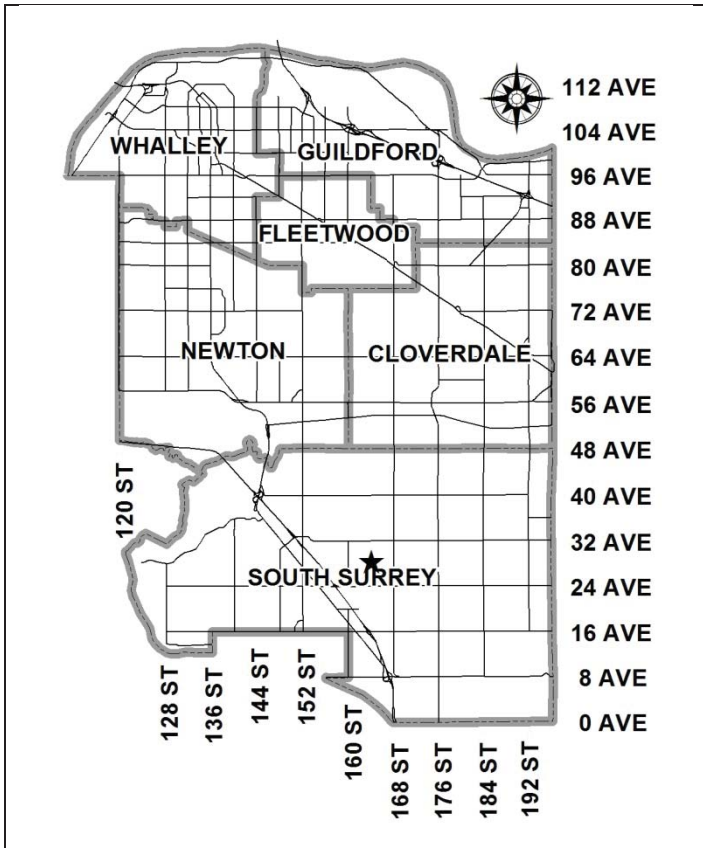


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0310-00

Planning Report Date: December 4, 2017



PROPOSAL:

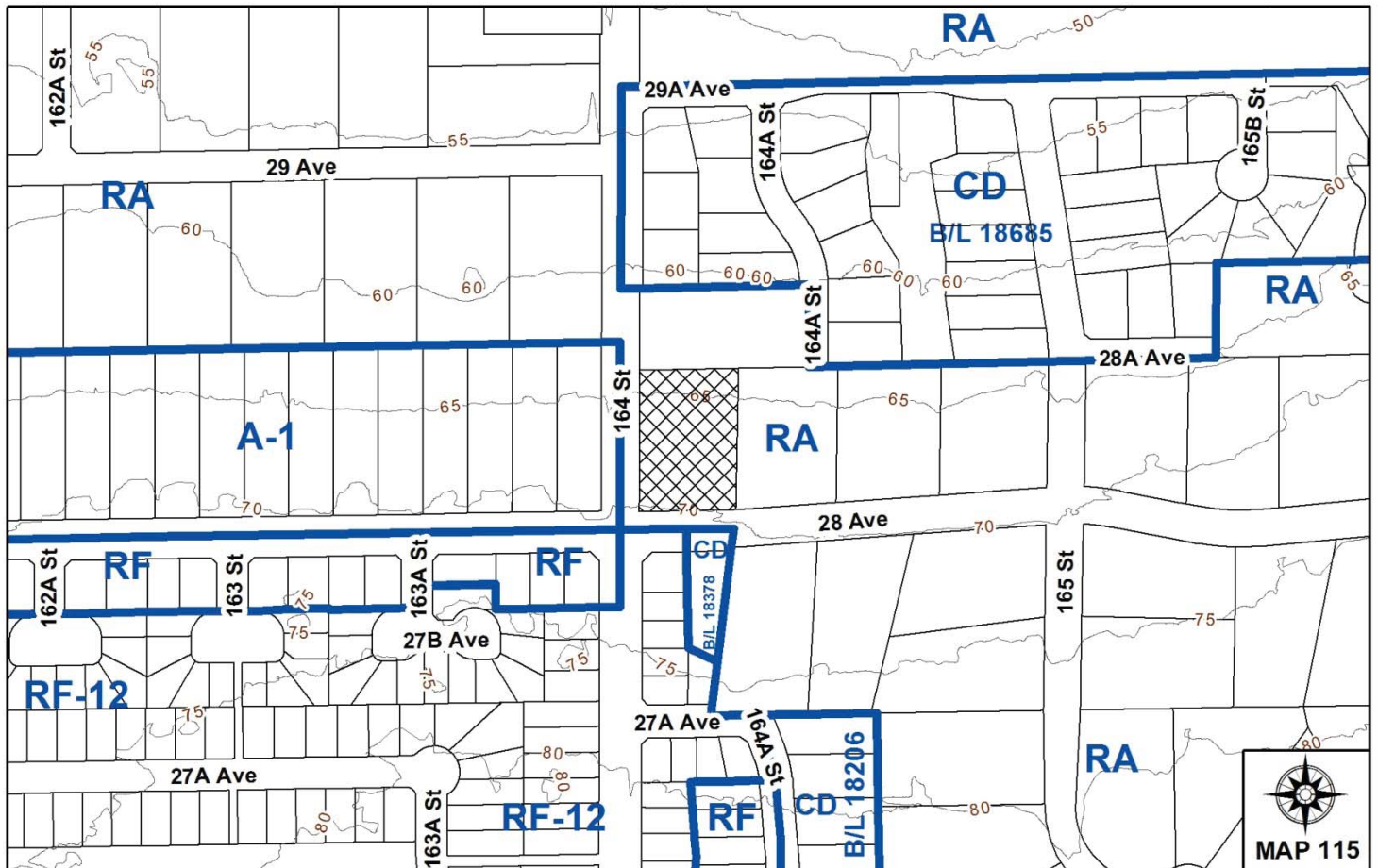
- **NCP Amendment** from Existing One-Acre & Half-Acre Lots to Single Detached (3-4 u.p.a.)
 - **Rezoning** from RA to CD (based on RQ)
- to allow subdivision into 4 suburban single family lots.

