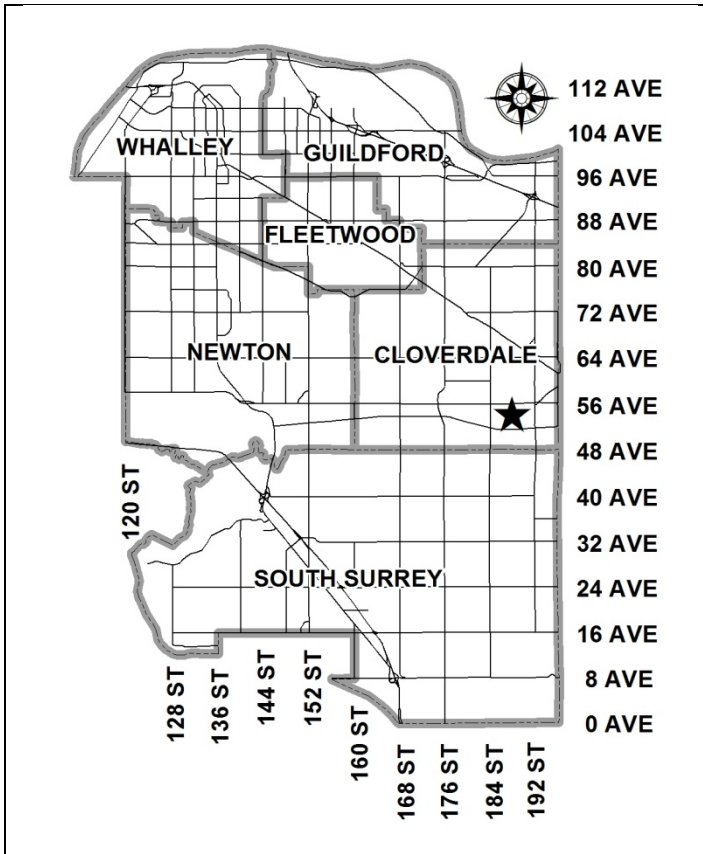


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0019-00

Planning Report Date: October 22, 2012



PROPOSAL:

- **Rezoning** from RA to CD (based on RH-G)

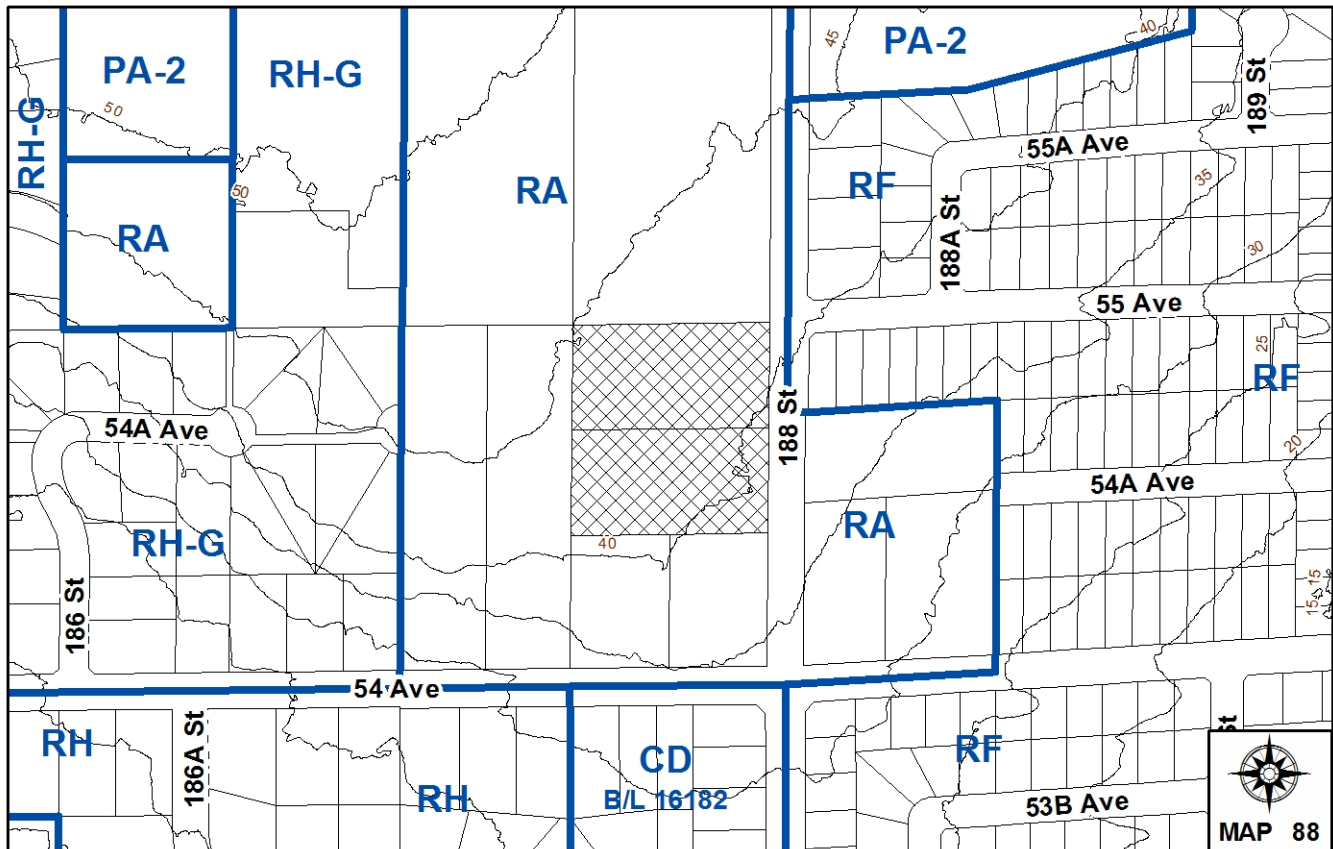
to allow subdivision into ten (10) small suburban single family lots and one (1) remainder lot.

