

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7919-0009-00

Planning Report Date: November 18, 2019

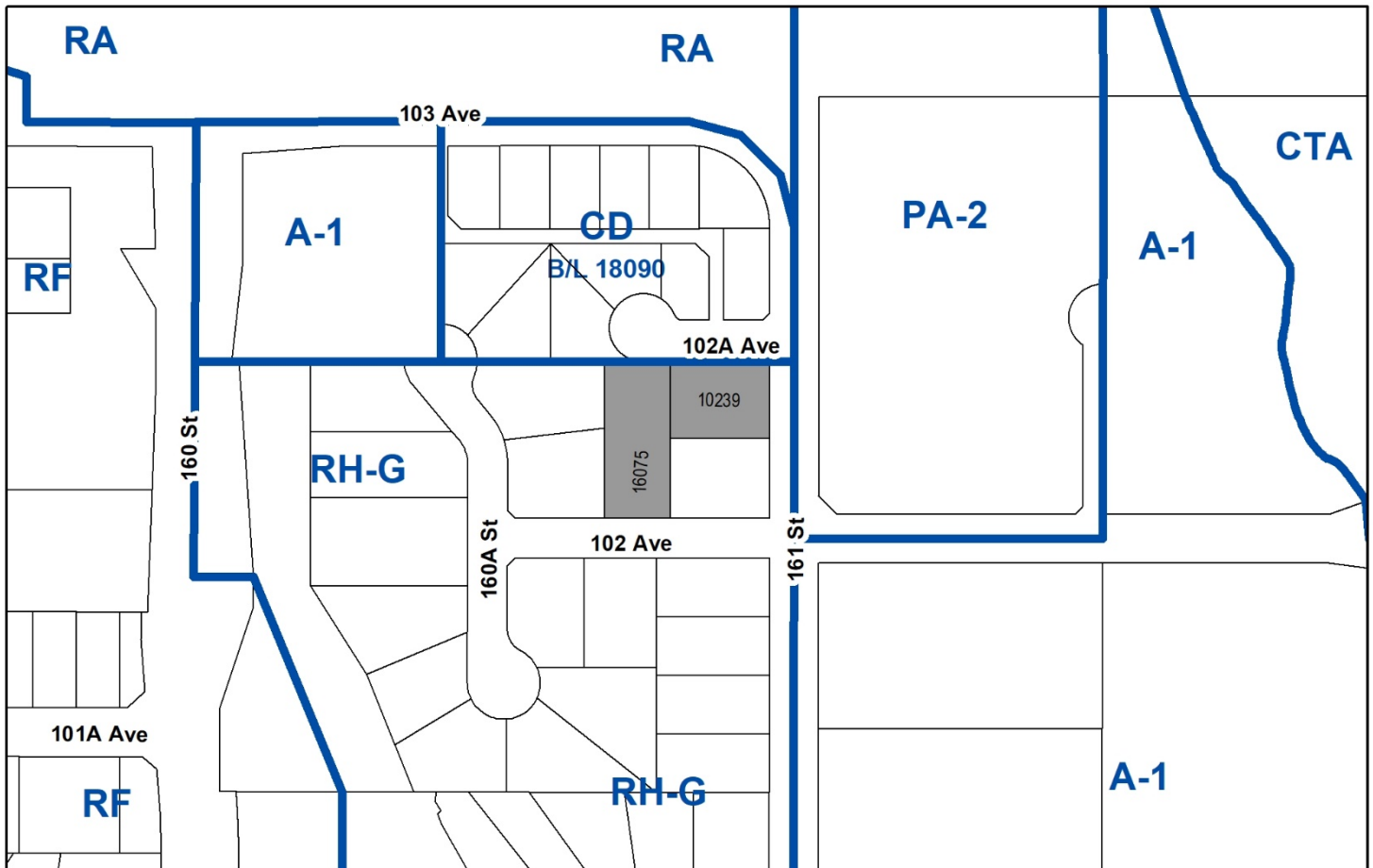
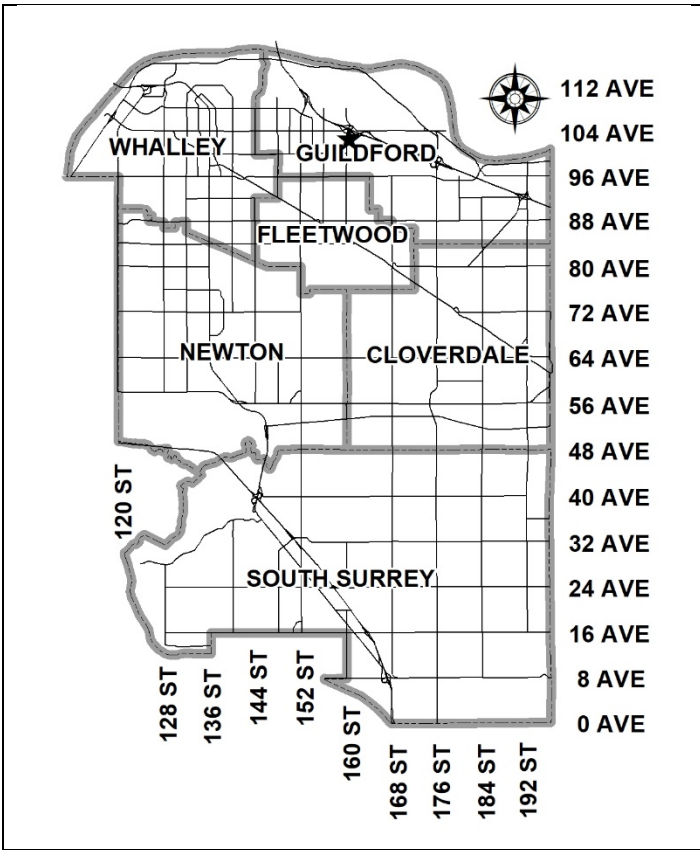
PROPOSAL:

- **Rezoning** from RH-G to CD (based on RQ) to allow subdivision from 2 to 3 single family suburban lots.

