

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0301-00

Planning Report Date: April 1, 2019

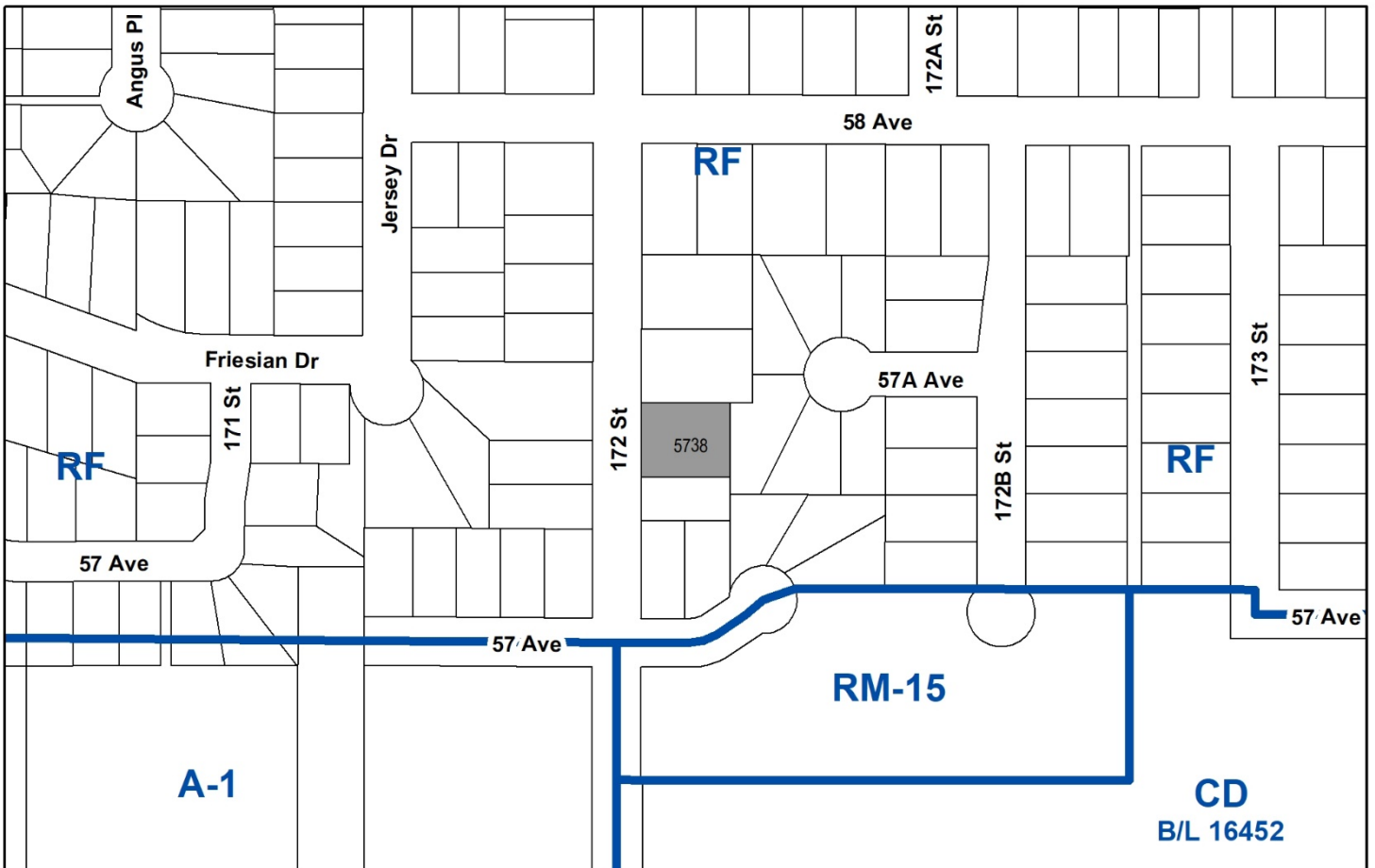
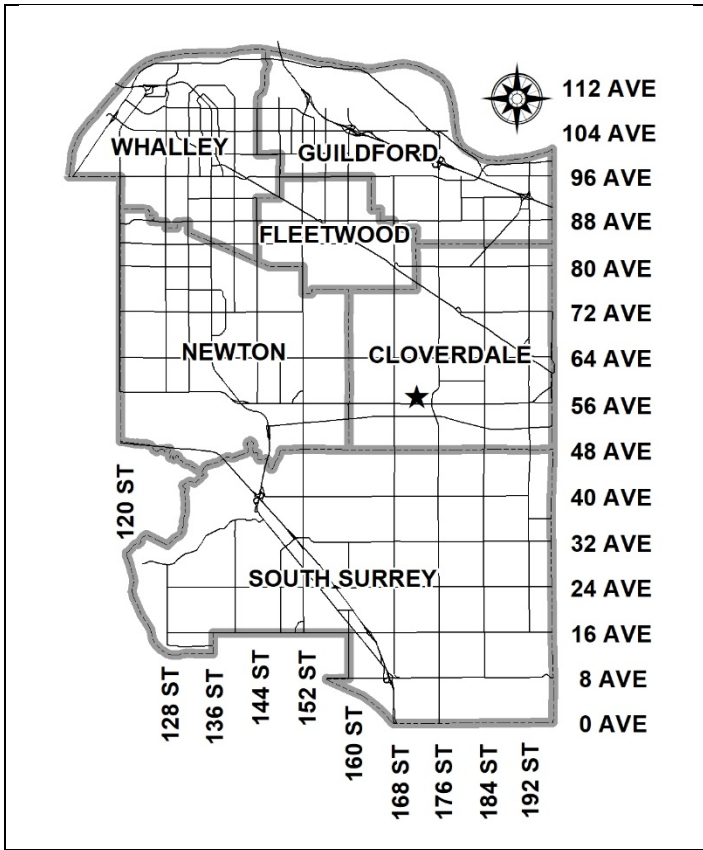
PROPOSAL:

- **Rezoning** from RF to CD (based on RF) to allow subdivision into 2 single family lots.

LOCATION: 5738 - 172 Street

ZONING: RF

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 the Urban designation in the Official Community Plan (OCP).
- The two (2) proposed lots each have lot widths of 15.1 metres (50 ft.), which meets the minimum 15-metre (49 ft.) lot width of the RF Zone and therefore will create a streetscape that is consistent with the existing RF-zoned pattern of development in the neighbourhood.
- The proposal must provide 1.942 metres (6.3 ft.) of road dedication along 172 Street consistent with near by Development Application Nos. 7917-0521-00 and 7917-0430-00. As a result, the proposed development is unable to achieve the minimum lot area of 560 square metres (6,000 sq. ft.) for subdivision under the RF Zone.
- The midblock oversized subject lot presents the only remaining lot suitable for subdivision and completes the block with proposed lot areas 6% less than the minimum prescribed under the RF Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) 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;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

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:

1 Elementary students at George Greenaway School
 1 Secondary students 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 February 1, 2020.

Parks, Recreation & Culture:

Parks has no concerns with the application.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval of the rezoning is granted by MOTI for 1 year.

SITE CHARACTERISTICS**Existing Land Use:**

Single family dwelling to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single Family Dwellings	Urban	RF
East:	Single Family Dwellings	Urban	RF
South:	Single Family Dwellings	Urban	RF
West (Across 172 Street):	Single Family Dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 1,113 square-metre (11,984 sq.ft.) subject property is located at 5738 - 172 Street in Cloverdale. The site is designated Urban in the Official Community Plan (OCP) and zoned "Single Family Residential Zone (RF)".
- The applicant proposes to rezone the subject property to "Comprehensive Development Zone (CD)" in order to subdivide into two (2) single family lots.
- The proposed lots exceed the minimum lot width and lot depth requirements of the RF Zone.

- The surrounding neighborhood is characterized predominately by single family, RF-Zoned lots. The proposed CD lots are 527 square metres (5,672 sq. ft.) and 15.2 metres (50 ft.) wide, which is approximately 6% smaller than the minimum lot area requirement (560 square metres / 6,000 sq.ft.) and slightly above the minimum lot width (15 metres/ 50 ft.) of the RF Zone, thus fitting the character of the established area.
- A size comparison of the proposed CD Zone(based on RF) and the RF Zone is provided in the following table:

	CD Zone (Based on RF)	RF Zone
Lot Area	525 sq.m. (5,650 sq. ft.)	560 sq.m. (6,000 sq.ft.)
Lot Width	15 m. (50 ft.)	15 m. (50 ft.)
Lot Depth	34 m. (111 ft.)	28 m. (92 ft.)

- Development Application No. 7917-0521-00, approximately 130 metres north-west of the subject, is undergoing subdivision from one (1) lot to two (2) lots under the RF Zone. A 1.942 metre (6.3 ft.) road dedication was required along 172 Street for that application. Similarly, a 1.942 metre (6.3 ft.) dedication along 172 Street is required for the subject application, resulting in the subject property losing approximately 6% lot area, and the proposed lots being under the minimum 560 square metre (6,000 sq. ft.).
- Development Application No. 7917-0430-00 directly north of the subject property, is undergoing a subdivision from two (2) lots to four (4) lots under the RF Zone. The minimum widths of the RF lots reflect identical lot widths to the subject application at 15.2 metres (163 ft.).

Road Dedication and Access

- The subject property fronts 172 Street, a collector road, which requires an additional 1.942 metres (6 ft.) to meet the Collector Road Standard.
- Driveway access for the proposed lots will be from 172 Street.