LOCATION: 5451 and 5471 – 188 Street

OWNERS: Rajveer S Gill
 Bableen K Rana
 Laurel A Melvin

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 density of 3.5 units per acre is consistent with the Suburban designation of the Official Community Plan (OCP) for Suburban lands a minimum of 200 metres (650 ft.) from the edge of the Agricultural Land Reserve (ALR).
- Meets the intent of City Policy No. O-23, which guides residential development near the ALR boundary.
- Achieves a portion of the Cloverdale Greenway.
- The width of the proposed lots along 188 Street are compatible with the Urban, RF-zoned lots on the east side of 188 Street. The area of the proposed lots along the proposed 187 Street are consistent with the proposed CD-zoned lots to the west under land development Application No. 7911-0071-00 (Third Reading).
- The proposed development provides the gradation in lot sizes between the Urban, RF-zoned lots to the east and the Suburban, RH-G-zoned and proposed CD-zoned lots to the west.

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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant for “no-build” on portions of proposed Lots 3-6 for the purpose of tree protection;
 - (g) 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;
 - (h) the applicant address the cash-in-lieu for parkland requirement, comparable to other gross density developments;
 - (i) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (j) registration of a 2.7-metre (9 ft.) wide right-of-way for public access along the east property line of proposed Lots 1-5, along 188 Street, to accommodate the Cloverdale Greenway.

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:

3 Elementary students at Sunrise Elementary School
 2 Secondary students at Lord Tweedsmuir 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 Fall 2013.

Parks, Recreation & Culture:

Parks has some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood.

A 2.7-metre (9 ft.) wide right-of-way is required along the east property line (188 Street) for the Cloverdale Greenway.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval for the rezoning is granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Two residential acreage parcels, each with an existing dwelling. The dwelling located on the northern subject lot at 5471 – 188 Street will be removed. The dwelling located on the southern subject lot at 5451 – 188 Street will be retained, but the detached garage will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant acreage parcel.	Suburban	RA
East (Across 188 Street):	An acreage parcel with future subdivision potential and single family dwellings on Urban lots.	Suburban and Urban	RA and RF
South:	Single family dwellings on acreage parcels.	Suburban	RA
West:	Acreage parcel under land development Application No. 7911-0071-00 (Third Reading).	Suburban	RA (received Third Reading on July 9, 2012 to rezone to CD based on RH-G)

DEVELOPMENT CONSIDERATIONS

Background

- The two subject properties, located at 5451/71 - 188 Street, are currently zoned One-Acre Residential (RA) and are designated Suburban in the Official Community Plan (OCP). The Agricultural Land Reserve (ALR) boundary is approximately 430 metres (1,400 ft.) to the south.
- The subject site, along with 18782 - 56 Avenue to the north, was previously under land development Application No. 7903-0434-00. The rezoning to a CD Zone, based on the RH-G Zone, received Third Reading on April 5, 2004 but was subsequently closed when the current application was submitted.
- In 2006, the OCP was amended to increase the maximum density from 2 to 4 units per acre for Suburban designated lands located at least 200 metres (650 ft.) away from the edge of the Agricultural Land Reserve (ALR).
- In 2009, the OCP was amended to remove the minimum 930-square metre (10,000 sq. ft.) lot size requirement for Suburban lots that are a minimum of 200 metres (650 ft.) away from the edge of the ALR (Planning Report No. 7908-0161-00).
- Recent development on the east side of 188 Street, between Highway No. 10 and 53A Avenue, has amended the OCP from Suburban to Urban to create RF-zoned lots. Due to these developments to the east, a transition area that bridges the gap of half-acre density lots to the west of the subject site and RF-zoned lots on the east side of 188 Street is appropriate.
- Two properties to the immediate west of the subject site are currently under land development Application No. 7911-0071-00, which proposes to rezone to a Comprehensive Development (CD) Zone based on the RH-G Zone. At the June 11, 2012 Public Hearing for this adjacent application, concerns were raised by some of the neighbouring residents, primarily due to the narrowness of one of the proposed lots fronting 54 Avenue. The application was subsequently revised from 3 lots to 2 lots fronting 54 Avenue and Third Reading of the rezoning by-law was granted on July 9, 2012.

Proposal

- The applicant proposes to rezone the site from One-Acre Residential Zone (RA) to Comprehensive Development Zone (CD) based on the Half-Acre Residential Gross Density Zone (RH-G) to permit development of 11 small suburban single family lots. No open space is being provided as part of the subdivision. The applicant has agreed to provide 15% cash-in-lieu of parkland dedication, to be comparable to other gross-density developments.
- The application proposes six lots fronting the future 187 Street and four lots plus one remainder lot fronting 188 Street.
- The remainder lot (proposed Lot 5) has potential to subdivide into one additional lot once the existing home and structures are removed.

- The proposed lots range in:
 - size, from 809 square metres (8,700 sq. ft.) to 1,985 square metres (21,350 sq. ft.);
 - width, from 16.9 metres (56 ft.) to 39 metres (130 ft.); and
 - depth, from 47.9 metres (157 ft.) to 51 metres (170 ft.).
- The existing house on proposed Lot 5 (5451 – 188 Street) is intended to be retained. A location certificate submitted by the applicant’s surveyor indicates the house complies with the regulations in the proposed CD By-law.
- The detached garage/workshop on proposed Lot 5 will be demolished. The applicant has demonstrated how proposed Lot 5 can accommodate two parking spaces in order to meet the off-street parking requirements of the proposed zone. Both parking spaces will be on a parking pad on the east side of the home.
- The applicant will provide cash-in-lieu for a portion of the construction of 55 Avenue.
- The applicant is required to provide a 2.7-metre (9 ft.) wide right-of-way, on proposed Lots 1-5, for a portion of the Cloverdale Greenway parallel to 188 Street.