LOCATION: 10239 - 161 Street
 16075 - 102 Avenue

ZONING: RH-G

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed density of 10 units per hectare (4 upa) complies with the maximum permitted density within the Suburban OCP designation.
- The proposed CD Zone meets or exceeds the minimum lot width and depth requirements of the neighbouring RH-G and CD Zones.
- The proposed subdivision from 2 to 3 lots meets the 'Sensitive Infill' policies of the OCP, which encourages infill development that is compatible with existing neighbourhoods. The proposed development provides for large single-family residential lots, which respects the suburban character of the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Half-Acre Residential Gross Density (RH-G) Zone" 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) final 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 site, 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;
 - (g) registration of a Section 219 Restrictive Covenant for a 3.6 metre (12 ft.) west side yard setback on proposed Lot 1; and
 - (h) the applicant adequately address the City's need 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:

2 students at Serpentine Heights Elementary School
1 student at North Surrey Secondary School

(Appendix IV)

It is anticipated that the additional dwelling unit will be constructed and ready for occupancy by September 2020.

Parks, Recreation & Culture: Parks notes that the boulevard trees on 102A are to be retained. As per the Key Plan, there are potential conflicts shown for the driveway and servicing of proposed Lot 1. Tree protection measures and design consideration to alleviate conflicts are required, prior to Final Adoption.

Ministry of Transportation & Infrastructure (MOTI): No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family residential neighbourhood

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 102A Avenue):	Single family residential	Suburban	CD (based on RH-G)
East (Across 161 Street):	St. Andrew Kim Parish	Suburban	PA-2
South (Across 102 Avenue):	Single family residential	Suburban	RH-G
West:	Single family residential	Suburban	RH-G

DEVELOPMENT CONSIDERATIONS

- The two subject properties total approximately 3,034 square metres (32, 657 sq. ft.) in area and are located north of 102 Avenue and west of 161 Street in Guilford.

- The properties are designated "Suburban" in the Official Community Plan (OCP) and are zoned "Half-Acre Residential Gross Density (RH-G)" Zone.
- Adjacent residential lots to the north, west, and south of the sites consist of large single-family residential lots zoned "Half-Acre Residential Gross Density (RH-G)" and "Comprehensive Development (CD) (based on RH-G)".

Current Proposal

- The applicant is proposing to rezone the subject lots from "Half-Acre Residential Gross Density (RH-G) Zone" to "Comprehensive Development (CD) Zone (based on the Quarter Acre Residential Zone)" in order to subdivide into 3 single family suburban lots.
- The existing single-family dwellings on proposed Lot 2 (fronting 102 Avenue), and proposed Lot 3 (fronting 161 Street) are proposed to remain in their existing location. The new lot created through subdivision, proposed Lot 1, will front onto a cul-de-sac off 102A Avenue.
- All three (3) proposed lots will meet or exceed the minimum lot area requirements of the RQ Zone. A CD Zone is proposed to accommodate the floor area and lot coverage of the two existing homes to be retained. Although this is the first CD Zone in the area to be based on the RQ Zone, the proposed CD Zone has similar minimum lot size requirements to that of the neighbouring RH-G and CD Zones, thus maintaining the large, suburban-lot character of the neighbourhood.
- A size comparison of the proposed CD Zone and the neighbouring CD and RH-G Zones are provided in the following table:

	CD Zone (Based on RQ)	RH-G Zone	CD Zone (By-law 18090)	RQ Zone
Lot Area	940 sq. m (10, 118 sq. ft.)	1,300 sq. m (14, 000 sq. ft.)	570 - 992 sq. m (6, 135 - 10, 677 sq. ft.)	930 sq. m (10,010 sq. ft.)
Lot Width	24 m (80 ft.)	30 m (100 ft.)	18 - 19 m (59 - 62 ft.)	24 m (80 ft.)
Lot Depth	27 m (89 ft.)	30 m (100 ft.)	22 - 30 m (72 - 100 ft.)	30 m (100 ft.)
Floor Area Ratio (FAR)	Variable	Variable	Variable	Variable
Lot Coverage	30%	Variable	Blocks A & B- 32% - 38% Block C - 25%	Variable
Setbacks	Front yard: 7.5 m (25 ft.) Rear yard: 7.5 m (25 ft.) Side yard: 1.8 m (6 ft.) Side yard flanking: 3.6 m (12 ft.)	Front yard: 7.5 m (25 ft.) Rear yard: 7.5 m (25 ft.) Side yard: 3.0 m (10 ft.) Side yard flanking: 7.5 m (25 ft.)	Front yard: 6.0 m or 7.5 m (20 or 25 ft.) Rear yard: 7.5 m (25 ft.) Side yard: 1.8 m or 3.0 m (6 ft. or 10 ft.) Side yard flanking: 3.6 m (12 ft.)	Front yard: 7.5 m (25 ft.) Rear yard: 7.5 m (25 ft.) Side yard: 2.4 m (8 ft.) Side yard flanking: 3.6 m (12 ft.)