LOCATION: 16441 - 28 Avenue

ZONING: RA

OCF DESIGNATION: Suburban

NCP DESIGNATION: Existing One-Acre & Half-Acre Lots



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- By-law Introduction and set a date for Public Hearing for an amendment to Map 11, Area XI of Schedule F of Surrey Zoning By-law, 1993, No. 12000, to identify the property at 16441 - 28 Avenue within Area XIb.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the North Grandview Heights Neighbourhood Concept Plan (NCP) to redesignate the subject site from Existing One-Acre & Half-Acre Lots to Single Detached (3-4 u.p.a.).

RATIONALE OF RECOMMENDATION

- The subject proposal complies with the Suburban designation of the Official Community Plan (OCP) for the site.
- The proposed density and lot size is in keeping with other recently approved development applications in the area.
- The four lot subdivision proposal will result in a cash-in-lieu contribution to the City in lieu of the 15% unencumbered parkland subdivision dedication requirement.

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. a By-law be introduced to amend Map 11, Area XI of Schedule F of Surrey Zoning By-law, 1993, No. 12000, to identify the property at 16441 - 28 Avenue within Area XIb and a date be set for Public Hearing.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department; and
 - (g) the applicant address the 15% cash-in-lieu for open space associated with the proposed gross density type lots.
4. Council pass a resolution to redesignate the subject site from "Existing One-Acre & Half-Acre Lots" to "Single Detached (3-4 u.p.a.)" when the project is considered for final adoption.

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:

Two students at Pacific Heights Elementary School
One student at Earl Marriott Secondary School

(Appendix IV)

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

Parks, Recreation & Culture:

Parks will accept cash-in-lieu for the 15% unencumbered parkland subdivision dedication requirement.

SITE CHARACTERISTICS

Existing Land Use: Vacant single family residential lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential lot under application at Third Reading to rezone to CD (7916-115-00)	Suburban / Existing One-Acre & Half-Acre Lots	RA
East:	Single family residential lot.	Suburban / Existing One-Acre & Half-Acre Lots	RA
South (Across 28 Avenue):	Single family residential lots.	Urban	RF-12, CD (By-law No. 18378)
West (Across 164 Street):	Single family residential lot.	Suburban / Existing One-Acre & Half-Acre Lots	A-1

JUSTIFICATION FOR PLAN AMENDMENT

- The subject lands are located in the North Grandview Heights NCP, which was approved by Council on January 11, 1999. The NCP included approximately 845 acres of land on the northern slope of Grandview Heights.
- The plan was based on a traditional one acre and half acre subdivision model.
- In 2004, with an increasing demand for different housing types and with the development of the area to the south (Morgan Heights), an NCP amendment process was initiated for large portions of land within the North Grandview Heights NCP area.