Proposed CD By-law (Appendix VII)

- The proposed CD By-law is generally based on the Half-Acre Residential Gross Density Zone (RH-G) with some allowances made to provide a transition between standard-sized Urban and Suburban residential lots.
- The table below provides a comparison between the RH-G Zone, the proposed CD By-law and the proposed CD By-law for the adjacent application (No. 7911-0071-00) to the west:

	RH-G Zone	Proposed CD By-law for Subject Site	Proposed CD By-law No. 17673 (Application No. 7911-0071-00 at Third Reading)
Principal Building Setback	Front yard: 7.5 m. (25 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 3.0 m. (10 ft.) Side yard on flanking street: 7.5 m. (25 ft.)	Front yard: 7.5 m. (25 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 2.0 m. (6.5 ft.) Side yard on flanking street: 3.8 m. (12 ft.)	Front yard: 7.5 m. (25 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 3.0 m. (10 ft.) Side yard on flanking street: 7.5 m. (25 ft.)
Unit Density	5 dwelling units per hectare (2.0 upa)	10 dwelling units per hectare (4.0 upa)	10 dwelling units per hectare (4.0 upa)
Floor Area Ratio (FAR)	0.32	0.4	<u>Block A:</u> 0.35 <u>Block B:</u> 0.4
Maximum Floor Area	N/A	375 sq. m. (4,000 sq. ft.)	475 sq. m. (5,112 sq. ft.)
Lot Coverage	25%	32%	25%

	RH-G Zone	Proposed CD By-law for Subject Site	Proposed CD By-law No. 17673 (Application No. 7911-0071-00 at Third Reading)
Subdivision (Lot Size)	<u>Standard:</u> Lot area: 1,300 sq. m. (14,000 sq. ft.) Lot width: 30 m. (100 ft.) Lot depth: 30 m. (100 ft.) <u>Permissible Reduction:</u> Lot area: 1,120 sq. m. (12,000 sq. ft.) Lot width: 24 m. (80 ft.) Lot depth: 30 m. (100 ft.)	Lot area: 800 sq. m. (8,600 sq. ft.) Lot width: 16.9 m. (56 ft.) Lot depth: 45 m. (150 ft.)	<u>Block A:</u> Lot area: 1,000 sq. m. (10,800 sq. ft.) Lot width: 23.5 m. (77 ft.) Lot depth: 43 m. (140 ft.) <u>Block B:</u> Lot area: 880 sq. m. (9,450 sq. ft.) Lot width: 24 m. (79 ft.) Lot depth: 35 m. (115 ft.)

- The overall gross density for the development is 8.5 units per hectare (3.5 upa) which is consistent with the Official Community Plan for Suburban areas more than 200 metres (656 ft.) from the ALR.
- The proposed minimum lot width of 16.9 metres (56 ft.) is narrower than the minimum lot width of the RH-G Zone, reflecting more so the width of the RF Zone, the proposed minimum lot depth of 45 metres (150 ft.) is 50% greater than the minimum lot depth of the RH-G Zone.
- To provide a transition from larger lots with wider spaced suburban homes to the west, to smaller, standard urban (RF-zoned) lots east of 188 Street, the CD By-law proposes a narrower lot width with a smaller side yard setback when compared to the RH-G Zone and to the proposed CD By-law No. 17673 (Application No. 7911-0071-00).
- Additionally, to provide a gradation in house size, the CD By-law proposes a floor area ratio (FAR) of 0.4 and a maximum floor area of 375 square metres (4,000 sq. ft.). This exceeds the maximum floor area permitted under the RF Zone of 330 square metres (3,550 sq. ft.) but is less than the maximum floor area of 475 square metres (5,112 sq. ft.) proposed under CD By-law No. 17673 to the immediate west.
- Mike Tynan, the applicant’s design consultant, demonstrated how the proposed lots can achieve the maximum house size based on the proposed CD By-law.

Context

- Existing RF-zoned lots fronting 54A and 55 Avenues, between 188 Street and 189A Street are approximately 15 metres (50 ft.) wide. The proposed minimum lot widths of 16.9 metres (56 ft.) provide a gradation of increasing lot widths, west of 188 Street, north of 55 Avenue.
- Proposed Lots 1-4, which front the west side of 188 Street, although narrower, are consistent in area with existing lots fronting the west side of 188 Street, between 53A and 54 Avenues (approved in June 2007 under land development Application No. 7906-0100-00). Proposed Lots 1-4 range in size from 877 square metres (9,400 sq. ft.) to 1,011 square metres (10,900 sq. ft.).

- The applicant has demonstrated how the two adjacent acreage parcels to the south (18755/75 – 54 Avenue) and acreage parcel to the north (18782 – 56 Avenue) can develop independently of the subject properties.

Building Scheme and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings, proposed a set of building design guidelines.
- A summary of the proposed building design guidelines is attached as Appendix V.
- A preliminary lot grading plan, submitted by H.Y. Engineering Ltd., has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Tree Survey and Tree Preservation Plan

- Glenn Murray of Froggers Creek Tree Consultants Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They are under review by the City Landscape Architect. The submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect is a condition of final adoption.
- The chart below provides a preliminary summary of on-site tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Big Leaf Maple	6	0	6
Black Locust	3	0	3
Black Pine	1	0	1
Blue Atlas Cedar	1	0	1
Cherry	3	2	1
Cottonwood	5	0	5
Deodar Cedar	1	0	1
Douglas Fir	19	9	10
English Holly	2	0	2
English Oak	1	0	1
Japanese Maple	1	0	1
Lawson Cypress	2	1	1
Magnolia	1	0	1
Mountain Ash	1	0	1
Nootka Cypress	1	1	0
Norway Spruce	4	0	4
Pacific Dogwood	1	1	0
Red Alder	3	0	3
Western Red Cedar	5	2	3
White Pine	2	1	1
Total	63	17	46

- There are 17 trees to be retained. The 46 trees proposed for removal are either hazardous, are located within or near the building envelope or road dedication, or are only suitable for retention within a group of trees.
- Based upon 46 trees to be removed, 84 replacement trees are required. The development proposes 23 replacement trees, leaving a deficit of 60 replacement trees. Cash-in-lieu will be provided for the trees in deficit. The average number of trees proposed per lot is 4.
- The trees to be retained on proposed Lots 3-6 will be protected by a Section 219 Restrictive Covenant.

