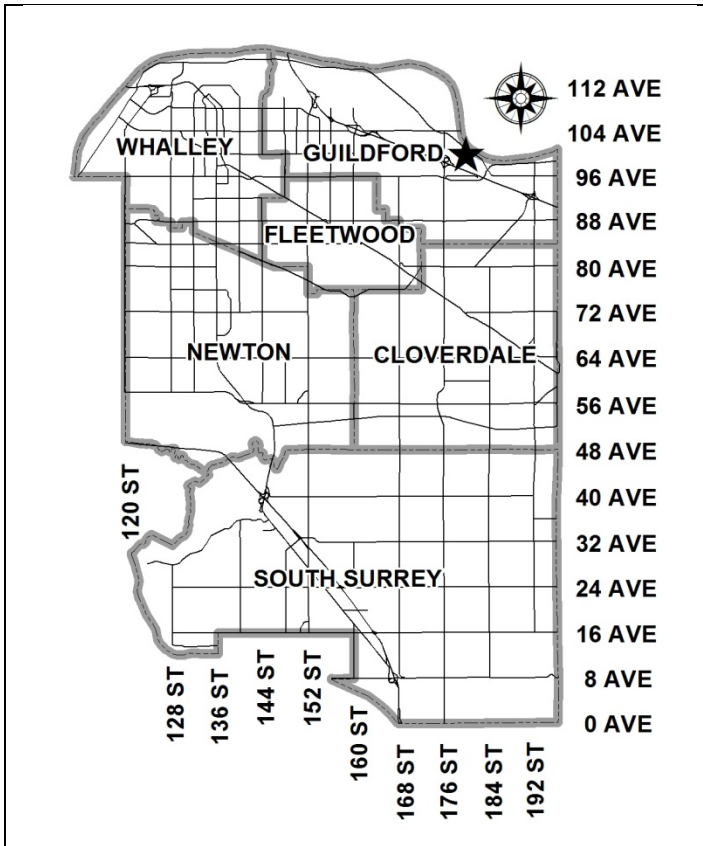


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0298-00

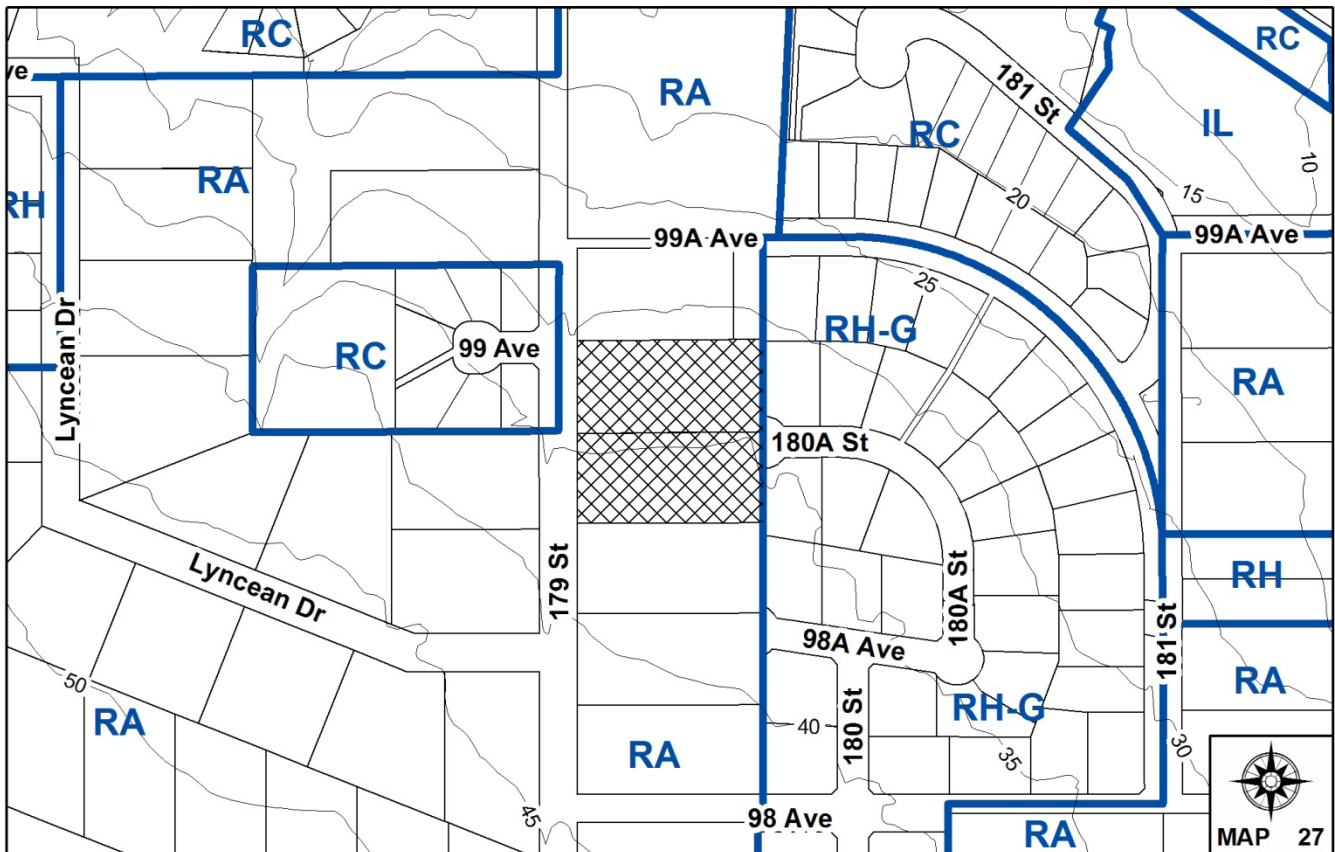
Planning Report Date: October 17, 2011



PROPOSAL:

- **Rezoning** from RA to CD (based on RH-G) in order to allow subdivision into 7 suburban residential lots.

LOCATION: 9884 and 9912 - 179 Street
OWNERS: Amy Z Wang & Li Li
ZONING: RA
OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed subdivision into suburban residential lots is consistent with the existing lot pattern in the surrounding neighbourhood.
- The proposed extension of 180A Street to 179 Street improves accessibility and connectivity in this neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. 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.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfies the 15% cash-in-lieu of parkland dedication associated with gross density type lots; and
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect.

REFERRALS

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

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

2 Elementary students at Bothwell Elementary School
1 Secondary students at Fraser Heights Secondary School

Appendix IV

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2012.

Parks, Recreation & Culture:	Parks has concerns over the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant should meet with staff representatives to resolve this concern.
Ministry of Transportation & Infrastructure (MOTI):	MOTI has no objections to the proposed development.
Trans Mountain Oil:	Trans Mountain has no objections to the proposed development.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Suburban	RA
East:	Single family dwellings.	Suburban	RH-G
South:	Single family dwellings.	Suburban	RA
West (Across 179 Street):	Single family dwellings.	Suburban	RA and RC

DEVELOPMENT CONSIDERATIONS

- This 0.95-hectare (2.3 ac) site is located on the east side of 179 Street, in the Fraser Heights area of Guildford. It is designated Suburban in the Official Community Plan (OCP) and is currently zoned One Acre Residential (RA).
