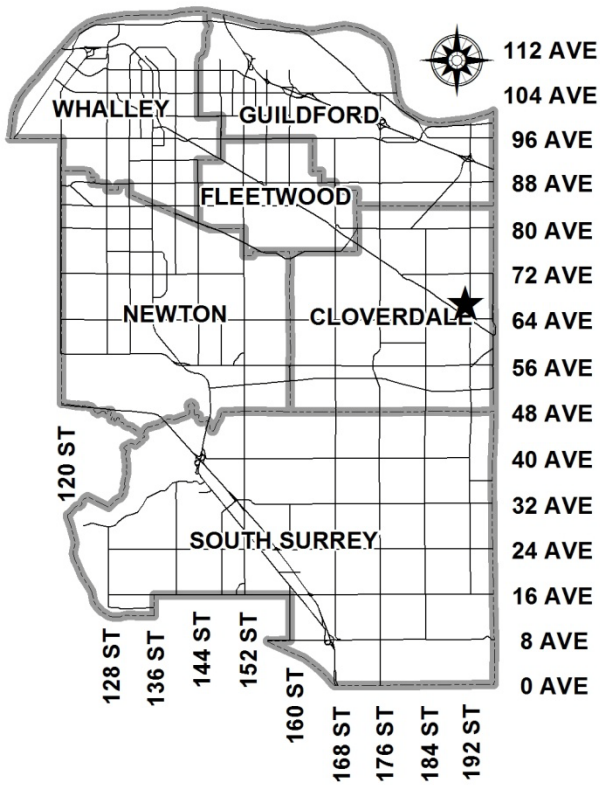


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0124-00

Planning Report Date: November 28, 2011



**PROPOSAL:**

- **OCP Amendment** of a portion from Urban to Industrial
- **NCP Amendment** of portions from Business Park to 10-15 upa Special Residential and from 10-15 upa Special Residential to 15-25 upa (Medium-High Density)
- **Rezoning** from RA to RF-9C, RF-9S, IB and CD (based on RM-30)
- **Development Permit**

in order to permit the development of 4 single family small lots, one 5-unit townhouse project and a remainder industrial lot.

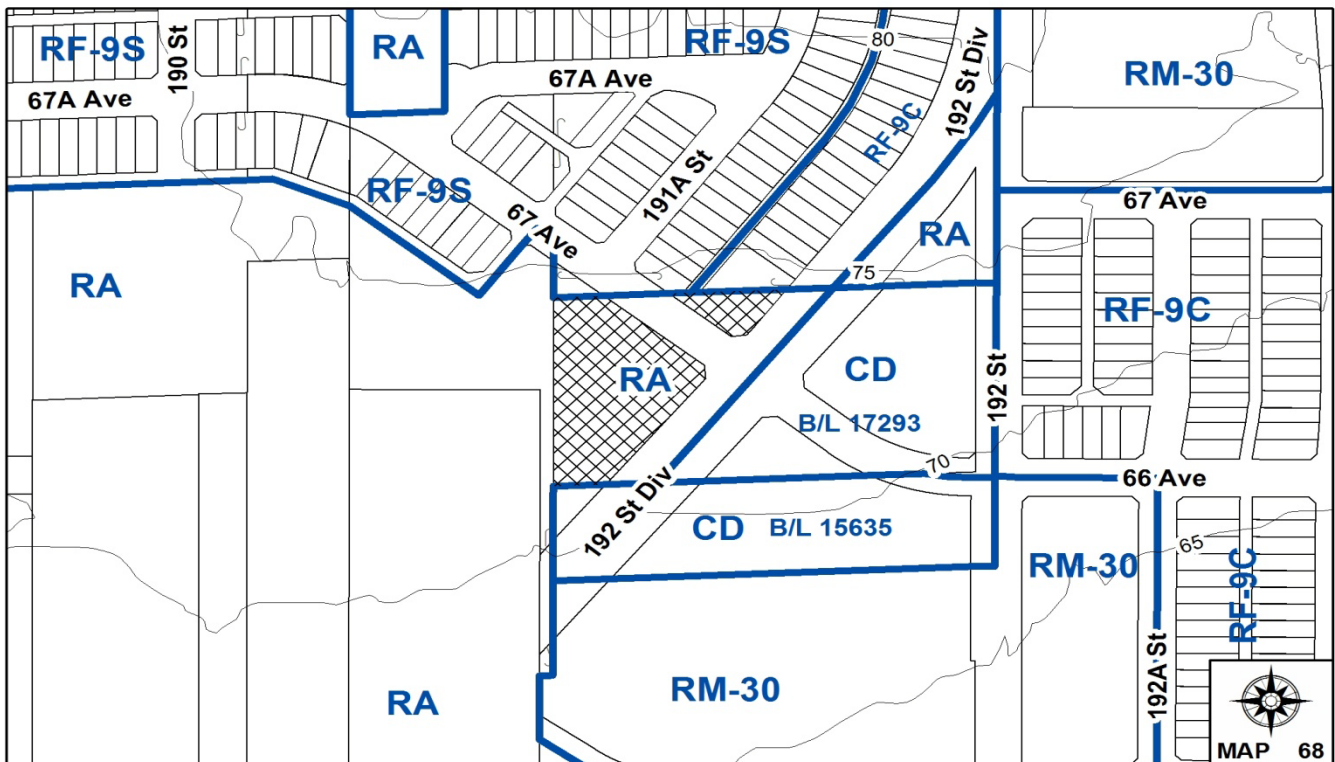
**LOCATION:** 1914 - 67 Avenue

**OWNER:** Lakewood Beech Developments Ltd. Inc. No. 76552

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Business Park and 10-15 upa Special Residential



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - OCP Amendment for a portion; and
  - Rezoning
- Approval to eliminate indoor amenity space.
- Approval to eliminate outdoor amenity space.
- Approval to draft Development Permit.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires amending the OCP for portions from Urban to Industrial.
- Requires amending the East Clayton Neighbourhood Concept Plan (NCP) for portions:
  - from Business Park to 10 – 15 upa Special Residential and 15 – 25 upa (Medium-High Density); and
  - from 10 – 15 upa Special Residential to 10 – 15 upa (Medium Density).

### RATIONALE OF RECOMMENDATION

- The amendment of the NCP from Business Park to 10 – 15 upa Special Residential is consistent with previous amendments to the west.
- The amendment along 192 Street Diversion, from 10 – 15 upa Special Residential to 10 – 15 upa (Medium Density), is consistent with an amendment approved to the north (application no. 7904-0193-00). The Special Residential lots are envisioned to be located along pedestrian-oriented streets with on-street parking pockets, street trees and businesses on the ground floor. Since 192 Street Diversion is planned as a green arterial parkway street and does not accommodate parking on the street, vehicular access to the lots along 192 Street Diversion would be from the rear lane only.
- The applicant has proposed a design for the townhouse component which is compatible with the existing residential forms of development in the area.
- The development proposal allows for a mix of housing types, which is in keeping with the East Clayton NCP principles.
- The proposed landscaped buffering will help provide a strong delineation between residential and business uses and protect the designated Industrial area from further erosion.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating portions of the subject site as shown on the attached Survey Plan (Appendix I) from Urban to Industrial (Block D) and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone Block A of the subject site as shown on the attached Survey Plan (Appendix I) from "One Acre Residential Zone (RA )" (By-law No. 12000 to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000), Block C of the subject site from "One Acre Residential Zone" (RA) (By-law No. 12000 to "Special Single Family Residential (9) Zone (RF-9S)" (By-law No. 12000) and Block D of the subject site from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Business Park Zone (IB)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone Block B of the subject site as shown on the attached Survey Plan (Appendix I) 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.
5. Council approve the applicant's request to eliminate the required indoor amenity space.
6. Council approve the applicant's request to eliminate the required outdoor amenity space.
7. Council authorize staff to draft Development Permit No. 7911-0124-00 generally in accordance with the attached drawings (Appendix II).
8. Council instruct staff to resolve the following issue 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (e) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (g) registration of a Section 219 Restrictive Covenant to specifically prohibit the conversion of tandem parking spaces into liveable space;
  - (h) registration of a Section 219 Restrictive Covenant for "no build" on portions of the subject site until future consolidation with the adjacent property to the north (6725 – 192 Street Diversion) and to the west (19132 – 67 Avenue) and to the south (6601 – 192 Street Diversion);
  - (i) registration of a Section 219 Restrictive Covenant requiring all building permit plans on the proposed RF-9S lots be sealed by a registered professional indicating that the building plans are in compliance with the B.C. Building Code for mixed-use dwellings;
  - (j) the applicant adequately address the impact of no indoor amenity space for the townhouse component; and
  - (k) the applicant adequately address the impact of no outdoor amenity space for the townhouse component.
9. Council pass a resolution to amend the East Clayton NCP to redesignate portions of the land from Business Park to 10 – 15 Special Residential and 15 – 25 upa (Medium-High Density) and from 10 – 15 Special Residential to 10 – 15 upa (Medium Density) when the project is considered for final adoption.

