

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0182-00

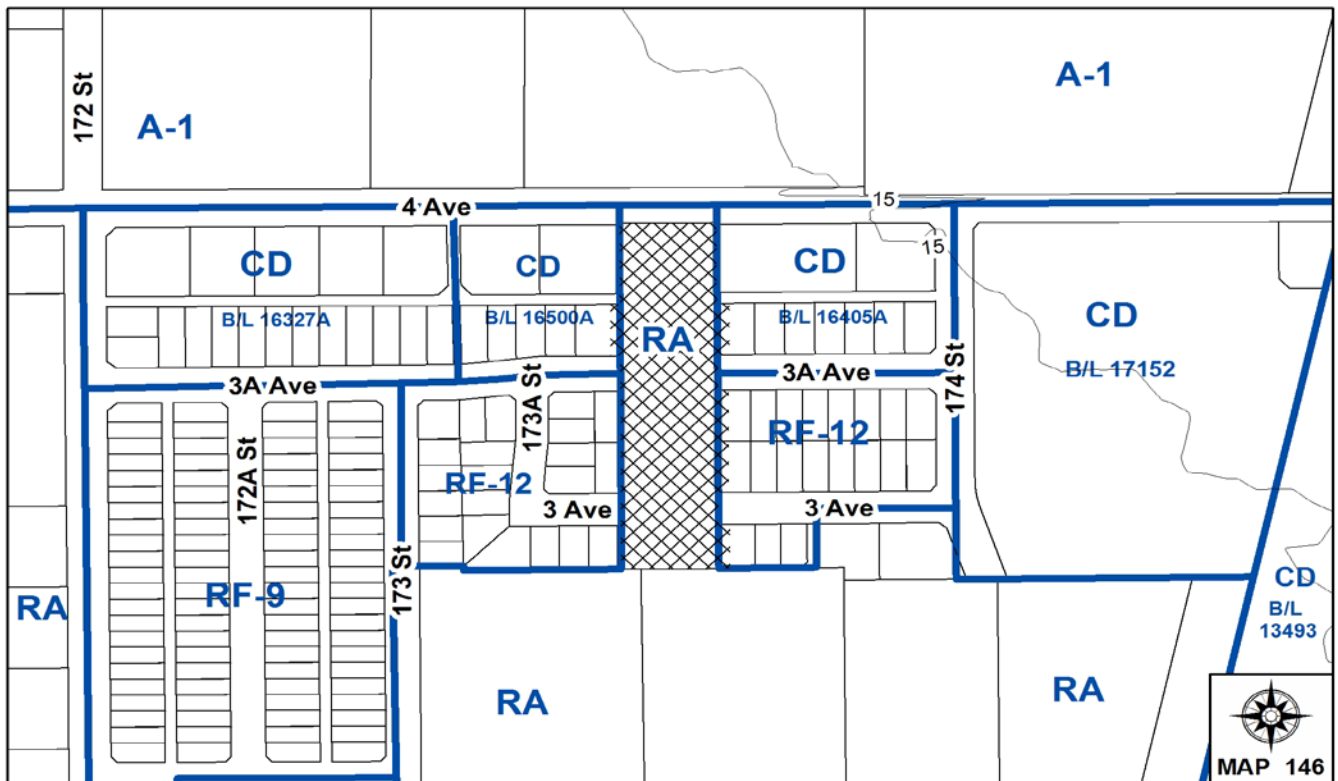
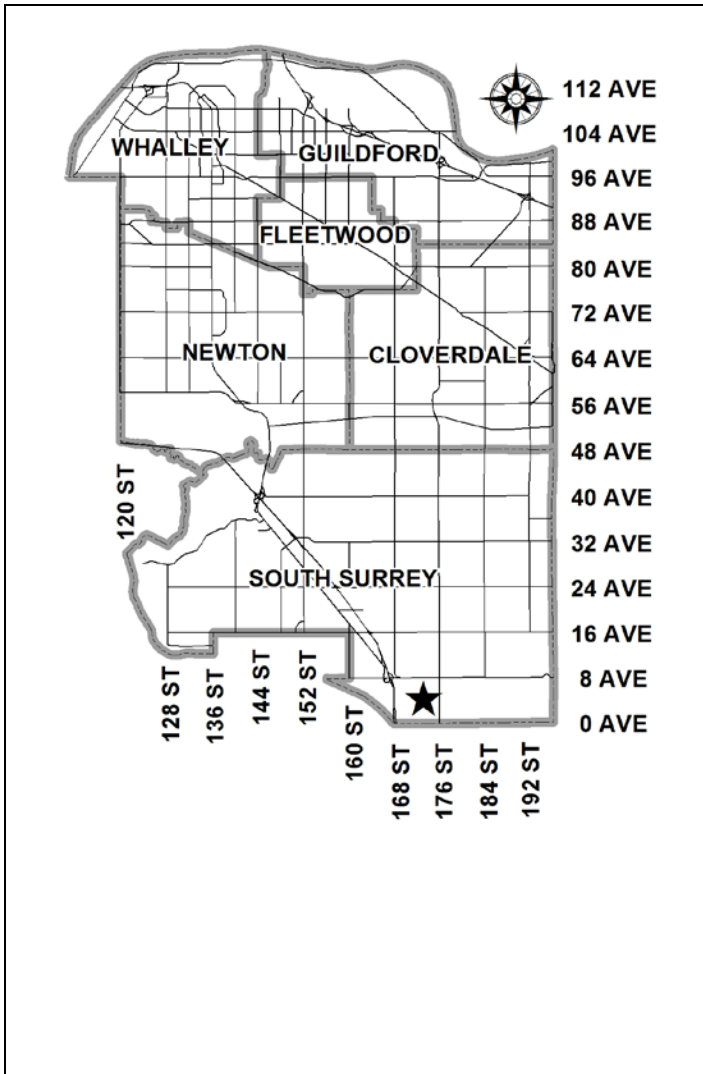
Planning Report Date: December 13, 2010

**PROPOSAL:**

- Partial **OCP Amendment** from Suburban to Urban
- Partial **NCP Amendment** from Urban Single Family (6 upa) to Single Family Flex (6-14.5 upa)
- **Rezoning** from RA to CD (based on RH-G and RF) and RF-12
- **Development Permit** to provide a landscaped buffer along the ALR boundary

in order to permit the development of 3 suburban ½ acre gross density lots, 6 urban single family transition lots and 15 RF-12 lots.

**LOCATION:** 17350/88 - 4 Avenue, 17371/72/51 - 3A Avenue, 17377/74 - 3 Avenue  
**OWNER:** Cressey (Douglas) Development et al  
**ZONING:** RA  
**OCP DESIGNATION:** Suburban/Urban  
**NCP DESIGNATION:** Suburban ½ Acre (2 upa), Urban Single Family (6 upa)



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment; and
  - Rezoning.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a partial OCP Amendment from Suburban to Urban.
- Requires a partial NCP Amendment from Urban Single Family (6 upa) to Single Family Residential Flex (6-14.5 upa).

### RATIONALE OF RECOMMENDATION

- Completes the development of the block along 4 Avenue and matches the approved land use concept for other developments fronting 4 Avenue.
- Achieves Urban Transition Lots between the Suburban and Single Family Flex lots in keeping with the approved concept plan for this part of Douglas.
- Achieves a Suburban ½ Acre buffer along the ALR, as per the Douglas NCP.
- Provides a 15-metre (49.2 ft.) landscaped buffer adjacent to the ALR in keeping with the City's Agricultural policies.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the site shown on the Survey Plan (Appendix I) as Block 2 and 3 from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the *Local Government Act*.
3. a By-law be introduced to rezone a portion of the property shown on the Survey Plan (Appendix I) as Blocks 1 and 2 from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
4. a By-law be introduced to rezone a portion of the subject site shown on the Survey Plan (Appendix I) as Block 3 from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
5. Council authorize staff to draft Development Permit No. 7910-0182-00 to establish a landscape buffer along the ALR boundary in accordance with the attached drawings in Appendix X.
6. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, 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) registration of a Section 219 Restrictive Covenant to prohibit vehicular access from 4 Avenue to the proposed half acre lots;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the City Landscape Architect;
  - (f) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (g) the applicant adequately address the shortfall in tree replacement;
  - (h) address Parks, Recreation & Culture requirements for subdivision including amenity contributions in keeping with the Douglas NCP and cash-in-lieu of the 5% subdivision requirement;

- (i) discharge of Section 219 "no-build" Restrictive Covenants on proposed Lots 2,3,4,9,14, 19 and 20; and
  - (j) registration of a Section 219 Restrictive Covenant to ensure installation and maintenance of the landscape buffer along 4 Avenue and to provide notice to future owners of agricultural practices and potential nuisances from the ALR.
7. Council pass a resolution to amend the Douglas NCP to re-designate a portion of the lands from "Urban Single Family 6 u.p.a" to "Single Family Residential Flex (6 - 14.5 upa)" as shown in Appendix VIII when the project is considered for final adoption. Through this application, the old strata lot designation will also be removed from the subject properties.

**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:**  
 5 Elementary students at Hall's Prairie Elementary School  
 2 Secondary students at Earl Marriott Secondary School  
 (Appendix IV)

**Parks, Recreation & Culture:** Parks has no objection to the proposed development provided a right-of-way along 4th Avenue is provided for the three (3) metre Douglas greenway can be achieved (Appendix V).

**Ministry of Transportation & Infrastructure (MOTI):** Preliminary approval granted for one (1) year

**Agricultural Advisory Committee (AAC):** The AAC approved the project at their September 16, 2010 meeting. On reviewing the application, the AAC requested that the Vaccinium species be removed from the landscape buffer (Appendix VI).

