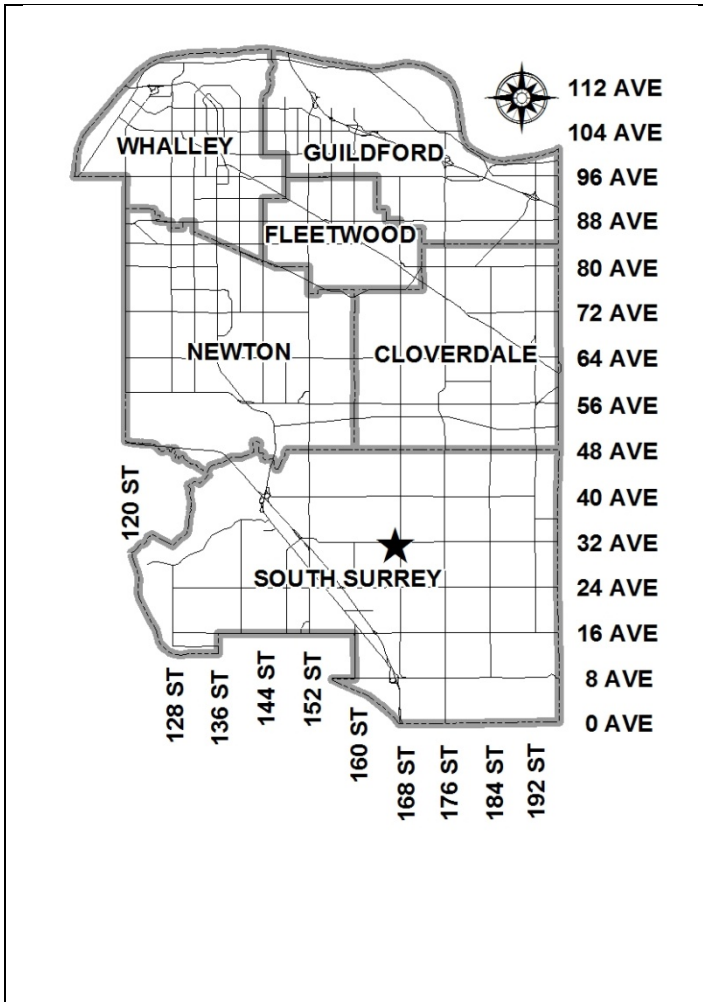


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0223-00

Planning Report Date: November 5, 2012



PROPOSAL:

- **NCP Amendment** of a portion from Proposed Open Space / Linear Open Space to Single Detached (2 upa).
- **Rezoning** from RA to RH-G and CD (based on RH-G)
- **Development Variance Permit**

in order to allow subdivision into 64 suburban single family lots.

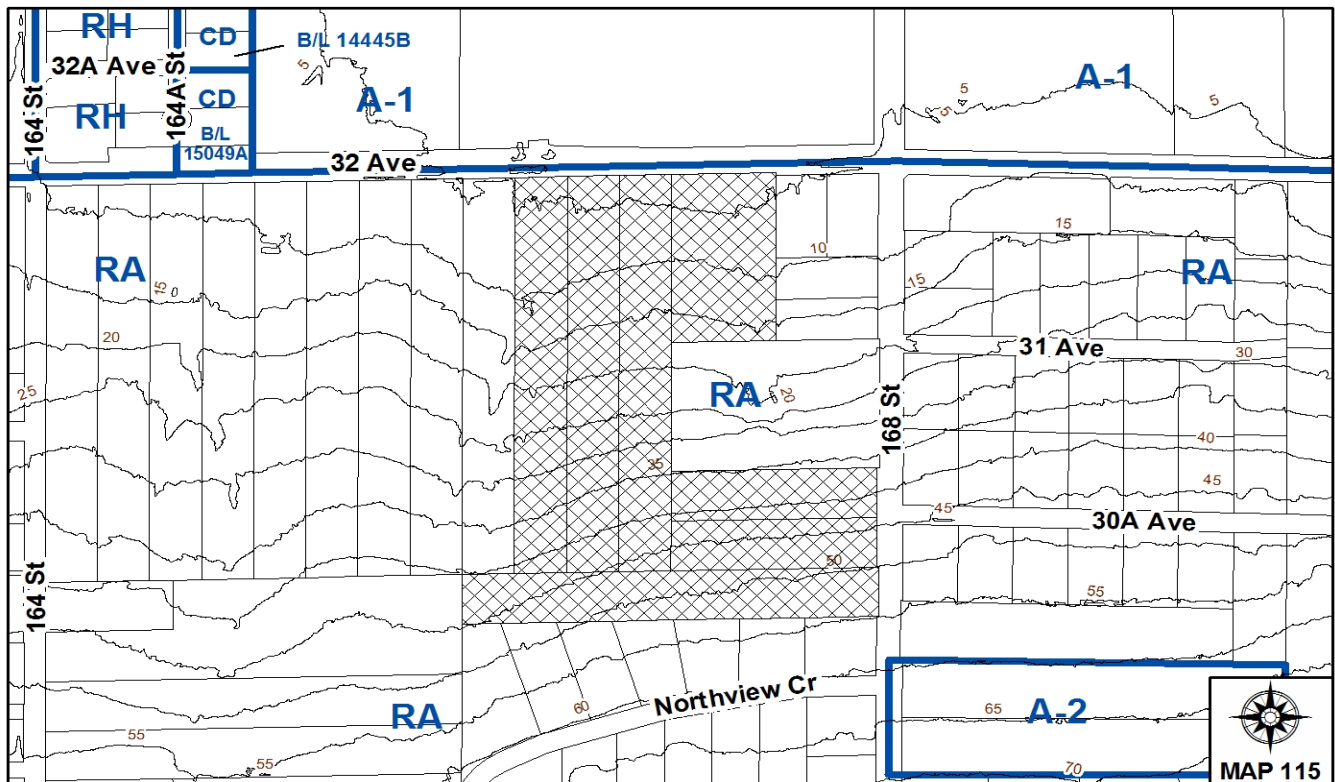
LOCATION: 16636, 16664, 16686 and 16722 - 32 Avenue; 2979, 3005 and 3047 - 168 Street