- The proposed minimum lot area does not meet the requirement of the neighbouring RH-G Zone, however, is supportable as only one (1) of the proposed three (3) lots is below

1,000 square metres (10,764 sq. ft.). Further, there are existing lots to the north of the subject properties, also zoned CD, with smaller lot areas than the proposed subdivision.

- The CD By-law modifies the floor area ratio (FAR), lot coverage and side yard setback requirements of the RQ Zone. This change is supportable as it is to accommodate retention of the existing houses on proposed Lot 2 and 3, which are proposed to remain in their existing locations. Further, similar requirements for density, coverage and side yard setbacks can be found in the subdivision to the north of the subject sites, also zoned CD (By-law 18090).
- The proposed subdivision from two (2) to three (3) lots meets the ‘Sensitive Infill’ policies of the OCP, which encourages infill development that is compatible with existing neighbourhoods. The proposed development provides for large single-family lots, and utilizes land, which is currently vacant, while respecting the neighbourhood’s established character.

Building Design Guidelines & Lot Grading

- The applicant retained Ran Chahal of Apex Design Group Inc. to prepare the Neighbourhood Character Study and Building Scheme for the subject site. The Character Study involved reviewing a number of existing homes in the neighbourhood to establish suitable design guidelines for the proposed subdivision.
- The Character Study found that homes in the neighbourhood can be considered to provide acceptable architectural context for future redevelopment. The guidelines, a summary of which is attached, recommend design standards which complement the existing neighbourhood.
- A Footprint Analysis was also provided by the design consultant, which demonstrates that a new dwelling can be accommodated on Proposed Lot 1, in compliance with the provisions of the CD Zone. A driveway and space to park four (4) cars can also be provided on the proposed new lot.
- A preliminary Lot Grading Plan, submitted by Terra Nobis Consulting Inc., has been reviewed by staff and is generally acceptable. The Lot Grading Plan indicates a basement is proposed for the new dwelling on proposed Lot 1. Final confirmation on whether in-ground basements are achievable will be determined at the detailed design stage. At this time, fill in excess of 0.5 metres (1.5 ft.) is not proposed.

TREES

- Roberta Wand, ISA Certified Arborist of Huckleberry Landscape Design 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	0	0	0
Cottonwood	0	0	0

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Hawthorn	6	6	0
Red Maple	3	3	0
Ornamental Plum	3	3	0
Total (excluding Alder and Cottonwood Trees)	12	12	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees		9	
Contribution to the Green City Fund		\$6,000	

- The Arborist Assessment states that there is a total of 12 protected trees on the site, none of which are Alder or Cottonwood trees. It was determined that no 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 24 replacement trees on the site. Since only 9 replacement trees are proposed on the site (based on an average of 3 trees per lot), the deficit of 15 replacement trees will require a cash-in-lieu payment of \$6,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- As per the City Arborist's comments dated October 4, 2019, there are to be a minimum of 5 replacement trees per RQ lot, for a total of 15 replacement trees. The applicant has proposed 9 replacement trees on the site. Whether the difference of 6 replacement trees can be accommodated within the subdivision can be addressed prior to Final Adoption.
- In summary, no trees are proposed to be retained, and 9 trees are proposed to be replaced on the site, with a contribution of \$6,000 to the Green City Fund.

PRE-NOTIFICATION

The development proposal sign was installed on March 21, 2019 and pre-notification letters were mailed out on April 4, 2019. To date, staff have received two (2) emails and two (2) phone calls from neighbouring residents with the following concerns (*staff comments in italics*):

- Concern that the proposal will exacerbate existing parking issues on 102A Avenue

The existing dwellings at 10239-102A and 16075-102 Avenue will continue to be accessed via their existing driveways. There will be no changes to the existing parking conditions of those dwellings through the subject application.

The Design Consultant has undertaken a Building Footprint Study (Appendix II) illustrating that the proposed new dwelling fronting 102A Avenue will be able to accommodate a minimum of four (4) off-street parking spaces, two (2) in the garage and two (2) in the driveway, thereby exceeding the 3 off-street parking spaces required under Surrey Zoning By-law No. 12000.

- Concern with the construction of an oversized home and undersized backyard, on proposed Lot 1

The proposed CD Zone restricts the maximum principal building floor area, inclusive of a garage or carport, to 465 square metres (5,000 square feet), which is consistent with other homes in the area. Further, the Building Footprint Study (Appendix 1) demonstrates that the proposed dwelling will have consistent front, rear and side yard setbacks of other homes in the area.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 9, 2019. 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 proposal complies with the "Suburban" designation in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • None proposed
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The applicant proposes the following Low Impact Development Standards (LIDS): [1] dry swales; [2] natural landscaping and [3] 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"> • Development proposal signs were installed on the subject property and pre-notification letters were mailed to adjacent area residents.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Project Data Sheets
- Appendix II. Proposed Subdivision Layout, Site Plan
- Appendix III. Engineering Summary
- Appendix IV. School Board Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Proposed CD By-law

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

SC/cm

SUBDIVISION DATA SHEET

Proposed Zoning: RQ

Requires Project Data	Proposed
GROSS SITE AREA	0.7
Acres	0.2
Hectares	
NUMBER OF LOTS	
Existing	2
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	27 m to 35.22 m
Range of lot areas (square metres)	1000 m ² to 1031.35 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	N/A
Lots/Hectare & Lots/Acre (Net)	10 u.p.ha./4 u.p.a
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	30%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	54%
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	YES