**SITE CHARACTERISTICS**

**Existing Land Use:** Vacant Undeveloped Parcel

**Adjacent Area:**

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 4 Avenue):	Agricultural (ALR) land with residence.	Agricultural	A-1
East:	Recently created single family lots.	Urban/Suburban Suburban 1/2 Acre/Single Family Small Lots	CD and RF-12

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South:	Dedicated parkland, large residential property.	Suburban/School/Park site	RA
West:	Recently created single family lots.	Urban/Suburban Suburban ½ Acre/Single Family Small Lots	CD and RF-12

## DEVELOPMENT CONSIDERATIONS

### Background and Site Context

- The subject site is located on the south side of 4 Avenue in the Douglas area. The site is designated "Suburban" and "Urban" in the Official Community Plan (OCP) and of "Suburban ½ Acre" and "Urban Single Family (6 u.p.a)" in the Douglas Neighbourhood Concept Plan (NCP). The lands are currently zoned One-Acre Residential (RA).
- The entire area is identified for 'strata lot' development in the Douglas NCP (1999), reflecting the fact that many of the subject lands were originally at an elevation below the reach of the City sanitary sewer and therefore subject to servicing constraints.

### Subject Proposal

- The applicant is proposing a partial amendment of the OCP and the NCP to rezone the site to complete the development of the residential block pattern along 4 Avenue. Specifically the applicant is proposing an OCP amendment on a portion of the site from "Suburban" to "Urban" and an NCP amendment on another portion of the site from "Urban Single Family (6 u.p.a)" to "Single Family Residential Flex (6-14.5 u.p.a)".
- In keeping with these land use designations, the proposal is to rezone the development property from RA to CD (based on RH-G and RF) and RF-12 to create 24 new residential lots. A Development Permit will also be required for a 15 metre agricultural buffer required on the south side of 4 Avenue.
- Portions of six (6) remnant parcels located directly east and west of the development site, which were re-designated and rezoned through previous development applications, also form part of this proposal and are incorporated into the accompanying subdivision plan.

## JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing partial amendments to the OCP and the NCP to rezone the site in a manner consistent with previous approved proposals in the area (File Nos. 7906-0098-00, 7906-0319-00, 7910-0320-00). The proposal is consistent with the surrounding developments on 4 Avenue in terms of proposed density, zoning, transitioning, lot sizes and road patterns.
- To a large extent, the amendments to the Douglas NCP were anticipated as part of the Major Douglas NCP Amendment, approved by Council on February 12, 2007 (Corporate Report No. L001) which introduced the concept of the flex lot and revised the area's servicing concept, thereby eliminating the need for strata lots.

Proposed Subdivision Layout

- A total of three lot types are proposed on the development site. The CD (Comprehensive Development) zone at the north portion of the site is based on a combination of the suburban Half-Acre Residential Gross Density (RH-G) lots and urban Single Family (RF) lots. The remainder of the lands south of 3A Avenue are proposed as smaller Single Family Residential (RF-12) lots. The application will enable the completion of 3 and 3A Avenue in the Douglas Neighbourhood between 172 and 174 Street.
- The applicant is proposing to create 3 new lots in the "Suburban" designated area along 4 Avenue. The proposed lots sizes range from 1562-1573 square metres and are slightly larger than the average lot under the RH-G zone. In keeping with the City's policy the applicant has offered 15% cash-in-lieu of open space on these lots.
- Under the CD zone, an additional 6 lots, based on the RF zone, are proposed south of the suburban sized lots. These lots all have an average size of 450 square metres and will serve as a transition between the larger suburban lots to the north and the smaller proposed small RF-12 lots to the south.
- The remainder of the lands developed under the "Single Family Residential Flex" designation are the RF-12 lots. A total of 15 RF-12 lots are proposed, roughly south of the new 3A Avenue. Ten (10) of the lots will have an average lot size of 385 square metres, while the five (5) RF-12 lots south of 3 Avenue will have a smaller average lot size of 330 square metres.

CD Zone

- The CD Zone developed for the northern portion of the site abutting 4 Avenue is essentially the same as the CD Bylaw used on the sites located directly east and west of 17350 4 Avenue. The zone accommodates the RH-G type Zone for the suburban lots and the RF-type Zone for the transition lots as shown on the attached survey plan in Blocks 1 and Block 2 (Appendix XI).
- A comparison of the key differences in the regulations of the two blocks within the proposed CD Zone and the standard zones is as follows:

	<b>RH-G Zone</b>	<b>CD Zone Block 1</b>	<b>RF Zone</b>	<b>CD Zone Block 2</b>
<b>Permitted Uses, Open Space</b>	Single Family Dwelling, Accessory Uses, 15% Open Space Uses	Open space uses deleted, 15% cash-in-lieu required	Single family dwelling and accessory uses	Single family dwelling and accessory uses
<b>Density</b>	2 u.p.a.	2 u.p.a.	6 u.p.a	6 u.p.a
<b>Minimum Lots Size/Dimensions</b>	1,120 to 1,300 m <sup>2</sup>	1,500 m <sup>2</sup>	15m x 28m, 560 m <sup>2</sup>	15m x 28m, 450 m <sup>2</sup>

ALR Interface/Landscaped Buffer

- The development site is located directly south of the Agricultural Land Reserve (ALR) boundary at 4 Avenue. As such it falls within the ALR's outer ring transition area and is subject to the City's OCP agricultural policy.

- In keeping with Policy O-23 *Residential Buffering Adjacent to the ALR/Agricultural Boundary* and the previously approved agricultural interface concepts for the area:
  - Three (3) of the proposed CD lots at the edge of the ALR boundary (south side of 4 Avenue) will meet the maximum density of 5 units per hectare (2 upa);
  - A minimum 37.5 metres (125 ft.) separation distance between the ALR boundary and the nearest wall of the principal dwellings on the proposed lots fronting 4 Avenue will be provided; and
  - A 15 metre (49 foot) wide landscaped buffer is proposed along 4 Avenue.
- The landscaped buffer has been designed to match the approved buffers on either side of the development and will contain 75 newly planted maple, fir and cedar trees, 9 retained trees, a mix of native shrubs and a post and rail fence along the north edge of the lot. A low boulder/rock wall will be used to delineate and define the southern boundary of the buffer edge. A few gravel pathways will cross the buffer and provide front door access to the proposed homes on 4 Avenue.
- A Section 219 Restrictive Covenant will secure the landscape buffer and ensure its installation, protection and maintenance. In addition, the applicant will be required to place notice on the lots notifying owners of ongoing farming activities nearby and potential nuisances from farming practices. The applicant will also be required to register a covenant to ensure the suburban lots are accessed via the rear lane and not 4 Avenue.

### Trees

- A revised arborist report was submitted for this site by Diamond Head Consulting Ltd. on October 28, 2010. The report identifies that out of the 90 mature trees protected under the Bylaw, 9 trees may be retained onsite, while 81 trees will require removal. The table below provides a summary of the tree retention and removal:

Tree Species	Total No. of Trees	Trees Proposed to be Retained	Trees Proposed to be Removed
Alder	39	0	39
Birch	2	0	2
Cherry	2	0	2
Cottonwood	6	0	6
Douglas-fir	17	4	13
Magnolia	1	0	1
Maple (Norway)	2	0	2
Mountain Ash	1	0	1
Oak (Red)	4	2	2
Pine	3	0	3
Redwood	1	0	1
Spruce (White)	3	1	2
Western Red Cedar	9	2	7
<b>Total</b>	<b>90</b>	<b>9</b>	<b>81</b>

- Of the 81 trees proposed for removal, fifty-nine (59) trees are considered non-viable due to either declining health, structural defects or species and size composition. Twenty-two (22) trees will require removal because they are located within proposed road ways, building envelopes or driveways.

- The applicant is proposing to replace 45 of the 81 trees on a 1:1 basis and the remaining 36 trees on a 1:2 basis. Of the 117 replacement trees required by the City's Tree By-law, 72 trees will be replaced and planted on site at a rate of approximately new 3 trees per lot. An additional 75 trees will be planted in the landscape buffer for a total of 147 new trees on site. Overall, the tree replacement quota will exceed the City's by-law requirements due to the dense planting in the buffer.
- The arborist report and tree placement plan will be subject to final review and approval by the City's Landscape Architect, prior to By-law adoption.

#### Building Scheme, Lot Grading

- A set of building design guidelines has been developed for the site by Tynan Consulting Ltd, which are reflective of the predominant motifs and design treatments used in the Douglas area including:
  - Neo-heritage and neo-traditional style dwellings with mid-scale massing;
  - Common hip and gable, dutch hip and boston hip/gable roof lines;
  - Generous overhangs and roof materials of cedar, shake profile concrete roof tiles and asphalt shingles;
  - Use of natural colours, generous trim and detailing, feature areas of brick and stone; and
  - No secondary suites or basement entry homes.
- A summary of the guidelines for the project is included for the project in Appendix X. The site's preliminary lot grading plan has also been reviewed and accepted by the City's Building Division.

#### PRE-NOTIFICATION

- Pre-notification letters were sent out for this project on September 13, 2010 and to date no inquiries or comments have been received by staff. The layout for this application (along with the overall block pattern for the 4<sup>th</sup> Avenue area) was, however, shared with the public at a previous all applicants Public Information Meeting held in November 2006.
- At that meeting, the major developers (including Cressey) presented their projects proposed for 4 Avenue, along with servicing schemes and traffic analysis for the Douglas area.
- Council considered the results of 2006 meeting when it granted approval for the Douglas Neighbourhood Concept Plan – Major Amendment (Corporate Report No. L001) on February 12, 2007.