### 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 Hazelgrove Elementary School
  - 1 Secondary student at Clayton 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 the autumn of 2012.
- Parks, Recreation & Culture: The applicant is required to pay the equivalent East Clayton NCP amenity contributions for the new residential units on a per unit basis.
- Fire: No concerns.



SITE CHARACTERISTICSExisting Land Use: Vacant grassed and treed siteAdjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North	Small lot single family with coach houses and existing single family special residential.	10 – 15 upa (Medium Density) and 10 – 15 upa Special Residential	RF-9C, RF-9S
East (Across 192 Street Diversion):	Approved multi-family residential (approved under file 7907-0204-00).	22 – 45 upa (High Density)	CD By-law No. 17293
South:	Undeveloped business park.	Business Park	RA
West:	Temporary detention pond and single family special residential.	Business Park and 10 – 15 upa Special Residential	RA, RF-9S

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is seeking an Official Community Plan (OCP) amendment on a portion of the subject site from Urban to Industrial (see Appendix IX).
- The applicant is also seeking an amendment of the East Clayton Neighbourhood Concept Plan (NCP) on portions of the site from Business Park to 10 – 15 upa Special Residential and 15 – 25 upa (Medium-High Density) and from 10 – 15 upa Special Residential to 10 – 15 upa (Medium Density) (see Appendix VIII).
- The applicant has provided the following rationale to support the proposed amendments (with staff comments in italics):

- The OCP amendment to Industrial should be supported as this is consistent with the NCP Business Park designation.

*Staff concur with the applicant's rationale as it is important to ensure this land is set aside for future Business Park development.*

- The NCP amendments to 10 – 15 upa (Medium Density), 10 – 15 upa Special Residential and 15–25 upa (Medium-High Density) should be supported as this is consistent with the NCP designations of the adjacent properties.

*The properties to the west of the subject site were previously redesignated from Business Park to 10 – 15 upa Special Residential in the NCP. The properties to the north of the subject site were previously redesignated from 10 – 15 upa Special Residential to 10 – 15 upa (Medium Density) in*

*the NCP. This proposed NCP amendments would ensure that there is a consistent residential designation along 67 Avenue and along 192 Street Diversion.*

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site is located on the west side of the intersection of 67 Avenue and 192 Street Diversion. It is the western, remnant parcel created through a subdivision related to Application No. 7907-0204, which had the rezoning and Development Permit approved by Council on April 18, 2011. A multi-family development is approved on the eastern portion of the parent site, which is currently under construction.
- Both 67 Avenue and 192 Street Diversion were dedicated to the City as part of the original application of the parent site.

### Site Context

- The subject site is a 0.58-hectare (1.43-acre) lot that is hooked across the unopened 67 Avenue. The subject site is designated Urban in the OCP, Business Park and 10-15 upa Special Residential in the East Clayton NCP, and is currently zoned One-Acre Residential Zone (RA).

### Current Application

- The proposal from the applicant is to redesignate a portion of the site from Urban to Industrial in the Official Community Plan (OC) and to rezone portions from "One-Acre Residential Zone" (RA) to the following:
  - "Special Single Family Residential (9) Zone" (RF-9S) to permit subdivision into three (3) single family lots, with one of these to remain as a remnant lot (proposed Lot 1) with a no-build covenant to be registered over it until such time as it consolidates with the lot to the west;
  - "Single Family Residential (9) Coach House Zone" (RF-9C), to create one (1) single family lot to remain as a remnant lot (proposed Lot 5) with a no-build covenant to be registered over it until such time as it consolidates with the lot to the north;
  - "Comprehensive Development Zone" (CD) (based on "Multiple Residential 30 Zone" (RM-30)) to permit a 5-unit townhouse development; and
  - "Business Park Zone" (IB), to remain as a remnant lot (proposed Lot 6) with a no-build covenant to be registered over it until such time as it develops in conjunction with the surrounding Business Park-designated lots.
- Under the current application, the applicant is therefore proposing to build two RF-9S lots fronting 67 Avenue and one 3-storey, 5-unit townhouse project fronting 192 Street Diversion.

### Road Dedication

- Both 67 Avenue and 192 Street Diversion were dedicated under the previous application (7907-0204-00) of the parent lot. 67 Avenue is to be constructed as part of this application, while 192 Street Diversion is to be constructed by the City as a Capital Works project, once the final link is dedicated.

- The applicant will be required to dedicate and construct the rear lane that provides access to the rear of proposed Lots 1 through 4, and will also be required to complete the remainder of the lane behind proposed Lot 5.

#### Single Family Special Residential (RF-9S) Component (Block C on the Survey Plan)

- The three proposed RF-9S lots (proposed Lots 1, 2 and 3) will be oriented towards 67 Avenue, and will gain access from the rear lane.
- Only two of the three proposed RF-9S lots (proposed Lots 2 and 3) will be built upon as part of this application. Proposed Lots 2 and 3 will each be 30 metres (98 ft.) in depth, will range in width from 9 metres (29.5 ft.) to 10 metres (33 ft.), and will range in area from 270 square metres (2,906 sq.ft.) to 276 square metres (2,970 sq.ft.).
- Proposed Lot 1, the remnant lot, will be an irregular shaped lot with a depth of 30 metres (98 ft.), an area of 643 square metres (6,921 sq.ft.), and varying width from 10 metres (33 ft.) to 28 metres (92 ft.). A "no-build" restrictive covenant will be required on this lot until it is consolidated with the lot to the west.
- The RF-9S Zone permits home-based businesses. Examples of home-based business include selling of goods and services, operating an eating establishment or a bakery, craft making and similar uses. However, in order to pursue any of these "work" activities in combination with the single family dwelling use, the owners will be required to build the house in compliance with the requirements of the Building Code for mixed-use dwellings.
- To ensure that future owners are able to take advantage of the "live work" opportunities as permitted under the RF-9S Zone, the applicants will be required to register a Section 219 Restrictive Covenant requiring the corresponding Building Code requirements for "live work" options. The registration of the Covenant is a subject condition of rezoning.

#### Single Family Residential Coach House (RF-9C) Component (Block A on the Survey Plan)

- The proposed RF-9C lot (proposed Lot 5) will also be an irregularly shaped remnant lot with a depth of 31 metres (102 ft.) at its deepest, an area of 710 square metres (7,642 sq.ft.), and a width of 30 metres (98 ft.) at its widest.
- Proposed Lot 5 will be oriented towards 192 Street Diversion and will gain access from the rear lane.
- A "no-build" restrictive covenant will be registered on this lot until it consolidates with the lot to the north.

#### Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Tynan Consulting Ltd. 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 for the proposed single family lots (Appendix V).

Business Park (IB) Component (Block D on the Survey Plan)

- The proposed IB-zoned lot (proposed Lot 6) will also be an irregularly shaped remnant lot with a depth of 66.5 metres (218 ft.) at its deepest, an area of 2,365 square metres (25,157 sq.ft.), and a width of 43 metres (141 ft.) at its widest.
- Proposed Lot 6 will be oriented towards 192 Street Diversion.
- A "no-build" restrictive covenant will be registered on this lot until it consolidates with the Business Park-designated lots to the south.