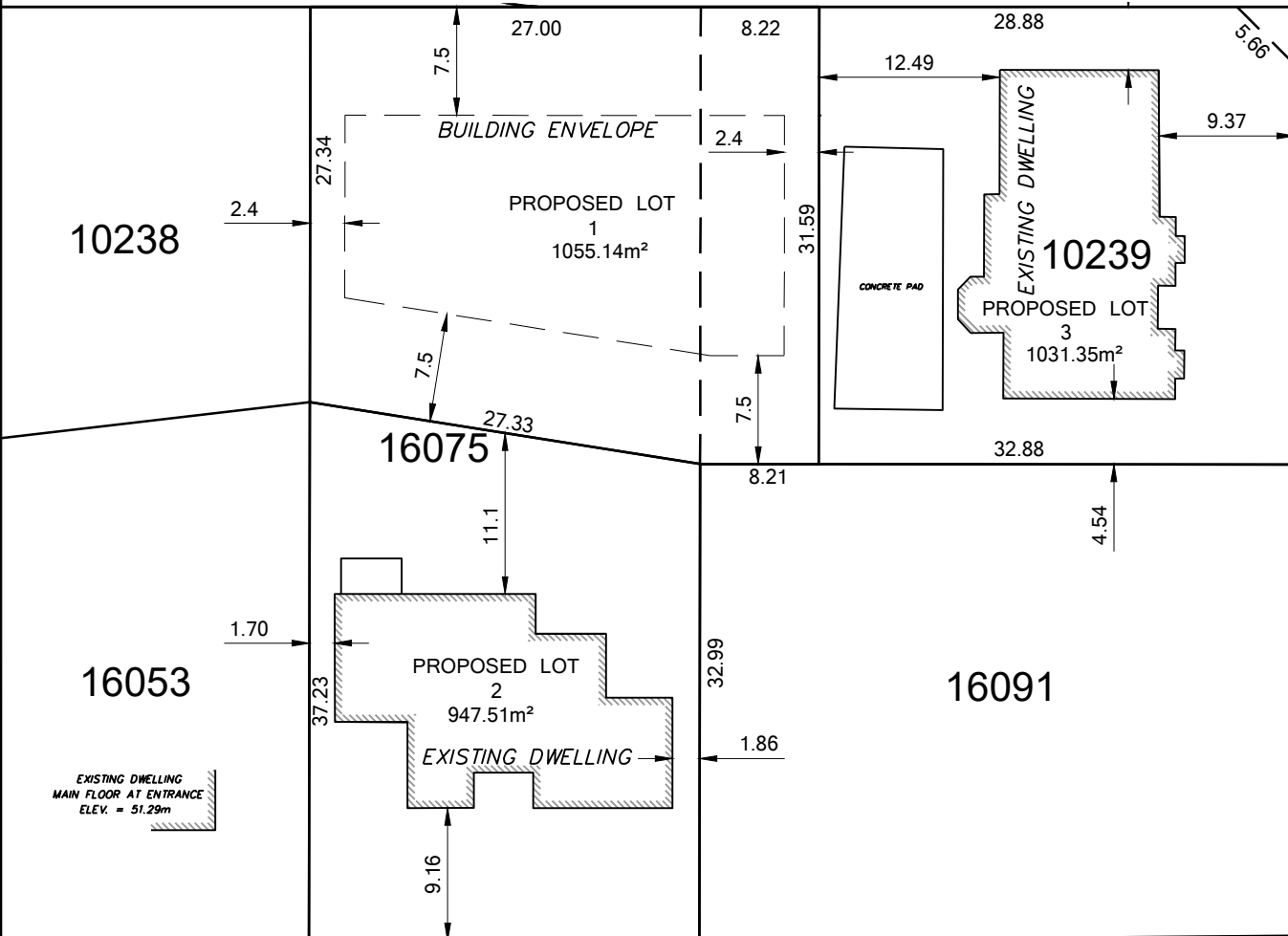


TERRA NOBIS CONSULTING INC.

#101-7402 PROGRESS WAY
 DELTA, BC, V4G 0A1
 EMAIL: INFO@TERRANOBIS.COM
 PHONE: 604.946.3007



C:\Dropbox (Personal)\Terra-Nobis Consulting\3. Projects\16063 - 16075-102 AVENUE AND 10239 161 SURREY - SUBDIVISION (AMAN BASRA)\Design\Drawings\16063 working.dwg [SITEPLAN] 10/01/2019



PLAN
 SCALE: 1:500

No	DATE	BY	CK	REVISIONS DESCRIPTION
4.	19 FEB 2019	RR	AJ	CHANGED LOT LINE
3.	09 JAN 2019	RR	AJ	ADDED EXISTING BUILDINGS
2.	03 JAN 2019	RR	AJ	REVISED LOT LAYOUT
1.	01 OCT 2018	RR	AJ	ADDED DENSITY CALCULATIONS
0.	18 SEP 2016	RR	AJ	PROPOSED SUBDIVISION LAYOUT

TITLE : SUBDIVISION SITEPLAN
16075 102 AVE SURREY

GURPREET BASRA

TEL: 604.805.9196

SCALE: AS SHOWN

SEAL

DATE: **19 FEB 2019**

16063

REV

4.