OWNER: Alison Sanghe, Sukhwinder Sanghe, Maghar S Sanghe, Charnjit K Sanghe and April Creek Developments Ltd.

ZONING: RA

OCP DESIGNATION: Suburban

NCP/LAP DESIGNATION: Single Detached (2 upa) and Proposed Open Space / Linear Open Space



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an amendment to the North Grandview Heights Neighbourhood Concept Plan (NCP) for a 1-acre portion from Proposed Open Space / Linear Open Space to Single Detached (2 upa).

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Generally complies with the North Grandview Heights NCP.
- Parks, Recreation and Culture Department has no objection to the reduced Proposed Open Space/Linear Open Space area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site, shown as Blocks A, B & C and W1/2 7 Plan 5893 on the Survey Plan attached as Appendix XII, from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) and a date be set for Public Hearing.
2. a By-law be introduced to rezone a portion of the subject site shown as Blocks A, B, C, & D and Lots 26 & 27 Plan 36812 on the Survey Plan attached as Appendix XIII, 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.
3. Council approve Development Variance Permit No. 7911-0223-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum side yard setback on a flanking street of the RH-G Zone from 7.5 metres (25ft.) to 4.5 metres (15 ft.).
4. 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) input from Senior Government Environmental Agencies;
 - (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 tree replacement deficit 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) the applicant enter into a P-15 agreement for monitoring and maintenance of replanting in the dedicated riparian areas;
 - (h) registration of a Restrictive Covenant on lots within 200 metres of the ALR to advise of agricultural practices in the area; and
 - (i) registration of a Restrictive Covenant for tree preservation on lots containing tree preservation areas in accordance with the finalized tree preservation plan.
5. Council pass a resolution to amend North Grandview Heights NCP to redesignate a portion of the land from Proposed Open Space / Linear Open Space to Single Detached 2 upa 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:**

22 Elementary students at Pacific Heights School
 10 Secondary students at Earl Marriot School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2014.

Parks, Recreation & Culture: The Parks Recreation and Culture Department generally supports the proposal. A P-15 agreement is required for monitoring and maintenance of replanting in the dedicated riparian areas

Environmental Review Committee (ERC): The project was reviewed at the February 22, 2012 ERC meeting in which a representative from Department of Fisheries and Oceans (DFO) was in attendance. DFO has agreed to the riparian habitat plan set out by Envirowest, subject to the riparian areas being conveyed to the City.

Agriculture and Food Security Advisory Committee (AFSAC) Referred to the August 28, 2012 AFSAC meeting for information purposes.

SITE CHARACTERISTICS

Existing Land Use: The site consists of seven parcels ranging in size from 1.0 to 2.0 hectares (2.5 – 5 acres) each with a house and out buildings. There are two Class B watercourses that flow south to north on the site and a Class A watercourse running parallel to 32 Avenue along the north boundary of the site.

Adjacent Area:

Direction	Existing Use	OCP/ NCP Designation	Existing Zone
North (Across 32 Avenue):	Farmland within the ALR	Agricultural	A-1
East (Across 168 Street):	Single family homes on one acre lots	Suburban / Existing One Acre and Half Acre Lots	RA

Direction	Existing Use	OCP/ NCP Designation	Existing Zone
South :	Single family homes on one acre lots	Suburban / Existing One Acre and Half Acre Lots	RA
West:	Five-acre suburban lot	Suburban/ Single Detached (2upa)	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The plan amendment reduces the area of the open space on the site by approximately 4000 square metres (1.0 acre). With the reduction, the applicant is still dedicating over 15% of the gross development site for park and open space purposes.
- Parks has reviewed the proposed reduction and the existing and planned park facilities in the vicinity. They have determined that sufficient amenities exist nearby to satisfy the demands in the area. In addition, by reducing the area of park in this location, Parks, Recreation and Culture will be able to direct the City's limited resources to secure park amenities in locations with greater need.