- On September 8, 2005, Council approved the recommendations in Corporate Report C013 to amend the North Grandview Heights NCP.
- At the time of the amendment, a number of property owners chose not to participate in the amendment process. As a result, their properties remained as designated in the original NCP. The subject site is one of the properties that were excluded from the amendment; therefore, the subject site's "Existing One-Acre & Half-Acre Lots" land use designation was maintained. To meet present day development conditions, it is in order to re-evaluate the NCP land use designation for the subject site.
- Since 2005, development has begun to extend into the area. Recent development applications approved by the City to the north (Application No. 7915-0183-00), north-east (Application No. 7911-0223-00) and to the south (Application Nos. 7913-0226-00 and 7914-0225-00) have introduced smaller suburban lots into the area, which has triggered several OCP and NCP amendments.
- On December 19, 2016, in conjunction with Development Application 7916-0115-00, Council granted Third Reading to Text Amendment Bylaw, 2015, No. 19040 which introduced a new land use designation "Single Detached (3-4 u.p.a.)" to the North Grandview Heights NCP. The new land use designation will be formally adopted into the NCP with the finalization of Development Application 7916-0115-00.
- On July 24, 2017, Council granted First and Second Readings to "Surrey Zoning By-law, 1993, No. 12000, Text Amendment By-law, 2017, No. 19334" which introduced the new "Quarter Acre Residential Zone (RQ)" to the Zoning By-law. The amending By-law was granted Third Reading on September 11, 2017. The RQ Zone will be formally adopted upon the finalization of a project that proposes to develop following the RQ Zone.
- The intent of the RQ Zone is to have a zone with a unit density that aligns with the maximum 4 u.p.a. permitted under the "Suburban" land use designation in the OCP.
- The proposed density and lot size is in keeping with other recently approved development applications in the area, and meets the intent of the new NCP designation "Single Detached (3-4 u.p.a.)" and "Quarter Acre Residential Zone (RQ)".

DEVELOPMENT CONSIDERATIONS

Background

- The subject 0.4 hectare (1 acre) site is designated "Suburban" in the Official Community Plan (OCP), "Existing One-Acre & Half-Acre Lots" in the North Grandview Heights Neighbourhood Concept Plan (NCP), and is zoned "One-Acre Residential Zone (RA)".

Proposal

- The applicant is proposing an amendment to the North Grandview Heights NCP to redesignate the subject site from "Existing One-Acre & Half-Acre Lots" to "Single Detached (3-4 u.p.a.)" and to rezone the site from "One-Acre Residential Zone (RA)" to "Comprehensive

Development Zone (CD)" (based on RQ Zone) to allow subdivision into four (4) single family residential lots.

- Proposed Lots 1 and 2 are 20 metres (66 ft.) wide and have an approximate area of 1,020 square metres (10,979 sq. ft.). Proposed Lots 3 and 4 are approximately 25 metres wide (82 ft.) and have an area of 868 square metres (9,343 sq. ft.).
- The project will provide cash-in-lieu of the 15% unencumbered parkland dedication requirement associated with gross density sized lots.

CD By-law

- The applicant is proposing a CD Zone for the site, which will be based on the "Quarter Acre Residential Zone (RQ)" (Appendix VIII). The proposed lots conform to the minimum subdivision requirements of the RQ Zone. However, the CD Zone is necessary to permit the 15% unencumbered parkland subdivision dedication requirement to be accepted as cash-in-lieu.
- A comparison of the proposed CD Zone and the RQ Zone is provided as follows:

	RQ Zone	Proposed CD Zone
Maximum Unit Density	10 uph (4 u.p.a.)	10 uph (4 u.p.a.)
Minimum Lot Width	20 metres (65 ft.)	20 metres (65 ft.)
Minimum Lot Size	775 square metres (8,300 sq. ft.)	860 square metres (9,257 sq. ft.)
Open Space	15% open space dedication for park and recreation purposes	Not specified. However, the applicant has volunteered to provide a 15% cash-in-lieu of open space dedication.

Building Design Guidelines & Lot Grading

- The applicant retained Tynan Consulting Ltd. as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed lots (Appendix V).
- The designs for the proposed lots are identifiable as "Neo-Traditional" and "Classical Modern" The new homes would meet modern development standards relating to overall massing, and balance in each design, and to proportional massing between individual elements.
- The roofs will require a minimum pitch of 8:12 and the only permissible roof materials would consist of asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products, provided their aesthetic properties are equal to or better than traditional roofing materials.
- A preliminary Lot Grading Plan, submitted by H.Y. Engineering has been reviewed by staff and is generally acceptable.

- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. The information has been reviewed by staff and found to be generally acceptable; however a final Lot Grading Plan is required prior to Final Adoption.

PRE-NOTIFICATION

- Pre-notification letters were sent on August 31, 2017 to 47 property owners within 100 metres (328 ft.) of the subject site, as well as the Grandview Heights Stewardship Association. A development proposal sign was erected on the subject property on September 12, 2017.
- To date, staff have received no response regarding this development proposal.

