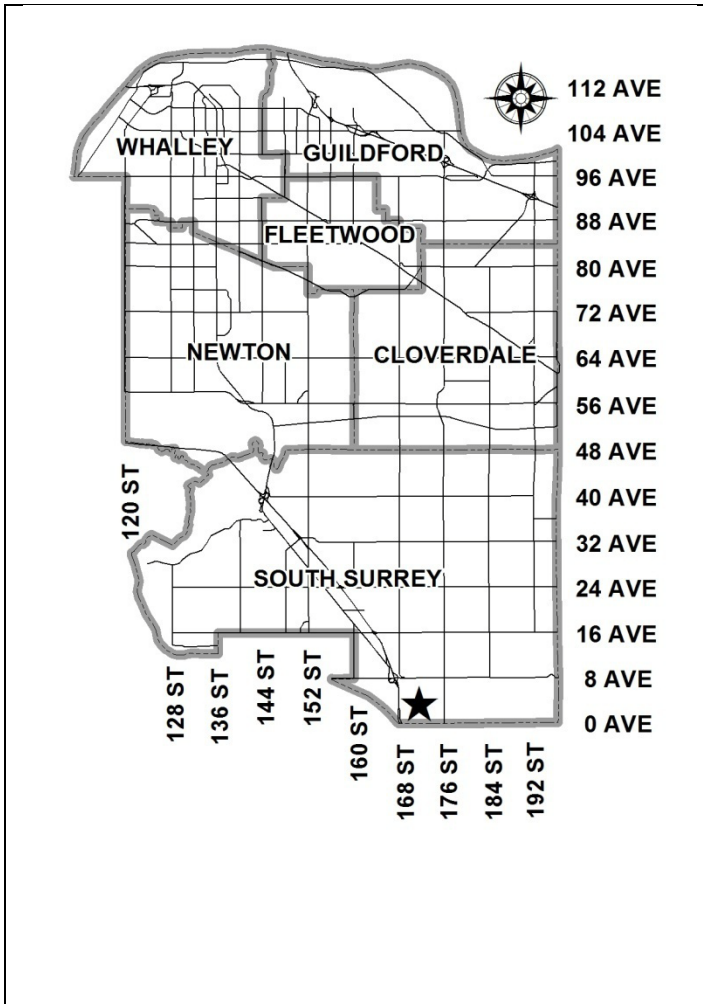


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0292-00

Planning Report Date: November 7, 2011

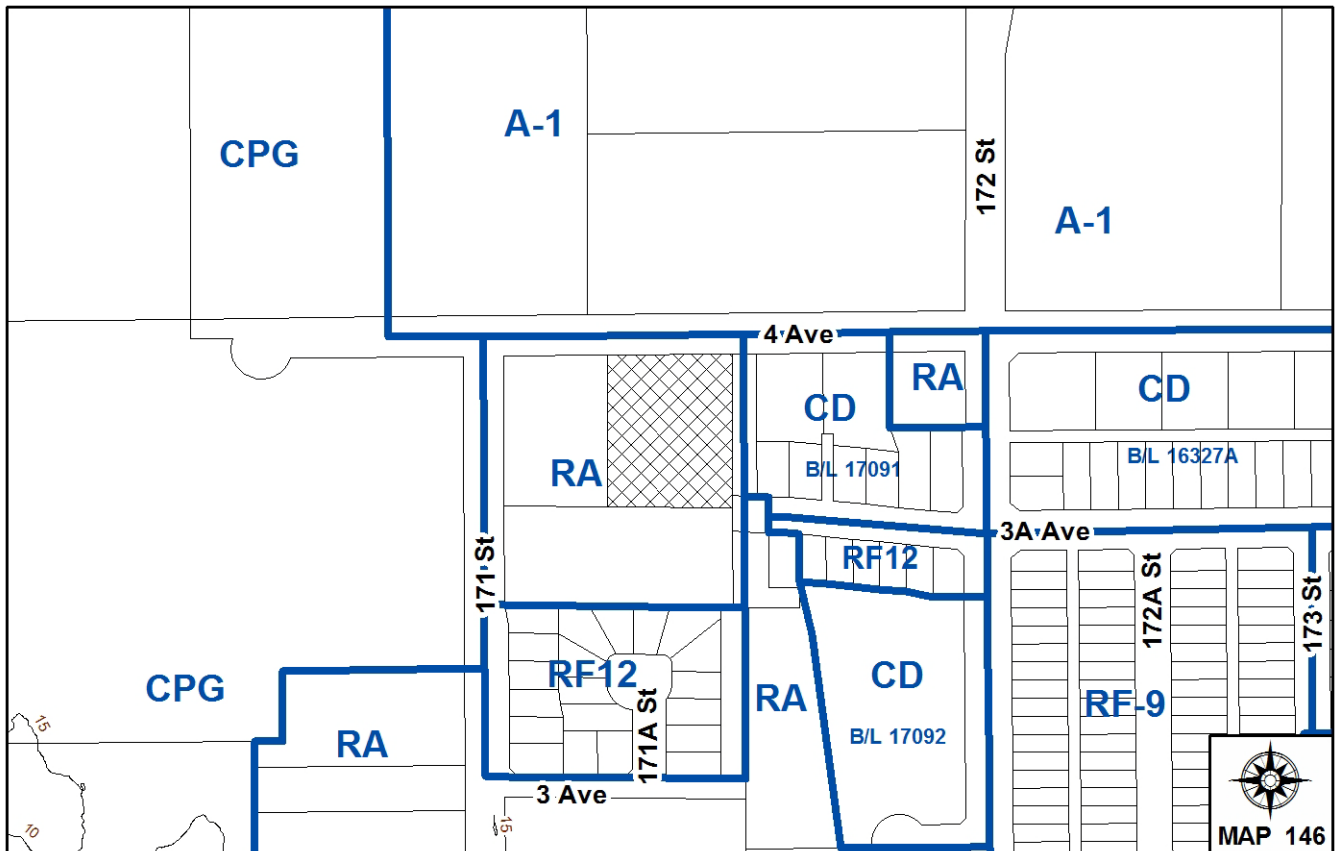


**PROPOSAL:**

- **OCF amendment** from Suburban to Urban
- **NCP amendment** from "Suburban ½ Acre (2 upa)" to "Suburban Transition 2-4 upa" and "Single Family Residential Flex 6-14.5 upa"
- **Rezoning** from RA to CD (based on RH-G and RF-12)
- **Development Permit**

in order to permit the development of two suburban transitional lots and four urban single family lots.

**LOCATION:** 17108 - 4 Avenue  
**OWNER:** 4<sup>th</sup> Avenue Developments Inc., Inc.  
 No. BCo911903  
**ZONING:** RA  
**OCF DESIGNATION:** Suburban  
**NCP DESIGNATION:** Suburban ½ Acre (2 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

- The application requires amendments to both the Official Community Plan (OCP) and Douglas Neighbourhood Concept Plan (NCP) to achieve adjustments to the densities approved by Council in the area.

### RATIONALE OF RECOMMENDATION

- The proposal creates lots along 4<sup>th</sup> Avenue that are suburban in character, and consistent with the size of lots developed on lands to the east of the site.
- The proposal partially satisfies the ALR Buffer and Transition requirements outlined under City Policy O-23 (Agricultural Transition Policy), including the separation of buildings from the ALR edge with a 15 metre (49 ft.) wide landscaped buffer, secured by a Section 219 Restrictive Covenant and financial securities for installation and maintenance.
- An appropriate density gradient and interface is maintained through the proposal, which generally meets the intent of the Development Guidelines established as part of the Douglas NCP Major Amendment.
- The Agricultural Advisory Committee (AAC) has reviewed the proposal and has no concerns.
- No concerns have been raised by surrounding neighbourhood residents through the pre-notification process.
- The higher densities are in part due to the existing alignment of 3A Avenue. 3A Avenue was previously proposed further south of its current location. If the road was aligned further south, the proposed lots would be slightly larger, and more consistent with the lots that have been developed to the east of the site. Because of this alignment, the lots proposed to the south of 3A Avenue, under Development Application No. 7911-0098-00, are larger, with a lower unit density (6.4 upa), and the lots fronting 4<sup>th</sup> Avenue and on the north side of 3A Avenue are smaller, with a higher unit density (3 upa and 7 upa). Taken together, the unit density over both sites is similar to the densities approved for sites developed to the east.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set (Appendix IX).
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 the subject site from One Acre Residential Zone (RA) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
4. Council authorize staff to draft Development Permit No. 7910-0292-00 generally in accordance with the attached drawing (Appendix X).
5. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant for tree preservation;
  - (g) completion of a landscape buffer on proposed Lots 1 and 2 fronting 4<sup>th</sup> Avenue along the ALR, and registration of a Section 219 Restrictive Covenant and financial securities to ensure maintenance and future completion of the buffer, and to provide notice to future owners of potential nuisance from agricultural activities on parcels across 4<sup>th</sup> Avenue within the ALR;
  - (h) the applicant addresses the deficit in tree replacement; and
  - (i) the applicant addresses the 15% cash-in-lieu of parkland requirement for the half-acre gross density type lots fronting 4<sup>th</sup> Avenue.