Multi-Family (CD based on RM-30) Component (Block B on the Survey Plan)

- The applicant is proposing a 5-unit townhouse development on the eastern portion of the site, at the intersection of 67 Avenue and 192 Street Diversion, to be zoned "Comprehensive Development Zone" (CD). Due to the size of the parcel, it will gain access directly from the proposed public lane at the rear of the proposed lot.
- The proposed CD Zone for Block B is based upon the Multiple Residential 30 Zone (RM-30).
- The applicant is proposing reduced building setbacks along the north and south property lines within the portion identified as Block B. Under the RM-30 Zone, the minimum setback along all property lines is 7.5 metres (25 ft.). The applicant is proposing a side yard setback of 3.1 metres (10 ft.) along the north property line (67 Avenue) and a side yard setback of 5.3 metres (17.5 ft.) along the south property line. The setback variances are acceptable as the purpose of this reduction is to allow for better street-oriented units towards 67 Avenue. The setbacks are in accordance with the East Clayton Neighbourhood Concept Plan design guidelines, and will be addressed in the CD Zone (see Appendix XIV).
- Off-street residential parking is to be provided in double and tandem parking spaces attached to each unit. A total of 10 residential parking spaces and 1 visitor parking space are to be provided on-site. The parking spaces to be provided meet the minimum parking requirements in Surrey Zoning By-law No. 12000.
- The off-street residential parking spaces will be provided as follows:
  - in a tandem parking arrangement for 3 units, where one parking space will be located inside the garage, and the second space located behind on the driveway; and
  - in a double parking arrangement for 2 units, where both spaces are to be located within the garage.
- The proposed CD Zone is intended to deal with some inconsistencies with respect to off-street parking in the RM-30 Zone. Specifically, the RM-30 Zone states that parking is not permitted within the required setbacks and that tandem parking spaces are not permitted within 6.0 metres (20 ft.) from lot entrances and exits. The townhouse development is proposed to gain access from a public lane as opposed to a private internal road, and therefore cannot comply with these requirements. In addition, the RM-30 Zone requires tandem parking spaces be enclosed and attached to the dwelling unit. The proposed townhouse development provides for three unenclosed tandem parking spaces (for a total of 30% of the required resident parking). There will be no reductions in the parking space dimensions.

- Surface parking spaces will incorporate permeable pavers.
- The table below shows a comparison between the proposed CD Zone and the RM-30 Zone.

	RM-30 Zone	Proposed CD Zone
<b>Units Per Acre</b>	30 upa	19 upa
<b>FAR</b>	0.90	0.78
<b>Lot Coverage</b>	45%	40%
<b>Building Setbacks</b>	7.5 m (25 ft.) from all lot lines	<b>west (rear):</b> 6.25 m. (20 ft.) to rear deck; 7.5 m. (25 ft.) to building face. <b>east (front):</b> 7.5 m. (25 ft.) to building face <b>north (side):</b> 3.0 m. (10 ft.) to building face. <b>south (side):</b> 5.3 m. (17 ft.) to building face.
<b>Building Height</b>	13 metres (43 ft.)	10 metres (33 ft.)
<b>Off-Street Parking</b>	Parking within the required setbacks is not permitted.	Parking is required within the rear yard setback when accessed from a public lane
<b>Tandem Parking</b>	Tandem parking spaces must be enclosed and attached to each dwelling unit.	A minimum of 50% of tandem parking spaces must be enclosed.

- To ensure that tandem parking spaces will not be converted into liveable spaces, the applicants are required to register a Section 219 Restrictive Covenant to prohibit conversion, as a condition of Final Adoption.
- No outdoor amenity space is proposed for this townhouse development. The proposed CD Zone is based on the RM-30 Zone and requires that 15 square metres (161.5 sq.ft.) of outdoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit). The developer has agreed to address the impact of the proposed elimination of the outdoor amenity space in accordance with Council's policy.
- Likewise, no indoor amenity space is proposed for this townhouse development. The proposed CD Zone requires that 15 square metres (161.5 sq.ft.) of indoor amenity space be provided (3.0 sq.m./32 sq.ft. per dwelling unit), as required in the RM-30 Zone. The developer has agreed to address the impact of the proposed elimination of the indoor amenity space in accordance with Council's policy.

#### Proposed Lot Grading and Tree Preservation/Replacement

- In-ground basements are proposed for the single family lots based on the lot grading (prepared by Aplin & Martin Consultants Ltd.) and tree preservation information that was provided by Michael J. Mills Consulting. Basements will be achieved with minimal cut or fill. The information provided has been reviewed by staff and found to be generally acceptable, although some revisions are required.
- Michael J. Mills Consulting prepared the Arborist Report and Tree Preservation/ Replacement Plans (Appendix VII). The Arborist Report indicates there are 60 protected trees within the subject site boundaries. However, 38 of these trees are located within the areas to be registered with "no-build covenants" and are therefore not included in the report as they are not proposed for removal as part of this application.

- In addition, a further eight (8) trees are located within the 67 Avenue road right-of-way and will be removed as part of this application.
- The Arborist Report proposes the removal of 14 trees because they are located either within the building envelopes or within the proposed laneways. The Report proposes zero (0) trees be retained. Twenty-two (22) trees will be planted on the proposed townhouse lot, and two will be planted on each of the single family lots, for a total of twenty-six (26) replacement trees for an average of 3.7 trees per lot.
- The following chart provides a summary of the proposed retention and removal of trees by species:

Tree Species	Total No. of Trees	Proposed for Retention	Proposed for Removal
Cottonwood	6	0	6
Alder	5	0	5
Big Leaf Maple	1	0	1
Paper Birch	2	0	2
Total	14	0	14

- Under the Tree Protection By-law, tree replacement is required at specified 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. Under this application, as eleven (11) alder and cottonwood are proposed to be removed and three (3) protected trees are to be removed, a total of seventeen (17) replacement trees would be required. The applicant proposes twenty-six (26) replacement trees.

### PRE-NOTIFICATION

Pre-notification letters were sent out on November 2, 2011, with a revised letter sent out November 17, 2011 to address an inaccuracy in the initial letter. Staff received one phone call and one letter from a property owner. The owner's concerns are as follows:

- The property owner expressed concern that the proposed development, especially the redesignation of the southernmost portion of the property from Urban to Industrial, would have a negative effect on property values and quality of life in this residential area. The owner expressed further concern that the other RA-zoned properties to the southwest of the subject site will also become Industrial.

The owner requested that, in the future, if the Business Park is to develop a substantial green buffer should be located on these Business Park properties.

*Staff explained to the concerned property owner that this area is already designated Business Park in the East Clayton NCP. They were also advised that they will have the opportunity to provide further comment on any Business Park proposals at the time of future development.*

### 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.

### DESIGN PROPOSAL AND REVIEW

- A Development Permit will govern the proposed townhouse component.
- A 5-unit, 3-storey townhouse project with either double or tandem garages attached to each unit is proposed.
- The proposal indicates five (5) garages at grade. The kitchen, dining and living rooms are located on the second floor, with the bedrooms on the third floor area.
- The townhouses are oriented towards 192 Street Diversion, with vehicular access to the individual units from a rear lane that connects to 67 Ave.
- The proposed major exterior finishes on the townhouses are a combination of "cedar" shake siding (hardi-plank), vertical board and batten (hardi-plank) and horizontal siding (hardi-plank). The proposed colours are variations of earth tones. In addition, the finishing incorporates darker accents for the trim elements of the buildings
- Rear decks and small front yards will provide outdoor use opportunities.

### Landscaping

- A combination of a 1.2-metre (4-ft.) high metal picket fence will be installed around the perimeter of the development. Landscaping consisting of Maple, Cypress, Beech, Snowbell and Spruce trees interspersed with rhododendron, burning bush, holly, rose, cedar and dogwood and other ground covers will be installed throughout the development.
- A 3.2-metre (10.5-ft) wide landscaping buffer consisting of trees (Maple, Beech and Cypress), flowering shrubs such as rhododendrons, burning bush and dogwoods, and ground covers will be provided along the south property line to act as buffer between the proposed townhouses and the Business Park-designated lands to the south. It is anticipated that further buffering will be required as part of any future development of the Business Park-designated lands.
- In addition, a 3.0-metre (10-ft.) wide landscape buffer is required at the front of the townhouse along the 192 Street Diversion. This buffer includes similar elements as described above.