TREES

- Jeff Ross, 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
Alder and Cottonwood Trees			
Alder / Cottonwood	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch	1	1	0
Cherry	5	3	2
Japanese Maple	1	1	0
Coniferous Trees			
Deodar Cedar	1	1	0
Douglas Fir	13	13	0
Falsecypress	1	1	0
Falsecypress, Sawara	2	2	0
Grand Fir	1	1	0
Holly	3	3	0
Pine	4	4	0
Norway Spruce	5	3	2
Total (excluding Alder and Cottonwood Trees)	37	33	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		16	
Total Retained and Replacement Trees		20	
Contribution to the Green City Fund		\$21,200	

- The Arborist Assessment states that there are a total of 37 protected trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees, approximately 7.5% of the total trees on the site, are Alder and Cottonwood trees. It was determined that four (4) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 69 replacement trees on the site. Since only 16 replacement trees can be accommodated on the site (based on an average of four (4) trees per lot), the deficit of 53 replacement trees will require a cash-in-lieu payment of \$21,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 20 trees are proposed to be retained or replaced on the site with a contribution of \$21,200 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheet
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	NCP Amendment Plan
Appendix VIII.	Proposed CD By-law
Appendix IX.	Proposed Amendment to Schedule F of the Zoning By-law

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

ARR/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET**Proposed Zoning: CD Zone (based on RQ)**

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1 acre
Hectares	0.4 hectares
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	20 metres (67 ft.) to 25.7 metres (84 ft.)
Range of lot areas (square metres)	868 square metres (9,343 sq. ft.) to 1,021 square (10,989 sq. ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10 uph / 4 u.p.a.
Lots/Hectare & Lots/Acre (Net)	10.5 uph / 4.3 u.p.a.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	23.4%
Estimated Road, Lane & Driveway Coverage	11.8%
Total Site Coverage	35.2%
PARKLAND	
Area (square metres)	Cash-in-lieu
% of Gross Site	15%
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



Planning & Development Department
 13450 - 104th Avenue, Surrey
 British Columbia, Canada V3T 1V8
 Tel. (604) 591-4441 Fax. (604) 591-2507