- 6. Council pass a resolution to amend Douglas NCP to redesignate the land from "Suburban ½ Acre (2 upa) to "Suburban Transition 2-4 upa" and "Single Family Residential Flex (6-14.5 upa)" when the project is considered for final adoption (Appendix VIII).

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

- 1 Elementary student at Hall’s Prairie Elementary School
- 1 Secondary student at Earl Marriott Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by May 2013.

(Appendix IV)

Parks, Recreation & Culture: The Parks, Recreation & Culture Department has no objection to the proposed development.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted for one year pursuant to section 52(3)(a) of the *Transportation Act*.

Agricultural Advisory Committee (AAC): The AAC reviewed the proposed ALR interface, including the installation of a landscape buffer, and the creation of RH-G type lots at 3 units per acre fronting 4<sup>th</sup> Avenue and RF-12 type lots further to the south, and has granted support (Appendix V).

Department of Fisheries and Oceans (DFO): There is a Class C ditch along 4 Avenue and another flowing north on the subject properties, which are proposed to be eliminated. The application has been reviewed by DFO, and approval for the proposal was granted approval at the October 18, 2011 Environmental Review Committee (ERC) meeting.

SITE CHARACTERISTICS

Existing Land Use: One single family home on an acreage property.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 4 <sup>th</sup> Avenue):	Single family home on a 4 acre property in the Agricultural Land Reserve (ALR)	Agricultural/None	A-1

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Parkland	Suburban/Public Open Space and Park	Split-zoned RA and CD (By-law 17091)
South:	Single family home on acreage property, proposed to be developed into ten RF-12 lots under Development Application No. 7911-0098-00	Urban/Urban Residential (6 upa)	RA
West:	Two single family homes on one acreage property	Suburban/Suburban ½ Acre (2 upa)	RA

## BACKGROUND

- The subject site is designated "Suburban" in the Official Community Plan (OCP) and "Suburban ½ Acre (2 upa)" in the Douglas Neighbourhood Concept Plan (NCP). The site is separated from the Agricultural Land Reserve (ALR) boundary by 4 Avenue.
- On February 12, 2007, Council approved a Major Amendment to the Douglas Neighbourhood Concept Plan, to increase the opportunity for small lot residential development by creating a "Single Family Residential Flex (6 – 14.5 upa)" land use designation and adopting Development Guidelines as means to review NCP amendments to the "Single Family Residential Flex" designation. These Development Guidelines for the "Single Family Residential Flex" designation support the gradual decrease in density toward the ALR boundary. The locational criteria outlined in the Development Guidelines are as follows:
  - Location of new small lot development should consider the planning context and character of the existing development in the vicinity. The principle of establishing a density gradient should generally be followed (i.e. transitioning in geographical stages from lower densities to higher densities); and
  - Small lot residential developments at the density of RF-12 and RF-9 should be complementary to other forms of housing to achieve diversity in the neighbourhood. The RF-9 form of development should not be immediately adjacent to or directly across the street from suburban areas and should only be located across the street to interface with RF density residential developments.
- The lands to the east of the subject site has been developed with a density gradient decreasing toward the ALR boundary, as follows:

Location	Land Use Designation (OCP/NCP)	Maximum Unit Density	Zoning
Fronting 4 <sup>th</sup> Avenue, across the street from the ALR boundary	Suburban/Suburban ½ Acre	2 upa	CD (based on RH-G)
North of 3A Avenue	Urban/Urban Single Family (6 upa)	6 upa	CD (based on RF)
South of 3A Avenue	Urban/Single Family Residential Flex (6 – 14.5 upa)	7 – 10 upa	RF-9 and RF-12

- The applicant is proposing densities slightly higher than what has been permitted in developments approved to the east of the subject site. Two (2) RH-G type lots are proposed fronting 4<sup>th</sup> Avenue. While the lots are consistent in size to the lots created to the east of the site, averaging 1,315 sq. m. (14,165 sq. ft.), the unit density is higher at 3 upa. Four (4) RF-12 type lots are proposed fronting 3A Avenue. These lots are slightly smaller than those developed to the east of the site (405 sq. m. / 4,305 sq. ft. vs. 450 sq. m. / 4,844 sq. ft.), with a unit density of 7.3 upa. Accordingly, OCP and NCP amendments are required, as discussed below.
- The developer for the subject site, Elkay Developments Ltd., has made a separate application (Development Application No. 7911-0098-00) for the land immediately south of the subject site, at 376 – 171 Street. The proposal includes an OCP amendment from "Suburban" to "Urban", an NCP amendment from "Urban Single Family (6 upa)" to "Single Family Residential Flex (6 – 14.5 upa)", rezoning from RA to RF-12, and subdivision into nine (9) single family lots.

### JUSTIFICATION FOR PLAN AMENDMENTS

#### OCP Amendment

- The Official Community Plan (OCP) land use designation for the subject site is "Suburban". The applicant proposes to amend the OCP to re-designate the site from "Suburban" to "Urban" (Appendix IX).
- The Agricultural Land Reserve (ALR) is located north of 4<sup>th</sup> Avenue. In accordance with the Major Amendment to the Douglas NCP, neighbouring projects to the east of the subject site have included partial amendments to the OCP to amend the lands north of 3A Avenue from "Suburban" to "Urban". These projects have created half-acre gross density type lots fronting 4<sup>th</sup> Avenue, at a maximum density of 2 upa; therefore, the land use designation for these lots has remained "Suburban".
- As part of the subject project, proposed "Suburban" lands along 4<sup>th</sup> Avenue will accommodate two (2) half-acre gross density type lots. While these lots are suburban in character and consistent with the size of lots developed to the east of the site along 4<sup>th</sup> Avenue, the unit density slightly exceeds that allowed under the "Suburban" land use designation in the OCP, at 7.5 units per hectare (3 units per acre). The unit density is higher, even though the lots are of a similar size, because the other sites are larger in area and able to achieve more lots under the same density arrangement with the rounding provision in the Zoning By-law. Because the unit density exceeds 2 upa, an OCP amendment is required. Staff support the proposed OCP Amendment for the following reasons:
  - The proposal creates lots that are suburban in character, and consistent with the size of lots developed on lands to the east of the site. Lots fronting 4<sup>th</sup> Avenue to the east of the subject site range in size from approximately 1,300 sq. m. (13,993 sq. ft.) to 1,600 sq. m. (17,222 sq. ft.).
  - The proposal partially satisfies the ALR Buffer and Transition requirements outlined under City Policy O-23 (Agricultural Transition Policy), including the separation of buildings from the ALR edge with a 15 metre (49 ft.) wide landscaped buffer, secured by a Section 219 Restrictive Covenant and financial securities for installation and maintenance.

- The Agricultural Advisory Committee (AAC) has reviewed the proposal and has no concerns.
- No concerns have been raised by surrounding neighbourhood residents through the pre-notification process.

### NCP Amendment

- The Douglas Neighbourhood Concept Plan (NCP) land use designation for the site is "Suburban ½ Acre (2 upa)". The applicant proposes to amend the NCP to "Suburban Transition 2-4 upa" for the proposed lots fronting 4 Avenue, adjacent to the ALR, and "Single Family Residential Flex (6-14.5 upa)" for the lots fronting 3A Avenue (Appendix VIII).
- As the unit density of the proposed half-acre gross density type lots is 3 upa, an NCP amendment is required. Because the proposed half-acre gross density type lots do not fit with one of the existing land use designations in the Douglas NCP, a new designation is proposed to be added to the land use plan – "Suburban Transition (2 – 4 upa)". Staff support this NCP amendment for the reasons noted above, in the "OCP Amendment" section of this report.
- Because the lots proposed south of the "Suburban Transition" lots are at a unit density of 7 upa, they do not conform with the "Urban Single Family (6 upa)" land use designation. Therefore, an NCP amendment to "Single Family Residential Flex (6 – 14.5 upa)" is proposed for these lots. The Urban Transition lots developed to the east of the subject site, north of 3A Avenue, have been developed at a maximum unit density of 6 upa. Allowing a higher density than what has been established to the east of the site, is supported by staff for the following reasons:
  - While smaller than the lots created to the east of the site, north of 3A Avenue, the proposed Urban Transition lots (405 sq. m. / 4,360 sq. ft.) still achieve an appropriate interface with both the half-acre, gross density type lots to the north and the urban single family small lots to the south, which are proposed under Development Application 7911-0098-00.
  - An appropriate density gradient and interface is maintained through the proposal, which generally meets the intent of the Development Guidelines established as part of the Douglas NCP Major Amendment.
  - The higher densities are in part due to the existing alignment of 3A Avenue. 3A Avenue was previously proposed further south of its current location. If the road was aligned further south, the subject lots would be slightly larger, and more consistent with the lots that have been developed to the east of the site. Because of this alignment, compared to the subdivisions approved to the east of the site, the lots south of 3A Avenue are larger, with a lower unit density (6.4 upa), and the lots fronting 4<sup>th</sup> Avenue and on the north side of 3A Avenue are smaller, with a higher unit density (3 upa and 7 upa). Taken together, the unit density over both sites is similar to the densities approved for sites developed to the east.