- The applicant is proposing to rezone the subject property to Comprehensive Development Zone (CD) based on the Half-Acre Residential Gross Density Zone (RH-G) to allow subdivision into seven suburban single family lots (Appendix II).
- The subject property is located adjacent to several other Half-Acre Residential Gross Density Zone (RH-G) lots on 180A Street of similar physical size that fall under the same Suburban designation in the Official Community Plan (OCP). Across 179 Street there are a number of Cluster Residential Zone (RC) lots. The proposed subdivision acts as a good transition between these two areas.
- The proposed development, with its density of 3 units per acre (upa), complies with the Suburban designation of the OCP. The Suburban designation allows a density of up to 4 upa for lands beyond 200 metres (656 ft.) from the Agricultural designation and up to 2 upa for lands within 200 metres (656 ft.). The proposed lots range in lot area from 1,120 square metres (12,056 sq.ft.) to 1,132 square metres (12,185 sq.ft.).

- The proposed subdivision will allow for 180A Street to connect with 179 Street. The extension of 180A Street will be renamed 98B Avenue to be consistent with street naming protocol and to avoid confusion for emergency vehicles.
- The RH-G Zone requires that 15% of the site be set aside as open space. Parks has not identified a need for open space in this location and the owner has agreed to provide 15% cash-in-lieu instead. The applicant is proposing a CD Zone rather than RH-G zoning as the proposal is not providing 15% open space. In addition the proposed CD Zone is to permit all lots to be within the permissible reduction in lot size and lot width of the RH-G Zone, which allows reductions for up to 50 per cent of lots.
- A Trans Mountain Oil right-of-way runs through the southern portion of proposed Lots 5 and 6. The Zoning By-law requires a 7.5-metre (25 ft.) rear yard building setback measured from the right-of-way boundary. The applicant has provided a building footprint analysis to show the feasibility for construction of a house on proposed Lot 5 (Appendix VII). No building footprint analysis was required for proposed Lot 6 as the right-of-way encumbrance is minimal.