#### PUBLIC CONSULTATION FOR OCP AMENDMENT

- Given the above process, it was determined not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment (pursuant to Section 879 of the Local Government Act), other than those contacted as part of the pre-notification process.



INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Parks Comments
Appendix VI.	Agricultural Advisory Committee Minutes
Appendix VII.	Building Design Guidelines Summary
Appendix VIII.	Summary of Tree Survey and Tree Preservation
Appendix IX.	NCP Plan
Appendix X.	OCP Designation Map
Appendix XI.	Development Permit No.
Appendix XII.	Proposed CD By-law

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HP/kms

v:\wp-docs\planning\plncom10\1181505hp.doc  
. 11/18/10 3:26 PM



- (e) Civic Address: 17372 – 3A Avenue  
 Owner: 0701492 BC Ltd. Inc. No. BCo701492  
Director Information:  
 Scott Edward Cressey  
 Norman Edward Cressey
- Officer Information as at August 6, 2010  
 Norman Edward Cressey (CEO)  
 Scott Edward Cressey (President)
- PID: 027-862-232  
 Lot 10 Section 32 Block 1 North Range 1 East New Westminster District Plan  
 BCP40454
- (f) Civic Address: 17351 – 3A Avenue  
 Owner: Pax Ventures Ltd., Inc. No. 0757351  
 PID: 028-298-365  
 Lot 7 Section 32 Block 1 North Range 1 East New Westminster District Plan  
 BCP45663
- (g) Civic Address: 17377 – 3 Avenue  
 Owner: 0701492 BC Ltd. Inc. No. BCo701492  
Director Information:  
 Scott Edward Cressey  
 Norman Edward Cressey
- Officer Information as at August 6, 2010  
 Norman Edward Cressey (CEO)  
 Scott Edward Cressey (President)
- PID: 027-862-381  
 Lot 25 Section 32 Block 1 North Range 1 East New Westminster District Plan  
 BCP40454
- (h) Civic Address: 17374 – 3 Avenue  
 Owner: 0701492 BC Ltd. Inc. No. BCo701492  
Director Information:  
 Scott Edward Cressey  
 Norman Edward Cressey
- Officer Information as at August 6, 2010  
 Norman Edward Cressey (CEO)  
 Scott Edward Cressey (President)
- PID: 027-862-399  
 Lot 26 Section 32 Block 1 North Range 1 East New Westminster District Plan  
 BCP40454

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.
- (c) Application is under jurisdiction of MOTI.  
MOTI File No. 2010-04619

## SUBDIVISION DATA SHEET

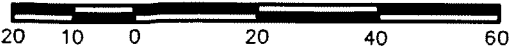
Proposed Zoning: CD (based on RH-G &amp; RF), RF-12

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	3.76 ac	
Hectares	1.52 ha	
<b>NUMBER OF LOTS</b>		
Existing	1	
Proposed	24	
<b>SIZE OF LOTS</b>	RH-G and RF	RF-12
Range of lot widths (metres)	40.7 – 15.44	13.40
Range of lot areas (square metres)	1572 – 450	320.7 – 386
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)*	6.1/2.48 17.9/7.2	21.5/8.7
Lots/Hectare & Lots/Acre (Net)*	6.4/2.58 22.2/9.0	27.4/11.1
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	25 <sup>0</sup> %-40 <sup>0</sup> %	50 <sup>0</sup> %
Estimated Road, Lane & Driveway Coverage	n/a	n/a
Total Site Coverage	n/a	n/a
<b>PARKLAND</b>	n/a	
Area (square metres)		
% of Gross Site		
	<b>Required</b>	
<b>PARKLAND</b>		
5% money in lieu	YES	
<b>TREE SURVEY/ASSESSMENT</b>	YES	
<b>MODEL BUILDING SCHEME</b>	YES	
<b>HERITAGE SITE Retention</b>	NO	
<b>BOUNDARY HEALTH Approval</b>	NO	

\*Information Provided by Developer

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING  
BYLAW \_\_\_\_\_ OF THE WEST 165 FEET LOT 1 SECTION 32  
BLOCK 1 NORTH RANGE 1 EAST N.W.D PLAN 9374**

SCALE 1:1250



All Distances are in Metres.

CITY OF SURREY

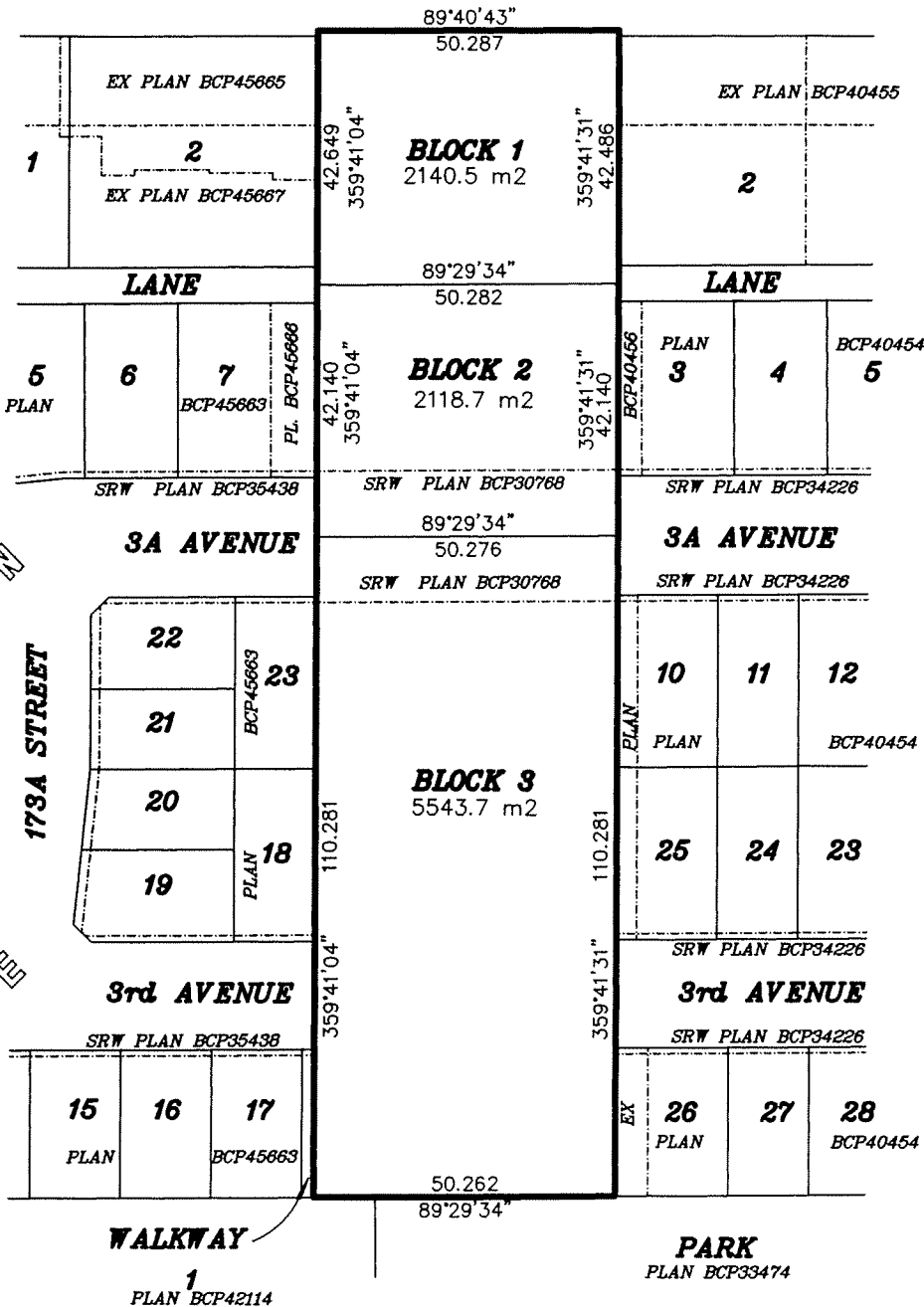
Grid Bearings are derived from  
OCMS 84H0576 & 86H1285.



SEC 32

BLK 1 N

BLK 1 E



Onderwater Land Surveying  
B.C. Land Surveyors  
#104-5830 176A Street  
Cloverdale B.C.  
FILE: JS1074\_RZ

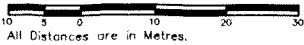
© Certified correct, completed on  
the 1st day of September, 2010.

*This Plan Lies Within The  
Greater Vancouver Regional District*

*[Signature]*  
B.C.L.S.

**PROPOSED SUBDIVISION PLAN OF THE WEST 165 FEET LOT 1 PLAN 9374,  
LOTS 2, 3, 10, 25 AND 26 PLAN BCP40454 AND LOT 7 PLAN  
BCP\_\_\_\_\_ ALL OF BLOCK 1 NORTH RANGE 1 EAST NWD.**

SCALE 1:500



CIVIC ADDRESS:  
17350 4th AVENUE  
SURREY B.C.

Note: This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.



Underwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104-6830 178A Street  
Cloverdale B.C.

FILE: JS1074\_P51

This Plan Lies Within The  
Greater Vancouver Regional District

Ⓢ Certified correct, completed on  
the 5th day of August, 2010

B.C.L.S.