DEVELOPMENT CONSIDERATIONS

Proposal

- The proposed rezoning is from "One Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)", based on "Half Acre Residential Gross Density Zone (RH-G)" and "Single Family Residential (12) Zone (RF-12)". The proposed subdivision plan is attached as Appendix II.
- The applicant proposes to subdivide adjacent to the Agricultural Land Reserve boundary along 4 Avenue; therefore, a Development Permit (No. 7910-0292-00) is required. The Development Permit will ensure appropriate interface treatment is achieved along the ALR, including the establishment of a landscape buffer adjacent to 4 Avenue. The 15 metre (50 ft.) wide buffer will be protected by fencing and secured by a Section 219 Restrictive Covenant to prevent disturbance and/or removal. Notice of potential agricultural activities will also be provided on the property title to notify future owners of possible nuisance potential. These issues are discussed later in the report.

CD Zone

- The applicant is proposing a rezoning from RA to CD (based on RH-G and RF-12) (Appendix XII).
- The following is a table outlining the differences between the RH-G Zone and the Block A of the CD Zone, and the RF and RF-12 Zones and Block B of the CD Zone:

	<b>RH-G Zone</b>	<b>CD Zone Block A</b>	<b>RF Zone</b>	<b>RF-12 Zone</b>	<b>CD Zone Block B</b>
Density	2 upa max. 0.32 FAR	3 upa max. 0.32 FAR	6 upa 0.52 FAR	10 upa 0.7 FAR	7 upa 0.58 FAR
Lot Coverage	25%	25%	40%	50%	40%
Lot Size	1,120 m <sup>2</sup> – 1,300 m <sup>2</sup>	1,300 m <sup>2</sup>	560 m <sup>2</sup>	320 m <sup>2</sup> – 375 m <sup>2</sup>	400 m <sup>2</sup>
Setbacks					
Front:	7.5 m	7.5 m	7.5 m	6.0m	6.0 m
Rear:	7.5 m	7.5 m	7.5 m	7.5m	7.5 m
Side:	3.0 m	3.0 m	1.8 m	1.2m	1.2 m

- The CD Zone has 2 blocks – Blocks A and B. These blocks reflect the portions of the site based on RH-G (Block A) and RF-12 (Block B).
- Block A of the CD Zone (based on RH-G) has the same floor area ratio (FAR), lot coverage, lot size, and setback requirements as the RH-G Zone. The difference between the CD Zone and the RH-G Zone is that (1) 15% cash-in-lieu of parkland dedication is being provided instead of 15% land dedication, and (2) the permitted unit density is 3 upa instead of 2 upa.
- Block B of the CD Zone (based on RF) is in-between an RF and an RF-12 type of lot. The FAR of 0.58 is between what is permitted in the RF (0.52) and RF-12 (0.7) Zones, and lot coverage is the same as the RF Zone (40%). The lot dimensions are closer to an RF-12 type lot than an RF type lot, and therefore the setback requirements are based on RF-12. These lots will have an appropriate interface with the RH-G type lots to the north and the RF-12 lots to the south.



### ALR Interface/Landscape Buffer

- The subject site is located directly south of the Agricultural Land Reserve (ALR) boundary, across 4<sup>th</sup> Avenue. As such it falls within the ALR's outer ring transition area and is subject to the City's OCP agricultural policy.
- The lots proposed across 4<sup>th</sup> Avenue from the ALR boundary are not consistent with Policy O-23 *Residential Buffering Adjacent to the ALR/Agricultural Boundary* in that the lots achieve a unit density of 3 upa, above the maximum 2 upa density policy guideline. However, the proposed density is considered appropriate for the reasons previously discussed in this report.
- The proposal is otherwise consistent with Policy O-23 as it provides:
  - 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<sup>th</sup> Avenue; and
  - A 15 metre (49 ft.) wide landscape buffer along 4<sup>th</sup> Avenue.
- Previous development projects on the south side of 4<sup>th</sup> Avenue in Douglas have proposed landscape buffers that have been a uniform 15 metres (49 ft.) wide. Recently, home owners and developers in Douglas have raised concerns with the design of the buffer, including proximity of the planting to the front doors of their homes, lack of sense of entry to the front of their homes, impaired surveillance to 4<sup>th</sup> Avenue, and monotony of the planting area. This application proposes a modified landscape buffer that responds to these concerns by varying the width of the planted area from a minimum 10 metres (33 ft.) to 15 metres (49 ft.) (Appendix XI). This allows some lawn area to be introduced in the area of the lots where the front entry would be located. The result is a more organic expression to the landscape buffer which is more interesting and attractive, and does not overwhelm the front entry of the proposed homes. The proposed CD By-law also includes a minimum front yard setback of 17.5 metres (57 ft.), which will ensure a minimum 2.5 metre (8 ft.) distance between the landscape buffer and the dwelling.
- The applicant is proposing the modified landscape buffer discussed above for proposed Lot 2, and driveway access from the lane off of 3A Avenue for proposed Lot 2 (Appendix XI). The landscaping treatment on proposed Lot 1 is different as the applicant proposes to retain the existing house, which encroaches into the 15 metre (49 ft.) landscape buffer area:
  - Driveway access for the existing house is from 4<sup>th</sup> Avenue. Due to the orientation of the house and garage, the applicant proposes to retain the driveway and access from 4<sup>th</sup> Avenue until the lot is redeveloped in the future.
  - Because of the location of the house, a full 10 metres (33 ft.) to 15 metres (49 ft.) of landscaping cannot be accommodated on proposed Lot 1. The applicant proposes to install some landscaping on proposed Lot 1, and retain existing trees.
  - A Section 219 Restrictive Covenant is required to secure the landscape buffer and ensure its installation, protection and maintenance. The Restrictive Covenant will allow no additions to the existing dwelling, or future buildings or structures, to be

constructed within the 15 metre (49 ft.) landscape area. It will also require that when the house is demolished and a new house constructed, the driveway must be relocated to the rear of the property and the landscape buffering must be completed consistent with the modified landscape buffer described above.

- The applicant will also be required to place notice on the lots and in the Building Scheme to notify owners of ongoing farming activities nearby and potential nuisances from farming practices.
- The landscape buffer will contain 25 newly planted maple, fir and cedar trees, 1 retained mature tree, a mix of native shrubs and a post and rail fence along the north edge of the lots. A low boulder/rock wall will be used to delineate and define the south edge buffer. A gravel pathway will cross the buffer to provide front door access to proposed Lot 2.

### Trees

- The applicant has retained Diamond Head Consulting Ltd. to provide an arborist report for the subject site. There are 44 by-law sized trees on site, of which 4 are proposed to be retained and 40 are proposed to be removed. The table below identifies the trees by species and identifies whether the trees are proposed to be retained or removed:

Tree Species	Total No. of Mature Trees (On-site)	Total proposed for retention (On-site)	Total proposed for removal (On-site)
Apple	1	0	1
Beech	1	1	0
Black Cottonwood	9	0	9
Cherry/Plum	1	0	1
Cypress	2	2	0
Lombardy Poplar	2	0	2
Maple	1	1	0
Red Alder	25	0	25
Shore Pine	1	0	1
Western Redcedar	1	0	1
<b>Total</b>	<b>44</b>	<b>4</b>	<b>40</b>

- Of the 40 trees proposed to be removed, 6 are either in conflict with the building envelope or road construction, or are not suitable for long term retention. The remaining 34 trees proposed for removal are Red Alder or Black Cottonwood trees with little retentive value.
- The applicant is required to provide approximately 46 replacement trees, and is proposing to provide 17 replacement trees, for an average of 3.5 trees per lot. An additional 25 trees will be planted in the landscape buffer, for a total of 42 new trees on site. The applicant is required to address the deficit in replacement trees prior to Final Adoption.
- A Section 219 Restrictive Covenant will be required in order to ensure tree retention for the 4 existing trees proposed to be retained on Lot 1.

### Building Scheme and Lot Grading

- A set of building design guidelines have been developed for the site by Mike Tynan of 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
  - Basement-entry homes are not permitted.
- A summary of the building design guidelines is attached as Appendix VI.
- The applicant is proposing in-ground basements and a lot grading plan has been submitted and reviewed by staff. The lot grading plan is generally satisfactory.

### PRE-NOTIFICATION

Pre-notification letters were sent out on March 15, 2011 and staff received no telephone calls or written correspondence in response.