PRE-NOTIFICATION

Pre-notification letters were mailed on June 29, 2011. Staff received the following comment from a resident who opposes the proposed development:

- The proposal is too dense for this area. There are not enough amenities in this pocket of development south of Highway No. 10.

(The proposed density of 3.5 units per acre is consistent with the Suburban designation of the Official Community Plan (OCP) for Suburban lands a minimum of 200 metres (650 ft.) from the edge of the Agricultural Land Reserve (ALR).)

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.	Proposed CD By-law
Appendix VIII.	Aerial Map
Appendix IX.	Proposed Subdivision Layout for Development Application No. 7911-0071-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

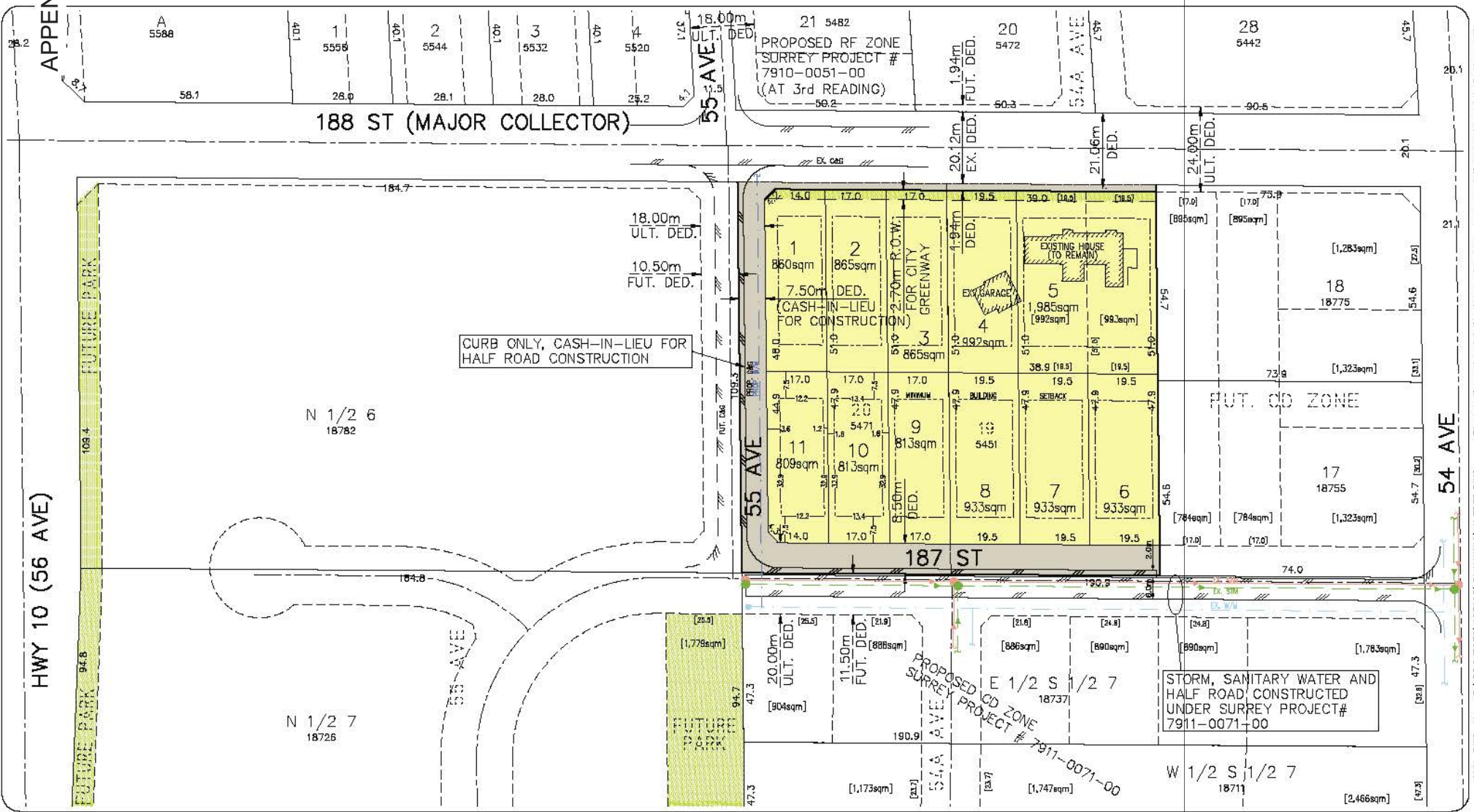
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SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	3.15 ac.
Hectares	1.28 ha.
NUMBER OF LOTS	
Existing	2
Proposed	11
SIZE OF LOTS	
Range of lot widths (metres)	17.5 m. – 39 m.
Range of lot areas (square metres)	809 sq. m. – 1,985 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	3.5 lots/ac. & 8.6 lots/ha
Lots/Hectare & Lots/Acre (Net)	4.17 lots/ac. & 10.32 lots/ha
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	4.2%
Total Site Coverage	44.2%
PARKLAND	
Area (square metres)	NA
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	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



H.Y. D.W.G. No. E:\PROJECTS\103103\PLANNING\4L103D.DWG
 Please dimension lot, frontage & areas, name existing roads and indicate north
 scale: 1:500, 1:1000, 1:2500, 1:5000, 1:10000, Metric
 Larger format drawings may be attached as required