## INTER-OFFICE MEMO

---

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **October 21, 2010** PROJECT FILE: **7810-0182-00**

---

RE: **Engineering Requirements  
Location: 17350, 17388 - 4 Ave., 17371, 17372, 17351 - 3A Ave., 17377, 17374 - 3 Ave.**

**OCP AMENDMENT/NCP AMENDMENT**

There are no engineering requirements relative to the OCP/NCP Amendment.

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

- dedicate 0.942 metres for 4 Avenue.
- dedicate 20.0 metres for 3A Avenue.
- dedicate 18.00 metres for 3 Avenue.
- dedicate 6.0 metres for a lane.
- provide 1.0 metre ROWs for City service connections

***Works and Services***

- construct south side of 4 Avenue.
- construct 3A Avenue, 3 Avenue and a 6.0 metre lane.
- construct sanitary, storm sewers and watermain to service the development.
- pay latecomer 5806-0098-0-1 and 5906-0098-0-1.
- pay DWA levies 84/85/8607-0041-00-1
- pay 100% DCCs for sanitary, storm and water.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

There are no engineering requirements relative to the Development Permit

Bob Ambardar, P.Eng.  
Development Project Engineer

LR

NOTE: Detailed Land Development Engineering Review available on file





## SCHOOL DISTRICT #36 (SURREY)

August 23, 2010  
Planning

### THE IMPACT ON SCHOOLS

APPLICATION #: 10 0182 00

#### SUMMARY

The proposed 24 single family lots are estimated to have the following impact on the following schools:

#### Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

#### September 2009 Enrolment/School Capacity

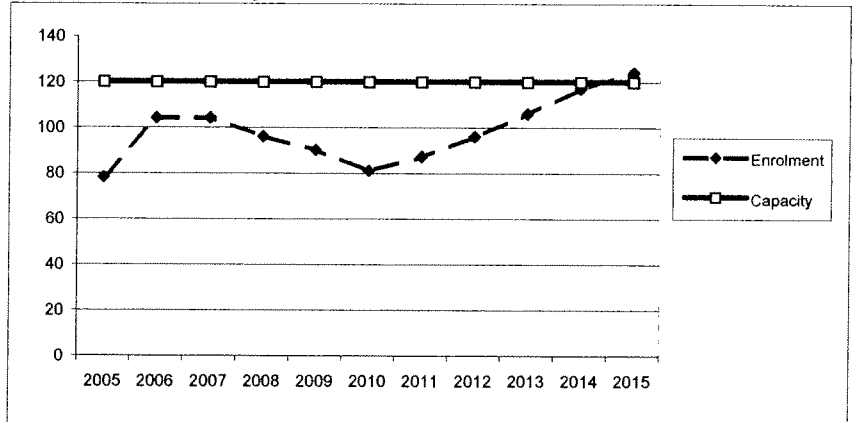
<b>Hall's Prairie Elementary</b>	
Enrolment (K/1-7):	4 K + 86
Capacity (K/1-7):	20 K + 100
<b>Earl Marriott Secondary</b>	
Enrolment (8-12):	1828
Capacity (8-12):	1500

#### School Enrolment Projections and Planning Update:

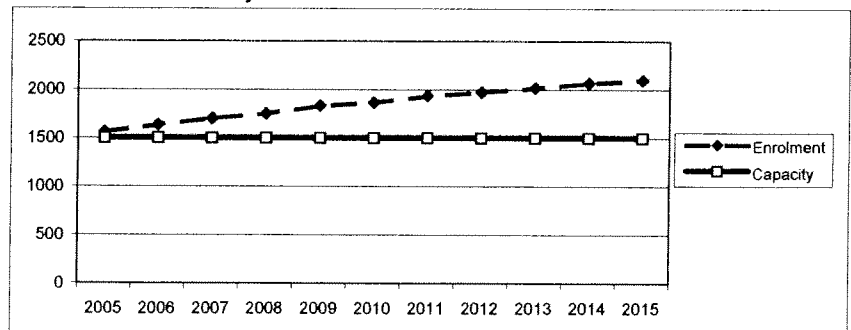
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new Douglas Area elementary school site has recently been acquired. A new elementary school will be needed after 2016. The Capital Plan also proposes the purchase of a new secondary school site in the Grandview Heights area, to relieve growing space shortfall at Earl Marriott Secondary.

Hall's Prairie Elementary



Earl Marriott Secondary





## INTER-OFFICE MEMO

---

TO: **Helen Popple, Planner**

FROM: **Parks Planning Technician  
Parks Planning, Research and Design**

DATE: **August 26<sup>th</sup>, 2010** FILE: **7910-0182-00**

---

RE: **Development Application**

- OCP and NCP Amendment
- Rezone to 15 RF-12 lots, 9 CD lot.

Location: 17350 & 17388 & 17340- 4 Ave, 17372 & 17371 3A Ave, 17374 & 17377 3 Ave

In response to your request regarding the proposed development applications we would like to make the following comments:

- The applicant is required to pay the NCP amenity contributions on a per unit basis in keeping with the Douglas NCP adopted by Council.
- Parks will accept cash-in-lieu of the 5% subdivision dedication requirement.
- Parks requests an additional right of way for the 3 meter wide Douglas greenway along 4<sup>th</sup> Avenue. Width required to be confirmed by Engineering – Transportation.
- Parks is supportive of these walkway connections, but as per City standard they should be on City land as standard 4m wide street to street. Cedar or other hedging plant material may be planted on the private property side.

Land Development Comments:

1. At land clearing stage the applicant should install permanent hard fencing at the property line bordering the existing park and contact Chris Velin (604-501-5086) in the Park Development Services Section to coordinate the removal of hazardous trees (if any) in the existing park. Chris Velin to be invited to the pre-con meeting. Hazardous trees are to be removed at the applicant's expense.

This review represents the key issues that the Parks, Recreation & Culture Department is aware of at this time. The issues listed may not be fully comprehensive and exhaustive and the applicant is required, as part of the planning and design process (including public hearing) to identify and resolve all items relating to the proposed land development.

Should you require more information, please do not hesitate to call or e-mail the undersigned at (604) 598-5778 / djmerry@surrey.ca

Thank you for the opportunity to review this proposal.

Doug Merry, Parks Planning Technician  
Parks Planning, Research and Design

It was Moved by S. Van Keulen  
 Seconded by P. Harrison  
 That the Agricultural Advisory Committee  
 recommend to the G. M. Planning and Development, that Application No. 7910-0146-00 be approved.

Carried

2. **Proposed OCP Amendment, Douglas NCP Amendment, Rezoning and Development Permit**  
 17340, 17350 and 17388 4 Ave., 17371 - 17372 3A Ave. and  
 17374 and 17366 3 Ave.  
 File No. 7910-0182-00; 6880-01

The memo from Helen Popple, Planner, South Surrey Section, regarding the above subject line, was reviewed.

It was Moved by P. Harrison  
 Seconded by S. Van Keulen  
 That the Agricultural Advisory Committee  
 recommend to the G. M. Planning and Development, that Application No. 7910-0182-00 be approved to complete the subdivision pattern on the block.

Carried

A brief discussion regarding the types of plants used for buffers ensued. It was noted that Vaccinium Ovatum (Everygreen Huckleberry) **should not** be an allowable plant for any planting scheme near agricultural land.

**COMMITTEE RECOMMENDATION:**

It was Moved by P. Harrison  
 Seconded by Councillor Hunt  
 That the Agricultural Advisory Committee  
 recommend to Council that the City of Surrey remove all Vaccinium species from the allowable plants listed on the planting scheme.

Carried

3. **By-law Introductions:**  
**Surrey Soil Removal Area Designation By law, 2010, No. 17214**  
 File: 3900-20-17214; 4520-80

With regard to the above subject by-law, it was noted that comments had been forwarded to the City Clerk regarding the applicant's desire to return the property to its pre-construction topography to support future farming opportunities. It is suggested that the applicant be requested to use improved capability class 3 soils in order to return the property to its improved capability class which would address the limitations noted on the map (soil moisture deficiency and stoniness).

## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 7910-0182-00  
 Project Location: 17350 – 4 Avenue, Surrey, B.C.  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

### **1. Residential Character**

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

The subject site is an infill in a new high growth area in which more than 500 new lots have been recently created. South of the subject site is the area-defining 325 lot Cressey Developments site comprised of a variety of zonings including 53 RF lots, 159 RF-12 lots, 83 RF-9 lots, and 30 RF-9C lots. The subdivision is approximately one third built-out, with dozens of new homes currently under construction. The homes are all Two-Storey type with in-ground basements. The RF-9 and RF-9C type homes are 1700 sq.ft. plus basement, and the RF-12 type homes are 2500-2800 square feet including garage and excluding basement. The style range can be classified as "Neo-Traditional / Neo-Heritage". Massing is "low to mid scale". Massing designs are well balanced and correctly proportioned. Numerous homes are designed to appear as 1 ½ storey homes, a desirable trait. All homes have one storey high front entrance porches and most have covered verandas. Roof slopes range from 8:12 to 12:12. All homes have a shake profile asphalt shingle roof surface. Walls are clad in Hardiplank on most homes (only a few homes are permitted to have vinyl siding in this area). Bold colours from a heritage palette have been used in addition to the usual mix of natural and neutral hues. All homes are highly articulated with bold wood feature trim elements, and generously articulated gable ends. Landscaping meets a moderate to high standard. Overall, the 325 lot subdivision provides good architectural context for the compact lot home portion of the subject site.