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, 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
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Agricultural Advisory Committee Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII	Summary of Tree Survey and Tree Preservation

- Appendix VIII. Douglas NCP Redesignation Map
- Appendix IX. OCP Redesignation Map
- Appendix X. Landscape Buffer Plan
- Appendix XI. Proposed CD By-law

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HK/kms

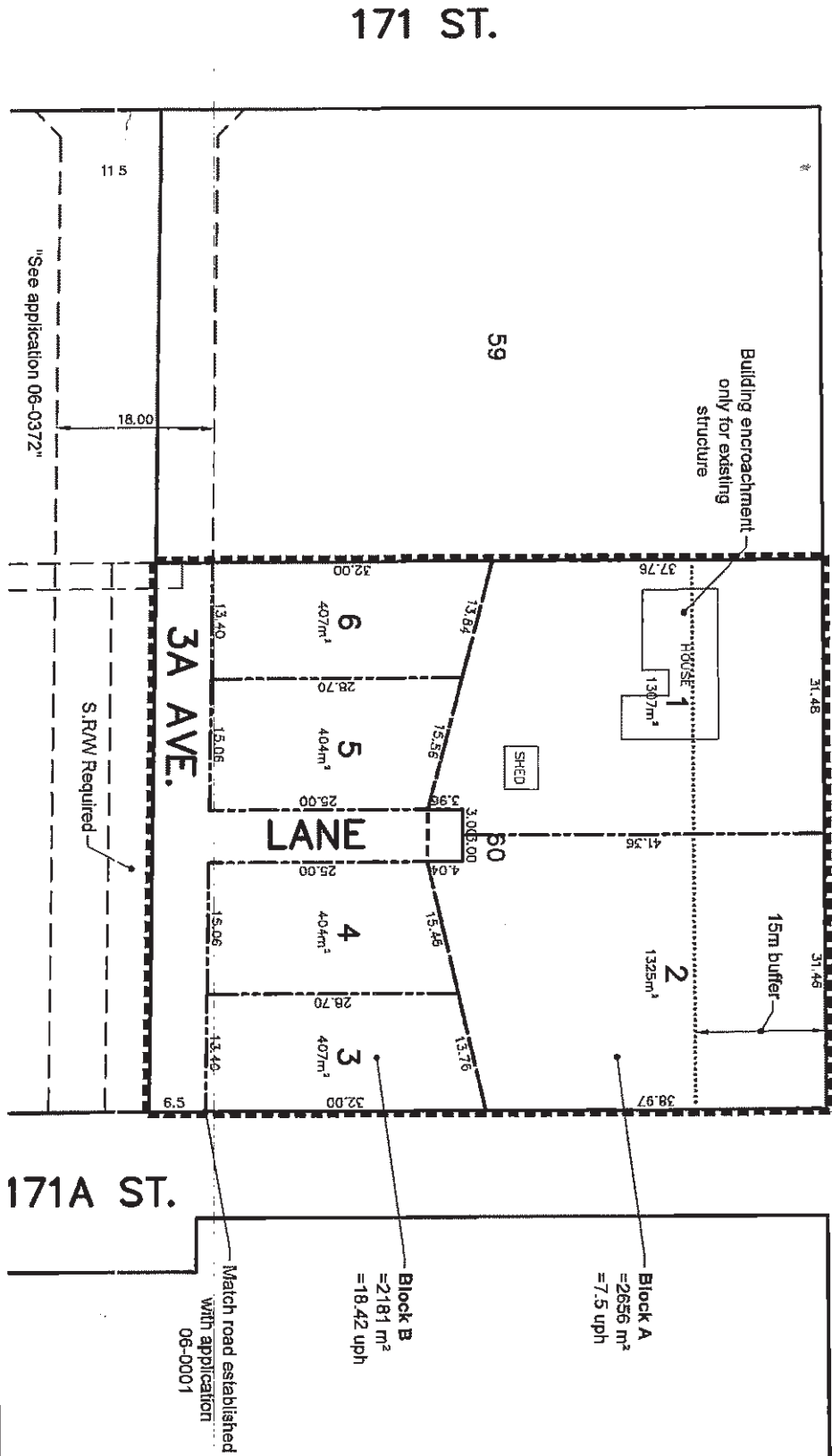
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## SUBDIVISION DATA SHEET

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

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	1.19 acres	
Hectares	0.48 hectares	
<b>NUMBER OF LOTS</b>		
Existing	1	
Proposed	6	
<b>SIZE OF LOTS</b>		
	<u>Block A</u>	<u>Block B</u>
Range of lot widths (metres)	31 m	13.4 m – 15 m
Range of lot areas (square metres)	1,307 m <sup>2</sup> – 1,325 m <sup>2</sup>	404 m <sup>2</sup> – 407 m <sup>2</sup>
<b>DENSITY</b>		
	<u>Block A</u>	<u>Block B</u>
Lots/Hectare & Lots/Acre (Gross)	7.5 uph / 3 upa	18 uph / 7 upa
Lots/Hectare & Lots/Acre (Net)		
<b>SITE COVERAGE (in % of gross site area)</b>		
	<u>Block A</u>	<u>Block B</u>
Maximum Coverage of Principal & Accessory Building	50%	25%
Estimated Road, Lane & Driveway Coverage	10%	2%
Total Site Coverage	60%	27%
<b>PARKLAND</b>		
Area (square metres)	n/a	
% of Gross Site		
<b>Required</b>		
<b>PARKLAND</b>		
5%/15% 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	
<b>DEV. VARIANCE PERMIT required</b>		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	



Subdivision Sketch  
Elkay Developments - #17108 4 Avenue  
7910-0292-00



**Hunter Aird**  
ENGINEERING LTD.  
February 2011  
#9424

INTER-OFFICE MEMO

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

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

DATE: **June 22, 2011** PROJECT FILE: **7810-0292-00**

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RE: **Engineering Requirements  
Location: 17108 - 4 Avenue**

**OCP AMENDMENT/NCP AMENDMENT**

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

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- Dedicate 6.5 metres fronting 3A Avenue.
- Provide offsite SROW for 3A Avenue.
- Provide a 1.0 metre SROW for service connections.

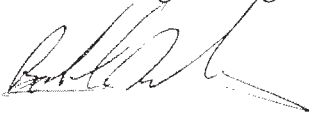
***Works and Services***

- Construct the south half of 4 Avenue.
- Construct the north half of 3A Avenue.
- Construct north/south lane
- Construct storm, water and sanitary sewers to service the development.
- Pay 100% of Drainage/Water/Sanitary DCCs.
- Pay DWA charges.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT**

There are no engineering requirements relative to issuance of the Development Permit.



Bob Ambardar, P.Eng.  
Development Project Engineer

LR





## SCHOOL DISTRICT #36 (SURREY)

Monday, March 14, 2011  
Planning

### 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.

### THE IMPACT ON SCHOOLS

APPLICATION #: 7910-0292-00

#### SUMMARY

The proposed 6 Single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	1
Secondary Students:	1

#### September 2010 Enrolment/School Capacity

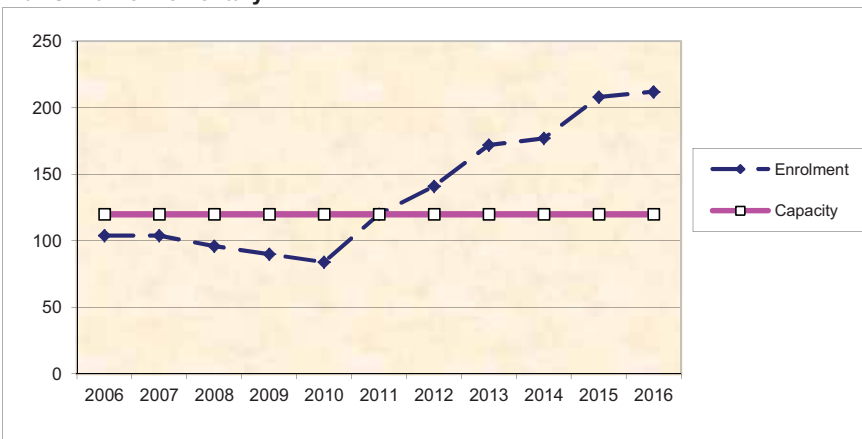
##### Hall's Prairie Elementary

Enrolment (K/1-7):	8 K + 76
Capacity (K/1-7):	20 K + 100

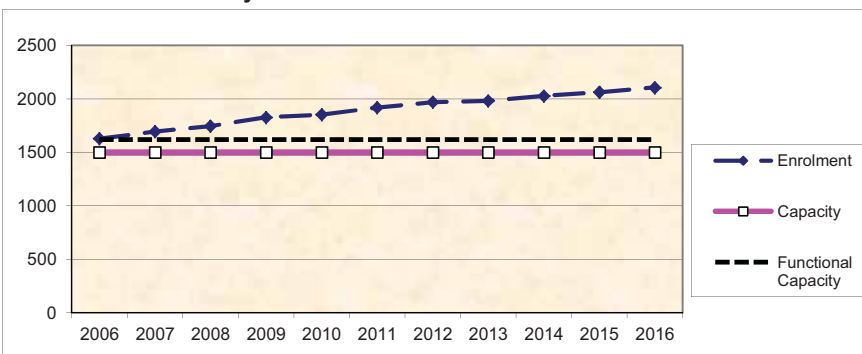
##### Earl Marriott Secondary

Enrolment (8-12):	1854
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

#### Hall's Prairie Elementary



#### Earl Marriott Secondary



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



# Agricultural Advisory Committee Minutes

Parks' Boardroom #1  
City Hall  
14245 - 56 Avenue  
Surrey, B.C.  
THURSDAY, JUNE 2, 2011  
Time: 9:00 am  
File: 0540-20

**Present:**

M. Bose - Chair  
D. Arnold  
B. Aulakh  
P. Harrison  
M. Hilmer  
B. Sandhu

**Regrets:**

Councillor Hunt  
T. Pellett, Agricultural Land Commission  
K. Thiara  
S. VanKeulen  
K. Zimmerman, Ministry of Agriculture

**Staff Present:**

R. Dubé, Engineering  
C. Stewart, Planning & Development  
M. Kischnick, Planning & Development  
L. Anderson, Legislative Services

**Environmental Advisory Committee**

**Representative:**

B. Stewart

**A. ADOPTION OF MINUTES**

It was

Moved by M. Hilmer

Seconded by P. Harrison

That the minutes of the Agricultural Advisory

Committee meeting held on May 3, 2011, be adopted.