• #200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1818
 • Website: www.hyengineering.com • FAX 604-583-1737

GROSS SITE AREA: 12,777sqm (3.15ac)
 15% PARK DEDICATION: 1,917sqm (CASH-IN-LIEU)

NOTE: ALL EXISTING ONSITE STRUCTURES ARE
 TO BE REMOVED UNLESS NOTED OTHERWISE



Planning & Development Department
 14245 - 56 Avenue, Surrey,
 British Columbia, Canada V3W 1K2
 Tel. (604) 591-4441 Fax. (604) 591-2507

PROPOSED SUBDIVISION LAYOUT

File No: 7911-0019-00
 MAP #: 088
 EXIST. ZONE: RA
 PROP. ZONE: CD (RH-G)



H.Y.#:103103 ALTERNATIVE#03D DATE: 16 OCT/12 SCALE : 1:1000

CIVIC ADDRESS: #5451/71 - 188 ST., SURREY, BC
 LEGAL: LOTS 19&20, SECTION 4, TOWNSHIP B, N.W.D., PLAN 41666

INTER-OFFICE MEMO

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

FROM: Development Project Engineer, Engineering Department

DATE: October 17, 2012 **PROJECT FILE:** 7811-0019-00

RE: Engineering Requirements
Location: 5451 188 St

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate a road widening of 1.942 metres on 188th Street for a future 24 metre wide ROW.
- dedicate an 8.5 metre wide road right-of-way on 187 Street if 7911-0071-00 has already completed their dedication.
- dedicate a 7.5 metre wide road right-of-way on 55 Avenue if an alternate access is available to 187 Street.
- 2.7 metre wide statutory right-of-way on 188 Street for a future multi-use greenway path.

Works and Services

- construct the west side of 188 Street to full urban standards including a 4.0 metre wide multi-use greenway path
- construct the east side of 187 Street to full urban standards if Surrey Application 7911-0071-00 has already completed the half road construction on the west side of the road.
- construct the south side of 55 Avenue to full urban standards so that it lines up with the existing intersection of the east side of 188 Street; only if Surrey Application 7911-0071-00 has already completed the 187 Street construction. If application 7911-0071-00 has not been completed then the developer will be required to provide a temporary half road construction to provide access to 187 Street.
- construct sanitary sewer, storm sewer and watermains to provide a service to each lot proposed in the development.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

RWB

NOTE: Detailed Land Development Engineering Review available on file



Monday, July 04, 2011
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0019 00

SUMMARY

The proposed 10 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

September 2010 Enrolment/School Capacity

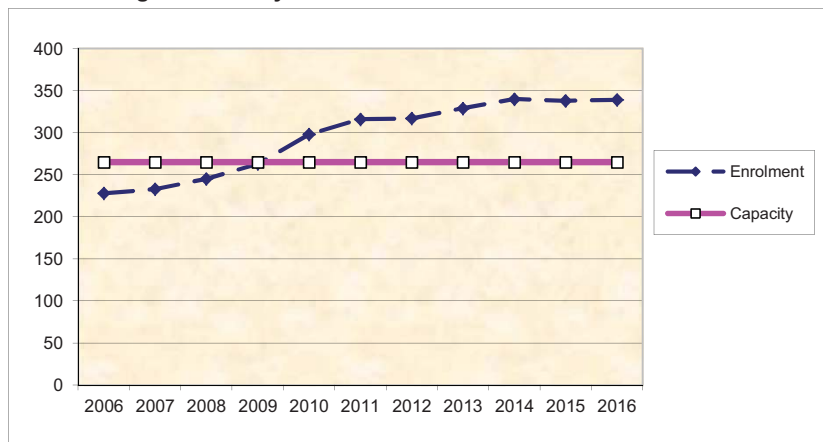
Sunrise Ridge Elementary	
Enrolment (K/1-7):	34 K + 264
Capacity (K/1-7):	40 K + 225
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1711
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

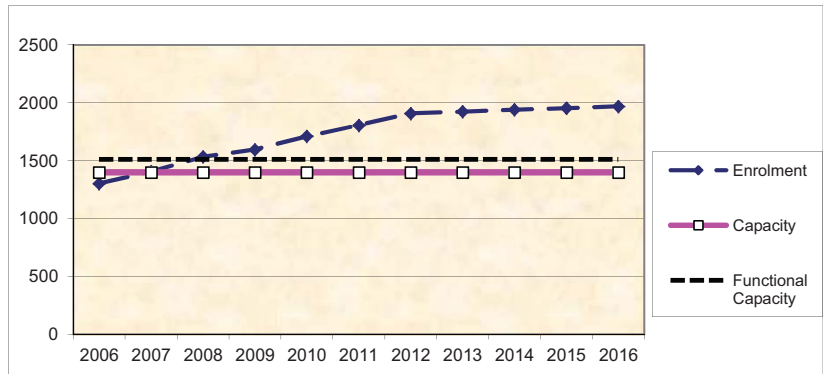
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

It is noted that students in the neighborhood need to safely cross HWY #10 to get to Sunrise Ridge Elementary. Late French Immersion which was added to Sunrise Ridge a number of years ago when there was room at the school and Don Christian was overcrowded. Recently Don Christian has been relieved of portables and has space for growth due to an enrolment move to the new Adams Road Elementary which opened mid school year 2010-2011. Recent enrolment growth and portables at Sunrise Ridge will result in a review of possible enrolment moves from Sunrise Ridge to Don Christian in the following year. There are no new capital projects proposed at Sunrise Ridge Elementary and no new capital projects identified for Lord Tweedsmuir Secondary. The school district has a future secondary school planned in North Clayton Area (priority #30 in the 2010-2014 Five Year Capital Plan), which when completed will reduce projected overcrowding at Lord Tweedsmuir Secondary, North Surrey Secondary and Clayton Heights Secondary.