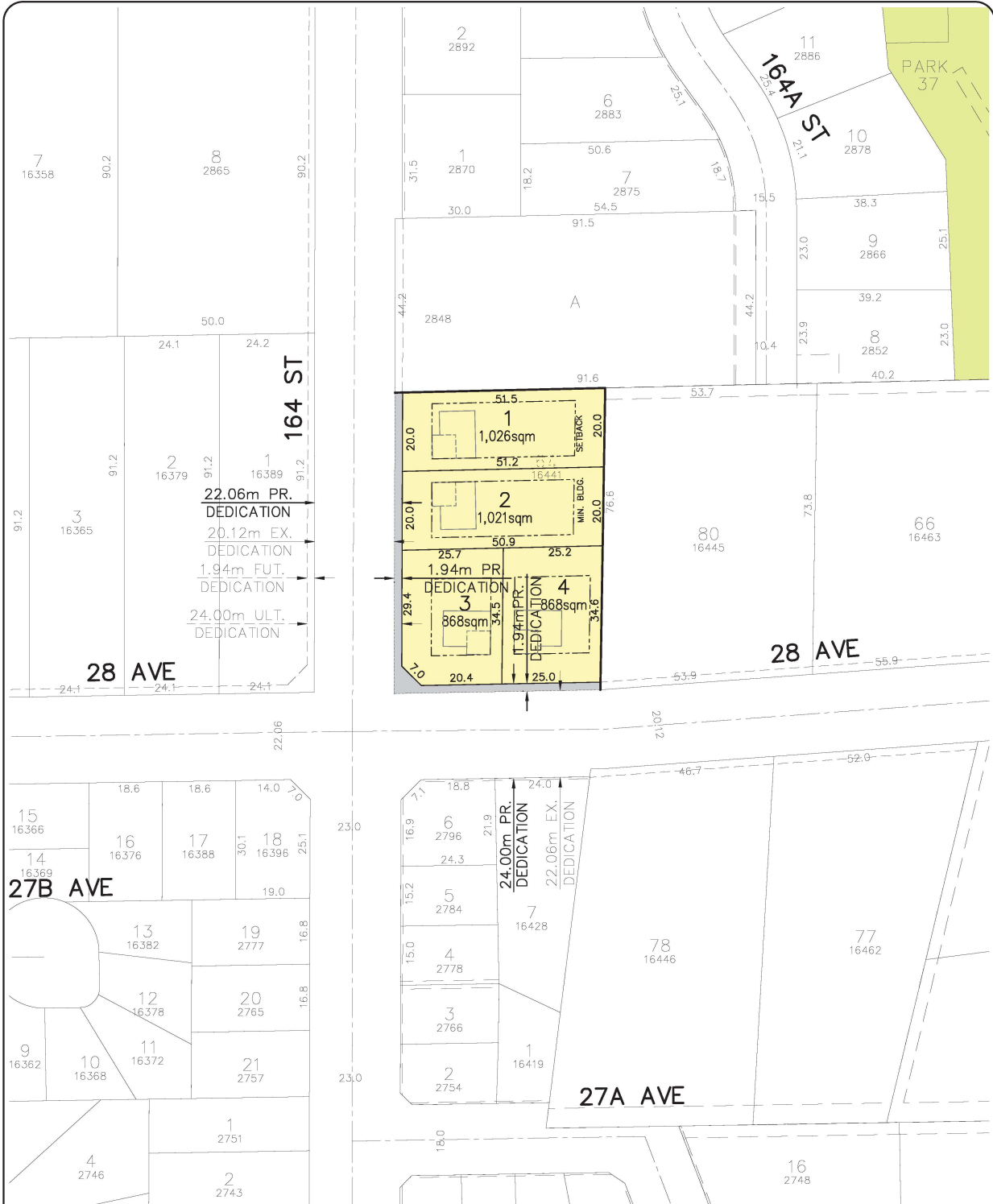
PROPOSED SUBDIVISION LAYOUT

Appendix II

File No: 79 -0 -00
 MAP #: _____
 EXIST. ZONE: RA
 PROP. ZONE: RQ



CIVIC ADDRESS: 16441 - 28 AVE., SURREY, BC
 LEGAL: LOT 64, SECTION 24, TOWNSHIP 1, N.W.D., PLAN 65076



GROSS SITE AREA: 4,042sqm (1.00ac)
 15% PARK DEDICATION: 607sqm (CASH-IN-LIEU)

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE

NOTE: PROPOSED BUILDING FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

H.Y. ENGINEERING LTD.

• #200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
 • Website: www.hyengineering.com • FAX 604-583-1737

H.Y.#:164634 | ALTERNATIVE#01-1 | DATE: 29 AUG/17 | SCALE: 1:1000

Please dimension lot frontages & areas, name existing roads and indicate north
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric
 Larger format drawings may be attached as required

DRAWING PATH: E:\PROJECTS\164634\PLANNING\164634-ALT01.dwg (1-LAYOUT) PLOT FILE UPDATED: AUGUST-29-17 2:38:47 PM BY: DRAFTING

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

FROM: Development Services Manager, Engineering Department

DATE: November 29, 2017 PROJECT FILE: **7817-0310-00**

**RE: Engineering Requirements
Location: 16441 - 28 Avenue**

NCP AMENDMENT

The below items are to be addressed as a condition of the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 164 Street toward ultimate 24.0 m Collector Road allowance.
- Dedicate 1.942 m along 28 Avenue toward ultimate 24.0 m Collector Road allowance.
- Dedicate 5.0 m x 5.0 m corner cut at 164 Street and 28 Avenue.
- Register 0.5 m SRW on 164 Street and 28 Avenue.

Works and Services

- Construct the east site of 164 Street to Collector Road standard.
- Construct the north site of 28 Avenue to Collector Road standard.
- Provide sustainable drainage works to meet NCP requirements.
- Extend sanitary main south along 164 Street to within 12.0 m of 28 Avenue property line.
- Provide a water, storm, and sanitary service connection to each lot.

A Servicing Agreement is required prior to Rezone and Subdivision.



Tommy Buchmann, P.Eng.
Development Engineer
MB



Planning

July-25-17

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0310 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

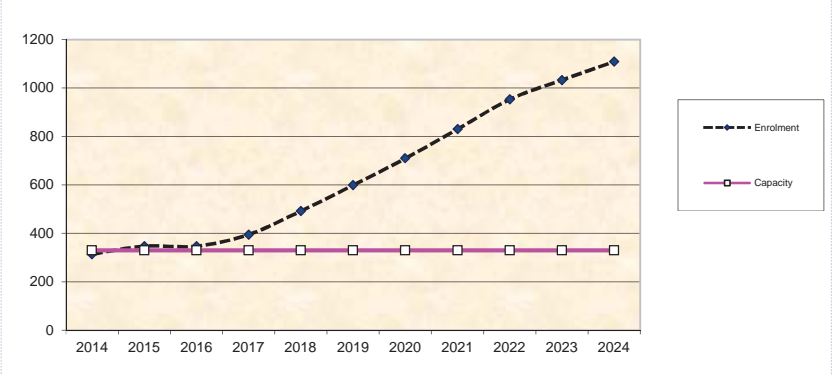
Pacific Heights Elementary	
Enrolment (K/1-7):	40 K + 307
Capacity (K/1-7):	80 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