Carried

**B. DELEGATIONS**

**C. OUTSTANDING BUSINESS**

**D. NEW BUSINESS**

- 1. Proposed OCP Amendment, Douglas NCP Amendment, Rezoning and Development Permit for a 6 lot subdivision adjacent to the ALR 17108 – 4 Avenue (Douglas)  
File No. 7910-0292-00**

Heather Kamitakahara, Planning Technician, South Surrey Section, was in attendance to review the memo, dated May 24, 2011, regarding the subject application. A PowerPoint presentation, to review the information that had been presented and discussed at the AAC meeting of April 7, 2011 was provided and comments were as follows:

- **Background:** The applicant is proposing a modified meandering 15m landscape buffer for new homes and a reduced landscape buffer on Lot 1. Driveway access is provided from a lane off of 3A Avenue, consistent with neighbouring developments.

- Because of the location of the house, the applicant proposes to retain the existing house on proposed Lot 1. As the house encroaches into the 15m landscape buffer area, a full 15 m of landscaping cannot be accommodated on proposed Lot 1. It is proposed that some landscaping be installed on Lot 1, as well as the retention of four existing trees within the buffer area.
- The applicant is also proposing a meandering buffer, not a full 15m width. As discussed at the last meeting, AAC said okay with this sort of concept but wanted to see more existing vegetation retained in the buffer area.
- Due to the orientation of the house and garage, the applicant proposes to retain the driveway access from 4 Avenue until the lot is redeveloped.
- As a condition of approval, a Restrictive Covenant would be registered on title to indicate that no additions to the existing dwelling, or future buildings or structures may be constructed within the 15m landscape buffer area. It would also indicate that when the house is demolished and a new house constructed, the driveway must be relocated to the rear of the property, and the landscape buffering be completed consistent with neighbouring properties.
- As requested, a revised modified landscape buffer plan is provided for the Committee's consideration.
- The same number of existing trees (4) are proposed to be retained within the landscape buffer area. These trees are all located on proposed Lot 1. An arborist report has now been provided (attached as Appendix III).
- The project arborist, Andrew Connell, Diamondhead Consulting Ltd., has indicated that the by-law sized tree species within the lot consist primarily of Black Cottonwood and Red Alder. These species are not suitable for retention. As such, no additional vegetation is proposed to be retained on the site.
- Additional landscaping is proposed in the buffer area. The revised landscape plan proposes 25 newly planted maple, fir and cedar trees, as opposed to the previously proposed 18 new trees. Additional shrub planting is also proposed.
- The shrub planting on proposed Lot 2 is proposed to extend beyond the 15m landscape buffer area, further south into the site (a continuation of the pattern that has already been established east of the site).
- There has not been a proposal to retain any additional trees; mostly Cottonwood and Alder, not suitable for retention. Have proposed more additional trees planted within the buffer (previously 18, now 25), plus there is more planting (flower bed) past the 15m buffer line.

The Committee commented as follows:

- If people are complaining about a buffer, one of the complaints would be maple leaves, which can be quite labour intensive to pick up. An evergreen buffer would be a lot better than something that is deciduous, but you need the buffer in the winter - it needs to be evergreen. Part of the reason for the buffer is to prevent interaction between ALR and non-ALR. The more evergreens you can put in, the more you can maintain a buffer year round.
- It is a 15m buffer area, that is undulating, increasing past the 15m line and then decreasing below. Approximately 10m at the closest point and then 16 or 17 or 18m at other parts. This is not a full average for the 15m, and although this does not comply with policy in this regard, it is only requested to accommodate the existing house, and is not a precedent.

- It seems there are a number of trees being removed that would live to be 100 years and leaving a fair amount of the trees that will only live to be 40. In particular, there are a fair number of Sitka Spruce trees being removed.
- Some of the trees are being removed because of road construction and their location to that construction, as well as development on the lot.
- In general, it's the conifer trees that should be retained, if possible.

It was

Moved by M. Hilmer

Seconded by B. Aulakh

That the Agricultural Advisory Committee

recommends to the G.M. Planning and Development that Application No. 7910-0292-00 be supported in order to accommodate the circumstances of the existing dwelling, and that the Restrictive Covenant be reinforced on Lot 1 to conform with Lot 2, should the existing house be replaced.

Carried

## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 7910-0292-00  
Project Location: 17108 – 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 and east 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 half 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 2400-2800 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 numerous new developments with frontage on 4 Avenue, between 171 Street and 174 Street. Sites to the east include 7906-0319-00 (22 lots), 7906-0098-00 (64 lots), and 7906-0081-00 (57 lots), 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 more than 15 metres from 4 Avenue (there is a 15m buffer along the north side of these lots). The RF and RF-12 lots south of the suburban lots at the aforesaid sites will contain homes similar to RF and RF-12 homes found in the area-defining 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 the proposed "CD based on RF zone" homes at the subject site. These new homes are located between 0 Avenue to the south, 3A Avenue to the north, 171 Street to the west and 174 Street to the east. Ideal regulations context for both the proposed "CD based on RH" and "CD based on RF" zone homes is provided by the building schemes for the aforesaid residential developments with frontage on 4 Avenue.
- 2) Style Character : "Neo-Traditional" and "Neo-Heritage" styles are characteristic of this area. Suburban-estate "Traditional" and "Heritage" styles are also suitable for the proposed homes fronting 4 Avenue.
- 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, no Split Levels, and no new Bungalows 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. Due to the scale of homes proposed on lots fronting 3 Avenue, a 1 ½ storey front entrance would also be suitable.
- 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** All new homes in this area are Two-Storey type.

**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 new homes in this area have a shake profile asphalt shingle roof.

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

**Streetscape:** Most lots surrounding the subject site are serviced, but vacant. There are a few new homes under construction several lots east of the site, and many new homes are under construction south of the subject site. The most appropriate context for this site however, is the aforesaid 325 lot Cressey site to the south in which numerous RF-12 zone homes are constructed to a high modern urban standard, and also the aforesaid new developments to the east with frontage on 4 Avenue. All homes are Two-Storey type "Neo-Heritage", "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 wood feature materials at gable ends. Yards are landscaped to a high 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.
- On lots 3,4,5,6, a new single family dwelling *constructed* on any *lot* meet or exceed common post year 2010 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.
- On lots 1 and 2, the new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: “Traditional” (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style.
- 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 lots 3,4,5,6 and 1 ½ storey on lots 1 and 2 (suburban CD lots).

### 2.2 Proposed Design Solutions:

**Interfacing Treatment with existing dwellings)**

Strong relationship with neighbouring new “context homes” in the area bounded by 0 Avenue to the South, 3A Avenue to the north, 171 Street to the west and 174 Street to the east. Homes will therefore be “Neo-Traditional”, “Neo-Heritage”, and “Heritage” styles only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

**Exterior Materials/Colours:**

Stucco, Cedar, Hardiplank, Brick, and Stone. No vinyl.

“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:** Shake profile asphalt shingles with a raised ridge cap, and a minimum 40 year warranty. Grey, black 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 1 and 2, a minimum of 40 shrubs of a minimum 5 gallon pot size required. On urban lots 3,4,5,6, a minimum of 20 shrubs of a 3 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.