BC LAND SURVEYORS PROPOSED SUBDIVISION AND TOPOGRAPHICAL SURVEY PLAN OF LOTS 19 AND 1 BOTH OF SECTION 26 BLOCK 5 NORTH RANGE 1 WEST NWD PLAN 82589

LOT 19 PID : 014-772-752
 LOT 1 PID : 014-772-469

CIVIC ADDRESS :

LOT 19 : 16075 - 102nd AVENUE
 LOT 1 : 10239 - 161st STREET
 SURREY, B.C.

ELEVATION DERIVATION

ELEVATIONS ARE GEODETIC DERIVED FROM GNSS OBSERVATIONS DATUM CVD28GVRD 2005

LEGEND :

- CB DENOTES RECTANGULAR CATCH BASIN
- RCB DENOTES ROUND CATCH BASIN
- LS DENOTES LAMP STANDARD
- SUP DENOTES SUMP
- SN DENOTES SIGN
- UUB DENOTES UNDERGROUND UTILITY BOX
- SAN MH DENOTES SANITARY MANHOLE
- STM MH DENOTES STORM MANHOLE
- RTWL DENOTES RETAINING WALL
- DTR DENOTES DECIDUOUS TREE

NOTE :

Preliminary Layout, subject to approval.
 Areas and Dimensions are subject to detailed Legal Survey and calculations, and may vary.

Lot dimensions and clearances according to Field Survey.

This plan does not show non-plan charges, liens or interests.

This plan was prepared for inspection purposes and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of any decisions made or actions taken based on this document. This document shows the relative location of the surveyed structures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners. All rights reserved. No person may copy, reproduce, transmit or alter this document in whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE AND IS CERTIFIED CORRECT THIS 9th DAY OF OCTOBER, 2019.

RECERTIFIED CORRECT THIS 18th DAY OF DECEMBER, 2018.

LAKHJOT S. GREWAL

B.C.L.S.

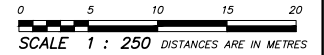
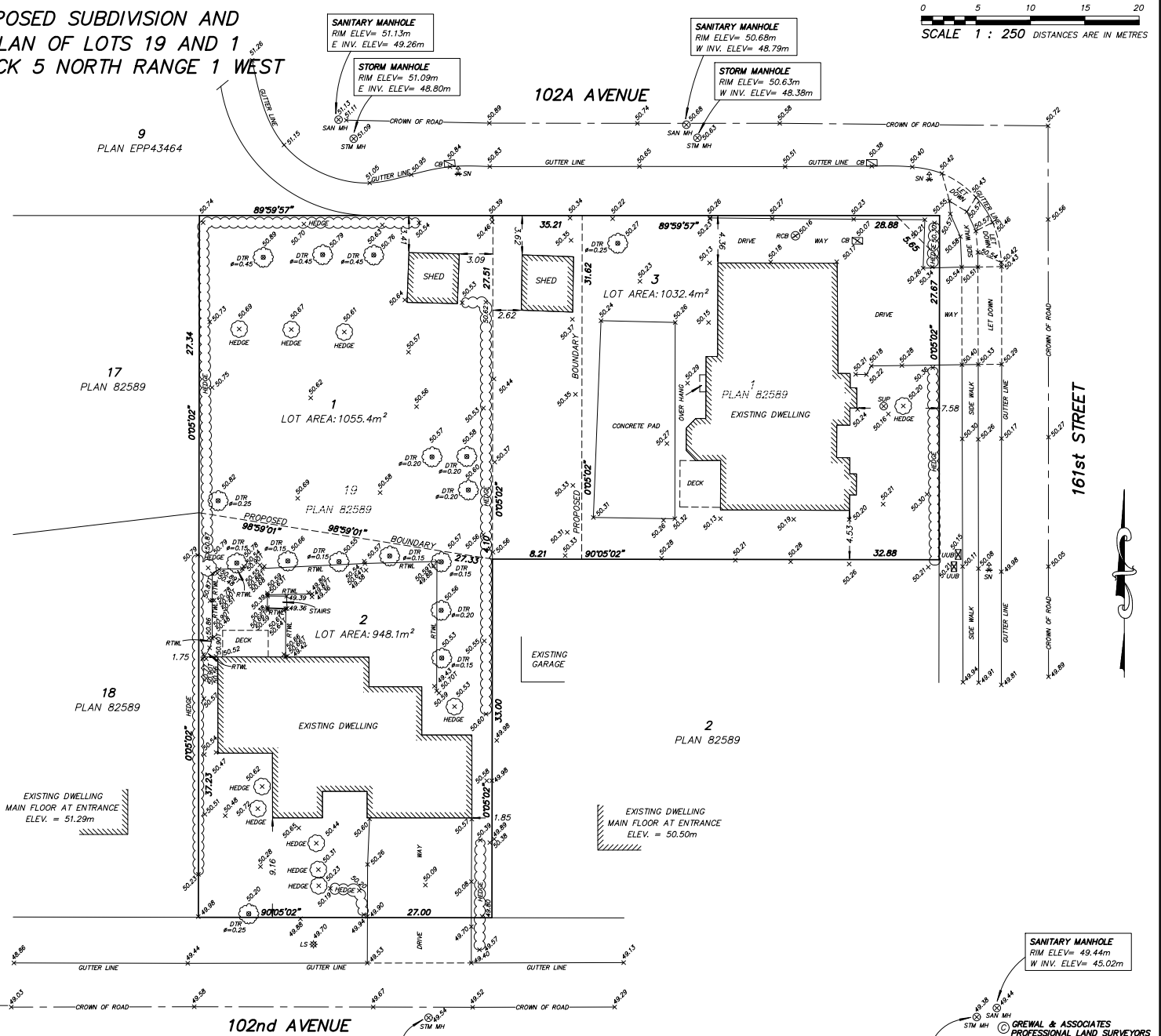
SANITARY MANHOLE
 RIM ELEV= 47.61m
 E INV. ELEV= 45.81m
 DIST TO EAST MH=121.75m