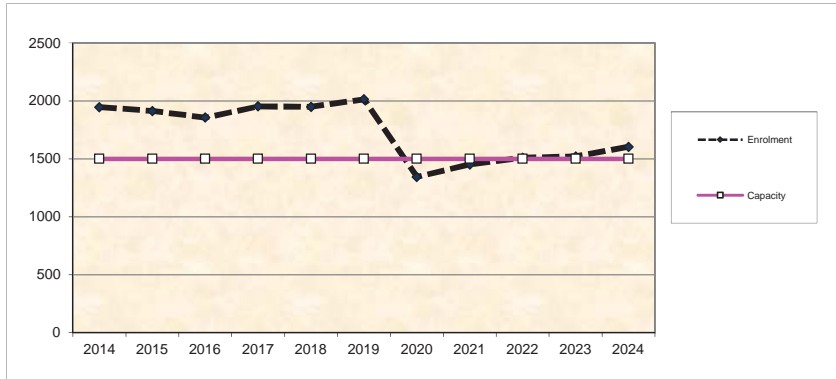
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Pacific Heights Elementary is currently over capacity with rapid enrolment growth expected to continue. The School District has received Capital Project approval for a 300 seat addition to Pacific Heights Elementary projected completed in 2019. Also a preliminary approval has been provided for a new elementary school (in planning stage) to be located on a recently purchased site south of 23rd Avenue - Site #206 near Edgewood Drive. The District has received Capital Project Approval for a New Grandview Area Secondary projected to open in 2020. The new secondary school will have a capacity for 1,500 students (currently in design stage) and will be located East of 168th Ave North of 25th Ave in the same block as the City's aquatic centre property. The school district will continue to work with the City and Province to adjust our capital plans to request additional school spaces to meet local land use plans and impact of densification on enrolment projections.

Pacific Heights Elementary



Earl Marriott Secondary



BUILDING GUIDELINES SUMMARY

Surrey Project no: 17-0310-00
Project Location: 16441 - 28 Avenue, 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 close to and northeast of the area-defining 360 lot single family residential development bounded by 25A Avenue to the South, 28 Avenue to the north, 160 Street to the west, and 164 Street to the east, identified as Surrey project 7905-0126-00. The 360 site is built out, and there have been numerous other new developments over the past few years which were constructed on or near the exterior boundaries of the 360 lot site, all of which were based on building scheme regulations that are designed to produce a similar outcome to that of the 360 lot site.

"Regulations context" for the subject site should be derived from the building schemes of the 360 lot site and those of similar nearby sites including 7912-0068-00, 7910-0066-00, 7912-0057-00, 7910-0020-00, 7910-0254-00, 7911-0153-00, 7912-0112-00, 7910-0057-00, 7913-0226-00, 7915-0183-00, and 7916-0115-00. All homes at the 360 lot site are Two-storey type. The style of all of the homes can be classified as "Classical Modern", "Neo-Traditional", or "Neo-Heritage".

Ninety percent of homes have steep roof slopes (greater than 8:12), and all homes have a dark charcoal grey/black 40 year or better shake profile asphalt shingle roof with raised ridge cap. Homes are clad in Hardiplank (dominant) or stucco, and all have generous quantities of stone. Vinyl has not been used on these homes. Yards are landscaped to a high standard. These homes provide good architectural context.

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

- 1) Context Homes: 75 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and 100 percent of homes from the aforesaid 360 lot site). The character of this area has been clearly defined by the new and aesthetically desirable housing stock. This is an infill situation in which new homes at the subject site should be similar in theme, representation, and character with the context homes described above, subject to the updating of standards over time.
- 2) Style Character : Styles recommended for this site include "Classical Modern", "Neo-Traditional", "Neo-Heritage", and compatible styles as derived from the 360 lot site. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.

- 3) Massing Designs : New homes at the 360 lot site and the context homes described above provide desirable massing context. The homes are well balanced and correctly proportioned, with a bold, stately appearance. Garages are deliberately understated.
- 4) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height (the front entrance portico is a significant architectural feature on many new homes in this area).
- 5) Exterior Wall Cladding : Vinyl has not been used in this area and is not recommended. Hardiplank, cedar, Hardipanel, brick, and stone have been used. Brick and stone have been used generously.
- 6) Roof surface : Roof surfaces at the 360 lot site are all charcoal grey to black shake profile asphalt shingles with a raised ridge cap. The shingles are of a minimum 40 year warranty.
- 7) Roof Slope : Roof pitch 8:12 or higher on most new homes at the 360 lot site.

Streetscape: Homes in the 16300 and 16400 blocks on the north side of 28 Avenue are mostly old urban homes from the 1970's and 1980's, a majority of which do not provide suitable architectural context for a post year 2016 development in the Grandview area. Homes on the south side of 28 Avenue west of 164 Street, and homes south of 28 Avenue along 164 Street are new "Classical Modern" or "Neo-Traditional" style Two-storey type homes designed to a high modern standard with well balanced, proportionally consistent, architecturally interesting components and high quality roofing and cladding materials. Lots are landscaped to a high modern urban standard, and although these homes and lots are smaller than those proposed at the subject site, they provide excellent architectural context for the subject site. Homes east of 164 Avenue along 28 Avenue are larger estate size homes situated on large RA zoned parcels.