### ADVISORY DESIGN PANEL

This application was not referred to the ADP but was reviewed by staff and found satisfactory.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout, Site Plan, Building Elevations and Landscape Plans
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.	NCP Plan
Appendix VIII.	NCP Redesignation Map
Appendix IX.	OCP Amendment Map
Appendix X.	Proposed CD By-law

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

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## SUBDIVISION DATA SHEET

### Block A

Proposed Zoning: RF-9S

Required Development Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.38 ac
Hectares	0.154 ha
<b>NUMBER OF LOTS</b>	
Existing	(portion of) 1
Proposed	3 (incl. 1 remnant)
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9 m - 28 m
Range of lot areas (square metres)	270 m <sup>2</sup> - 643 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	19.5 uph / 7.9 upa
Lots/Hectare & Lots/Acre (Net)	25.2 uph / 10.3 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	82%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

## SUBDIVISION DATA SHEET

### Block B

Proposed Zoning: RF-9C

Required Development Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.19 ac
Hectares	0.075 ha
<b>NUMBER OF LOTS</b>	
Existing	(portion of) 1
Proposed	1 remnant lot
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	30 m
Range of lot areas (square metres)	710.35 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	10-15 upa permitted
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	52% permitted
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	NO
<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 DATA SHEET

### Block C

Proposed Zoning: IB

Required Development Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.58 ac
Hectares	0.237 ha
<b>NUMBER OF LOTS</b>	
Existing	(portion of) 1
Proposed	1 remnant lot
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	43 m
Range of lot areas (square metres)	2,365.3 m <sup>2</sup>
<b>DENSITY</b>	
Floor Area Ratio (Gross)	
Floor Area Ratio (Net)	0.75 permitted
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	60% permitted
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	NO
<b>MODEL BUILDING SCHEME</b>	
	N/A
<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

## DEVELOPMENT DATA SHEET

### Block D

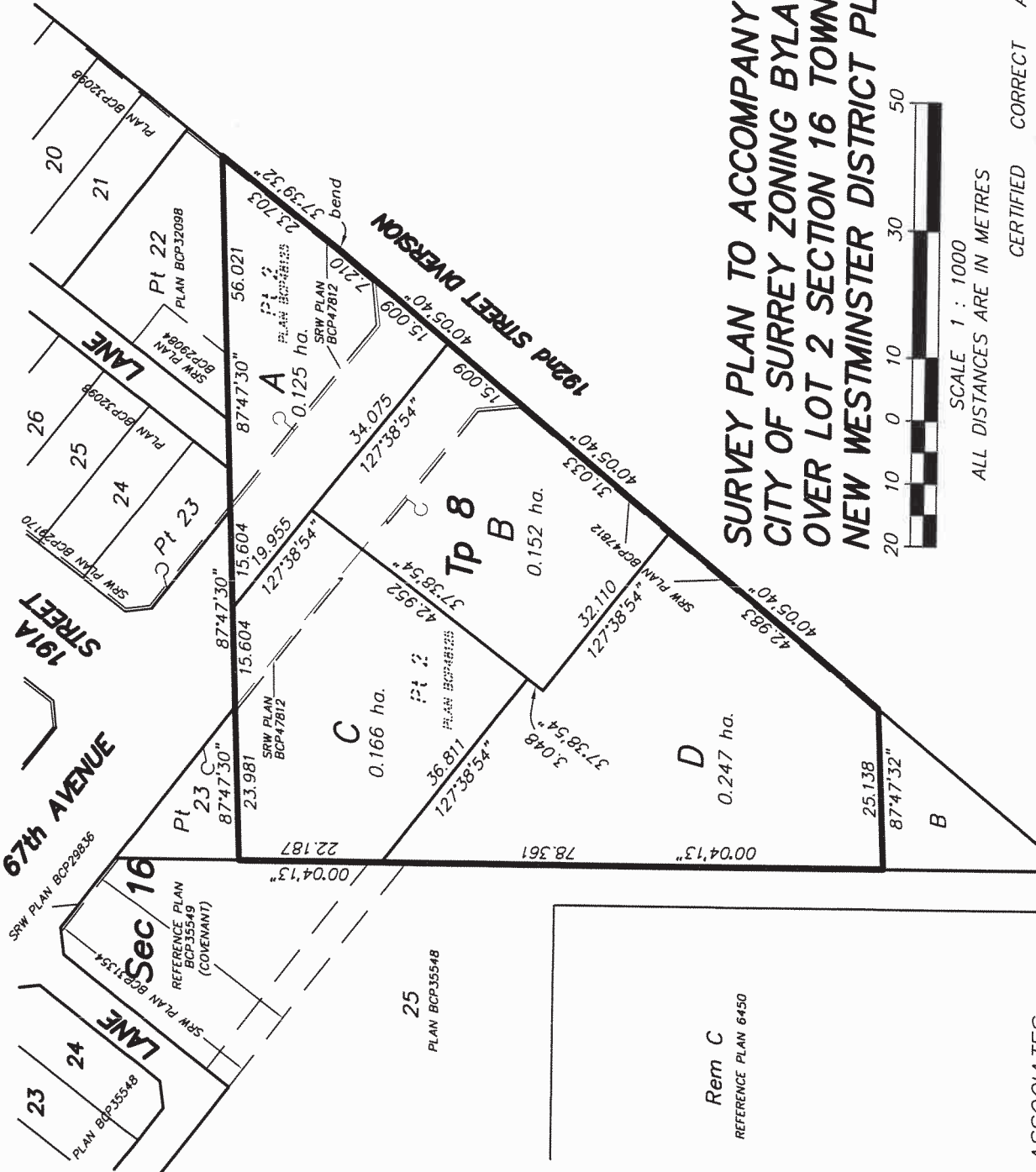
Proposed Zoning: CD (based on RM-30)

Required Development Data	Minimum Required / Maximum Allowed in RM-30 Zone	Proposed
<b>LOT AREA</b> (in square metres)		
Gross Total		1,165 m <sup>2</sup>
Road Widening area		108 m <sup>2</sup>
Undevelopable area		
Net Total		1,057 m <sup>2</sup>
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures	45%	39%
Paved & Hard Surfaced Areas		21% (17% permeable pavers)
Total Site Coverage		60%
<b>SETBACKS</b> ( in metres)		
Front	7.5 m	7.5 m
Rear	7.5 m	6.25 m to deck
Side #1 (N)	7.5 m	3.0 m
Side #2 (S)	7.5 m	5.3 m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	13 m	10 m
Accessory	5.0 m	N/A
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		1
Three Bedroom +		4
Total		5
<b>FLOOR AREA: Residential</b>	951.2 m <sup>2</sup>	816.5 m <sup>2</sup>
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>	951.2 m <sup>2</sup>	816.5 m <sup>2</sup>

## Development Data Sheet cont'd

Required Development Data	Minimum Required / Maximum Allowed in RM-30 Zone	Proposed
DENSITY		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	75 uph / 30 upa	47 uph / 19 upa
FAR (gross)		
FAR (net)	0.90	0.79
AMENITY SPACE (area in square metres)		
Indoor	15 m <sup>2</sup>	0 m <sup>2</sup>
Outdoor	15 m <sup>2</sup>	0 m <sup>2</sup>
PARKING (number of stalls)		
Commercial		
Industrial		
Residential Bachelor + 1 Bedroom		
2-Bed	2	2
3-Bed	8	8
Residential Visitors	1	1
Institutional		
Total Number of Parking Spaces	11	11
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		60% (30% outside)
Size of Tandem Parking Spaces width/length		Length: 6.1 m Width: 3.2 m

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**SURVEY PLAN TO ACCOMPANY  
CITY OF SURREY ZONING BYLAW  
OVER LOT 2 SECTION 16 TOWNSHIP 8  
NEW WESTMINSTER DISTRICT PLAN BCP48125**



SCALE 1 : 1000  
ALL DISTANCES ARE IN METRES

CERTIFIED CORRECT ACCORDING TO SURVEY.  
DATED THIS 22nd DAY OF NOVEMBER, 2011.

MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189

B. C. L. S.

FILE 9148-18

Lakewood Beech Developments Ltd.  
Residential Subdivision  
6685-192nd St., Surrey

**PROPOSED ZONING**

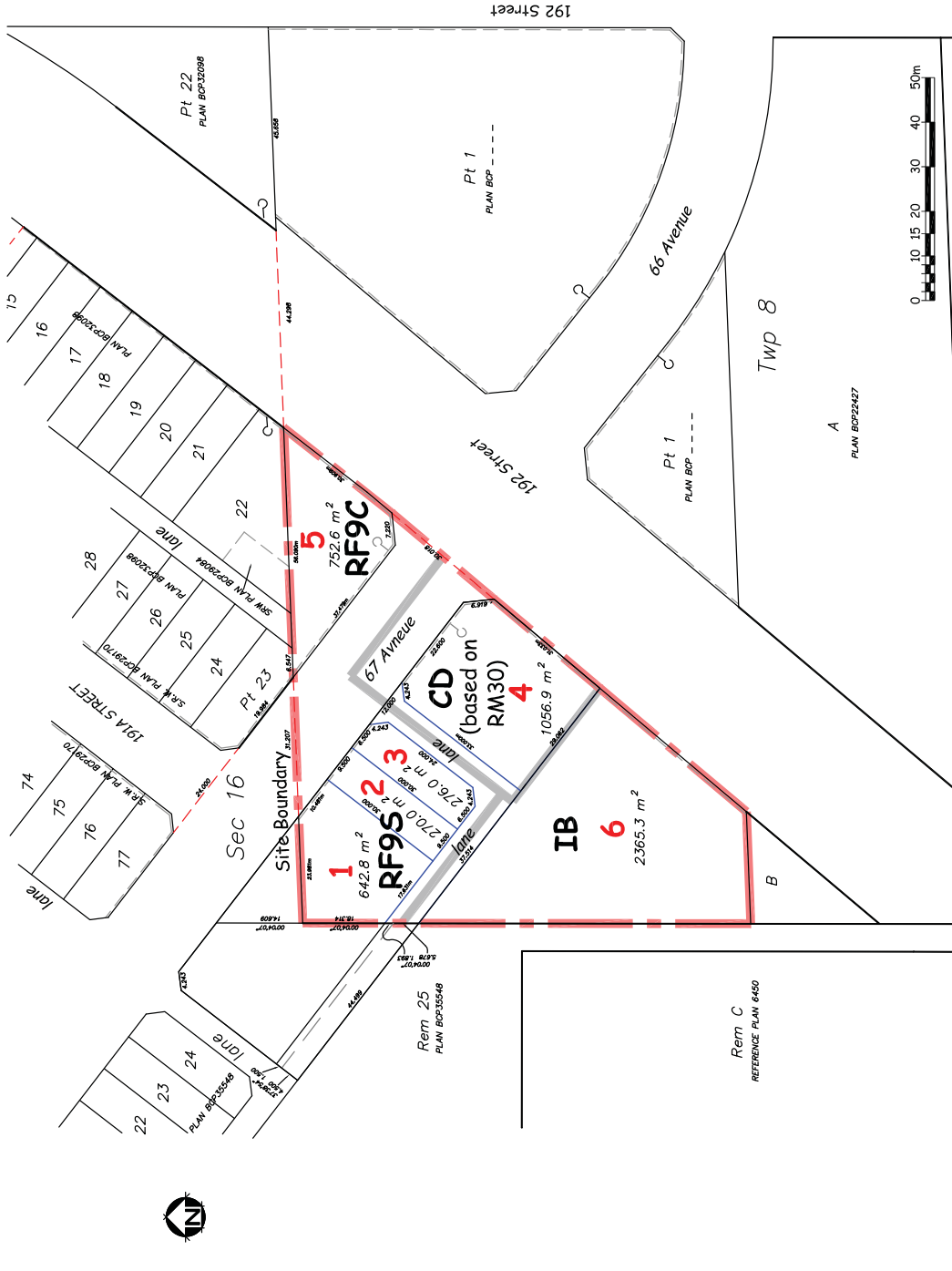
Legend

Map

Project 11-053  
25 May 2011



- NOTE:  
This plan is conceptual only, is subject to change due to:  
- Review and approval by appropriate municipal, regional, provincial and federal governments and outside agencies  
- Full environmental, geotechnical and soil assessments  
- Legal and topographical survey  
- The survey and assessment  
- Park dedication requirements or cash in lieu of  
- School site acquisition requirements and/or charges  
- Storm water detention requirements  
- Road dedication requirements  
- Environmentally sensitive areas and setback requirements  
- Building locations  
- Right-of-way and/or easement requirements.



<b>LEGAL DESCRIPTION</b> PTD 012-120-235 Lot 10, Section 16, Township 8, New Westminster District, Plan 1372	<b>GROSS SITE AREA</b> Approx. 0.69 hectares / 1.71 acres	<b>EXISTING ZONING &amp; DESIGNATIONS</b> Zoning: RA NCP: Business Park, Medium Density 10-15 upa OCP: Urban	<b>LOT YIELD:</b> Existing Number of Lots: 1 Proposed Number of Lots: 6
<b>NET SITE AREA</b> (excludes road right-of-way & lane) Approx. 0.54 hectares / 1.33 acres	<b>PROPOSED ZONING &amp; DESIGNATIONS</b> Zoning: RF9C, RF9S, CD Bylaw based on RM30, IB NCP: Business Park, Medium Density 10-15upa & Medium High Density 15-25 upa OCP: no change		

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## INTER-OFFICE MEMO

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

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

**DATE: November 23, 2011**      **PROJECT FILE: 7811-0124-00**  
Updated from November 21, 2011

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**RE: Engineering Requirements  
Location: 19194 67 Avenue**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

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

- dedicate 6.0-metres for the rear lanes; and
- dedicate 5.5 x 5.5-metre corner cut at the lane/lane intersection.

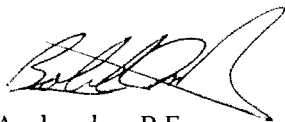
***Works and Services***

- construct 67 Avenue to a Neo-traditional through local road standard;
- construct sidewalk along 192 Street Diversion fronting the townhouse site;
- construct rear lanes;
- construct storm sewers on 67 Avenue and along 192 St. Diversion to service the site;
- construct 350mm water main along 67 Avenue, City to fund upsizing cost;
- construct 300mm water main along 192 Street Diversion, city to fund upsizing cost;
- construct sanitary mains along 67 Avenue and 192 Street Diversion to service the site;
- remove temporary storm and sanitary mains within SROW north of site;
- 100% cash payment of Sanitary DCCs is required.

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

ssa





Wednesday, November 02, 2011  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 11 0124 00

**SUMMARY**

The proposed 5 townhouse units and 2 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

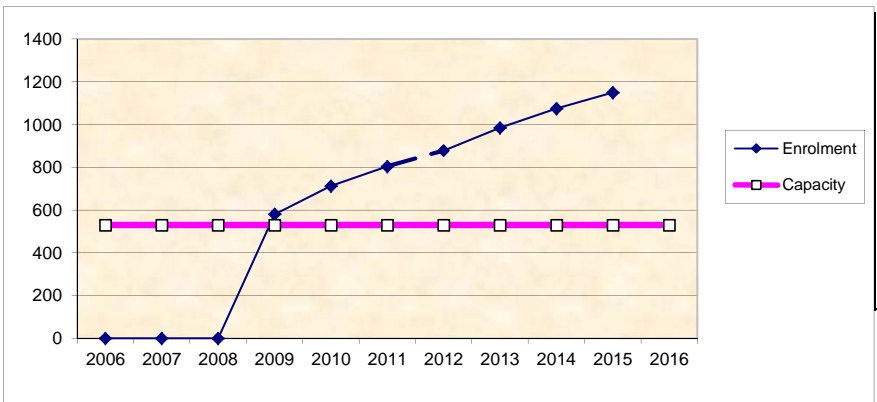
<b>Hazelgrove Elementary</b>	
Enrolment (K/1-7):	107 K + 606
Capacity (K/1-7):	80 K + 450
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1239
Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**School Enrolment Projections and Planning Update:**