STORM MANHOLE
 RIM ELEV= 49.54m
 E INV. ELEV= 47.77m

STORM MANHOLE
 RIM ELEV= 49.38m
 W INV. ELEV= 47.16m

SANITARY MANHOLE
 RIM ELEV= 49.44m
 W INV. ELEV= 45.02m

GREWAL & ASSOCIATES
 PROFESSIONAL LAND SURVEYORS
 UNIT 204, 15239-68th AVENUE
 SURREY, B.C. V3S 2C1
 TEL: 604-597-8567
 EMAIL: Office@GrewalSurveys.com
 FILE : 1609-026
 DWG : 1609-026 16





INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **June 11, 2019** PROJECT FILE: **7819-0009-00**

RE: **Engineering Requirements
Location: 16075 102 Avenue & 10239 161 Street**

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

- Dedicate 3.0 m x 3.0 m corner cut at the intersection of 102 A Avenue and 161 Street;
- Register a 0.5 m statutory right-of-way along the frontage of 161 Street for inspection chambers.

Works and Services

- Provide a 6.0 m wide concrete driveway letdown along 102 A Avenue for lot 1;
- Provide an adequately sized sanitary, storm and water connection to all lots; and
- Provide on-site sustainable drainage features as per the Upper Serpentine Integrated Storm Management Plan requirements.

A Servicing Agreement is required prior to Rezone and Subdivision.

Tommy Buchmann, P.Eng.
Development Services Manager

SC



September 16, 2019
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0009 00

SUMMARY

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

3 Single family with suites

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2018 Enrolment/School Capacity

Serpentine Heights Elementary	
Enrolment (K/1-7):	47 K + 301
Operating Capacity (K/1-7)	38 K + 396
North Surrey Secondary	
Enrolment (8-12):	1415
Capacity (8-12):	1175

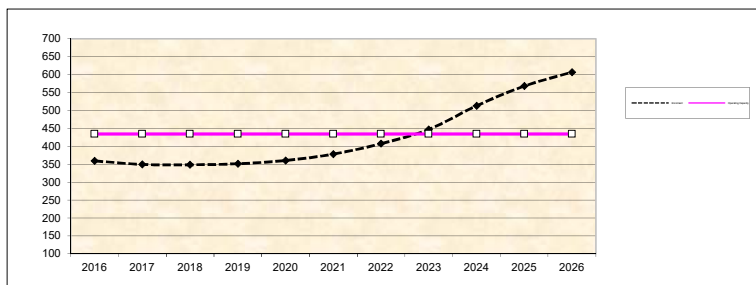
School Enrolment Projections and Planning Update:

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

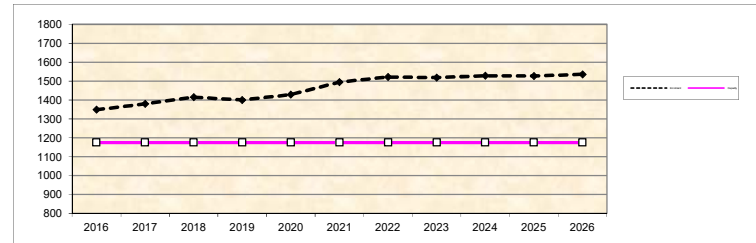
Serpentine Heights is one of the few elementary schools in the northeast area of the District that still has enrolling space available, and whose enrollment is projected to continue at its current level over the next 10 years. However, when city services are extended further into the Anniedale/Tynhead area, this school will be ideally located to accommodate students from the potential new developments. As part of the District's 2020/2021 Five Year Capital plan, the District is requesting funding to buy a new elementary site in the on the west side of Highway 15 to support the new community NCP. Until a new school is built on the site, Serpentine Heights will accommodate any enrolment growth within its existing capacity.

North Surrey Secondary is currently operating at 113%. Over the next 10 years, enrolment is projected to grow by approximately 130 students. As part of the District's 2020/21 Five Year Capital Plan submission, there is a request 325 capacity addition targeted to open September 2023. This project has yet to be approved by the Ministry.

Serpentine Heights Elementary



North Surrey 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.

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 19-0019 (Maize Developments Ltd.)
Property Location: 16075-102 Ave & 10239-161 Street, Surrey, B.C

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

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

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

The area surrounding the subject site is an urban area built out in the Pre-1960's - 1990's with newer homes built in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1500-3000sf and over.

Most of the existing homes have mid to mid-massing characteristics with 82.00% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch of 5/12 and lower to a medium pitch of 6-9/12 and over common truss roofs with simple gables and common hips with Asphalt Shingles and Concrete Roof Tiles being most common.

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

Landscaping is of a moderate planting standard with 94.00% of the homes having Exposed Aggregate driveways.