However, the most ideal regulations context is found in the five new developments with frontage on 4 Avenue, between 171 Street and 176 Street. The three adjacent sites to the west include 7906-0319-00 (22 lots), 7906-0098-00 (64 lots), and 7906-0081-00 (57 lots). The two adjacent sites to the east include 7906-0230-00 (29 lots) and 7906-0264-00 (68 lots). These sites provide ideal context because in addition to having consistency with homes and regulations at the aforesaid 325 lot site, they provide a suitable Rural interface with Agricultural lands to the north. Lots along 4 Avenue are zoned RH or "CD based on RH". These large lots will have suburban-estate quality homes set 15 metres from 4 Avenue. The RF-12 lots south of the suburban lots will contain homes similar to the compact lot homes found in the 325 lot site.

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

- 1) Context Homes : All new homes in the surrounding area provide ideal context for RF-12 type homes at the subject site. These new homes are located between 0 Avenue to the south, 4 Avenue to the north, 171 Street to the west and 174 Street to the east. Ideal regulations context is provided by the aforesaid five residential developments with frontage on 4 Avenue.
- 2) Style Character : "Neo-Traditional" and "Neo-Heritage" styles are characteristic of this area.
- 3) Home Types : All new homes are Two-Storey home type. All homes expected in all surrounding developments are expected to be Two-Storey type. There are no Basement Entry homes in this area.
- 4) Massing Designs : Surrounding new homes provide ideal massing context. The homes all have low to mid-scale massing designs which are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos in this area are all one storey in height.
- 6) Exterior Wall Cladding : Vinyl is permitted on only a few lots in the 325 lot site, and is not permitted in the aforesaid five adjacent subdivisions with frontage on 4 Avenue.
- 7) Roof surface : Roof surface materials permitted in the all of the aforesaid developments include treated cedar shingles, shake profile concrete roof tiles, and 40 year quality shake profile asphalt shingles with a raised ridge cap. To date, all new homes constructed in this area have an asphalt shingle roof surface.
- 8) Roof Slope : Roof pitch 8:12 or higher on all new homes in this area.

**Dwelling Types/Locations:** Two-Storey..... 100%

**Exterior Treatment /Materials:** Context homes are clad in Hardiplank with either wood wall shingles or Hardipanel with 1x4 vertical wood battens at gable ends.

**Roof Pitch and Materials:** All homes at context site have a shake profile asphalt shingle roof.

**Window/Door Details:** Rectangular dominant.

**Streetscape:** Lots surrounding the subject site are serviced, but vacant. There are a few new homes under construction several lots east of the site. The current context for this site however, is the 325 lot Cressy Dev. Site to the south in which numerous RF-9, RF-9C, and RF-12 zone homes are constructed to a high modern urban standard. All homes are Two-Storey type "Neo-Heritage" or "Neo-Traditional" designs with attractive, well balanced, well proportioned low to mid scale massing characteristics. The homes have steeply pitched roofs (8:12+) with an asphalt shingle surface. Homes are clad in Hardiplank with cedar feature materials at gable ends. Yards are landscaped to a high modern urban standard.

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, or “Neo-Heritage”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 storey on RF-12 lots 4-24, and 1 ½ storeys on suburban lots 1-3.

### 2.2 Proposed Design Solutions:

<b>Dwelling Types/Location:</b>	Two Storey, Split Levels, Bungalows, No Basement Entry.
<b>Interfacing Treatment with existing dwellings)</b>	Strong relationship with neighbouring new “context homes” in the area bounded by 0 Avenue to the South, 4 Avenue to the north, 170 Street to the west and 174 Street to the east. Homes will therefore be “Neo-Traditional” and “Neo-Heritage” styles only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.
<b>Restrictions on Dwellings (Suites, Basement Entry)</b>	No Basement Entry type. No second kitchen or food preparation area; Not more than one bedroom on the main floor of a <i>two- storey single family dwelling</i> . No main floor configuration in which a bedroom, bathroom and games room can be isolated from the remainder of the main floor. No access to the basement from outside other than from the rear of the single family dwelling. Not more than one bathroom in the basement;
<b>Exterior Materials/Colours:</b>	Stucco, Cedar, Hardiplank, Brick, and Stone. <u>No vinyl</u> .  “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 8:12.
- Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap. Grey or brown only.
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** Not applicable - there are no corner lots
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus required flowering trees in front yard. On the large suburban lots, a minimum of 40 shrubs of a minimum 5 gallon pot size required. On urban lots (RF-12) a minimum of 17 shrubs of a 5 gallon pot size are required. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete permitted where driveways intersect a rear lane.

**Compliance Deposit:** \$5,000.00

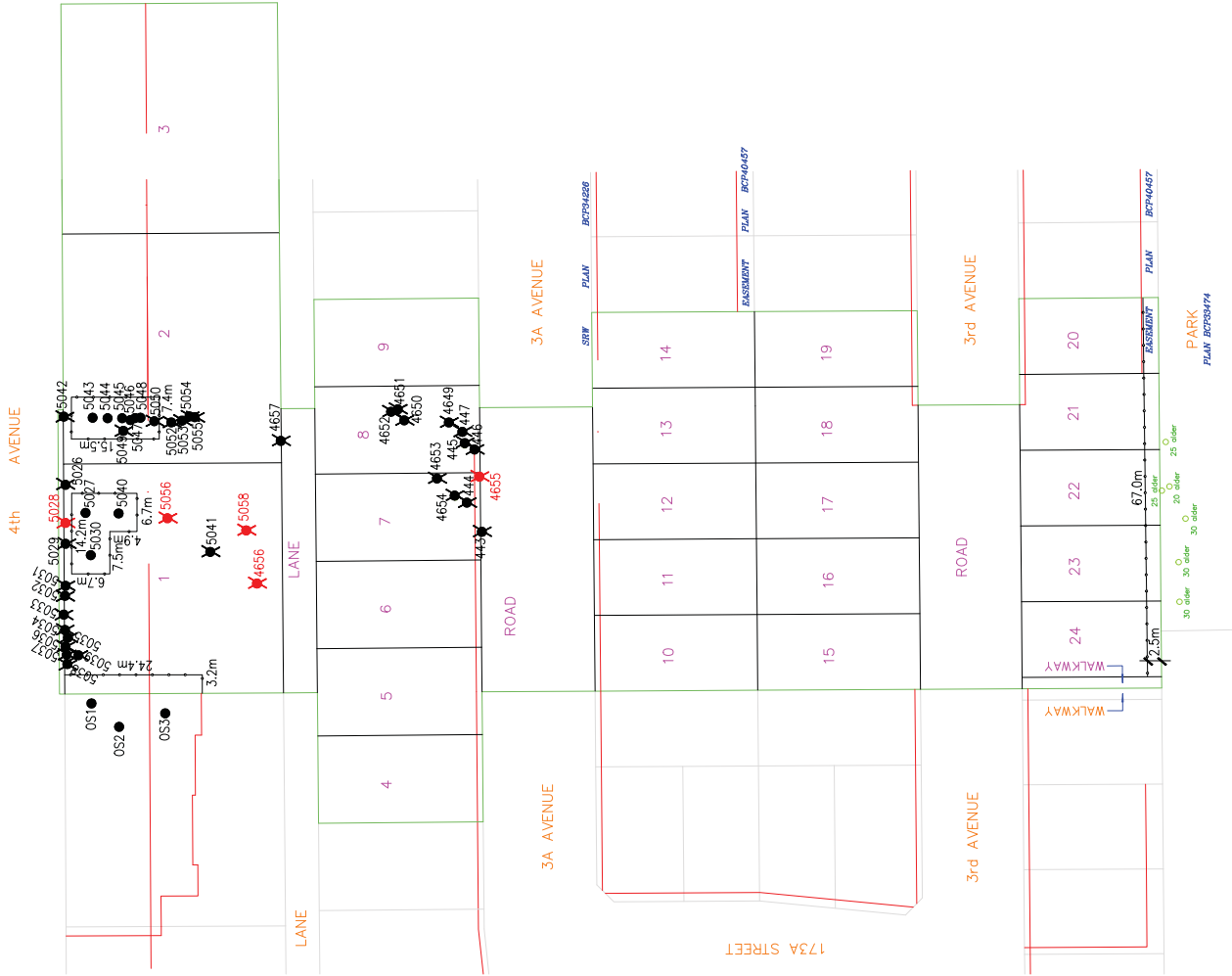
**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** October 31, 2010

**Reviewed and Approved by:**



**Date:** October 31, 2010

ADDITIONAL TREES TO BE REMOVED  
AND NOT SHOWN ON THIS PLAN  
39 - BY LAW SIZE ALDERS  
6 - BY LAW SIZE COTTONWOODS



**LEGEND**  
 ● = TREES TO BE RETAINED  
 ●X = TREES TO BE REMOVED  
 ○△ = PROTECTION BARRIER

DATE	CITY OF SURVEY REQUEST	1
DATE	REVISION	01

**C.KAVOULINAS & ASSOCIATES INC.**  
 BCSLA CSBA  
 2462 AVONDALE COURT  
 AVONDALE, B.C.  
 V3V 3S9  
 PHONE (604) 857-2576

**CLIENT**  
 MR. MIKE WELLS  
 COMBLAND ENGINEERING & SURVEYING LTD.  
 SUITE #101  
 1920 W. 4TH AVENUE  
 SURREY, B.C.  
 V3R 4S1  
 PHONE (604) 532-9700

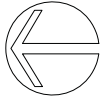
**TITLE**  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE RETENTION PLAN  
 24 LOT SUBDIVISION  
 17350 - 4th AVENUE  
 SURREY, B.C.