Sunrise Ridge Elementary



Lord Tweedsmuir 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: 7911-0019-00
 Project Location: 5451 and 5471 – 188 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is comprised of two RA zoned lots located in an old growth area that has recently been subjected to numerous development applications. Although this site is surrounded on all sides by RA zoned lots, a pattern of development is now evident, in which lots west of 188 Street and north of 54 Avenue are suburban zones consisting of RH(G) (or CD based on RH(G) such as the subject proposal), and on the east side of 188 Street, lots are RF zone, or are likely to be rezoned to RF zone in the near future.

This area was built out over a time period spanning from the 1960's to the 1990's. The age distribution from oldest to newest is: 50 years old (20%), 40 years old (40%), 30 years old (20%), and 20 years old (20%). Home size distribution in this area is as follows : 1000-1500 sq.ft. (20%), 1501-2000 sq.ft. (40%), and 2501-3000 sq.ft. (40%). Styles found in this area include : "Old Urban" (40%), "West Coast Traditional" (20%), "Rural Heritage" (20%), and "Traditional" (20%). Home types include : Bungalow (60%), Basement Entry (20%), and Two-Storey (20%).

The massing scale distribution is: low mass structures (60%), mid-to-high-scale structures (20%), and high scale structures with box-like massing (20%). All homes have a single storey high front entrance.

Most homes have a low slope roof. Roof slopes include: low slope (flat to 5:12) = (80%), moderate slope (6:12 to 7:12) = (0%), steeply sloped (8:12 and steeper) = (20%). All homes have a main common gable roof. Feature roof projection types include : common gable (75%), and Dutch hip (25%). Roof surfaces include: roll roofing (40%), rectangular profile type asphalt shingles (20%), and shake profile asphalt shingles (40%).

Main wall cladding materials include: horizontal cedar siding (60%), stucco cladding (20%), or full height brick at front (20%). Feature veneers on the front façade include : no feature veneer (40%), stone or brick (20%), wood wall shingles (20%), horizontal cedar (20%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (63%), Natural (earth tones) (25%), Primary derivative (red, blue, yellow) (13%).

Covered parking configurations include : Double carport (20%), Single vehicle garage (20%), Double garage (60%).

A variety of landscaping standards are evident including: modest old suburban (20%), average old suburban (20%), high quality old suburban (40%), and extraordinary suburban-estate (20%). All homes in this area have an asphalt driveway.

Twenty percent of homes (one home) can be considered 'context homes' (as identified in the residential character study), providing suitable architectural context for the subject site. Eighty percent of homes can be considered 'non-context', and are not recommended for emulation.

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

- 1) Context Homes: Only one home in this area, a style-authentic 2000 sq.ft "Georgian Colonial" style Bungalow with immaculately landscaped lot at 5451 – 188 Street, provides suitable architectural and landscaping context for the subject site. All other surrounding homes should be considered "non-context".
- 2) Style Character : There is one "Traditional Georgian Colonial" home at 5451 – 188 Street (the context home). All others should be classified as "Old Urban" or "West Coast Traditional".
- 3) Home Types : There are a variety of home types in this area, including Bungalow, Basement Entry, and Two-Storey. Some flexibility in home types can be justified, and so the recommendation is to not restrict home types in the building scheme.
- 4) Massing Designs : With the exception of the aforesaid context home, none of the neighbouring homes have massing designs that meet post-year-2010 design standards for homes in RH(G) zoned subdivisions (nor CD zones based on RH(G)).
- 5) Front Entrance Design : All study area homes have a one storey high front entrance. However, the proposed homes are likely to be substantially larger than the existing homes, and have an estate-like appearance. Therefore an entrance height of up to 1 ½ storeys will appear proportional to the overall size, and the recommended entrance height range is therefore 1 to 1 ½ storeys.
- 6) Exterior Wall Cladding : Vinyl is an economical (utility) wall cladding material and is not normally recommended for high value suburban-estate lots. Vinyl is not recommended.
- 7) Roof surface : Roof surfaces are either asphalt shingles or roll roofing. The roof surface is not a defining characteristic in this area and so some flexibility is justified. Recommended surfaces include cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles, and sustainable roofing products with a bold shake profile.
- 8) Roof Slope : Roof pitch 8:12 on the one context home.

Window/Door Details: Rectangular dominant.

Streetscape: In the area surrounding the subject site, most properties are either vacant, and covered in underbrush and immature trees which have arrived subsequent to lot clearing, or are large lots with old urban homes including small Bungalows, box-like Basement Entry homes or Two-Storey type homes. There is one exception, a 25 year old 2000 sq.ft. "Traditional Georgian Colonial" style Bungalow located at 5481 – 188 Street that provides the only available architectural reference suitable for the subject site. The design is style-authentic and features a large central entrance veranda with white built out columns and full height brick with stone

quoining at the corners. The lot has a highly manicured hedge at the front lot line, and the landscape has abundant foliage and is meticulously kept.

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 should be readily identifiable as one of the following styles: "Traditional" (including English Country, English Tudor, English Manor, Georgian Colonial", 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)

There is one home in this neighbourhood that can be considered to be a "context home". This home is a "Colonial" style Bungalow, and it is unlikely that new residents will want to emulate this home, as very few Bungalows are constructed in the post year 2000 era. It is highly likely that all new homes will be Two-Storey type. Therefore, the recommendation is to create a new character area with Traditional and Heritage style homes that meet modern standards for massing design. Specific interfacing treatments are therefore not contemplated, though a home that emulates the one context home would be acceptable.