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

Most of the newer homes located in the study area have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. In order to achieve a cohesive streetscape with the cul-de-sac homes, I would recommend a maximum roof pitch of 10:12 on the upper floor, except for the gables, which can be steeper as long as they do not exceed the highest roof peak of the upper floor 10:12 roof. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards

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

Dwelling Types/Locations:

“Two-Storey”	88.00%
“Basement /Cathedral Entry”	6.00%
“Rancher (Bungalow)”	6.00%
“Split Levels”	0.00%

**Dwelling Sizes/Locations:
(Floor Area and Volume)**

Size range:	12.00% under 2000 sq.ft excl. garage
	12.00% 2001 - 2500 sq.ft excl. garage
	76.00% over 2501 sq.ft excl. garage

Exterior Treatment /Materials: Vinyl: 53.00% Stucco: 47.00% Cedar: 0.00% Hardi: 0.00%
Brick or stone accent on 59.00% of all homes

Roof Pitch and Materials: Asphalt Shingles: 88.00% Cedar Shingles: 00.00%
Concrete Tiles: 6.00% Tar & Gravel: 0.00%
6.00% of homes have a roof pitch of 4-5:12 and lower
94.00% have a roof pitch of 6:12 to 9:12 and greater.

Window/Door Details: 100.00% of all homes have rectangular windows

Streetscape:A variety of simple “Two Story”, 10-15 year old “West Coast Traditional” homes in a common urban setting. Roofs on most homes are simple medium pitch common hip or common gable forms with Asphalt Shingles Roof Tiles is on most of the homes. Most homes are clad in Vinyl, Stucco.

Other Dominant Elements: Most of the existing homes located in the immediate study area have covered front verandas.

2. Proposed Design Guidelines

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

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

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

Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
Exterior Materials /Colours:	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 5:12
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 20 shrubs (min. 3 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



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

June 9, 2019
Date

Tree Preservation Summary

Surrey Project No:

Address: 16075 102 Avenue & 10239 161 Street, Surrey

Registered Arborist: Anne Kulla, Huckleberry Landscape Design

On-Site Trees	Numbers 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)	12
Protected Trees to be Removed	12
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 • All other Trees Requiring 2 to 1 Replacement Ratio 12 X two (2) = 24 	24
Replacement Trees Proposed	9
Replacement Trees in Deficit	151
Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]	0

Off-Site Trees	Numbers of Trees
Protected Off- Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> • Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = ___ • All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Anne Kulla

Summary, report and plan prepared and submitted by:

TOPOGRAPHICAL SURVEY PLAN OF LOTS 19 AND 1
BOTH OF SECTION 26 BLOCK 5 NORTH RANGE 1 WEST
NWD PLAN 82589

LOT 19 PID : 014-772-752
LOT 1 PID : 014-772-469

CIVIC ADDRESS :

LOT 19 : 16075 - 102nd AVENUE
LOT 1 : 10239 - 161st STREET
SURREY, B.C.

ELEVATION DERIVATION

ELEVATIONS ARE GEODETIC DERIVED
FROM GNSS OBSERVATIONS
DATUM: CGD85/BCD 2020

LEGEND :

- CR □ DENOTES RECTANGULAR CATCH BASIN
- RCB ○ DENOTES ROUND CATCH BASIN
- LS * DENOTES LAMP STANDARD
- SUP ○ DENOTES SLUMP
- SN ⊕ DENOTES SIGN
- UBB □ DENOTES UNDERGROUND UTILITY BOX
- SM MH ○ DENOTES SANITARY MANHOLE
- STM MH ○ DENOTES STORM MANHOLE
- RTWL --- DENOTES RETAINING WALL
- DTW ○ DENOTES DECIDUOUS TREE

Lot dimensions and clearances according to
Field Surveys.

This plan does not show non-plan
charges, liens or interests.

This plan was prepared for inspection purposes and is
for the exclusive use of our client. The signatory
accepts no responsibility or liability for any damages
that may be suffered by a third party as a result of
any decisions made or actions taken based on this
document. This document shows the relative location
of the surveyed structures and features with respect to
the boundaries of the parcel described above. This
document shall not be used to define property lines or
property corners. All rights reserved. No person may
copy, reproduce, transmit or alter this document in
whole or in part without the consent of the signatory.

THIS TOPOGRAPHICAL SURVEY HAS BEEN PREPARED
IN ACCORDANCE WITH THE MANUAL OF STANDARD PRACTICE
AND IS CERTIFIED CORRECT THIS 16th DAY OF OCTOBER, 2016.

LARIJOT S. GREWAL

B.C.L.S.