SCALE	DATE	AUG/10
DRAWN	DATE	
CHECK	DATE	
APP'D	DATE	

PROJECT: **TR-1**  
 DRAWING NO. **TR-1**

PARK  
 PLAN BCP58474



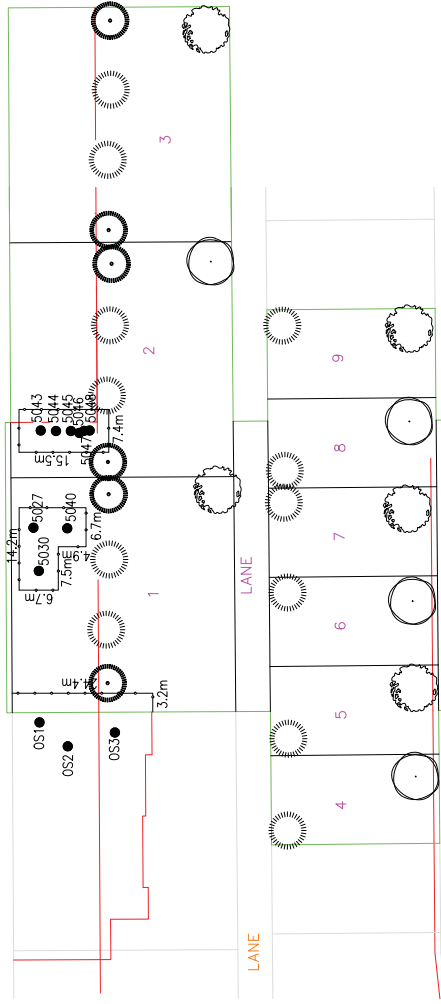


PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	MOROUX GALAXY	RED FLOWERING MANGROVA	12	6 CM CAL	AS SHOWN	B & R.
	MOROUX BUTTERFLIES	YELLOW FLOWERING MANGROVA	12	6 CM CAL	AS SHOWN	B & R.
	PIZZA MANGROVA	SERIAL SPRUCE	21	3.00 METERS	AS SHOWN	B & R.
	PIZZA MANGROVA GUINCA HOOPS	BLUE SPRUCE	21	3.00 METERS	AS SHOWN	B & R.

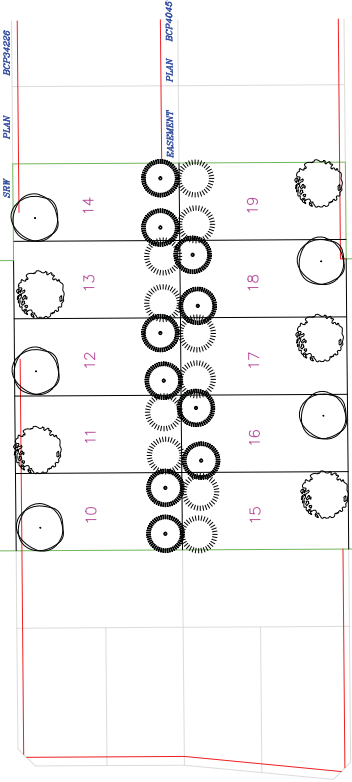
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA TREE SCHEDULE AND THE CANADA STANDARD FOR CONTAINER GROWN PLANTS.  
 ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BONA/BESSA "LANDSCAPE STANDARDS"  
 ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SUMNER'S TREE PRESENTATION BY-LAW #1010

4th AVENUE



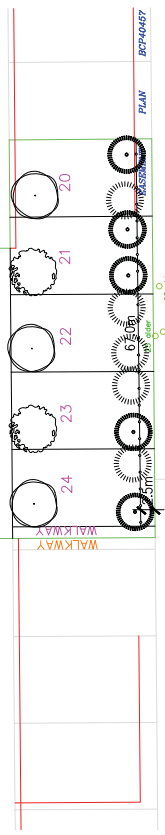
ROAD

3A AVENUE



3rd AVENUE

3rd AVENUE



30' other 30' other 30' other  
 20' other 25' other  
 15' other 20' other

PARK  
 PLAN BCP283474

LEGEND

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

DATE	BY	REVISION
11/20/10	City of Sumner Request	1
02/04/11	REVISION	2
02/04/11	REVISION	3

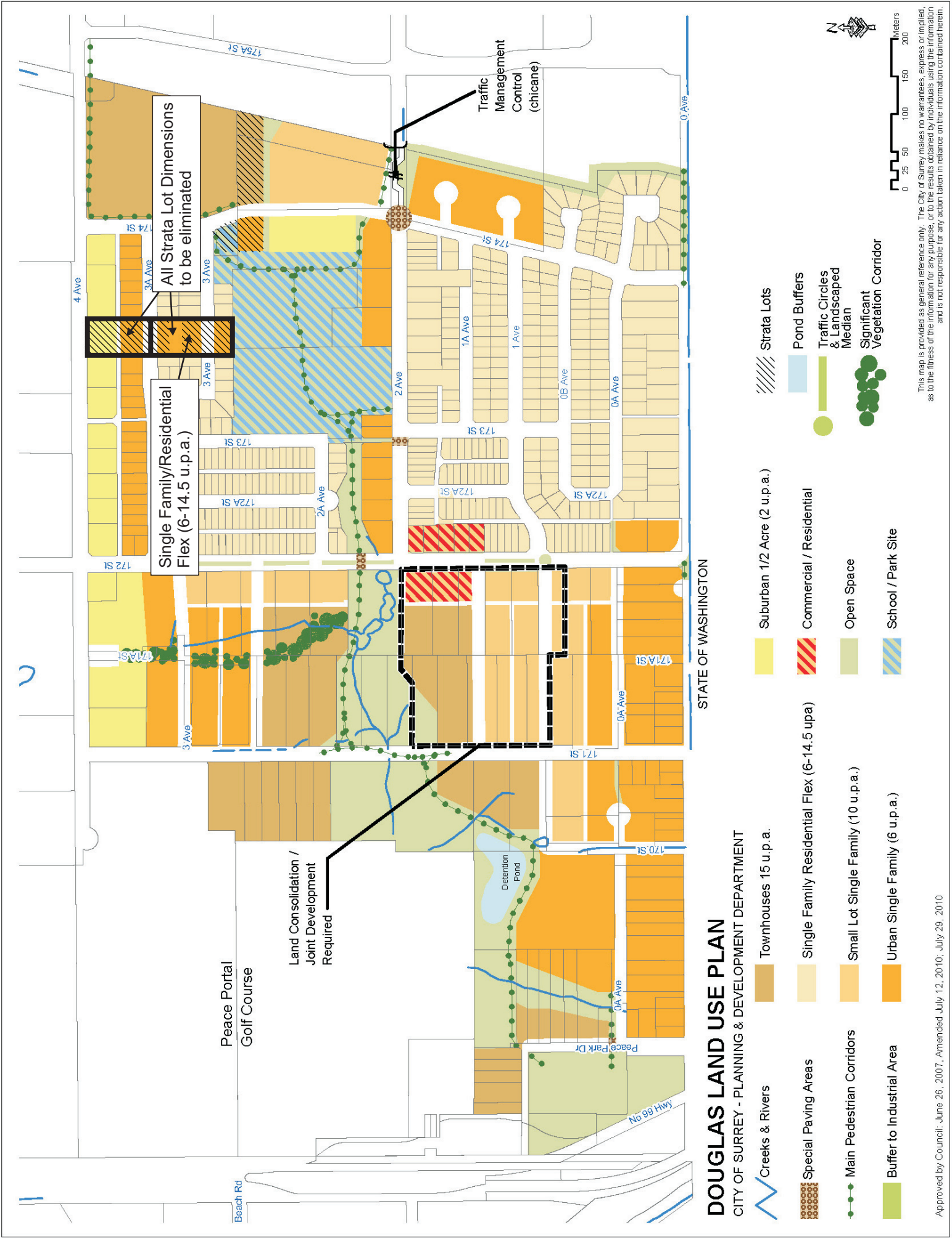
C.KAWOLINUS & ASSOCIATES INC.  
 BSSIA OSA  
 2482 JONQUIL COURT  
 FARMINGTON, B.C.  
 V3R 3J8  
 PHONE (604) 897-2374

CLIENT  
 MR. MIKE WELLE  
 COMSTOCK ENGINEERING & SURVEYING LTD.  
 18922 66th AVENUE  
 SUITE 201, B.C.  
 SURVEY, B.C.  
 PHOENIX (604) 532-9700

TITLE  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE REPLACEMENT PLAN  
 24 LOT SUBDIVISION  
 11350 - 4th AVENUE  
 SUMNER, B.C.