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:** Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. 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:** 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 40 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. Corner lots shall have an additional 20 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. 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:** Sept. 15, 2012

Reviewed and Approved by:



Date: Sept. 15, 2012

TREE PRESERVATION SUMMARY

Surrey Project No:

Project Location: 5471/51 188th Street, Surrey BC

Project Arborist: Glenn Murray for Froggers Creek Tree Consultants Ltd.
I.S.A. Certification # PN-0795B

NOTE: A detailed assessment of the existing trees, submitted by the Arborist, is on file. The following is a summary of the Tree Assessment Report for quick reference.

1. General assessment of the site and tree resource:

The site is 2 very large flat lots with the "Protected Trees" scattered around the property. The trees are a mixed bag of native, non-native, conifers and deciduous trees mostly in fair to good condition. Many of the trees on 5471 have been topped and are not in good structural condition. Three undersized trees were included in the survey.

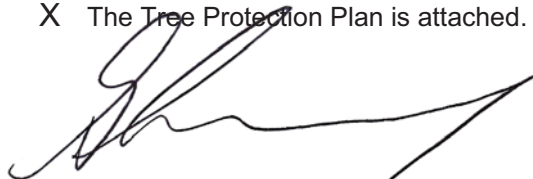
2. Summary of Proposed Tree Removal and Replacement:

- The summary will be available before final adoption.

A	Number of Protected Trees Identified	63
B	Number of Protected Trees assessed as Hazardous	0
C	Number of Protected Trees to be Removed	46
D	Number of Protected Trees to be Retained	17
E	Number of Replacement Trees Required (C-B) X 2 or (I) X 3	84
F	Number of Replacement Trees Proposed	23
G	Number of Replacement Trees in Deficit (E-F)	60
H	Number of Retained and Replacement Trees on Site (D+F+3)	40
I	Number of Lots Proposed in the Project	11
J	Average Number of Trees per Lot (H/I)	4

3. Tree Protection and Tree Replacement Plans

- X The Tree Protection Plan is attached.



Dated: August 31, 2012

Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B
Certified Tree Risk Assessor #0049
Froggers Creek Tree Consultants Ltd.

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: 006-220-762
Lot 19 Section 4 Township 8 New Westminster District Plan 41666

5451 – 188 Street

Parcel Identifier: 005-706-815
Lot 20 Section 4 Township 8 New Westminster District Plan 41666

5471 – 188 Street

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

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

A. Intent

This Comprehensive Development Zone is intended for *single family dwellings* on *suburban lots*, providing a transition between *suburban* and *urban 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 *density* shall not exceed 10 *dwelling units* per hectare [4 upa] based entirely on gross lands.
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. The *floor area ratio* shall not exceed 0.40, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*; and
 - ii. Notwithstanding the above, the maximum allowable floor area shall be 375 square metres [4,000 sq. ft.].

E. Lot Coverage

The *lot coverage* shall not exceed 32%.

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.]	2.0 m.* [6.5 ft.]	3.8 m. [12 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.

* The *side yard setback* may be reduced to not less than 1.95 metres [6.4 ft.] provided that the *lot width* is at least 35 metres [98 ft.].

G. Height of Buildings

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

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

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6, 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. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except on *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.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 in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
800 sq. m. [8,600 sq.ft.]	16.9 m. [56 ft.]	45 m. [150 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of the 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, 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, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.

9. 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 ___ day of _____, 2012.

PUBLIC HEARING HELD thereon on the ___ day of _____, 2012..

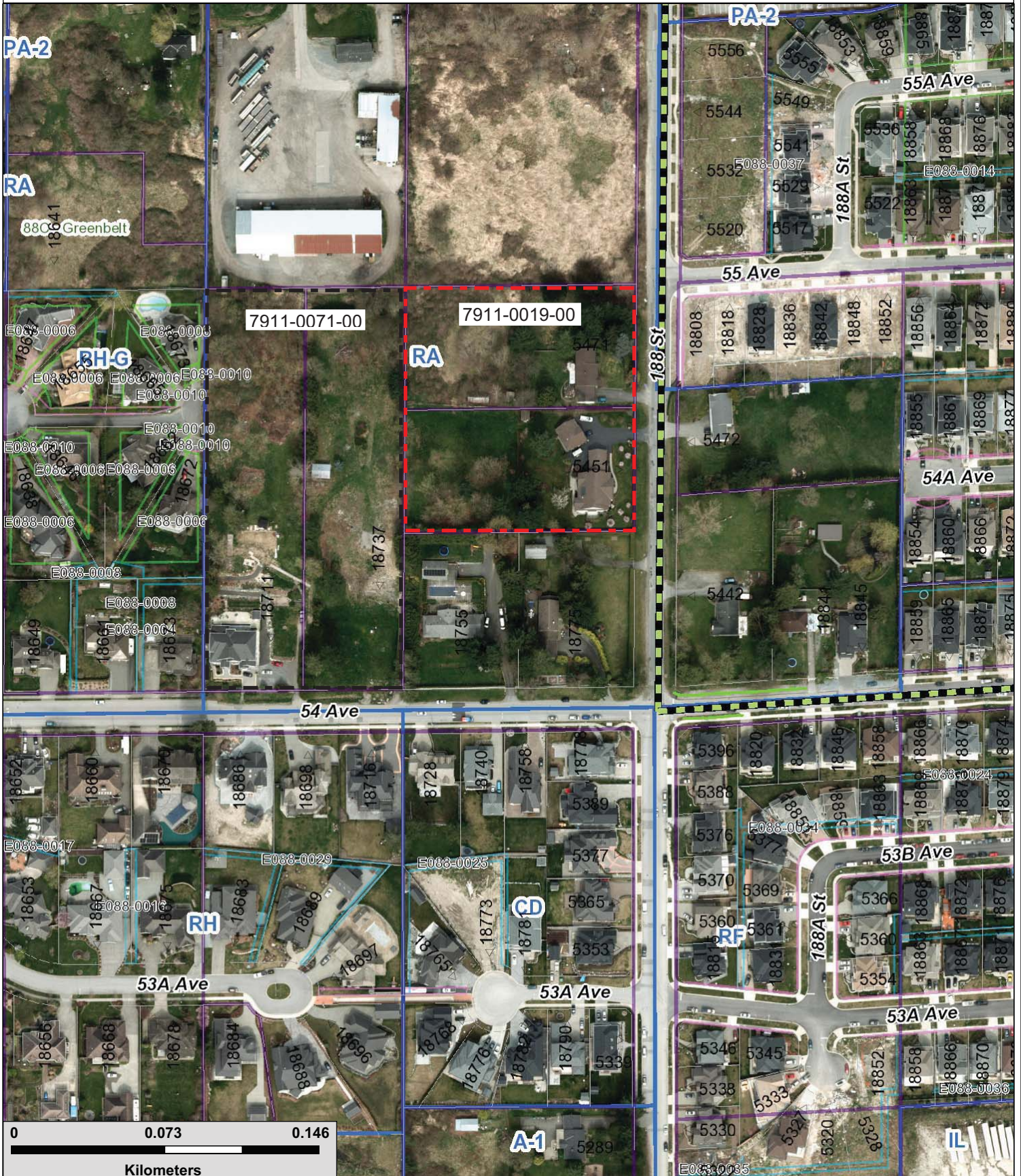
READ A THIRD TIME on the ___ day of _____, 2012.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the ___ day of _____, 2012.