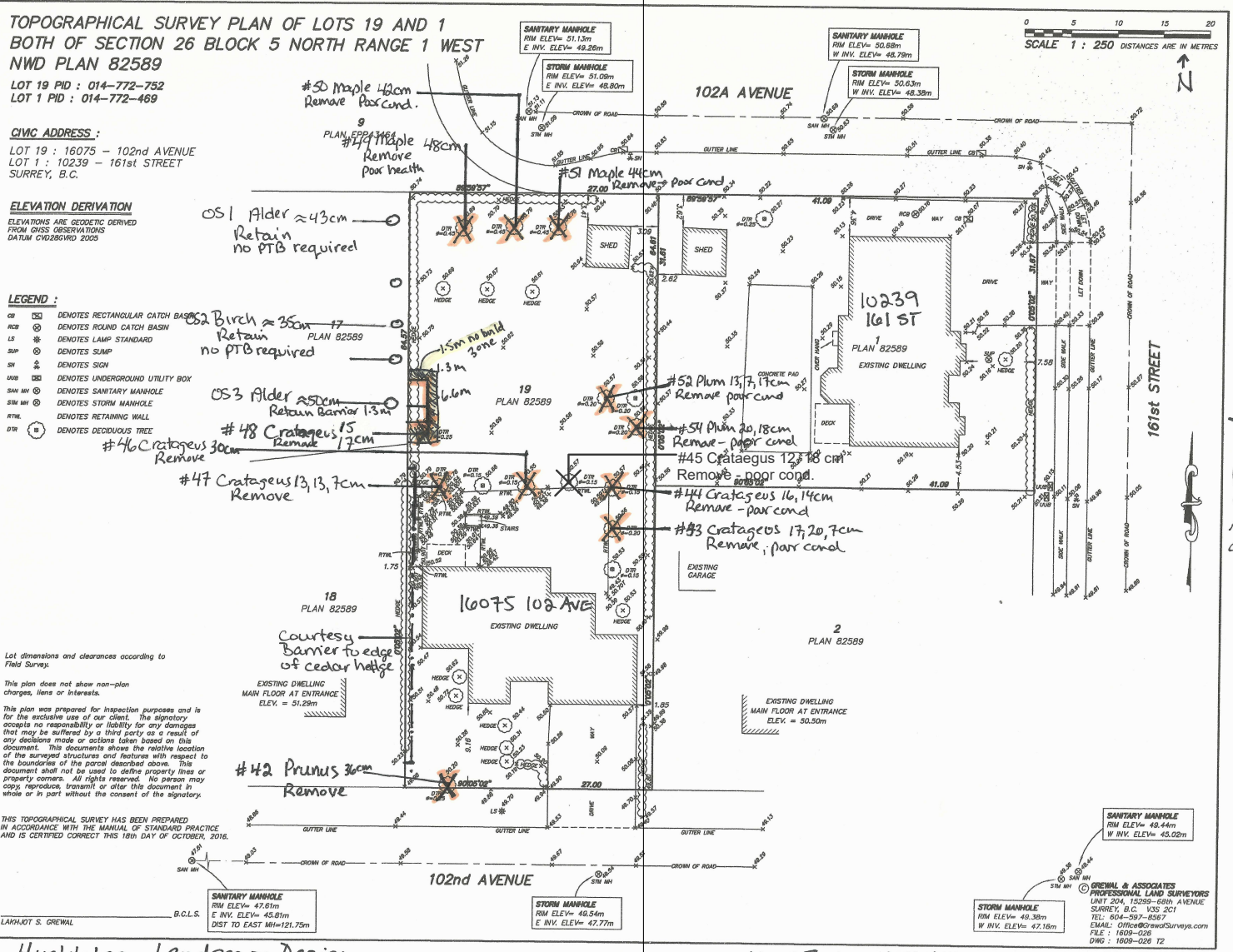
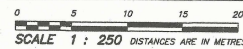
SANITARY MANHOLE
RIM ELEV= 47.61m
E INV. ELEV= 48.81m
DIST TO EAST MH=121.75m

STORM MANHOLE
RIM ELEV= 48.54m
E INV. ELEV= 47.77m

STORM MANHOLE
RIM ELEV= 48.30m
W INV. ELEV= 47.16m

SANITARY MANHOLE
RIM ELEV= 48.44m
W INV. ELEV= 48.02m

GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
SUITE 204, 12300-60th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@grewal-surveys.com
FILE : 1609-026
DWG : 1609-026 12



Undersized
○ - Retained Tree
⊗ - Removed Tree
--- Protective Tree Barrier

Hedges on North side
of 16075 to be removed
All other marked trees
are undersized.

PRODUCED BY AN AUTODESK STUDENT VERSION

PRODUCED BY AN AUTODESK STUDENT VERSION

Huckleberry Landscape Design
604-724-3025
anne@huckleberrylandscape.ca

16075 102 AVENUE
10239 161 STREET TREE PLAN

JANUARY 30, 2018

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: HALF-ACRE RESIDENTIAL GROSS DENSITY ZONE (RH-G)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 014-772-469

Lot 1 Section 26 Block 5 North Range 1 West New Westminster District Plan 82589

10239 – 161 Street

Parcel Identifier: 014-772-752

Lot 19 Section 26 Block 5 North Range 1 West New Westminster District Plan 82589

16075 - 102 Avenue

(herein referred to as the "Lands")

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

A. Intent

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

B. Permitted Uses

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

1. One *single family dwelling* which may contain 1 *secondary suite*.

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

C. Lot Area

Not applicable to this Zone.

D. Density

1. For *building* construction within a *lot*:
 - (a) The *floor area ratio* must not exceed 0.60 for the first 560 square metres [6,00 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.1.(a)., the maximum allowable floor area is 465 square metres [5,000 sq. ft.];
 - (c) The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof; and
 - (d) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following must be included in the calculation of *floor area ratio*:
 - i. Covered 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* shall not exceed 30%.

F. Yards and Setbacks

- 1. *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.]	1.8 m [6 ft.]	3.6 m [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq. ft] in size</i>		18.0 m [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m	7.5 m [25 ft.]

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

G. Height of Buildings

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

1. Principal 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

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 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 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 the stairs.

K. Subdivision

1. *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>
940 sq. m [10,118 sq. ft]	24 metres [80 ft.]	27 metres [89 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 RQ 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 RQ Zone.

9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.

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