Neighborhood Character Study and Building Scheme

- The applicant retained Mike Tynan, of Mike Tynan Consulting Ltd., as the Design Consultant to prepare a Character Study and Building Design Guidelines for the subject property to generally maintain consistency with the existing single family dwellings in the adjacent neighbourhood.

- The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines. The study found that while the majority of the older, existing "West Coast Traditional", "Old Urban", and "West Coast contemporary (circa 1970's)" style homes do not provide a suitable context for future redevelopment, "Neo-Traditional" and "Neo-Heritage" style homes provide suitable architectural context. The Design Consultant has proposed a set of building design guidelines to include Cloverdale garage requirements (clear interior depth 6.1 metres (20 ft.) and minimum clear interior depth of 6.4 metres (21 ft.)) and recommend updated design standards while maintaining a strong relationship with the adjacent homes (Appendix VI).

Lot Grading

- Preliminary Lot Grading plans were prepared and submitted by Coastland Engineering and Surveying Ltd. The plans were reviewed by staff and found to be acceptable.
- Basements are proposed for all lots. Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been reviewed and accepted by the City's Engineering Department.

Affordable Housing Strategy

- On April 9, 2018 Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As a condition of Final Adoption of the Rezoning By-law, the applicant will be required to provide a \$1,000 per unit contribution to the Affordable Housing Reserve Fund, totaling \$2,000 for the two (2) proposed lots.

PRE-NOTIFICATION

Pre-notification letters were sent out on August 30, 2018 to 63 adjacent properties and the development sign was installed February 6, 2019. Staff have received two responses, as summarized below:

- Concern with rezoning to a Comprehensive Development Zone (CD). Worried about construction of commercial businesses, would prefer residential subdivision.
 - *The proposed CD Zone (Based on RF) will be a residential subdivision similar in layout to the existing neighborhood. No commercial uses are proposed.*
- The Cloverdale Community Association (CCA) has concerns pertaining to a lack of public amenities, school capacity and rental housing stock. As such, they are unwilling to support the application.
 - *Only two lots/homes are proposed in the subject application. The future development will have minimal impact on the neighborhood amenities and are only 6% below the*

minimum RF zone lot area requirement. Subject to meeting zoning and building requirements, two secondary suites may be provided which could add to the rental housing stock.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting 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 (excluding Alder and Cottonwood Trees)			
Maple	2	1	1
Coniferous Trees			
Cypress	1	1	0
Douglas Fir	1	1	0
Pine	1	0	1
Cedar	2	0	2
Total (excluding Alder and Cottonwood Trees)	7	3	4
Total Replacement Trees Proposed		3	
Total Retained and Replacement Trees		7	
Contribution to the Green City Fund		\$1,200.00	

- The Arborist Assessment states that there are a total of 7 protected trees on the site. There are no Alder and Cottonwood trees on the site. It was determined that 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 2 to 1 replacement ratio. This will require a total of 6 replacement trees on the site. Since only 3 replacement trees can be accommodated on the site, the deficit of 3 replacement trees will require a cash-in-lieu payment of \$1,200 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 7 trees are proposed to be retained or replaced on the site with a contribution of \$1,200 to the Green City Fund.
- Tree No.1587 on the boulevard fronting lot 1 is proposed for removal, but will be confirmed by Parks as part of the detailed servicing review stage.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 14, 2018. 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 subject site is within an established neighbourhood. • The proposed rezoning and subdivision complies with the Urban designation in the Official Community Plan (OCP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Secondary suites will be permitted on both lots, subject to meeting the zoning and building requirements for a secondary suite.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates Low Impact Development Standards (LIDS) through Sediment Control Devices.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • None Proposed.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • None Proposed.
6. Green Certification (F1)	<ul style="list-style-type: none"> • None Proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notifications letters were distributed to nearby property owners and a Development Proposal Sign was installed on the subject property to provide development and contact information to the public.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Letter from Cloverdale Community Association (CCA)
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Proposed CD By-law

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.28
Hectares	0.11
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	15.2
Range of lot areas (square metres)	526.8 - 527
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	18.2 / 7.1
Lots/Hectare & Lots/Acre (Net)	18.4 / 7.5
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	58.2%
Estimated Road, Lane & Driveway Coverage	10.7%
Total Site Coverage	60.9%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
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 OF PARCEL A (EXPLANATORY PLAN 14104) LOT 9 SECTION 7 TOWNSHIP 8 NWD PLAN 1086

B.C.G.S. 926.017

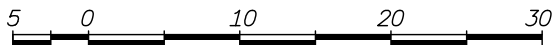
DRAFT DATED: AUG. 21, 2018

CIVIC ADDRESS:

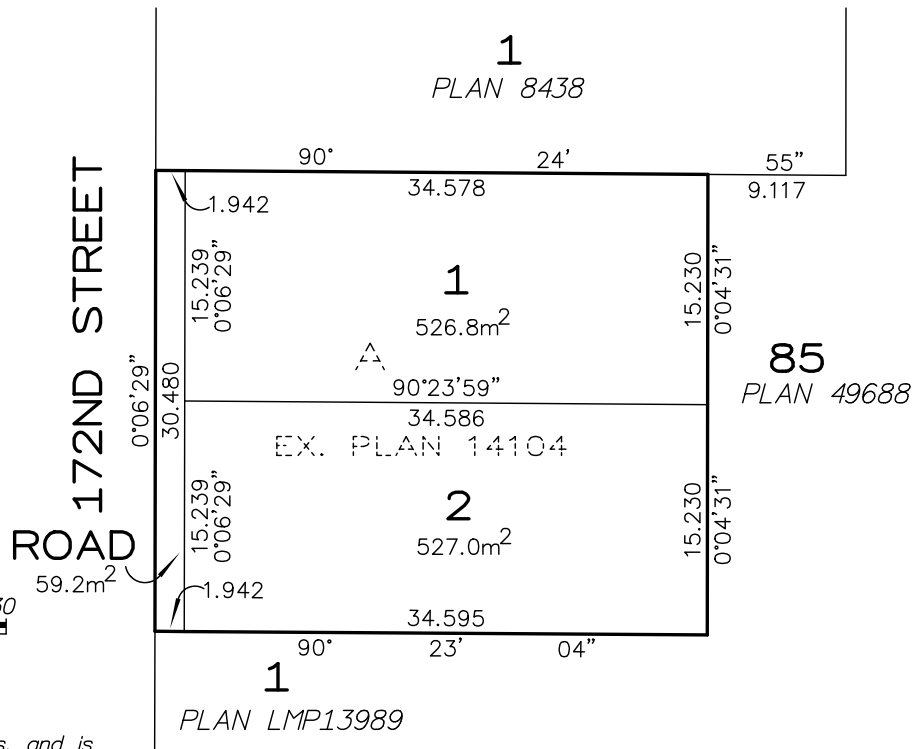
5738 172nd Street, Surrey, BC
P.I.D. 011-987-600



SCALE 1 : 500



ALL DISTANCES ARE IN METRES



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Finny Philip, B.C.L.S. 995
__th day of _____, 2018.





INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **March 4, 2019** PROJECT FILE: **7818-0301-00**

RE: **Engineering Requirements
Location: 5738 172 Street**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 1.942-metre along 172 Street collector road plus an additional 0.5-metre statutory right-of-way.

Works and Services

- Construct east side of 172 Street to the Collector standard. The City will fund the upsizing from the local road standard to the collector road standard.
- Provide each lot with a storm, water, and sanitary service connection.
- Implement storm water mitigation features of the Cloverdale McLellan Integrated Stormwater Management Plan.

A Servicing Agreement is required prior to Rezone/Subdivision.

Tommy Buchmann, P.Eng.
Acting Development Services Manager

SK2



Planning

January 31, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0301 00

SUMMARY

The proposed are estimated to have the following impact on the following schools:

2 Single family with suites

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2018 Enrolment/School Capacity

George Greenaway Elementary	
Enrolment (K/1-7):	69 K + 440
Operating Capacity (K/1-7)	38 K + 396
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1694
Capacity (8-12):	1400

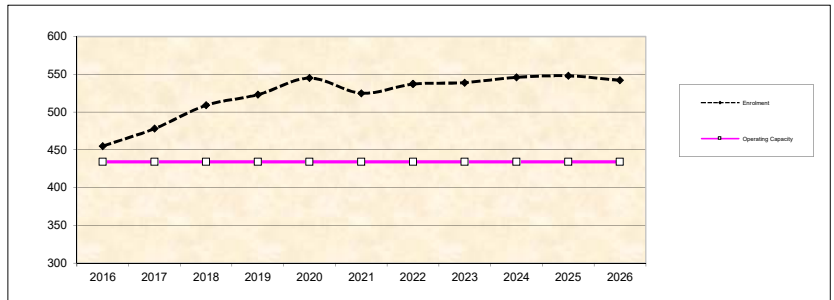
School Enrolment Projections and Planning Update:

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

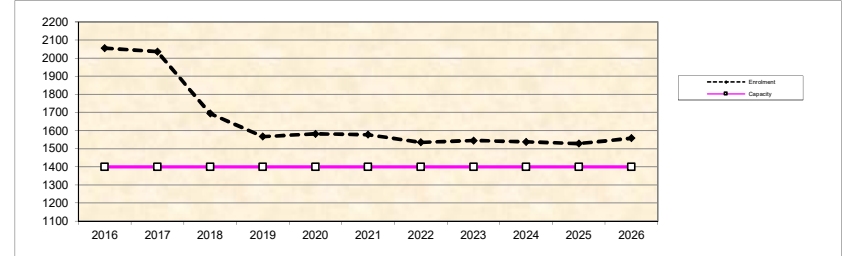
George Greenaway Elementary is in a maturing neighbourhood. What our data is suggesting is that there is strong number of families with young children moving into the catchment. The 10 year enrolment projections are showing that in 2020 enrolment will peak and then remain constant. By 2027 the school is anticipated to be operating at 121% capacity. There are no current plans to expand the school. Growth will be managed by using portables.