_____ MAYOR

_____ CLERK

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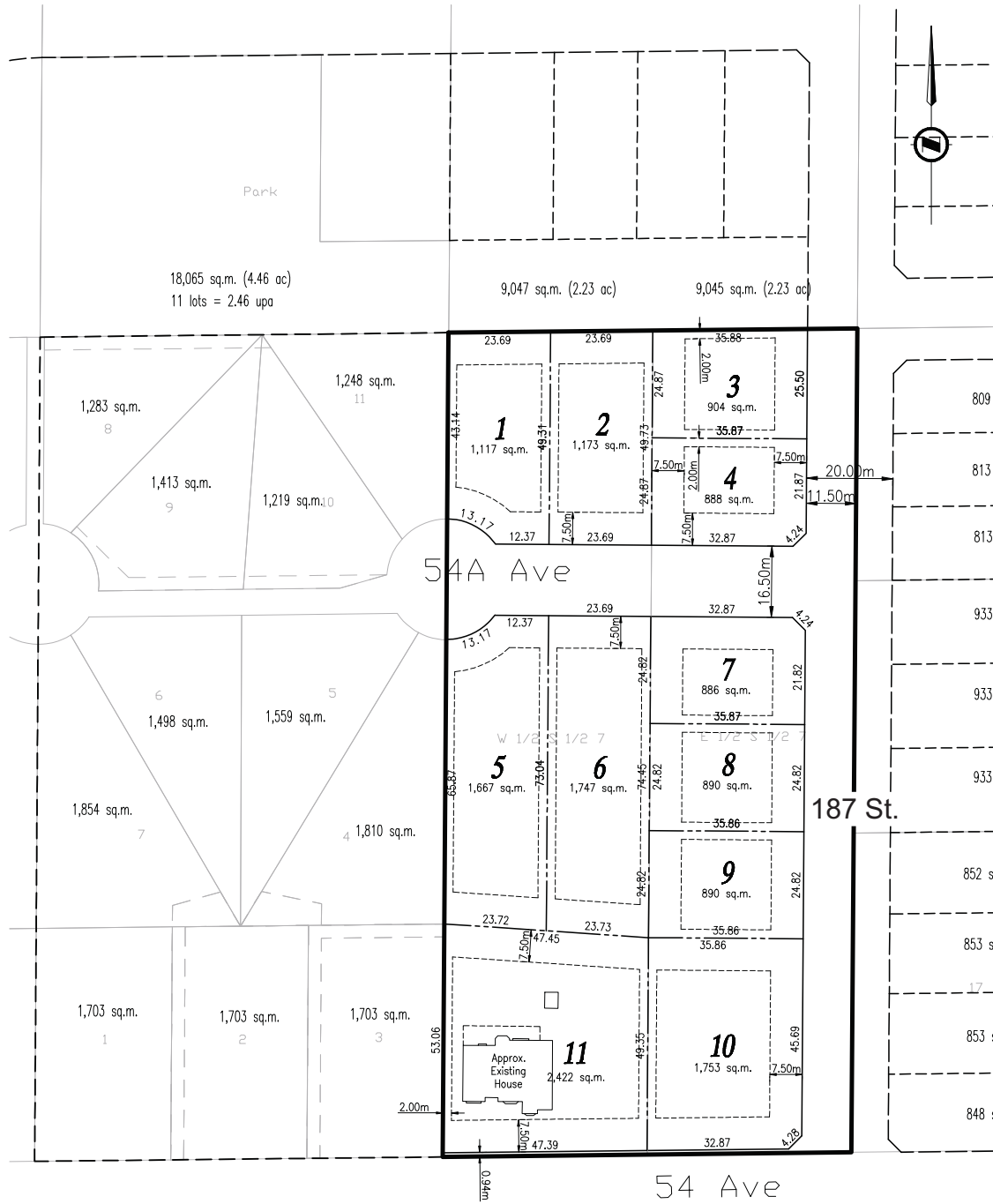


The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

Scale: 1: 2,433
Map created on: October-01-12

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37.84	34.29	34.29					
43.98 14	15	16	7	8	9	1,666 sq.m.	1,

Total Area approx. 18,062 sq.m. (4.47 acres)
Layout assumes C3 zoning; minimum 800 sq.m.
Density shown 0.88 units/ha (2.06 units/acre)
Typical building setbacks shown:
Front yard 7.5m, Rear yard 7.5m,
Side yard 2.0m, Side yard on Fleming Street 7.5m.

- NOTES:**
- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL.
 - AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
 - NOT TO BE USED FOR LEGAL TRANSACTIONS.