Additional landscaping will be required on the park-interface lots 2 and 3. A 1.2m high wood picket fence and an additional 20 shrubs of a 3 gallon pot size will be required along the east lot lines.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      Date: July 12, 2011

**Reviewed and Approved by:**       Date: July 12, 2011





**TREE PRESERVATION SUMMARY**

Surrey Project No.: 7910-02092  
 Project Location: 17108 4<sup>th</sup> Avenue, Surrey BC  
 Registered Arborist: Trevor Cox, MCIP  
ISA Certified Arborist (PN1920A)  
Certified Tree Risk Assessor (43)  
BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site: 1.19 acre parcel with a single residence upon it. One maintained yard area and the remainder undeveloped natural area. Protected sized pioneer and ornamental species trees found within site.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified		<u>44</u>	(A)
Number of Protected Trees declared high risk due to natural causes		<u>0</u>	(B)
Number of Protected Trees to be removed		<u>40</u>	(C)
Number of Protected Trees to be Retained	(A-B-C)	<u>4</u>	(D)
Number of Replacement Trees Required	(C-B) x 2	<u>46</u>	(E)
Number of Replacement Trees Proposed		<u>17</u>	(F)
Number of Replacement Trees in Deficit	(E-F)	<u>28</u>	(G)
21		<u>22</u>	(H)
Number of Lots Proposed in the Project		<u>6</u>	(I)
Average Number of Trees per Lot	(H / I)	<u>3.50</u>	

3. Tree Survey and Preservation / Replacement Plan

- Tree Survey and Preservation / Replacement Plan is attached \_\_\_\_\_
- This plan will be available before final adoption \_\_\_\_\_

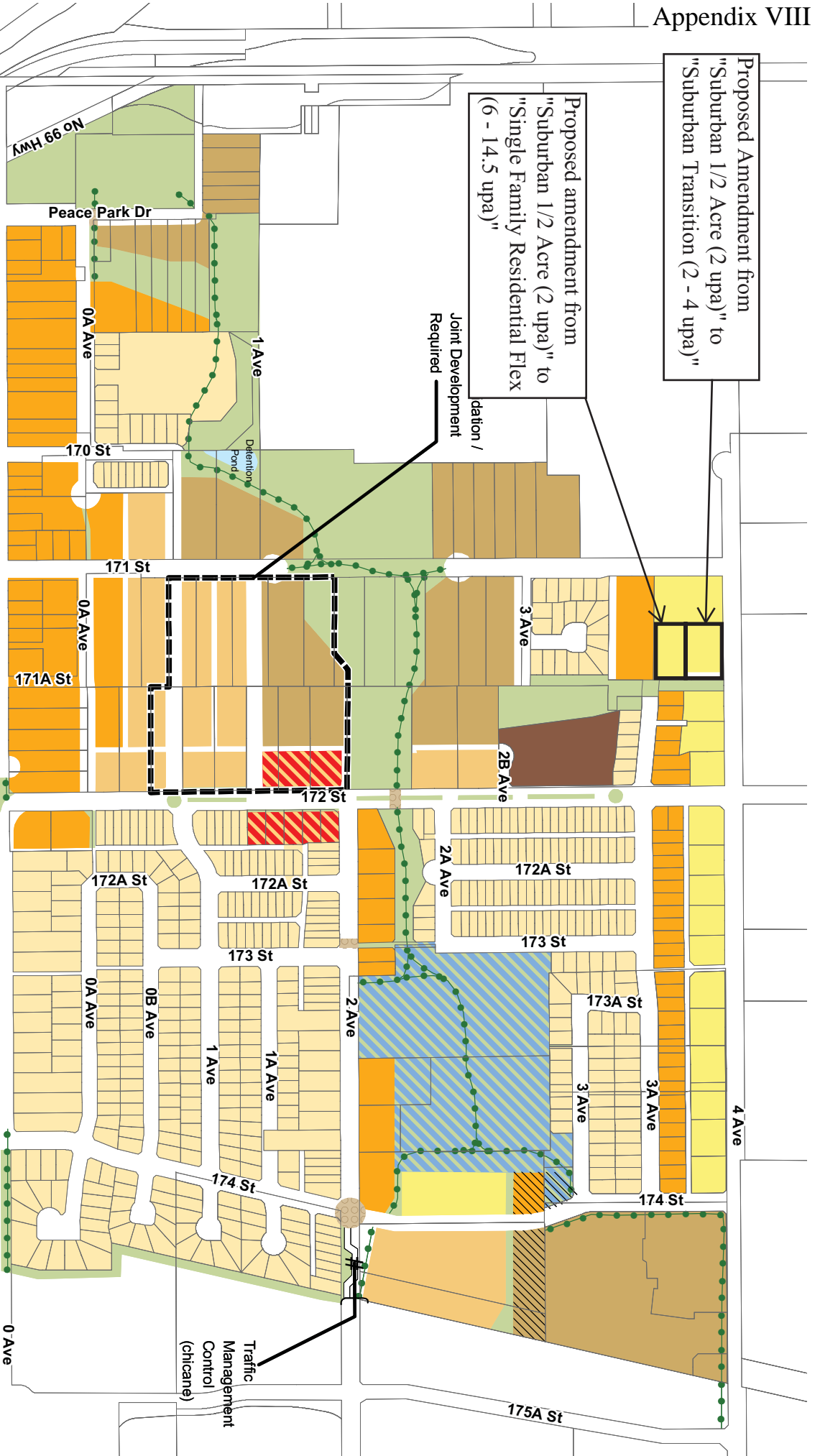
Summary prepared and submitted by:

  
 \_\_\_\_\_  
 Arborist

July 7, 2011  
 \_\_\_\_\_  
 Date



















Proposed Amendment from "Suburban 1/2 Acre (2 upa)" to "Suburban Transition (2 - 4 upa)"

Proposed amendment from "Suburban 1/2 Acre (2 upa)" to "Single Family Residential Flex (6 - 14.5 upa)"

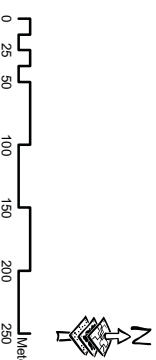


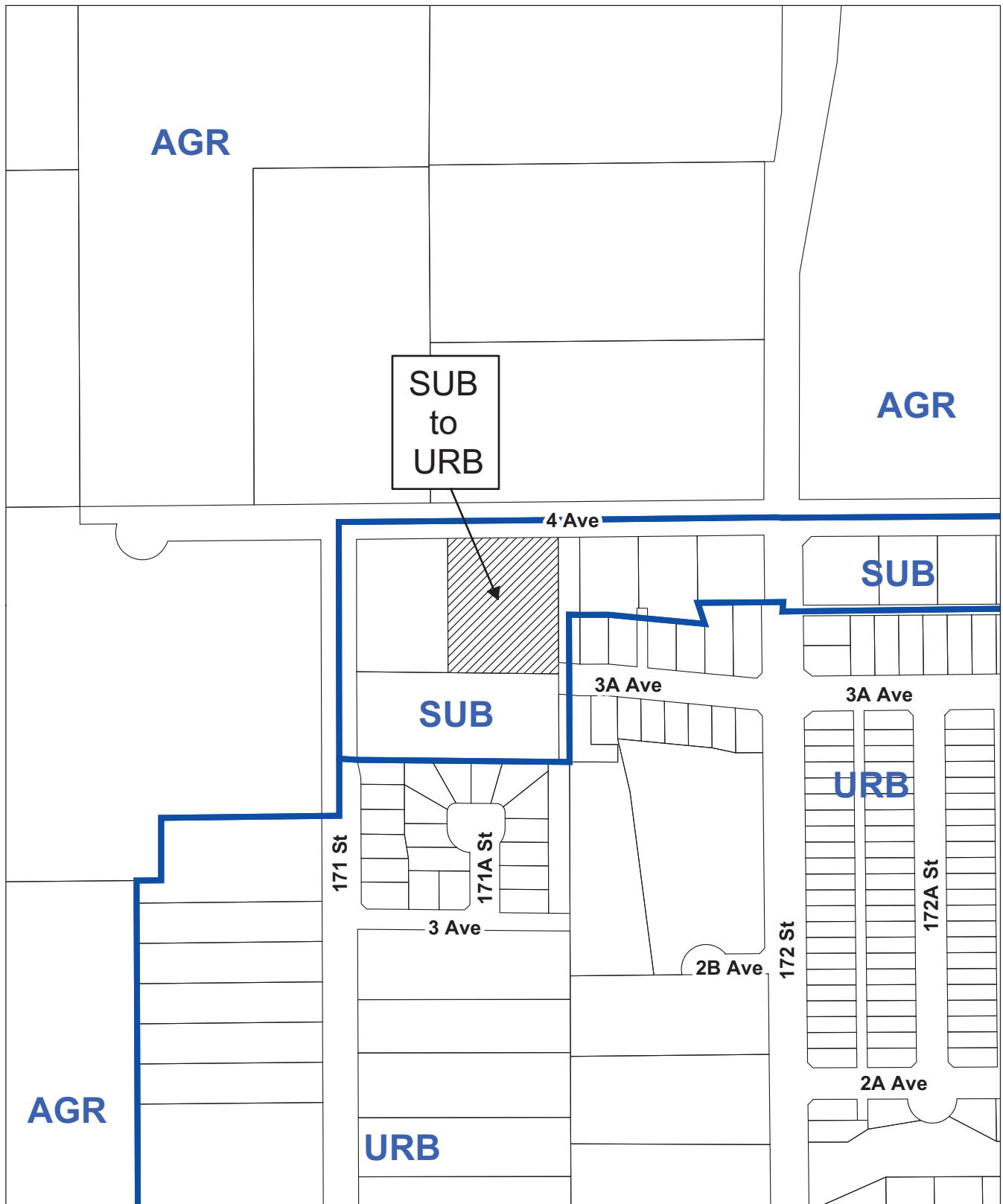
**DOUGLAS Neighbourhood Concept Plan**

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

-  Creeks & Rivers
-  Townhouses 15 u.p.a.
-  Suburban 1/2 Acre (2 u.p.a.)
-  Open Space
-  School / Park Site
-  Special Paving Areas
-  Townhouses 30 u.p.a.
-  Commercial / Residential
-  Pond Buffers
-  Main Pedestrian Corridors
-  Single Family Residential Flex (6-14.5 upa)
-  Open Space
-  Traffic Circles & Landscaped Median
-  Significant Vegetation Corridor
-  Buffer to Industrial Area
-  Small Lot Single Family (10 u.p.a.)
-  School / Park Site
-  Urban Single Family (6 u.p.a.)