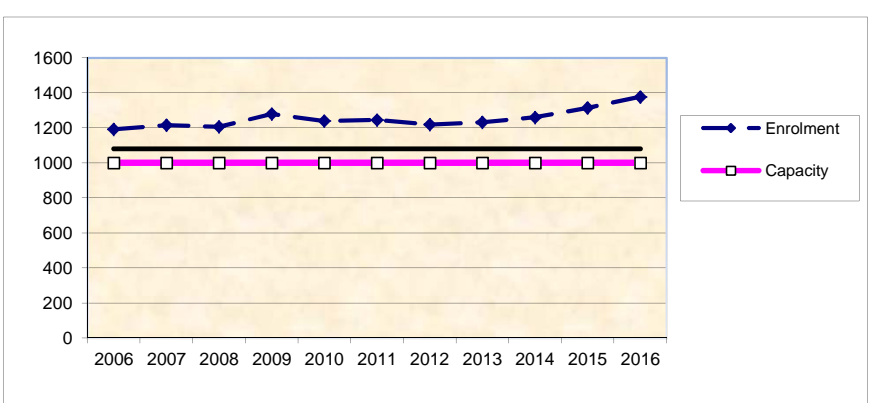
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Hazelgrove is a new elementary school in the East Clayton NCP Area (opened September 2009). A phased in boundary move to Latimer Road has been implemented to reduce the total projected student buildout within the schools catchment. Also, the capacity in the table includes an approved four classroom addition to Hazelgrove, with full day Kindergarten implementation, projected to be completed in 2011. The school districts capital plan has requested funding (#1 priority in the plan) for a new elementary school to serve the rapid growth in the east half of Hazelgrove catchment (The proposed Clayton East Area Elementary Site #201 at 70 Ave at approximately 194 Street is owned by the school district, consistent with the NCP's school-park designation). The school district is also assembling land for future elementary schools and a future secondary school in the North Clayton Area to accommodate long term growth.

**Hazelgrove Elementary**



**Clayton 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: 7911-0124-00  
Project Location: 19194 - 67 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 property is a proposed multi-use development site consisting of four zones: RF9C, RF9S, CD based on RM30, and IB. The building scheme and supporting documents are relevant only to the compact urban residential lots (RF9C and RF9S).

There is ample architectural context in the immediate area. North of the subject site is an RF-9C zoned development that provides acceptable architectural and landscape context. These homes are 1700 square foot “Neo-Traditional” and “Neo-Heritage” Two-Storey type. The homes have mid-scale massing characteristics, and massing designs which exhibit proportional consistency (in volume allocated to various projections) and good overall balance. All front entrances are one storey in height and all homes have a covered entrance in a heritage tradition. Main roofs are common hip type, common gable type or Dutch hip type, with two or more street facing projections. The roof slope on all homes is 8:12 or greater. Roof surface materials are exclusively shake profile asphalt shingles. Homes are all clad in vinyl and have a stone accent. Feature gable ends are articulated with 1x4 vertical wood battens over Hardipanel, or cedar shakes on gable ends. Yards are landscaped to a modest-to-average standard for post year 2010’s RF-9 zoned developments.

The CD zoned lots to the south and east of the subject property (5535 - 192 Street and 6555 - 192A Street) are relevant only from a style context standpoint as these structures area out of scale with respect to the size of the proposed RF9C and RF9S lots. The styles are “Neo-Traditional” and “Neo-Heritage”, which are consistent with styles found on the compact urban homes described above.

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

- 1) Context Homes: All homes in the surrounding area provide specific and desirable residential design context.
- 2) Style Character : “Neo-Traditional” and “Neo-Heritage” styles are characteristic of this area.

- 3) Home Types : Dominance of Two-Storey home type. All homes in the surrounding area are Two-Storey type. There are no Basement Entry or other home types in this area.
- 4) Massing Designs : Surrounding new homes provide desirable massing context. The homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance are one storey in height and are configured as a covered front entrance veranda, supportive of the Neo-Heritage style theme.
- 6) Exterior Wall Cladding : Vinyl has been used as the main wall cladding material on all homes and therefore "vinyl or better" is recommended. Feature gable projections are clad in wood shingles or with 1x4 wood battens over Hardipanel.
- 7) Roof surface : Only shake profile asphalt shingles have been used in this area, and only shake profile asphalt shingles are recommended.
- 8) Roof Slope : Roof pitch 8:12 or higher on all new homes.

<b>Dwelling Types/Locations:</b>	Two-Storey.....	100%
	Basement Entry/Cathedral Entry	0%
	Rancher (bungalow).....	0%
	Split Levels.....	0%

**Exterior Treatment /Materials:** Context homes are clad in vinyl with wood wall shingles or Hardipanel with 1x4 vertical wood battens at gable ends. Many homes have a modest brick or stone accent.

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

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

**Streetscape:** At the context sites to the west, north, and east, there is obvious continuity of appearance. All homes are 1700 square foot “Neo-Heritage” style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have covered entrance verandas. Main roof forms are common hip or common gable at an 8:12 to 12:12 slope. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof and all are clad in vinyl. The colour range includes natural and neutral hues, and some subdued primary derivatives. Landscaping meets a common modern urban standard.

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, or “Rural Heritage”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.

- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 storey.

## 2.2 Proposed Design Solutions:

### **Interfacing Treatment with existing dwellings)**

Strong relationship with neighbouring “context homes” in the 6700 block of 192 St. Div., 6700 Block of 191A St., and the 19200 block of 66A Avenue. Homes will therefore be “Neo-Traditional” and “Neo-Heritage” styles only, or compatible styles such as “Craftsman Heritage” or “Rural Heritage”. Similar home types and sizes, similar massing characteristics, similar roof types, roof pitch, roofing materials. and similar siding materials with homes described above.

### **Exterior Materials/Colours:**

Cedar, Vinyl, Hardiplank, Brick, and Stone. Stucco permitted only as a feature element and not as a main cladding material.

“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:**

Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and be in grey, brown, or black colours 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 20 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 0.6 metres [2'- 0"] from the one-storey elements.

**Landscaping:**

*Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 12 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 8 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, stamped concrete, or broom finish concrete.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      Date: August 10, 2011

**Reviewed and Approved by:**       Date: August 10, 2011

## City of Surrey

**TREE PRESERVATION SUMMARY (revised)**

Surrey Project # 11-0124  
 Project Location: 6685 – 192<sup>nd</sup> St Surrey  
 Certified Arborist **Michael J Mills Consulting / MJM File #1131**

Detailed Assessment of the existing trees was prepared for this proposal in August of 2011. The following is a summary of the tree assessment report for quick reference.

- 1. General Tree Assessment of the Subject Site**
  - a. The subject site is located on the west side of the 192<sup>nd</sup> Street diversion at 66A Street in the East Clayton area of Surrey.
  - b. 5 townhouse units in one building block and 2 single family lots are proposed. A significant portion of the site has been identified as “no build” pending development of the surrounding properties.
  - c. The net site area is reported to be 1.33 Acres in size.
  - d. On site tree retention has not been recommended due to poor quality trees and the density proposal.
  
- 2. Summary of Proposed Tree Removal and Replacement**

○	Number of Protected Trees Identified		(A)
	Excluding trees within 67 <sup>th</sup> Ave and no build covenant areas	14	
○	Number of Protected Trees declared to be hazardous due to natural causes (dead)		(B)
○	Number of Protected Trees to be Removed	14	(C)
○	Number of Trees to be Retained (A-B-C)	0	(D)
○	Number of Replacement Trees Required (C-Bx2)		
○	1:1 replacement = 11 x 1	11	
○	2:1 replacement = 3 x 2	6	
○	Total tree replacement required	17	(E)
○	Number of Replacement Trees Proposed	26*	(F)
○	Number of Replacement Trees in Deficit (E – F)	0	(G)
○	Total Number of Protected and Replacement Trees (D+F)	26	(H)
○	5 townhouse units and 2 single family lots in Project	(I)	
○	Average Number of Trees / unit (H/I)	3.7	
  
- 3. Tree Survey and Preservation Plan**

Tree Survey Plan was submitted with the arborist report.