In September 2018, Salish Secondary opened in the Clayton area, north of the Fraser Highway. This new 1500 capacity school was built to relieve the current enrolment pressure at Lord Tweedsmuir and Clayton Heights Secondary. Extended day programming has been removed at Lord Tweedsmuir. However, even with the enrolment relief that Salish provided, Lord Tweedsmuir is projected to slowly start growing again in 2022.

George Greenaway Elementary



Lord Tweedsmuir Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.



Cloverdale Community Association

Website: www.cloverdalecommunity.org

February 6, 2019

Evan March
City of Surrey
Planning and Development Department
13450-104 Avenue
Surrey BC V3T 1V8

Re: 7918-0301-00 / 5738-172nd Street

To Mr. March:

The Cloverdale Community Association (CCA) has received the preliminary notice for the proposed development noted above.

Based on our position taken during a media release and our ongoing support to the current council's smart development (aka pausing development) promise, our association will not be able to support this project as of today. Should any new information such as additional public amenities be introduced or school capacity be increased in the near future, we will certainly reconsider our position.

The only exception we would consider outside of smart development are projects/developments which would be taking place on a transit route or if there was an increase to the rental housing stock.

Please keep us informed with any changes which may occur after this letter has been received by you.

We trust the above information is satisfactory and as always, we expect our comments to be added in the planning report and project file for council to review.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Bola".

Mike Bola
President
Cloverdale Community Association
604-318-0381

CC: Board of Directors

BUILDING GUIDELINES SUMMARY

Surrey Project no: 18-0301-00
Project Location: 5738 - 172 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 within an old urban (1940's - 1970's) development area in which all surrounding lots are zoned RF (including the subject site).

The style of most homes can be described as "West Coast Traditional", "Old urban", or "West Coast Contemporary (circa 1970's)". Home types include Bungalows, Cathedral (Split) Entry, Basement Entry, Split Level, and Two-Storey type, ranging in size from 600 sq.ft. to 3000 sq.ft.

A variety of massing designs are evident, including simple low mass homes (the Bungalows), homes with mid-scale massing (the Two Storey homes), and homes with high scale to box-like massing which is found on the numerous Basement Entry and Cathedral Entry home types.

There are a wide variety of roof forms including common gable (clearly dominant), Dutch Hip, Boston gable, and shed, which is a greater variety of forms than are commonly found in most post year 2000's developments. Roof slopes range from 4:12 to 6:12. Roof surfaces include asphalt shingles (clearly dominant), and tar and gravel.

Wall cladding materials include vinyl, aluminum, stucco, and cedar in a colour range that includes neutral, natural, and primary colours. One third of homes have a brick or stone accent. Trim and detailing standards are typical of those found on most homes constructed between the 1940's and the 1970's.

Overall, landscaping standards are considered average for 1970's era homes.

There are two new projects in the immediate area. One is located at 5752 and 5764 - 172 Street, adjacent to the north side of the subject site. The proposal at that site is to subdivide two RF lots into four RF lots. The other is located at 5749 - 172 Street, on the west side of 172 Street, opposite the subject site. The proposal at that site is to subdivide one RF lot into three RF lots. Although these projects are not finalized, draft versions of the building schemes can be used to provide "regulations context" for the subject site.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2017 RF zone development (nor a CD zone based on the RF zone). Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character :** Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including “Neo-Traditional”, “Neo-Heritage”, and compatible styles which could include compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, 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 projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ 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, cedar, aluminum, stucco, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2017 developments.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.

- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

Streetscape: The area around the subject site developed over a time period extending from the 1940's through the 1970's. The oldest homes are simple small Bungalows ranging in area between 600 and 1000 sq.ft. The newer homes (1970's) are comprised mainly of box-like Basement Entry and Cathedral Entry ranging in size from 2200 sq.ft. to 2800 sq.ft.. Most roofs have a slope ranging between 4:12 and 6:12, and most roofs are surfaced with asphalt shingles. Stucco, cedar, aluminum, and vinyl have been used on exterior walls. Landscapes are "modest to average" for homes from this era, though there are significant hedges.

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: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, 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 2017'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)

Existing neighbouring homes do not provide suitable context for the proposed RF type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF zone developments constructed in Surrey subsequent to the year 2017.