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.

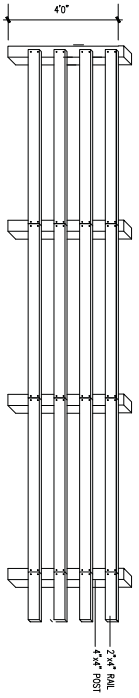
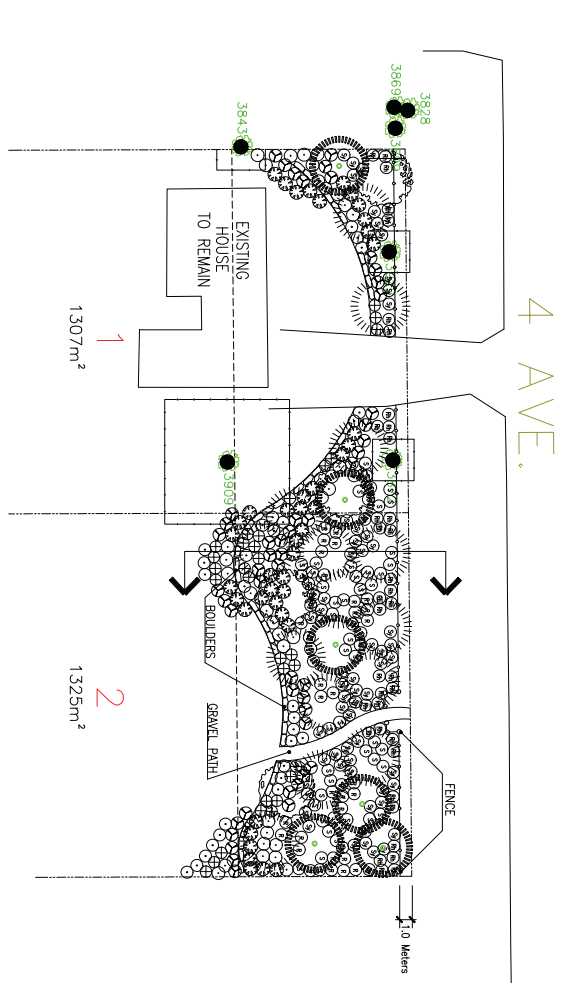




### OCP Amendment

Proposed amendment from Suburban to Urban

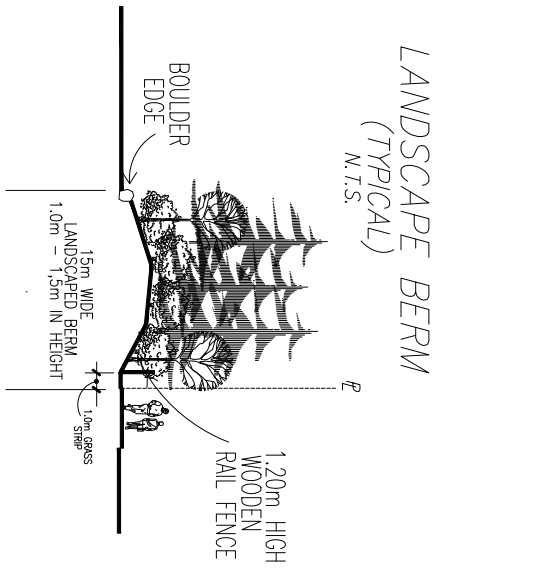




NOTE: FENCE TO BE PAINTED WHITE

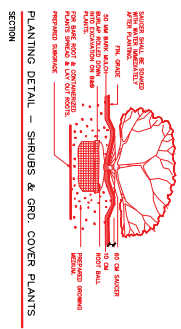
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING
(A)	ACER ORNAMENTUM	WINE MAPLE	4	3.00 METERS	AS SHOWN
(B)	PSUDOTSUGA MANDSCHURI	DOUGLAS FIR	6	3.00 METERS	AS SHOWN
(C)	TRILIAC ALPINA TORRESESI	WESTERN RED CEDAR	15	3.00 METERS	AS SHOWN
(D)	PHODODENDRON ALBERTIANUM	WHITE-FLOWERED RHODO.	38	#2 POT	90 CM O.C.
(E)	SPYRIDODENDROS ALBIS	COMMON SNOWBERRY	85	#2 POT	90 CM O.C.
(F)	RIBES SPECIOSUS	SQUANDERBERRY	30	#2 POT	90 CM O.C.
(G)	SAMBUCUS WICKSTRICHII	RED ELDERBERRY	80	#2 POT	90 CM O.C.
(H)	AZELA PERICA LONGE CAULIS	PRINCE AZALEA	30	#2 POT	90 CM O.C.
(I)	PHODODENDRON ALBERTIANUM	WESTERN RED CEDAR	30	#2 POT	90 CM O.C.
(J)	PHODODENDRON WAKUSHIMANUM TORRESESI	YUK. RHODODENDRON	32	#3 POT	90 CM O.C.
(K)	PHODODENDRON FINCHII TULAWI	FINNISH RHODODENDRON	45	#3 POT	90 CM O.C.
(L)	PHODODENDRON WAKUSHIMANUM TIZONI BEAR	YUK. RHODODENDRON	45	#3 POT	90 CM O.C.

Note: Retained trees to be confirmed by Arborist Report.

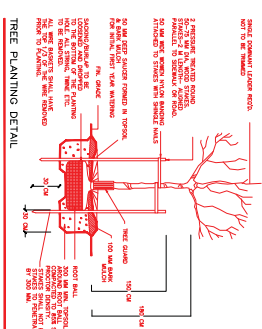


NOTES / GENERAL

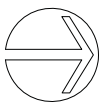
1. CONSULT THE CITY OF VANCOUVER TO BE SURE THE EXISTING FENCE MEETS ALL CITY REQUIREMENTS. THE EXISTING FENCE IS TO BE MAINTAINED AND PAINTED WHITE. THE EXISTING FENCE IS TO BE MAINTAINED AND PAINTED WHITE. THE EXISTING FENCE IS TO BE MAINTAINED AND PAINTED WHITE.
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N.T.S.



N.T.S.



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

DATE	ISSUE	REVISION	BY
11/2/13	ISSUE	1	AK

**CKADOLINS & ASSOCIATES INC.**  
 CKADOLINS & ASSOCIATES INC.  
 2445 BRUNNEN DRIVE  
 VANCOUVER, B.C.  
 V6J 3K9  
 PHONE: (604) 697-2376

**CLIENT**  
 MR. GORDON J. JORDAN  
 60 BRUNNEN DRIVE  
 VANCOUVER, B.C.  
 V6J 3K9  
 PHONE: (604) 525-4651

**TITLE**  
 PLAN VIEW  
 LANDSCAPE PLAN  
 PROPOSED  
 AIR BUFFER

SCALE	DATE
1:200	MAY/11
DATE	BY
11/2/13	AK
DATE	BY
11/2/13	AK

CITY OF SURREYBY-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)

Parcel Identifier: 001-584-456  
 Lot 60 Section 6 Township 7 New Westminster District Plan 60594

17108 – 4 Avenue

As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Gary A. Rowbotham, B.C.L.S. on the 25<sup>th</sup> day of October, 2011, containing 0.265 hectares, called Block A and 0.218 hectares, called Block B.

(hereinafter 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 *urban lots* within 100 metres (328 ft.) from the *agricultural land reserve* boundary.

**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. The *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *unit density* may be increased as follows if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended:
  - (a) Block A: A maximum of 7.5 *dwelling units* per hectare [3 u.p.a.]; and
  - (b) Block B: A maximum of 18 *dwelling units* per hectare [7.5 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*; and
  - (b) For *building* construction within a *lot*:
    - i. Block A:
      - a. 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*; and
      - 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.

ii. Block B:

- a. The *floor area ratio* shall not exceed 0.58 provided that of the resulting allowable floor area, 35 square metres [380 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*; and
- 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.