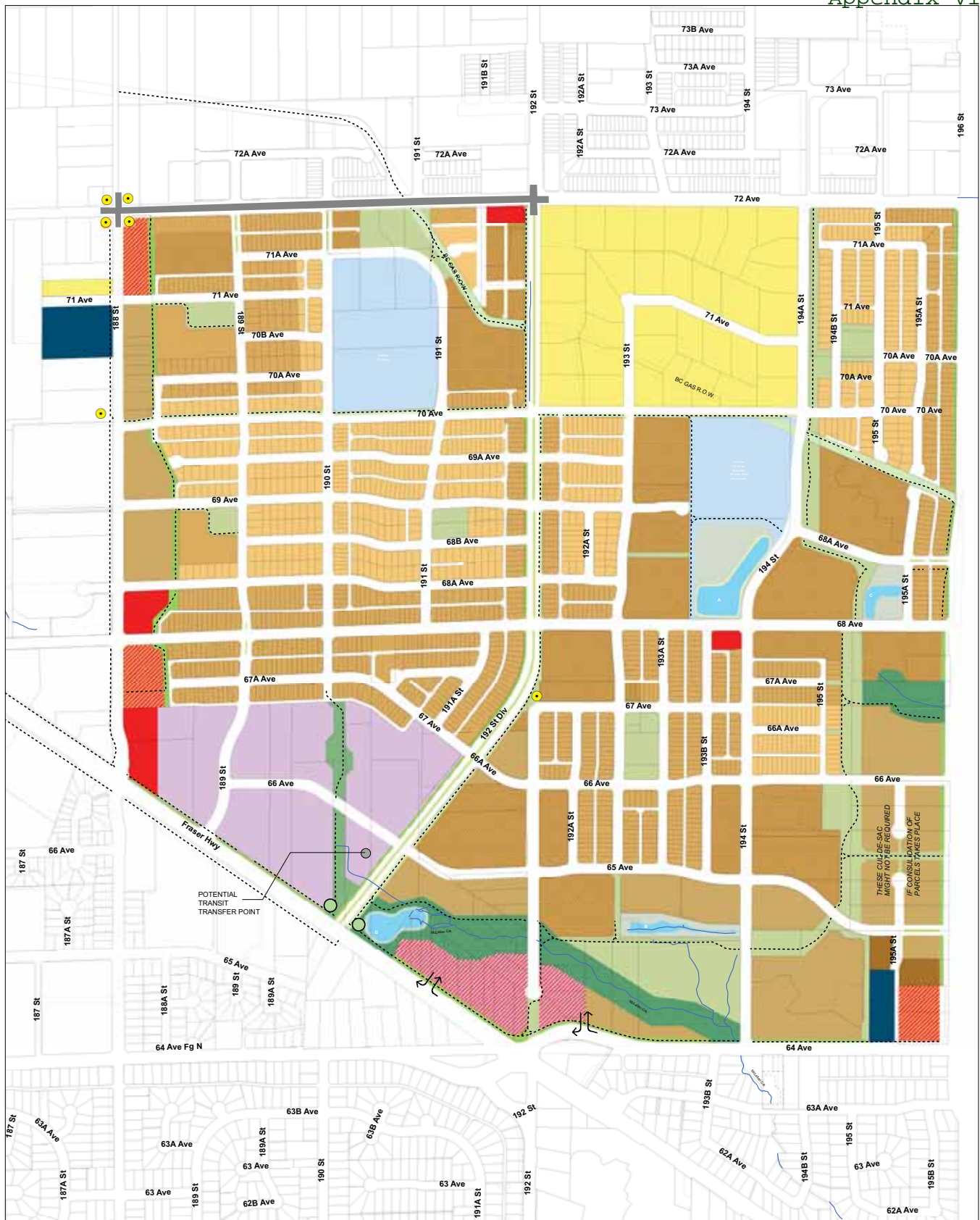
\*Tree replacement information has been provided by DMG Landscape Architects for the townhouse area only (22 trees). It is assumed that 2 trees will be provided for each of the single family lots for a total of 26 replacement trees.

Tree replacement for the trees removed from the 67<sup>th</sup> Ave right of way was not included. Street trees have not been included in tree replacement number.

Summary and plan prepared and submitted by: **Michael J Mills**  
**ISA Certified Arborist #PN0392**  
**Michael J Mills Consulting**  
**November 14<sup>th</sup>, 2011**



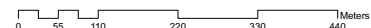




- Half Acre Residential
- 6-10 u.p.a. (Low Density)
- 10-15 u.p.a. (Medium Density)
- 10-15 u.p.a. Special Residential
- 15-25 u.p.a. (Medium-High Density)
- 22-45 u.p.a. (High Density)
- 30-70 u.p.a. (High Density)
- Business Park
- Neighbourhood Commercial
- Commercial / Residential
- Specialty Community - Oriented Commercial
- Utility - Open Space
- Institutional (church, schools, civic buildings, seniors housing, etc.)
- Storm Water Ponds (100 year flood event)
- Storm Water Pond on Private Property
- School & Park
- Riparian Protection Area
- Natural Area
- Public Open Space / Park
- Open Space / Park on Private Property
- Special Setback and Landscaping Buffers (landscaped area on private property)
- Urban Landmark / Reference Point
- Neighbourhood Gateway Feature
- Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W.

**EAST CLAYTON LAND USE PLAN**  
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

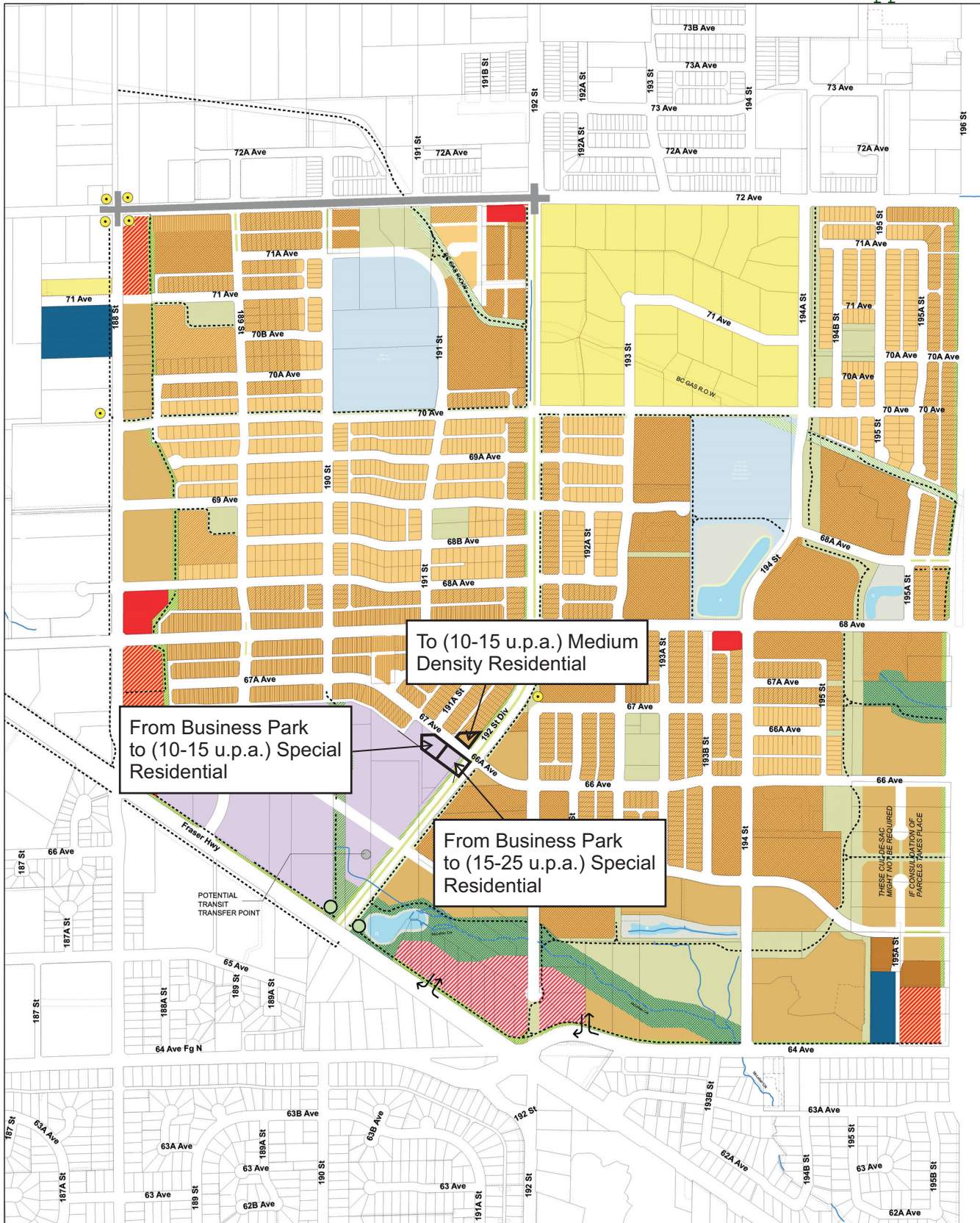
(APPROVED BY COUNCIL AT ITS REGULAR MEETING OF MARCH 10, 2009. RESOLUTION R63-681) Amended Oct 2011