Comprehensive Development (CD) Zone

- The proposed CD Zone (Appendix VIII) is based on the RH-G Zone with some modifications to the lot dimensions and to the open space requirement.
- The RH-G Zone requires a minimum lot size of 1,300 square metres (14,000 sq. ft.) with a lot width of 30 metres (100 ft.) and a lot depth of 30 metres (100 ft.). 50% of the lots within a plan of subdivision may be reduced to 1,120 square metres (12,000 sq. ft.) in area and 24 metres (79 ft.) wide where 15% or more of the lands are set aside as open space.
- The proposed CD Zone allows all of the lots to have a minimum lot size of 1,120 square metres (12,000 sq. ft.) and half of the lots to be between 24 and 25 metres (75 and 82 ft.) wide without 15% of the land being set aside as open space.
- A comparison of the proposed CD Zone and the RH-G Zone is provided as follows:

	CD Zone	RH-G Zone
Density	8 upHa / 3 upa	5 upHa / 2 upa
Lot Size	1,120 sq. m.	1,300 sq. m. and up to 50% at 1,120 sq. m.
Lot Width	24 m	30 m. and up to 50% at 24 m.
Lot Depth	33 m	30 m.
Open Space	0%	15%

- To justify the gross-density type lot sizes proposed, the applicant has volunteered 15% cash-in-lieu of parkland dedication.

Building Scheme and Lot Grading

- The applicant for the subject property has retained Mike Tynan of Tynan Design as the Design Consultant. The Design Consultant conducted a character study of the

surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).

- A preliminary Lot Grading Plan submitted by Aplin and Martin Consultants Ltd. has been reviewed by staff and is considered generally acceptable. The plans show minimal amounts of fill in order to construct the road. In-ground basements should be achievable on all lots.

Tree Preservation

- Trevor Cox from Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VI). These have been reviewed by the City's Landscape Architect and are acceptable pending resolution of a few outstanding items.
- The Arborist Report indicates there are 57 mature trees impacted by this development (53 on-site and 4 off-site). The report proposed removal of 35 trees and retention of 18 on-site and all 4 off-site trees. The tree removal and retention proposal is summarized below:

Tree Species	Number of Trees	Number of Trees Proposed for Removal	Number of Trees Proposed for Retention
Cherry	4	3	1
Cottonwood	3	3	0
Douglas-fir	13	4	9
Maple (Big leaf)	2	1	1
Red alder	3	2	1
Spruce (Sitka)	2	0	2
Western Red Cedar	25	21	4
Willow	1	1	0
Total	53	35	18

- Under the Tree Protection By-law, tree replacement is required at specific ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As 35 trees (5 at 1:1 and 30 at 2:1) are to be removed a total of 65 replacement trees are required for this application.
- The preliminary report proposes a total of 16 replacement trees leaving a shortfall of 49 replacement trees. Cash-in-lieu will be required for the 49 trees in deficit. The applicant is required to contribute \$14,700 to the Green City Fund as a result of the shortfall of 49 trees, based on \$300/per tree.

PRE-NOTIFICATION

Pre-notification letters were sent out on February 24, 2011 and March, 24, 2011 and staff received 1 letter and 4 phone calls. The concerns are as follows:

- Concerns about 180A Street cul-de-sac not being completed as shown on the concept plan. The proposed through road will lead to increased crime and traffic.

(When the application to the east was completed in 1993 the concept plan was to complete the cul-de-sac. Since 1993, views on cul-de-sacs have become less favourable as they reduce

connectivity and walkability within neighbourhoods. The residents were informed that the extension of 180A Street to 179 Street is to improve walkability and connectivity of the neighbourhood.)

- One neighbour had concerns about headlights from cars exiting the proposed through road shining into his bedroom. This neighbour asked if the new road could be bent to angle lights away from his bedroom.

(The caller was informed that the Engineering Department does not support angling the intersection of roads and that, where possible, requires 90 degree pavement intersections)

- Concerns about tree retention on site.

(The caller was informed that as many trees as possible will be retained on site.)

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.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Building Envelope Analysis
Appendix VIII.	Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/kms

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SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.35
Hectares	0.95
NUMBER OF LOTS	
Existing	2
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	24.6m – 32.8m
Range of lot areas (square metres)	1,121 m ² – 1,133 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7.37/ha & 2.97/ac
Lots/Hectare & Lots/Acre (Net)	7.37/ha & 2.97/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	20%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	25%
PARKLAND	
Area (square metres)	0
% of Gross Site	0
Required	
PARKLAND	
5% cash in lieu plus 10% voluntary	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

Amy Wang

Residential Development
9884 & 9912 179 Street, Surrey

SITE LAYOUT

GROSS SITE AREA: Approx. 0.95 ha / 2.35 ac

EXISTING ZONING:

Zoning: RA (One Acre Residential Zone)

PROPOSED ZONING:

Zoning: RH-G Half-Acre Residential Gross

Min. Area: 1120m²

Min. Width: 24m

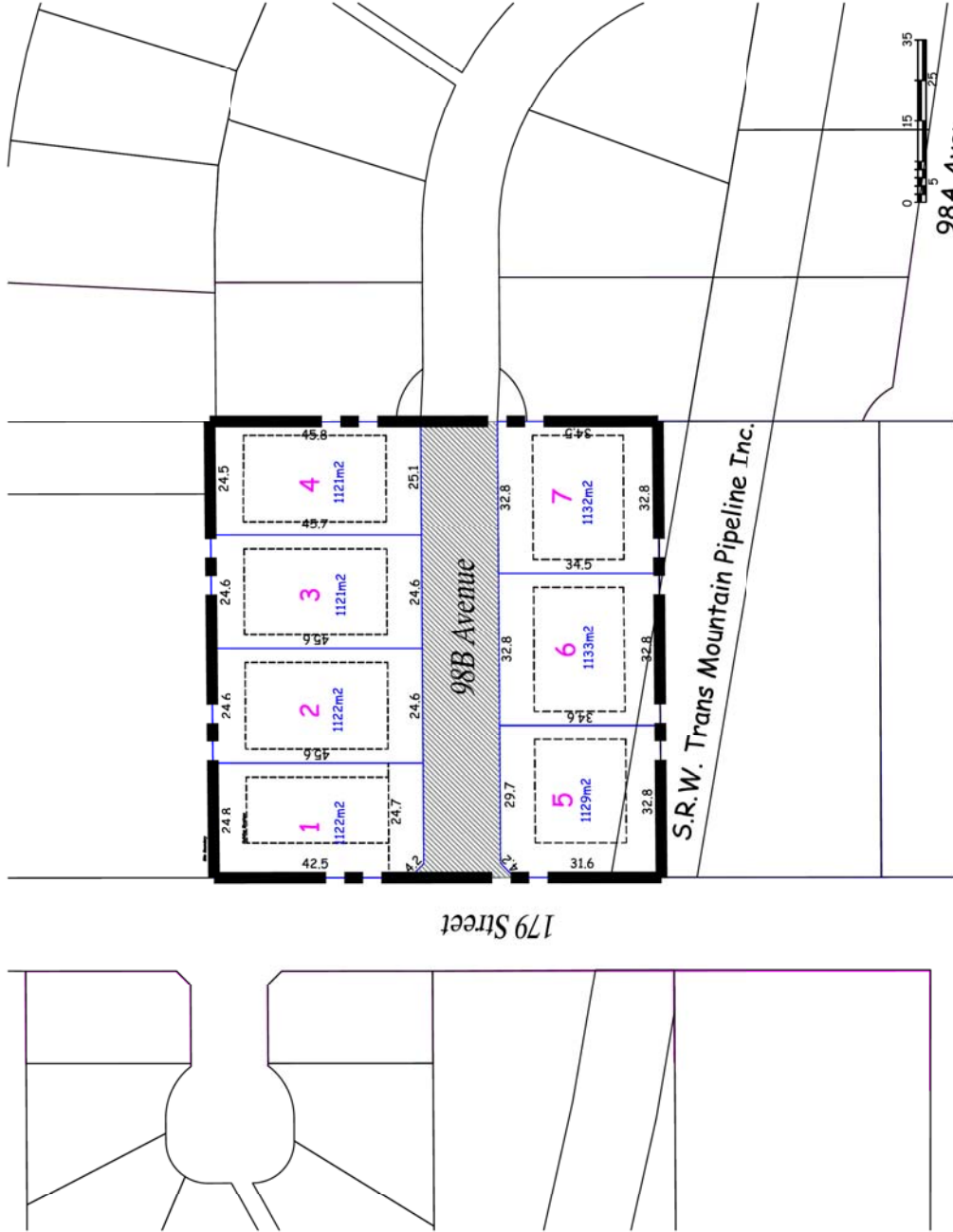
Min. Depth: 30m

Existing Official Community Plan: Suburban

Proposed Official Community Plan: Urban

LOT YIELD: Existing - 2 lots
Proposed Lots - 7

GROSS DENSITY: 2.98 upa



98A Avenue

S.R.W. Trans Mountain Pipeline Inc.

Map 1

Project 10-177
12 Oct 2011



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

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

DATE: **March 21, 2011** PROJECT FILE: **7810-0298-00**

RE: **Engineering Requirements
Location: 9884 179 St.**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 16.5 metres for 98B Avenue; and
- Dedicate 3.0m x 3.0m corner cuts at the intersection of 179 Street and 98B Avenue.

Works and Services

- Construct 179 Street to the Through Local standard;
- Construct 98B Avenue to the Limited Local standard;
- Secure sign-off from owners of 9925 & 9926 – 180A Street for road works;
- Construct sanitary sewer main, storm sewer main, and looped water main to service the development; and
- Pay sanitary latecomer and SDR fee.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

HB



SCHOOL DISTRICT #36 (SURREY)

Wednesday, February 23, 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.