**E. Lot Coverage**

The maximum lot coverage shall be as follows:

1. Block A: The *lot coverage* shall not exceed 25%
2. Block B: The *lot coverage* shall not exceed 40%

**F. Yards and Setbacks**

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

1. Block A:

<b>Use</b>	<b>Setback</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Building</i>		17.5 m. [57 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 B:

<b>Use</b>	<b>Setback</b>	<i>Front Yard*</i>	<i>Rear Yard**</i>	<i>Side Yard</i>
<i>Principal Building</i>		6.0 m. [20 ft.]	7.5 m. [25 ft.]	1.2 m. [8 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* of the *principal building* may be reduced to a minimum of 4.0 metres [13 ft.] by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *principal building*.

\*\* The minimum *rear yard setback* of the *principal building* may be reduced to 6.0 m [20 ft.] for a maximum of 50% of the width of the rear of the *principal building*.

**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*: The *building height* shall not exceed 9 metres [30 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 feet] 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. 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) Block A:
- i. A maximum of 2 cars or trucks;
  - ii. *House trailer, camper* or boat provided that the combined total shall not exceed 1;
  - iii. The total amount permitted under Sub-sections H.2(a)i. and ii. shall not exceed 3; and
  - iv. 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 *principal building*, or within 1 metre [3 ft.] of the *side lot line*.

- (b) Block B:
- i. A maximum of 2 cars or trucks;
  - ii. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted; and
  - iii. *Vehicle* parking may be permitted in the *front yard* subject to the following:
    - a. No off-street *parking space* shall be permitted within the required *front yard setback* except on a *driveway*;
    - b. The width of a *driveway* on the *lot* shall not exceed 6.0 metres [20 ft.]; and
    - c. When the *driveway* provides access to a single garage located at the front of the *lot* that accommodates only one *vehicle* and meets the stipulations of Section H.4 of this Zone, the paved portion of the *driveway* shall not exceed 4.5 metres [15 ft.] in width.

- 3. For Block A only, notwithstanding any provision in the Highway and Traffic By-law, 1997, No. 13007, as amended, a *driveway* to the *lot* is permitted only from a rear lane.
- 4. For Block B only, notwithstanding the width of the *parking space* required for a single garage and a double garage in Sub-section B.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a single garage to accommodate only one *vehicle* or a double garage to accommodate two *vehicles* parked side by side in this Zone shall meet the following requirements:

(a) Single garage that accommodates one <i>vehicle</i> only:	The maximum width of a garage shall be 4.0 m [13 ft.] measured between the interior faces of the side walls of the garage.
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(b) Double garage that accommodates two vehicles parked side by side:	The maximum width of a garage measured between the interior faces of the side walls of the garage, shall be: i. 6.0 m [20 ft.] for lots greater than 14.4 metres [47 ft.] in width; or ii. 5.5 m [18 ft.] for lots less than 14.0 m [46 ft.] in width; provided that the garage door opening must accommodate a garage door that is a minimum width of 5.0 metres [16 ft.].
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## 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. For Block A only, 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.
3. Non-porous or paved surfaces, including a *driveway*, shall not cover more than 30% of the *lot* area that is not occupied by the *principal* and *accessory buildings* or *structures*.
4. For Block B only, at least 50% of the area of the required *front yard* shall be landscaped, which shall not include any non-porous or paved surfaces.

## J. Special Regulations

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

## K. Subdivision

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<u>Block A</u>	1,300 sq. m. [14,000 sq. ft.]	30 metres [100 ft.]	30 metres [100 ft.]
<u>Block B</u>	400 sq. m. [4,305 sq. ft.]	13.4 metres [44 ft.]	25 metres [82 ft.]

Dimensions shall be measured in accordance with Section E.21, Part 4 of 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 A and the RF Zone for Block B, 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 By-law, 1987, No. 9011, as amended.
8. Subdivisions shall be subject to the applicable 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 A and the RF Zone for Block B.

- 9. Tree regulations are set out in 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

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Schedule A

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No. \_\_\_\_\_, OF LOT 60  
SECTION 6, TOWNSHIP 7, NEW WESTMINSTER DISTRICT, PLAN 60594

SURREY FILE No. 7910-0292-00

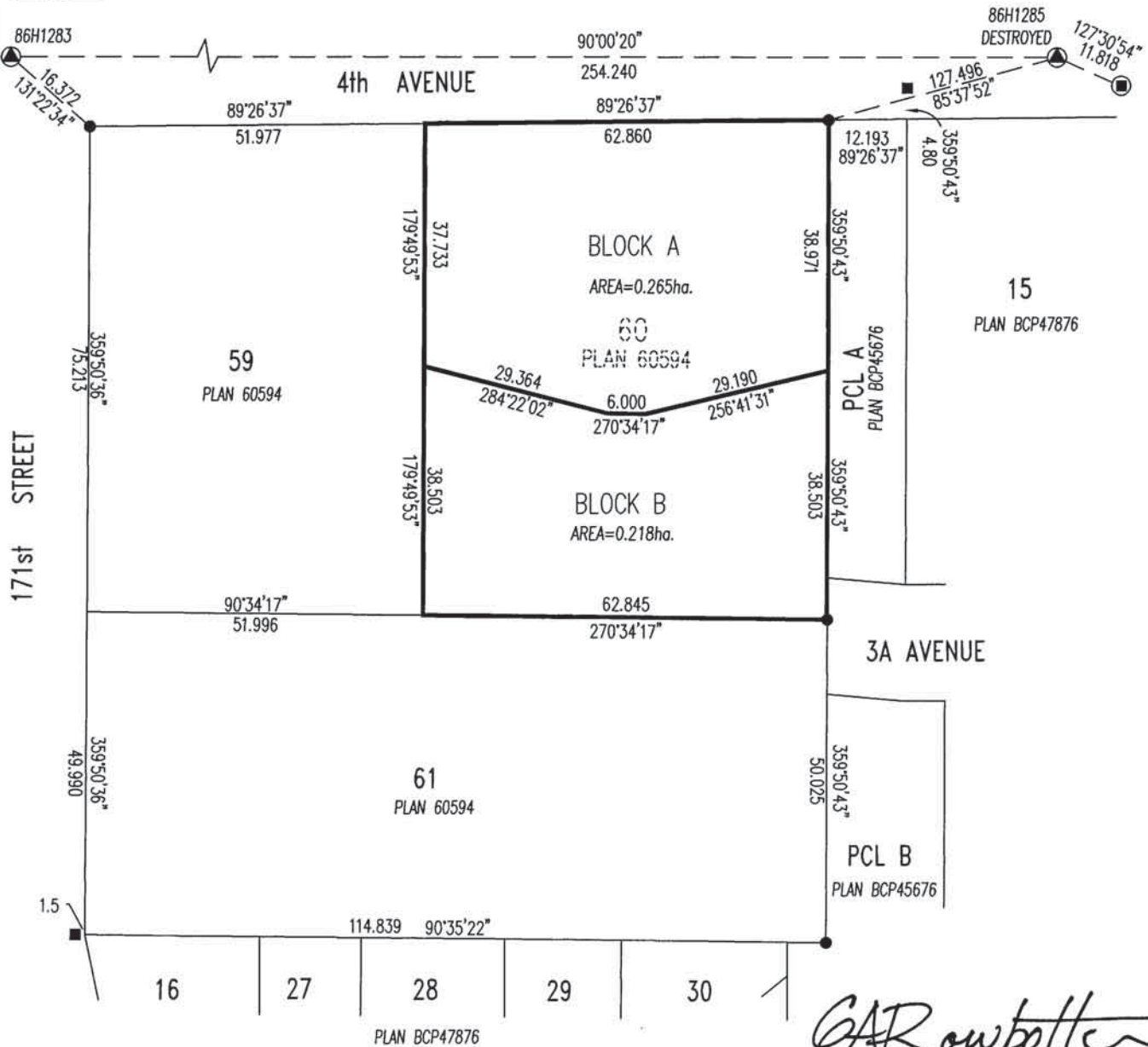
BCGS 92G 007

SCALE-1:1000 INTEGRATED SURVEY AREA  
No.1 (SURREY) NAD83 (CSRS)



LEGEND

- INDICATES STANDARD IRON POST FOUND
- " LEAD PLUG FOUND
- ha. " HECTARES
- ▲ " CONTROL MONUMENT FOUND
- " STANDARD ROCK POST FOUND



OLSEN & ASSOCIATES  
B.C. LAND SURVEYORS

204-15585 24th AVE.,  
SURREY, B.C. V4A 2J4  
Phone : 531-4067  
Fax : 531-5811

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
GEODETIC CONTROL MONUMENTS 86H1283 AND 86H1285.

THIS PLAN SHOWS HORIZONTAL GROUND LEVEL MEASURED DISTANCES  
EXCEPT WHERE OTHERWISE NOTED. TO COMPUTE GRID DISTANCES,  
MULTIPLY GROUND LEVEL DISTANCES BY THE COMBINED FACTOR 0.9996045.

B.C.L.S.

CERTIFIED CORRECT

Dated this 25th day of October, 2011

THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED.

©

*GAR Rowbottle*