SCALE	DATE
1:400	AUG/10
DATE	DRAWN
DATE	CHECKED
DATE	IN CHARGE

PRINTED  
 DRAWING NO. TR-2



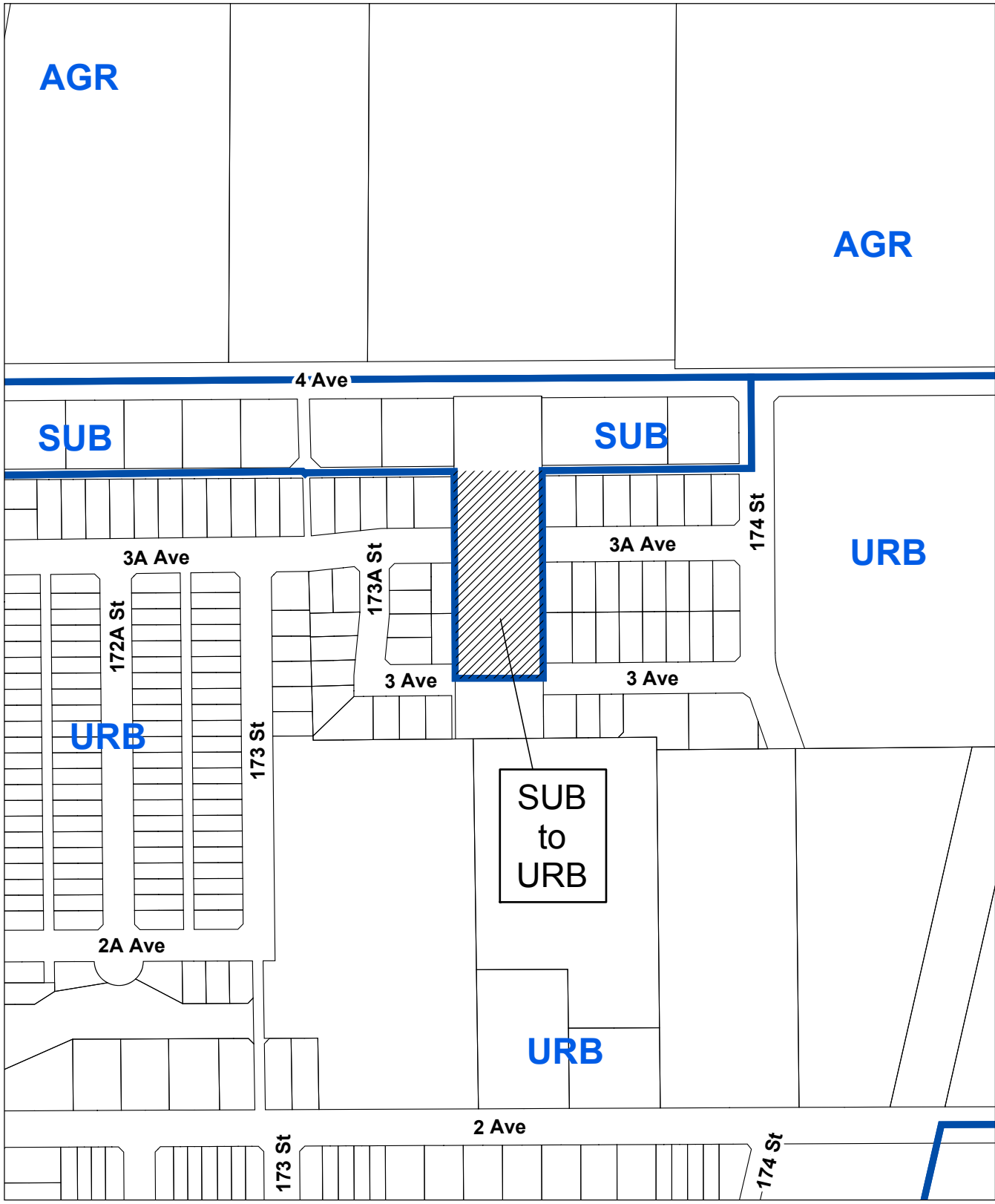
### DOUGLAS LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

- Creeks & Rivers
- Townhouses 15 u.p.a.
- Single Family Residential Flex (6-14.5 u.p.a.)
- Main Pedestrian Corridors
- Buffer to Industrial Area
- Suburban 1/2 Acre (2 u.p.a.)
- Commercial / Residential
- Open Space
- School / Park Site
- Strata Lots
- Pond Buffers
- Traffic Circles & Landscaped Median
- Significant Vegetation Corridor



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



**OCP Amendment**  
Proposed amendment from Suburban to Urban



CITY OF SURREY

(the "City")

DEVELOPMENT PERMIT

NO. 7910-0182-00

Issued To: TARLOK CHANDI

Address: 7368 - 14 Avenue  
Burnaby, BC V3N 1Z6

Issued To: JOGA SINGH SHERGILL

Address: 11839 - 99 Avenue  
Surrey, BC V3V 2M3

Issued To: ONKAR SINGH CHEEMA

Address: 1175 East 61 Avenue  
Vancouver, BC V5X 2C5

Issued To: ARJUN SINGH

Address: 134 Warrick Street  
Coquitlam, BC V3K 5L4

Issued To: BARJINDER KAUR DHANDA

Address: 3278 Marmion Avenue  
Vancouver BC V5R 4W8

(collectively referred to as the "Owner")

1. This development permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development permit.
2. This development permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 011-432-667  
Lot 1 Section 32 Block 1 North Range 1 East New Westminster District Plan 9374

17350 - 4 Avenue

(the "Land")

3. (a) As the legal description of the Land will change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier: \_\_\_\_\_

---

- (b) If the civic address(es) of the Land change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
- 

4. This development permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development permit.
5. The Land has been designated as a Development Permit Area in Surrey Official Community Plan, 1996, No. 12900, as amended.
6. Minor changes to the Drawing that do not affect the general form and character of the landscaping and the siting, form, exterior design and finish of buildings and structures on the Land, may be permitted subject to the approval of the City.
7. (a) The landscaping shall conform to drawing numbered 7910-0182-00(A) (the "Landscaping").
- (b) The Landscaping shall be completed within six (6) months after the date of the final inspection of the buildings and structures referred to in the Drawings.
- (c) Prior to the issuance of the building permit for this development, security is to be submitted to ensure satisfactory completion of the Landscaping. The security for the Landscaping is to be submitted as follows:
- Cash or an Irrevocable Letter of Credit, in a form acceptable to the City, in the amount of \$110,153
- (the "Security")
- (d) i. When the Landscaping is substantially complete as determined by the City, without the City having to use the Security, 90% of the original Security will be returned. When the Landscaping receives final approval by the City, not earlier than twelve (12) months after the date of substantial completion of the Landscaping, 10% of the original Security will be returned.
- ii. If final approval of the Landscaping is not given by the City, the City has the option of using the Security to complete the Landscaping and any remaining money shall be returned. The Owner hereby authorizes the City or its agents to enter upon the Land to complete the Landscaping.
- iii. If the City elects not to enter upon the Land to complete the Landscaping and the Owner does not complete the Landscaping, the Security is forfeited to the

City five (5) years after the date of the provisional or final inspection of the buildings and structures referred to in the Drawings.

- 8. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development permit.
- 9. This development permit shall lapse if the Owner does not substantially start any construction with respect to which this development permit is issued, within two (2) years after the date this development permit is issued.
- 10. The terms of this development permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
- 11. This development permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .  
ISSUED THIS DAY OF , 20 .

\_\_\_\_\_  
Mayor - Dianne L. Watts

\_\_\_\_\_  
City Clerk - Jane Sullivan

IN CONSIDERATION OF COUNCIL'S APPROVAL OF THIS DEVELOPMENT PERMIT AND OTHER GOOD AND VALUABLE CONSIDERATION, I/WE THE UNDERSIGNED AGREED TO THE TERMS AND CONDITIONS OF THIS DEVELOPMENT PERMIT AND ACKNOWLEDGE THAT WE HAVE READ AND UNDERSTOOD IT.

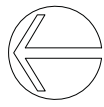
\_\_\_\_\_  
Authorized Agent: (Signature)

\_\_\_\_\_  
Name: (Please Print)

OR

\_\_\_\_\_  
Owner: (Signature)

\_\_\_\_\_  
Name: (Please Print)



**LEGEND**

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

REV/NO City of Surrey request 1 1

NO.	DATE	DESCRIPTION
1		

**C.K. KROLINUS & ASSOCIATES INC.**  
 BSCA  
 2462 JAMNOL COURT  
 ABERTSFORD, B.C.  
 V3B 3J9  
 PHONE (604) 897-2378

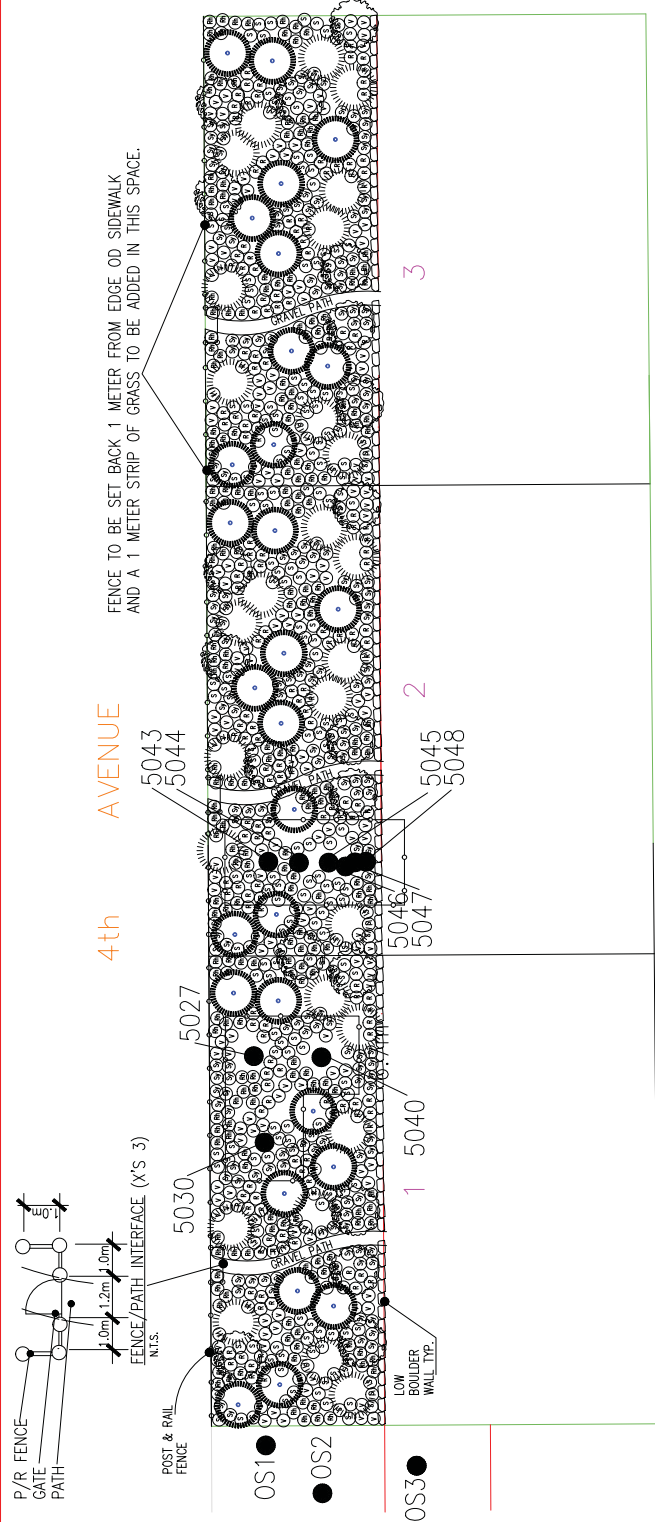
**CONSLAND ENGINEERING & SURVEYING LTD.**  
 SUITE #101  
 1925 80th AVENUE  
 SURREY, B.C.  
 V4N 1L5  
 PHONE (604) 531-3700