Exterior Materials/Colours: Stucco, Cedar, Vinyl, 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, colonial red, 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 6:12, 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: Only 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 the traditional roofing products. Greys, browns, or black only. Membrane roofs also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, 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 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** October 21, 2018

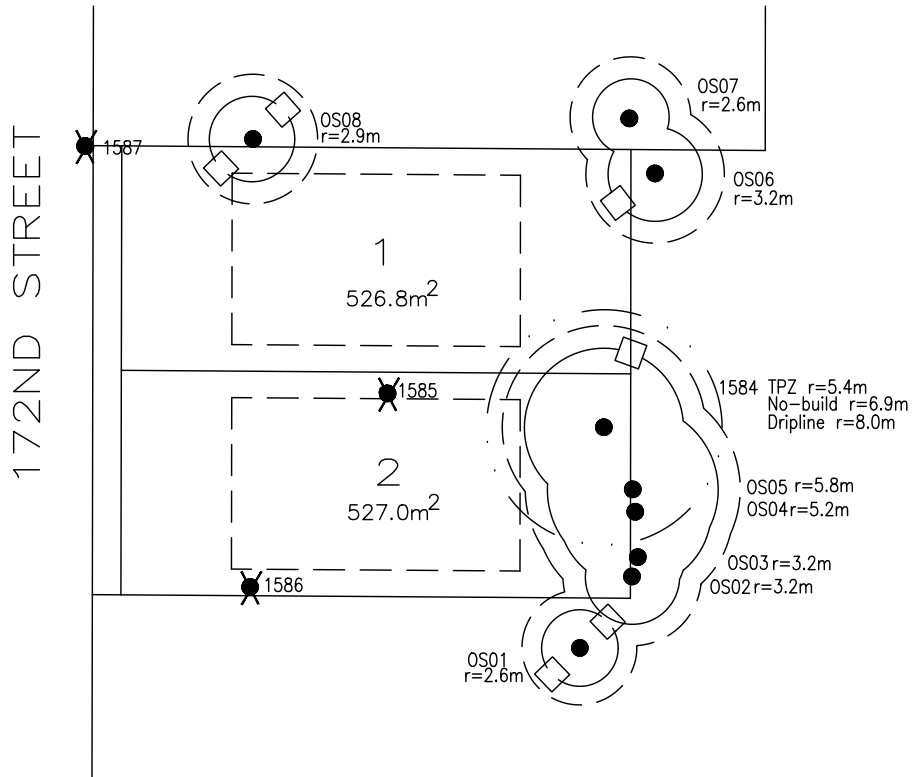
Reviewed and Approved by:  **Date:** October 21, 2018

Table 1: Summary of the on-site and shared trees tree inventoried by species, the recommended number to be retained and removed.

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder (<i>A. rubra</i>)	0	NA	NA
Cottonwood (<i>P. balsamifera</i> ssp. <i>trichocarpa</i>)	0	NA	NA
Deciduous Trees (excluding Alder and Cottonwood)			
Maple (<i>A. macrophyllum</i>)	2	1	1
Coniferous Trees			
Cypress (<i>C. lawsoniana</i>)	1	1	0
Douglas-fir (<i>P. menziesii</i>)	1	1	0
Pine (<i>P. contorta</i>)	1	0	1
Cedar (<i>T. plicata</i>)	2	0	2
Total (excluding Alder and Cottonwood Trees)	7	3	4
Additional Trees in the proposed Open Space/ Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard/Riparian Area)	3		
Total Retained and Replacement Trees	7		

Arborist Notes:

- 1) Tree 1584: building envelope should be designed to clear dripline of tree 1584.
- 2) Tree OS08: Arborist to prune crown to edge of no-build zone.
- 3) Arborist supervision required for excavation within 2 m of any tree driplines.



0 2.5 5 10 15 25 Meters



LEGEND

- = TREES TO BE RETAINED
- ✕ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISION	BY
	REVISED	

C.KAVOLINAS & ASSOCIATES INC
BCSLA CSLA

2462 JONQUIL COURT
ABRISTFORD, B.C.
V3J 3E8

PHONE (604) 857-2376

CLIENT

DANIEL ROMEY
GOLD KEY GROUP
c/o COASTLAND ENGINEERING & SURVEYING LTD.
SUITE #10
18332 - 48th AVENUE
SURREY, B.C. V3S 1E5
604-532-9700

TITLE

PLAN VIEW

TREE LOCATION PLAN
TREE RETENTION PLAN
2 LOT SPLIT
5738 - 172 STREET
SURREY, B.C.