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", "Classical Modern", 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 post year 2015's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are many homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2016) RH-G zone subdivisions in the Grandview area now meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RH-G (and CD based on RH-G) zoned subdivisions in Grandview, meeting or exceeding standards on context homes described herein.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls. Other materials in small feature areas can be considered subject to design integrity as determined by the consultant.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development, except on trim elements. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

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

Roof Materials/Colours:

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

In-ground basements:

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

Treatment of Corner Lots:

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

Landscaping:

High modern urban standard: Tree planting as specified on the Tree Replacement Plan plus minimum 35 shrubs of a minimum 3 gallon pot size on interior lots and minimum of 50 shrubs of a 3 gallon pot size on the corner lot. Driveways are to be finished with an exposed aggregate treatment and/or stamped concrete in natural grey colours only. Interlocking pavers in natural and neutral colours are also permitted. Driveway slab areas are to be poured and placed with a rectangular crack control pattern where the centre line joint of the slab is centered on the garage door and the accompanying opposing joints are at 90 degrees to the garage and measure at 1.5 m (5' -0") intervals from the front face of the garage slab edge.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** August 25, 2017

Reviewed and Approved by:  **Date:** August 25, 2017

Tree Preservation Summary

Surrey Project No: 17-0310-00


Address: 16441 - 28 Avenue

Registered Arborist: Jeff Ross #PN-7991A

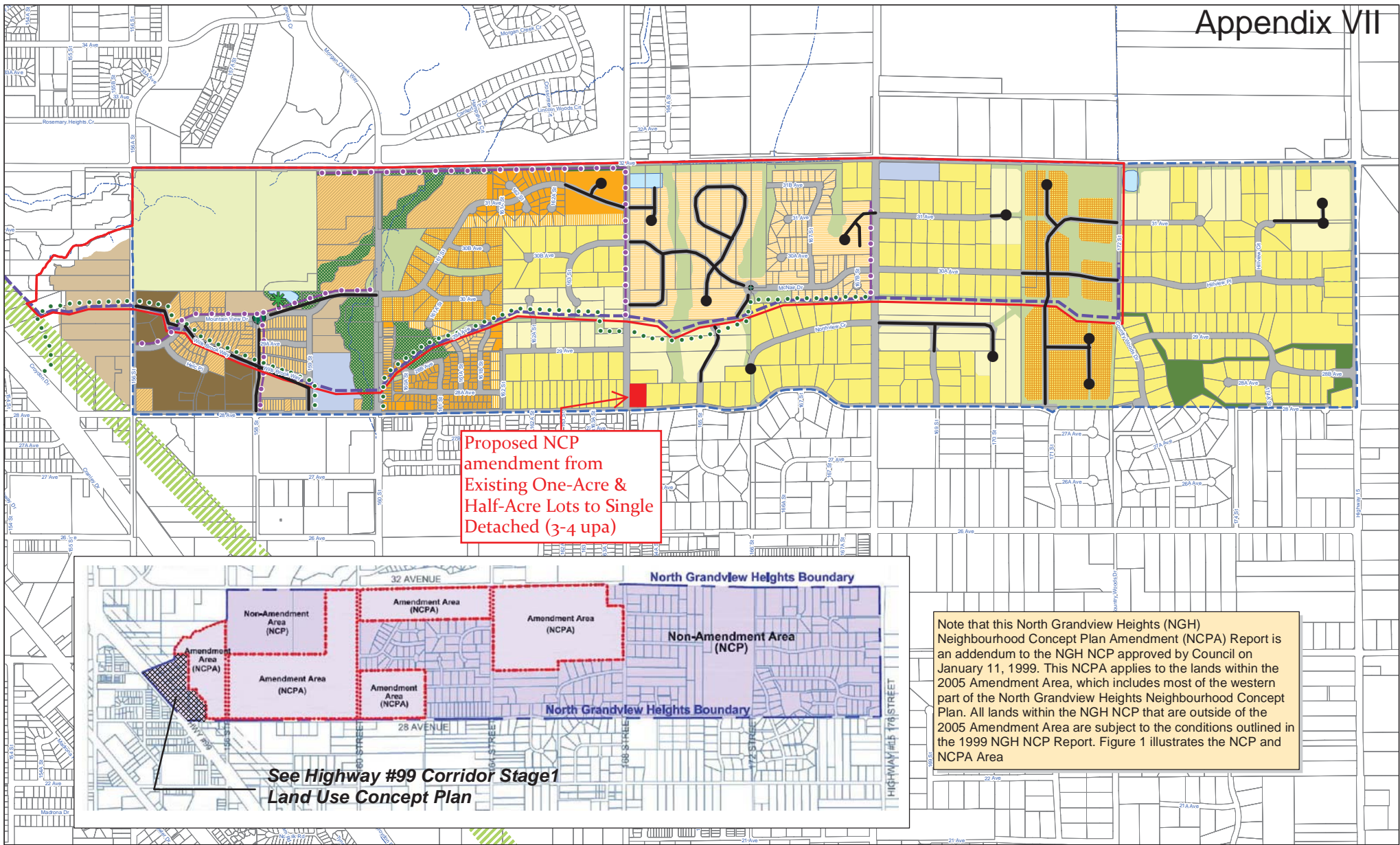
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	40
Protected Trees to be Removed	36
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 3 X one (1) = <u>3</u> - All other Trees Requiring 2 to 1 Replacement Ratio 33 X two (2) = <u>66</u>	69
Replacement Trees Proposed	16
Replacement Trees in Deficit	53
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	0
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 20, 2017
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Proposed NCP amendment from Existing One-Acre & Half-Acre Lots to Single Detached (3-4 upa)