There are no capital projects proposed for Bothwell Elementary. An addition to Fraser Heights Secondary is proposed in the 2010-2014 Five Year Capital Plan (subject to approval by Minister of Education). The proposed development will not have a significant impact on projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 7910-0298-00

SUMMARY

The proposed 7 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2010 Enrolment/School Capacity

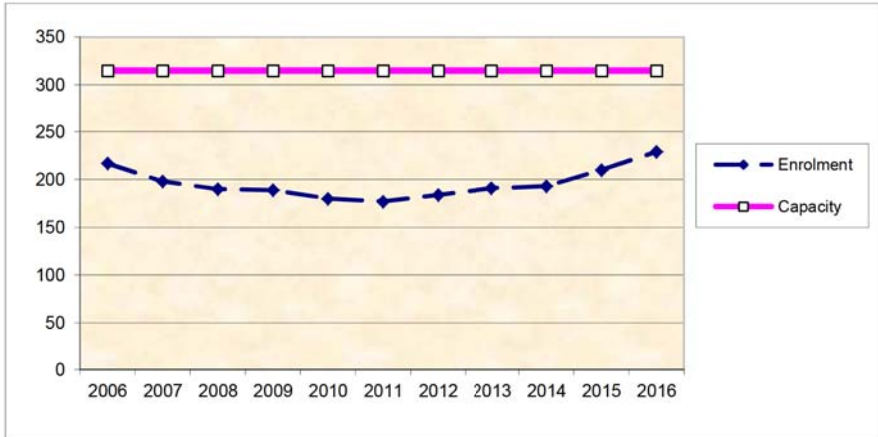
Bothwell Elementary

Enrolment (K/1-7):	19 K + 161
Capacity (K/1-7):	40 K + 275

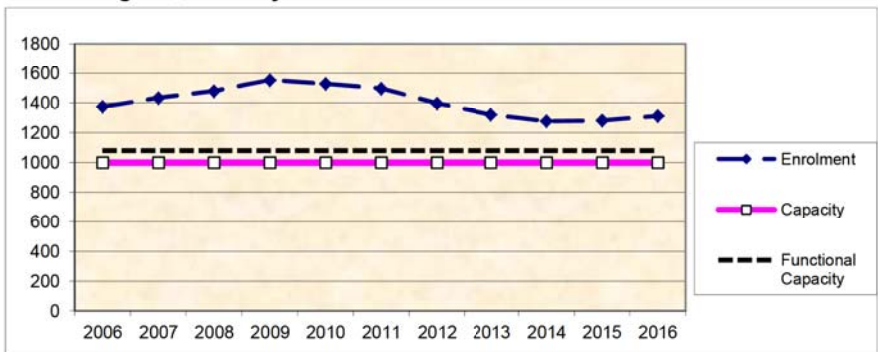
Fraser Heights Secondary

Enrolment (8-12):	1528
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

Bothwell Elementary



Fraser Heights 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.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7910-0298-00
Project Location: 9884 and 9912 - 179 Street, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

There are three character sub-areas within the study area surrounding the subject site. The first of these, located in the 9800 and 9900 blocks of 179 Street is comprised of 40-60 year old "Old Urban" and "West Coast Traditional" style small mass Bungalows, Split Levels, and high mass, box-like Cathedral Entry type homes situated on RA zoned parcels similar to the size of the subject properties. These homes are constructed to old standards no longer suitable for year 2011 RH-G zoned developed, and so these homes provide neither suitable architectural context nor landscaping context for the subject site.

Opposite the subject site, on the west side of 179 Street is an RC zoned development consisting of seven lots located within a small cul-de-sac. These homes are new (less than 10 years old) 2500-3500 sq.ft. "Neo-Traditional" and "Neo-Heritage" style Two-Storey type homes with massing designs that exhibit appropriate proportionality between various projections on the front, and overall balance between the projections. Entrance heights range between 1 and 1 ½ storeys. Roof structures are comprised of a main common hip roof at an 8:12 or higher slope, and several street facing feature gable projections at 8:12 to 12:12 slopes. Roof surfaces are cedar shingles or shake profile concrete roof tiles. Wall are clad in Hardiplank or vinyl, and the homes are articulated with generous quantities of stone and wood shingles. Wall and trim colours are form natural and neutral colour palettes only. Landscaping standards range from "average" to "above average". Overall, these homes provide good architectural and landscaping context for the subject site.