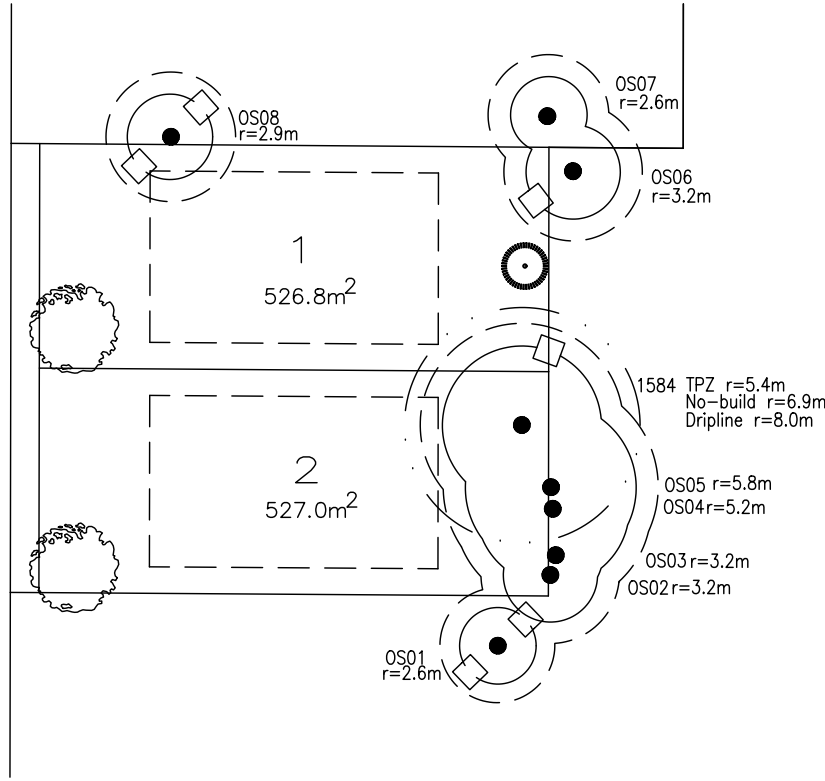
SCALE 1:150	DATE October 5th, 2018
DRAWN CHW	CHECKED CHW
APPVED AS BUILT	

PROJECT	JOB NO.
	DRAWING NO.
	TR-1

Arborist Notes:

- 1) Tree 1584: building envelope should be designed to clear dripline of tree 1584.
- 2) Tree OS08: Arborist required to prune crown to edge of no-build zone.
- 3) Arborist supervision required for excavation within 2 m of any tree driplines.

172ND STREET

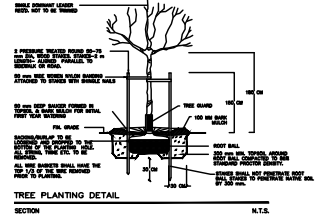


REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	TSUGA HETEROPHYLLA	WESTERN HEMLOCK	1	3.00 METERS	AS SHOWN	B. & B.

NOTES / GENERAL

- 1) PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTRACTOR SHALL BE PROVIDED WITH THE "LATEST EDITION" LANDSCAPE STANDARD PLANT SIZE AND CONTAINER SIZE AND THE METHOD OF PROTECTION, STAKES, GUARDS AND BARRIERS SHALL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR SHALL BE PROVIDED WITH THE "LATEST EDITION" LANDSCAPE STANDARD PLANT SIZE AND CONTAINER SIZE AND THE METHOD OF PROTECTION, STAKES, GUARDS AND BARRIERS SHALL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR SHALL BE PROVIDED WITH THE "LATEST EDITION" LANDSCAPE STANDARD PLANT SIZE AND CONTAINER SIZE AND THE METHOD OF PROTECTION, STAKES, GUARDS AND BARRIERS SHALL BE PROVIDED BY THE CONTRACTOR. CONTRACTOR SHALL BE PROVIDED WITH THE "LATEST EDITION" LANDSCAPE STANDARD PLANT SIZE AND CONTAINER SIZE AND THE METHOD OF PROTECTION, STAKES, GUARDS AND BARRIERS SHALL BE PROVIDED BY THE CONTRACTOR.
- 2) SOIL GROWING MEDIA DEPENDING ON PREPARED SUBGRADE SHALL BE:
 - LAWN AREAS 100 mm
 - ORCHARD GROUND AREAS 100 mm
 - SEEDING AREAS 100 mm
 - TREE AREAS 100 mm
 - 100 mm PERFORATED ROOT BALL
- 3) GROWING MEDIA SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARD FOR LEVEL 3 AND LEVEL 3 AREAS EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIA SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATION. PROTECTION AND MAINTENANCE OF GROWING MEDIA COMPONENTS SHALL BE DONE OFF-SITE USING A RECOMMENDED GROWING MEDIA PROTECTION SYSTEM. MEDIA SHALL BE STORED AT A RECOMMENDED LOCATION. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBSTRATE FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- 4) ON-SITE OR IMPORTED SOIL SHALL SATISFY THE REQUIREMENTS OF THE STANDARD FOR GROWING MEDIA. SOIL SHALL BE ANALYZED FROM TYPICAL WOOD AND SOIL. SOILY PLANT PARTS, NEED OR APPLICABLE PARTS OF NEEDS, PLANT PARENCHYMA, CHLOROPLAST, TONIC MATERIALS, SOURCE INFO OR IN AND OTHER CHECKS.
- 5) ALL PLANTING NEEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- 6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE. THESE GUARANTEES EXCEPT ALL PLANT MATERIALS NOT SURVIVAL. IN THE CONTRACTOR SHALL BE GUARANTEED PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN COST TO THE OWNER.
- 8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL MATERIALS AS IT ACCUMULATES AND SHALL BE THE RESPONSIBILITY OF THE OWNER TO REMOVE THE SOIL AND THE SITE MARKED IN A CLEAR AND PRESENTABLE CONDITION FREE FROM ALL OBSTRUCTIONS.