Note that this North Grandview Heights (NGH) Neighbourhood Concept Plan Amendment (NCPA) Report is an addendum to the NGH NCP approved by Council on January 11, 1999. This NCPA applies to the lands within the 2005 Amendment Area, which includes most of the western part of the North Grandview Heights Neighbourhood Concept Plan. All lands within the NGH NCP that are outside of the 2005 Amendment Area are subject to the conditions outlined in the 1999 NGH NCP Report. Figure 1 illustrates the NCP and NCPA Area

See Highway #99 Corridor Stage1 Land Use Concept Plan

- Proposed One Acre Residential (RA)
 - Proposed One Acre Residential Gross Density (RA-G)
 - Single Detached (2 upa)
 - Larger Transition Lots (2-3 upa)
 - Single Detached (4-6 upa)
 - Cluster Housing (6-8 upa)
 - Single Detached (7 u.p.a.)
 - Single Family Small Lots
 - Multiple Residential (15-25 upa)
 - Townhouse 15 upa max
- Environmental Area
 - Proposed Open Space / Linear Open Space
 - Existing One Acre & Half Acre Lots
 - Existing Elementary School
 - Existing Cemetery
 - Proposed Detention / Sedimentation Ponds (size/location to be confirmed at detailed subdivision/rezoning stage)
- Study Area Boundary
 - Plan Area-NCP Area Boundary
 - Hydro Right of Way / Greenway
 - Proposed North Grandview Interceptor
 - Creeks
 - Proposed Roads
- Enhanced Sidewalk/Walkway
 - Linear Park / Multi-use Trail
 - Round-About
 - Neighbourhood Park (size/location to be confirmed at detailed subdivision/rezoning stage)

NORTH GRANDVIEW HEIGHTS LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: January 11, 1999 Amended 3 October 2016



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

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: 003-521-401
 Lot 64 Section 24 Township 1 New Westminster District Plan 65076
 16441 - 28 Avenue
 (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* on small *suburban lots*.

B. Permitted Uses

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:

- (a) The maximum *density* shall not exceed 2.5 *dwelling units* per gross hectare [1 u.p.a.]. The maximum *density* may be increased to 10 *dwelling units* per hectare [4 u.p.a.], calculated on the basis of the entire *lot*, if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.

- 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 shall be 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 this By-law, the following must be included in the calculation of *floor area ratio*:
 - i. Covered area used for parking unless the covered parking is located within the *basement*;
 - ii. The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];

- iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and
- iv. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*.

E. Lot Coverage

The *lot coverage* shall not exceed 32% for Lots 932 square metres [10,000 sq.ft.] in size or less, and shall not exceed 30% for lots greater than 932 square metres [10,000 sq.ft.] in size.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Buildings</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	2.4 m. [8 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures</i> greater than 10 square metres [108 sq.ft.] in size		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 9.0 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 in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 3 cars or trucks;
 - (b) *House trailer*, *camper* or boat provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under Sub-sections H.2 (a) and (b) shall not exceed 4.
3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except on *lots* which have no vehicular access to the *rear yard* or 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 Table C.1 of 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*.
- 2. 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 stairs.

K. Subdivision

- 1. For the purpose of subdivision:
 - (a) Where amenities are not provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, 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; and
 - (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 Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. *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>
860 sq.m. [9,300 sq. ft.]	20 metres [66 ft.]	34 metres [112 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. *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, 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.
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

**Proposed Amendment to Schedule F of the Surrey Zoning By-law, 1993, No. 12000.
as amended**

Schedule F - Map of Neighbourhood Concept Plan and Infill Areas is amended by deleting Map 11, Area XI and replacing it with new Map 11, Area XI as follows