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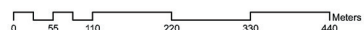




- |  |                                    |  |   |  |  |
|--|------------------------------------|--|---|--|--|
|  | Half Acre Residential              |  | Commercial / Residential  |  | Natural Area   |
|  | 6-10 u.p.a. (Low Density)          |  | Specially Community - Oriented Commercial                               |  | Public Open Space / Park   |
|  | 10-15 u.p.a. (Medium Density)      |  | Utility - Open Space  |  | Open Space / Park on Private Property  |
|  | 10-15 u.p.a. Special Residential   |  | Institutional (church, schools, civic buildings, seniors housing, etc.) |  | Special Setback and Landscaping Buffers (landscaped area on private property)  |
|  | 15-25 u.p.a. (Medium-High Density) |  | Storm Water Ponds (100 year flood event)                                |  | Urban Landmark / Reference Point   |
|  | 22-45 u.p.a. (High Density)        |  | Storm Water Pond on Private Property                                    |  | Neighbourhood Gateway Feature  |
|  | Business Park                      |  | School & Park   |  | Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W. |
|  | Neighbourhood Commercial           |  | Riparian Protection Area  |  |  |

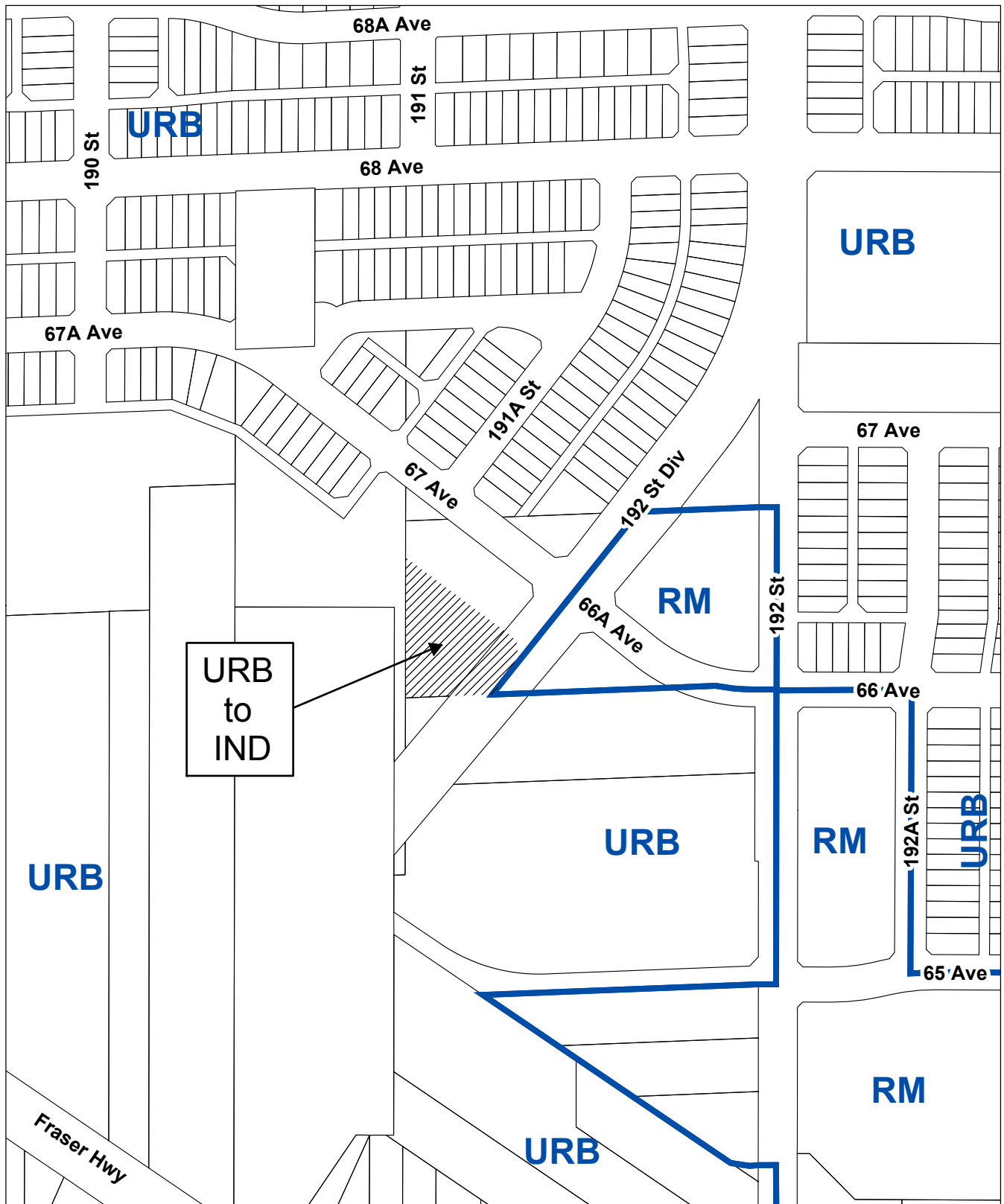
**EAST CLAYTON LAND USE PLAN**  
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

(APPROVED BY COUNCIL AT ITS REGULAR MEETING OF MARCH 10, 2003. RESOLUTION R03-061) Amended Oct 2011



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## OCP Amendment

Proposed amendment from Urban to Industrial



CITY OF SURREY

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

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

.....

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

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 028-590-589  
Lot 2 Section 16 Township 8 New Westminster District Plan BCP48125

Portion of 19194 - 67 Avenue

As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Ray Janzen, B.C.L.S. on the 22<sup>nd</sup> day of November, 2011, containing 0.152 hectares, called Block B.

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

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of medium *density, ground-oriented multiple residential buildings* and related *amenity spaces* which are to be developed in accordance with a *comprehensive design*, where *density* bonus is provided.

**B. Permitted Uses**

Land and *structures* shall be used for *ground-oriented multiple unit residential buildings* provided it is part of a *comprehensive design*.

**C. Lot Area**

Not applicable to this Zone.

#### D. Density

1. The *floor area ratio* shall not exceed 0.05 and the *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. (a) The *floor area ratio* shall not exceed 0.78; and  
(b) The maximum *unit density* shall not exceed 47 *dwelling units* per hectare [19 u.p.a.].
3. The *indoor amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

#### E. Lot Coverage

The *lot coverage* shall not exceed 40%.

#### F. Yards and Setbacks

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>	<b>Side Yard on Flanking Street</b>
<i>Principal and Accessory Buildings and Structures</i>		7.5 m. [25 ft.]	6.25 m. [20 ft.]	5.3 m. [17 ft.]	3.0 m. [10 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 buildings*: The *building height* shall not exceed 10 metres [33 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 5.0 metres [16 feet].

## 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. Fifty percent (50%) of all required resident *parking spaces* shall be provided as *parking within building envelope*.
3. Parking within the *front yard setback* is not permitted.
4. *Tandem parking* is permitted, subject to the following:
  - (a) A minimum of 50% of the *parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
  - (b) Both *tandem parking spaces* must be held by the same owner; and
  - (c) No more than 60% of the *dwelling units* have *tandem parking*.

## 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. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be located within a *building*.

## J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*.



**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>
1,050 sq. m. [.25 acre]	30 metres [98 ft.]	29 metres [95 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 RM-30 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. *Building* permits shall be subject to 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 RM-30 Zone.
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