The third character sub-area is located east of the subject site, in the 9800 and 9900 blocks of 180A Street. This area contains one suburban estate quality 4000+ sq.ft. "Traditional" style Two-Storey type dwelling with 12:12 slope common hip roof and several articulated common gable projections. The roof surface is cedar shakes. The home is clad in stucco with a generous stone accent. The property is landscaped to an extraordinary modern suburban standard. This home and landscaping provide ideal context for the subject site. The other homes in this area are 20-25 year old 3500 sq.ft. (+) "Modern California Stucco" and "West Coast Modern" style Two Storey homes with triple garages and 1 ½ to 2 storey high front entrances. Three of five homes are clad in stucco only. Landscapes are above average. Although these homes are not objectionable, they do not meet the highest standards for new RF-G developments in Surrey and so are not recommended as "context homes"

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

- 1) Context Homes : Although some updating of standards is recommended, the homes at 9899 - 179 Street, 17878, 17853, 17865, and 17885 - 99 Avenue, and the home at 9911 - 180A Street provide the best source of context for the subject site. Best landscaping context is provided on lots east of the site, in the 9800 and 9900 blocks of 180A Street.
- 2) Style Character : "Neo-Traditional", "Traditional", and "Neo-Heritage" styles are characteristic of this area, and provide the best style-character-context.
- 3) Home Types : Dominance of Two-Storey home type.
- 4) Massing Designs : Surrounding newer homes provide desirable massing context. The homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos range from one to two storeys in height (the front entrance portico is a significant architectural feature on many new homes in this area).
- 6) Exterior Wall Cladding : Vinyl has not been used consistently in this area and is not recommended on the front face of the dwelling.
- 7) Roof surface : Roof surfaces include concrete tiles (dominant), cedar shingles, and shake profile asphalt shingles.
- 8) Roof Slope : Roof pitch 8:12 to 12:12 on new context homes.

Dwelling Types/Locations:	Two-Storey.....	67%
	Basement Entry/Cathedral Entry	5%
	Rancher (bungalow).....	16%
	Split Levels.....	11%

Exterior Treatment /Materials: Context homes are clad in stucco or hardipanel with wood wall shingles or Hardipanel with 1x4 vertical wood battens at gable ends. Stone veneers generous on context homes.

Roof Pitch / Materials: All context homes have a shake profile concrete tile, cedar shingles, or asphalt shingle roof.

Window/Door Details: Rectangular dominant.

Streetscape: North and south of the subject site, in the 9800 and 9900 block of 179 Street are 50-60 year old small simple Bungalows, Split Levels, or box-like Cathedral Entry homes on large (RA) zoned lots in an old suburban area. West of the subject site is a new 7 lot cul-de-sac development containing new 3000-3500 sq.ft. well balanced and proportioned Two-Storey type structures with steeply sloped, concrete tile covered roofs. East of the site is an older RH-G zoned area containing a variety of 20 year old "West Coast Modern" and "Modern California Stucco" style Two-Storey type homes situated on lots landscaped to a high modern 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 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.
- 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 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring "context homes" in the 17800 block of 99 Avenue and the 9900 block of 180A Street. The homes at 9899 - 179 Street, 17878, 17853, 17865, and 17885 - 99 Avenue, and the home at 9911 - 180A Street provide the best source of context for the subject site. Best landscaping context is provided on lots east of the site, in the 9800 and 9900 blocks of 180A Street. "Traditional", "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.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. No vinyl on the front wall face.

"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 40 yr or better shake profile asphalt shingles with a pre-formed (manufactured) 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:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 50 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. An additional 20 shrubs of a minimum 3 gallon pot shall be provided in the flanking street sideyard on corner lots 1 and 5. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** August 27, 2011

Reviewed and Approved by:  **Date:** August 27, 2011



TREE PRESERVATION SUMMARY

Surrey Project No.: _____
 Project Location: 9912, 9884 179th Street, 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: Two lots 1.76 acres in size with two residences and one out building. Protected sized pioneer species trees found within site.

2. Summary of Proposed Tree Removal and Placement:

<input type="checkbox"/> The summary will be available before final adoption.			
Number of Protected Trees Identified		<u>53</u>	(A)
Number of Protected Trees declared high risk due to natural causes		<u>10</u>	(B)
Number of Protected Trees to be removed		<u>35</u>	(C)
Number of Protected Trees to be Retained	(A-C)	<u>18</u>	(D)
Number of Replacement Trees Required	(5 at 1:1 and 30 at 2:1)	<u>65</u>	(E)
Number of Replacement Trees Proposed		<u>16</u>	(F)
Number of Replacement Trees in Deficit	(E-F)	<u>49</u>	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	<u>34</u>	(H)
Number of Lots Proposed in the Project		<u>7</u>	(I)
Average Number of Trees per Lot	(H / I)	<u>5</u>	

3. Tree Survey and Preservation / Replacement Plan X

Tree Survey and Preservation / Replacement Plan is attached X

This plan will be available before final adoption _____

Summary prepared and submitted by:

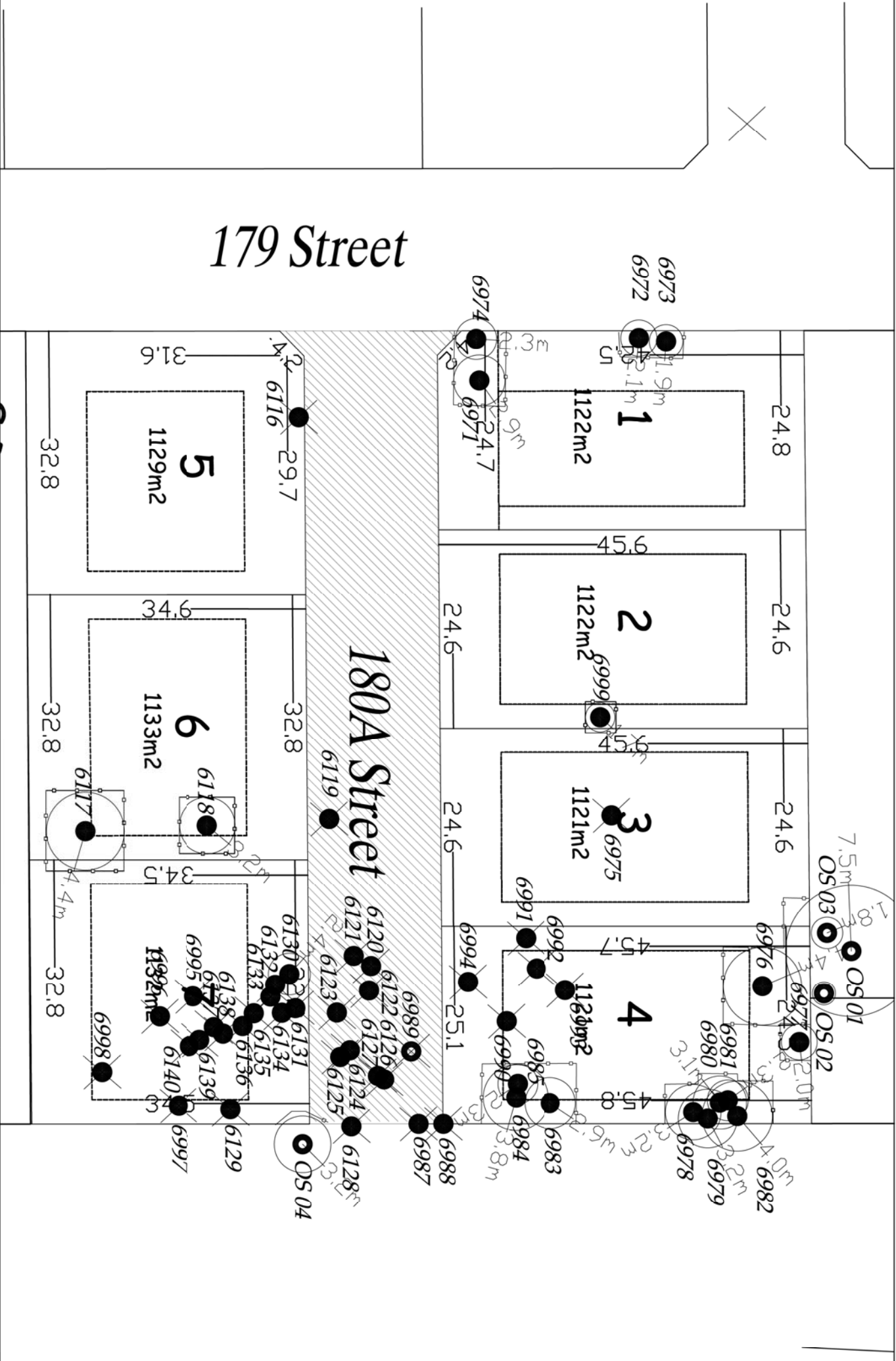


August 31,
2011, Updated
October 7,
2011.

Arborist

Date

179 Street



LEGEND

● TREE TO BE RETAINED

⊗ TREE TO BE REMOVED

○ ROOT PROTECTION ZONE

— ROOT PROTECTION FENCING

DATE

August 30, 2011
Revised October 7, 2011

CLIENT

Aplin and martin Consultants
#201 12448 82 Avenue
Surrey BC, V3W 3E9
Telephone 604.597.9058