**PLAN VIEW**

**LANDSCAPE PLAN**  
 15 METER AIR BUFFER  
 24 LOT SUBDIVISION  
 SURREY, B.C.

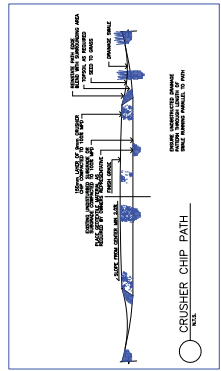
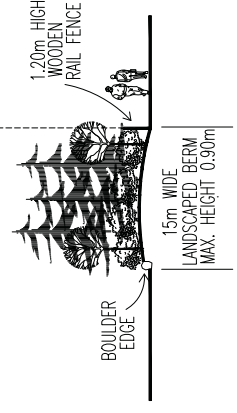
SCALE 1:200 DATE AUG/10  
 SHEET 1/10  
 NO. 1010  
 DATE 10/10/10  
 PROJECT 15 METER AIR BUFFER  
 24 LOT SUBDIVISION  
 SURREY, B.C.

JOB NO. 1010  
 DRAWING NO. L-1

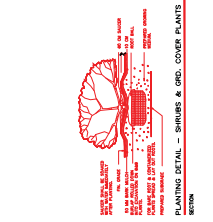
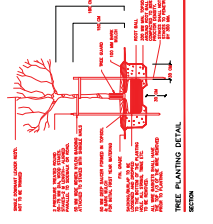


**LANE**

**LANDSCAPE BERM (TYPICAL) N.T.S.**

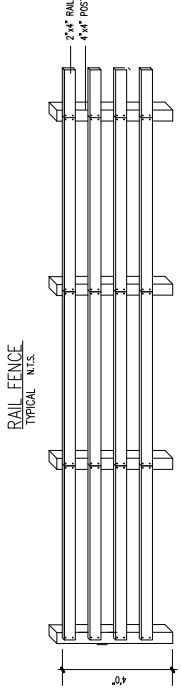


- NOTES / GENERAL**
1. All trees to be retained shall be marked with a black dot (●) and a tree tag.
  2. All trees to be removed shall be marked with a circle containing an 'X' (⊗).
  3. All trees to be removed shall be removed by the contractor within 14 days of the start of construction.
  4. All trees to be retained shall be protected by a protection barrier (○) and a 1.2m high wooden rail fence.
  5. All trees to be retained shall be watered and mulched during construction.
  6. All trees to be retained shall be inspected and reported on by the contractor.
  7. All trees to be retained shall be inspected and reported on by the contractor.
  8. All trees to be retained shall be inspected and reported on by the contractor.
  9. All trees to be retained shall be inspected and reported on by the contractor.
  10. All trees to be retained shall be inspected and reported on by the contractor.



NOTE: THERE IS TO BE NO "BERMING/FILL WITHIN THE TREE PROTECTION ZONES

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
OS1	ACER ORIENTALIS	WINE MAPLE	19	4.00 METERS	AS SHOWN
OS2	PSUDOTSUGA MENZIESII	DOUGLAS FIR	28	3.00 METERS	AS SHOWN
OS3	THUJA PLICATA	WESTERN RED CEDAR	28	3.00 METERS	AS SHOWN
(R)	RHODODENDRON ALBIFLORUM	WHITE-FLOWERING RHODO.	220	Ø2 POT	90 CM. O.C.
(R)	RIBES SARGENTIANUM	RED FLOWERING CURRENT	150	Ø2 POT	80 CM. O.C.
(R)	SYMPLOCARPUS ALBENS	COMMON SWEENERTY	188	Ø2 POT	80 CM. O.C.
(R)	RIBES SPECIOSUM	RED DEWBERRY	204	Ø2 POT	80 CM. O.C.
(R)	SAMBUCUS RACEMOSA	RED DEWBERRY	204	Ø2 POT	80 CM. O.C.



NOTE: FENCE TO BE PAINTED WHITE

CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 011-432-667

West 165 Feet Lot 1 Section 32 Block 1 North Range 1 East New Westminster District Plan 9374

Portion of 17350 - 4 Avenue

As shown on the Survey Plan attached and hereto and forming part of this By-law, as Schedule A, certified correct by John Onderwater, B.C.L.S. on the 1<sup>st</sup> day of September, 2010, containing 2,140.5 square metres as Block 1 and 2,118.7 square metres as Block 2.

(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* on *suburban* and *urban lots* where *bonus density* is provided.

**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.*



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

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For the purpose of subdivision, the maximum *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *unit density* may be increased as follows:
  - (a) Block 1: 5 *dwelling units* per hectare [2 u.p.a.]; and
  - (b) Block 2: 15 *dwelling units* per hectare [6 u.p.a.].
2.
  - (a) 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, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*.
  - (b) For *building* construction within a *lot*, the *floor area ratio* shall not exceed 0.20. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *floor area ratio* may be increased as follows:
    - i. Block 1: The *floor area ratio* shall not exceed 0.32, provided that of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*.
    - ii. Block 2:
      - a. The *floor area ratio* shall not exceed 0.52 provided that of the resulting allowable floor area, 37 square metres [400 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where an *accessory building* is greater than 10 square metres [105 sq.ft.] in size that the area in excess of 10 square metres [105 sq. ft] shall be included as part of

the floor area for the purpose of calculating *floor area ratio*;

- b. The maximum permitted floor area of a second storey for a *principal building* shall not exceed 80% of the floor area of the first storey including attached garage, 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 at the main floor level or a combination thereof; and
- c. Notwithstanding the above, the maximum allowable floor area shall be 270 square metres [2,900 sq.ft.]

**E. Lot Coverage**

The *lot coverage* shall not exceed the following:

- 1. Block 1: 25 %.
- 2. Block 2: 40%.

**F. Yards and Setbacks**

- 1. Block 1:

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

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Building</i>		15 m. [50 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [105 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.

2. Block 2

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

<i>Use</i>	<i>Setback</i>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Building</i>		7.5 m.* [25 ft.]	7.5 m.*** [25 ft.]	1.8 m.** [6 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [105 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.

\* The *front yard setback* may be relaxed at a lower floor level only to 5.5 metres [18 ft.] for a maximum of 50% of the length of the front of the *single family dwelling* for all portions of the dwelling excluding the garage.

\*\* The *side yard* may be reduced to not less than 1.2 metres [4 ft.] provided that the opposite *side yard* on the *lot* is at least 2.4 metres [8 ft.].

\*\*\* 50% of the length of the rear *building* face may be set back a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building* face, not including *sundecks* is setback at least 8.5 metres [28 ft.] from the *rear lot line*.

**G. Height of Buildings**

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

1. *Principal buildings:* The *building height* shall not exceed 9 metres [30 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

## H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Where there is a lane up to or along the *rear lot line* or *side lot line*, a *driveway* access is permitted only from the lane.
3. 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 2 cars or trucks;
  - (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and
  - (c) The total amount permitted under (a) and (b) shall not exceed 3.
4. No outside parking or storage of a *house trailer* or boat is permitted with the *front yard setback* or within the required *side yards* adjacent the *dwelling*, or within 1 metre (3 ft.) of the *side lot line*.

## I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. 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

Not applicable to this Zone.

## K. Subdivision

1. Where amenities are not provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *lots* created shall conform

to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone RA of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. *Lots* created through subdivision in accordance with Section D.2 of this Zone, shall conform to the following minimum standards:

	<b><i>Lot Size</i></b>	<b><i>Lot Width</i></b>	<b><i>Lot Depth</i></b>
Block 1	1,500 sq.m. [16,145 sq.ft.]	40 metres [130 ft.]	38 metres [124 ft.]
Block 2	450 sq.m. [4,843 sq.ft.]	15 metres [50 ft.]	28 metres [92 ft.]

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

## L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RH-G Zone for Block 1 and the RF Zone for Block 2 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, 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 By-law, 1987, No. 9011, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2010, No. 17111, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone for Block 1 and the RF Zone for Block 2.

- 9. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
- 10. Development permits may be required in accordance with the Surrey *Official Community Plan, 1996*, By-law No. 12900, as amended.

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

READ A FIRST AND SECOND TIME on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20\_\_ .

READ A THIRD TIME 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

c:\users\hp3\desktop\12021338hp (n).doc  
 . 12/9/10 10:30 AM