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISION	NO.

C.KAVOLINIS & ASSOCIATES INC
BCRLA CSLA
2462 JONAHU COURT
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604-532-9700

TITLE
PLAN VIEW
TREE LOCATION PLAN
TREE REPLACEMENT PLAN
2 LOT SPLIT
5738 - 172 STREET
SURREY, B.C.

SCALE 1:150	DATE October 5th, 2018
DRAWN DWT	
CHECKED	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	TR-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: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 011-987-600

Parcel "A" (Explanatory Plan 14104) Lot 9 Section 7 Township 8 New Westminster District Plan 1086

5738 - 172 Street

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

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

A. Intent

This Comprehensive Development Zone is intended for *single family dwellings*.

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* must 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 317 square metres [3,400 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 areas 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 including staircases, garages and covered parking with extended height exceeding 3.7 metres [12 feet] must be multiplied by 2, excluding:

- (a) 19 square metres [200 sq. ft.] and
- (b) floor area directly below a sloped ceiling less than 4.6 metres [15 ft.] in height, provided that the area has at least one wall 3.7 metres [12 ft.] or less in height.

E. Lot Coverage

The lot coverage must not exceed 40%.

F. Yards and Setbacks

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

Use	Setback	<i>Front Yard^{1,2}</i>	<i>Rear Yard³</i>	<i>Side Yard</i>
<i>Principal Buildings</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m. ⁴ [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 Except for a garage, 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*. If a minimum of 50% of the width of the *principal building* is setback 9 metres [30 ft.], the *setback* to an attached garage may be relaxed to 6.7 metres [22 ft.].

² With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *principal building* must not extend towards the *highway* for more than half the depth of the said garage, measured from the front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If an attached garage with its main access doors facing a *highway* contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) must be setback at least 0.9 metre [3 ft.] from the front of the said garage.

- 3 50% of the length of the rear *building* face may be *setback* a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building* face is *setback* at least 8.5 metres [28 ft.] from the *rear lot line*.
- 4 The *side yard setback* may be reduced to 1.2 metres [4 ft.] along one *side lot line* adjoining a *lot* zoned Single Family Residential (RF) provided that 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, which may be increased to a maximum of 4 cars or trucks on *lots* where the front face of an attached garage is *setback* a minimum of 11.0 metres [36 ft.] from the *front lot line*;
 - (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, which may be increased to 4 where the front face of an attached garage is *setback* a minimum of 11.0 metres [36 ft.] from the *front lot line*.

3. *Vehicle* parking may be permitted in either the *front yard* or *side yard* subject to the following:
- (a) No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway*. *Driveways* may be constructed off either the *frontage* or *flanking street*;
 - (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a carport, or on a parking pad; and
 - (c) The total area surfaced or paved for a *driveway* shall be as follows:
 - i. Every *lot* may have one *driveway* with a uniform width of 8.0 metres [26 ft.] extending from the *lot line* to the garage, carport, or parking pad on the *lot*;
 - ii. Notwithstanding Sub-section H.3.(c) (i) additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side *parking spaces*, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side *parking spaces* measured at the required *front yard setback* and is uniformly tapered over the required *front yard* to a width of 8 metres [26 ft.] at the *front lot line*; and
 - iii. Notwithstanding Sub-sections H.3.(c) (i) and (ii), a *driveway* shall not exceed 53% of the total area of the *front yard* or required *side yard* within which the *driveway* is located.
4. 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 unit*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
- (a) 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 this By-law; and
 - (b) Adequate screening, as described in Section I.3 of this Zone is provided.

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 at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (b) in the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

1. 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>
525 square metres [5,650 sq.ft.]	15 metres [49 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. Subdivisions shall be subject to the applicable Surrey Development Cost Charge Bylaw, 2018, No. 19478, as may be amended or replaced from time to time, and the development cost charges shall be based on the RF Zone.
6. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
9. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
10. Floodproofing shall be as set out in Part 8 Floodproofing, of Surrey Zoning By-law, 1993, No. 12000, 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