342 WEST 8TH AVENUE
VANCOUVER, BC V5Y 3K2
PHONE 604.733.4886

TITLE

TREE PROTECTION AND REMOVAL PLAN
9884 & 9912 179 Street, Surrey BC

29.7

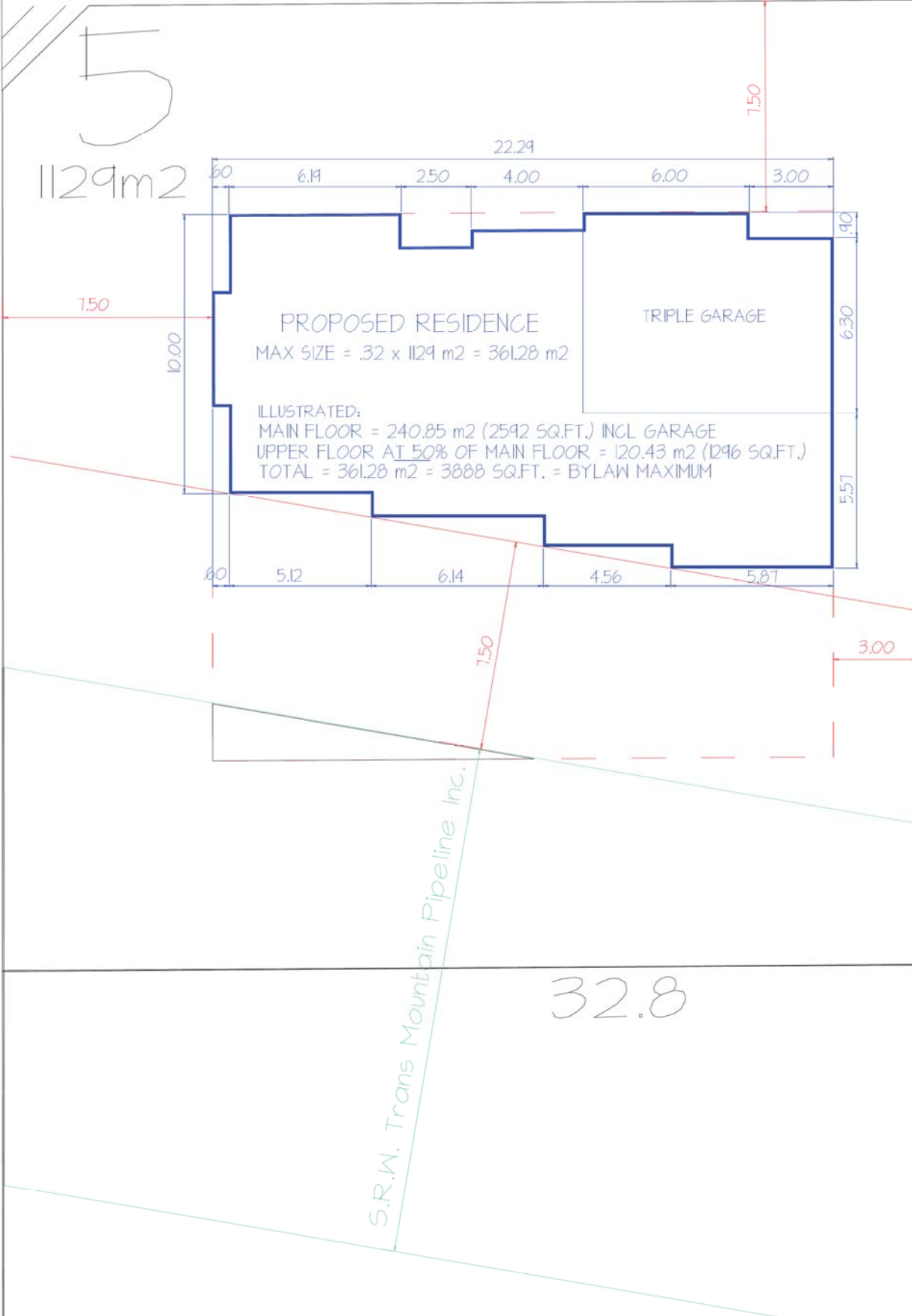
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1129m²

9.1E

34.6

32.8

S.R.W. Trans Mountain Pipeline Inc.



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)

Parcel Identifier: 008-689-300

Lot 2 District Lot 121 Group 2 New Westminster District Plan 9194

9912 - 179 Street

Parcel Identifier: 011-381-922

Lot 3 Except: Parcel "A" (Explanatory Plan 54217); District Lot 121 Group 2 New Westminster District Plan 9194

9884 - 179 Street

(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 *single family dwellings* on *suburban lots*.

B. Permitted Uses

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

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

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

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision, the maximum unit *density* shall not exceed 8 *dwelling units* per hectare [3 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* 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*.

E. Lot Coverage

The *lot coverage* shall not exceed 25%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]	7.5 m. [25 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.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

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

G. Height of Buildings

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

1. *Principal building*: 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) 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.
3. Either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* or within 1 metre [3 ft.] of the front *lot line* subject to the residential parking requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
 - (b) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (c) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

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

K. Subdivision

Lots created through subdivision shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,120 sq. m. [14,000 sq.ft.]	24 metres [100 ft.]	30 metres [100 ft.]

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

L. Other Regulations

In addition to all statutes, 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 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, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.

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

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

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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