DEVELOPMENT CONSIDERATIONS

Background

- The proposed development is located in the North Grandview Heights NCP area, which was approved by City Council in January of 1999.
- The original NCP designated all of the future residential lands within the plan area for one-acre or one-acre gross density development.
- As a result of requests from the community, Council directed staff to revisit parts of the plan to review the possibility of higher densities in some areas. Staff completed this review, and in 2005 Council approved an NCP amendment that increased the densities for portions of the area, while leaving the majority of the lands designated for one acre or one acre gross density land uses.
- The subject site is located in an area that was identified for higher density. The 2005 NCP amendment increased the possible densities on this site from one acre gross density to "Single Detached (2 upa)"

Proposal

- The application is to develop 64 residential building lots on a steep site near the intersection of 168 Street and 32 Avenue.
- Site access is to be obtained from 168 Street at 30A Avenue and from 32 Avenue via a statutory right of way over the adjacent property to the east (to a future 166 Street intersection).

- The project will deliver a minimum of 15% open space in accordance with the RH-G Zone in the form of a 20-metre (66 ft.) wide buffer along 32 Avenue, the protection and enhancement of two Class "B" watercourse riparian areas, and the dedication of a neighborhood passive park.
- The project, if approved, will also facilitate the construction of a multi-use pathway along 32 Avenue and a portion of the North Grandview Greenway along 30A Avenue.

Proposed Rezoning

- The proposed rezoning for the site consists of the northern portion being rezoned to Half-Acre Residential Gross Density Zone (RH-G) and the southern portion being rezoned to Comprehensive Development Zone (CD), as shown on Appendix X. The combined gross density of the site is 2.23 upa, which complies with the site's "Suburban" designation in the OCP and the "Single Detached (2 upa)" designation in the North Grandview Heights NCP.
- The RH-G portion of the project is located at the northern end of the site, adjacent to 32 Avenue. The RH-G Zone provides for a mix of 1,120- and 1,300-square metre lots. The area to be rezoned RH-G is 5.2 hectares (12.8 acres) and is proposed to contain 17 building lots, a detention pond and approximately 1.1 hectares (2.7 acres) of open space. The gross residential density of this portion of the site is 3.3 units per hectare (1.3 upa).
- The proposed rezoning and subdivision layout complies with "Policy O-23: Residential Buffering Adjacent to the ALR/Agricultural Boundary". The applicant will be required to register a restrictive covenant on lots within 200 metres of the ALR boundary to advise future residents of the presence of farming activities in the area.
- The proposed CD-zoned portion is at the southern end of the site is divided into two blocks: Block A; and Block B. The CD Zone is based on the RH-G Zone with some reductions for depth, area and setbacks, and is proposed to accommodate 47 building lots.
- Block A in the proposed CD Zone allows for lots at a minimum of 930 square metres (10,010 sq. ft.) in area with a minimum 14.9-metre (49 ft.) width and 35-metre (115 ft.) depth. The width and area are significantly lower than the width and area requirements of the RH-G Zone, which are a minimum of 24.0 metres (79 ft.) wide and 1,120 square metres (12,050 sq. ft.) in area. The reduced area of these lots conforms to the density provisions of Policy O-23, which permits up to 4 upa (1.6 uph) in areas more than 200 metres (650 ft.) from the ALR boundary.
- The setback from a flanking street for Block A is reduced from 7.5 metres (25 ft.) to 4.5 metres (15 feet) to allow for homes to be constructed that are more in keeping with the other homes in the neighbourhood. Also, the rear yard setback on a corner lot may be reduced to 3.0 m (10 feet) if the side yard setbacks are increased to 7.5 metres (25 ft.). This reduction is incorporated specifically to allow for tree retention in the side yard of proposed Lot 30 (Appendix II).
- Block A in the proposed CD Zone also allows for a slight increase in building density, with a floor area ratio (FAR) of 0.35 permitted on the lots. The maximum FAR of the RH-G Zone is 0.32.

- Block B in the proposed CD Zone allows for lots at a minimum 1,120 square metres (12,050 sq.ft.) in area, a minimum 24 metres (79 ft.) in width and 30 metres (100 ft.) in depth. The area, width and depth are consistent with the permissible "reduced" lots of the RH-G Zone.
- The setback from a flanking street for Block B is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 feet) to allow for homes to be constructed that are more in keeping with the other homes in the neighbourhood. This reduction is not applicable to those lots that flank an arterial road.

Tree Retention/ Replacement

- The applicant retained Arbortech Consulting Ltd. to conduct a site inspection and to prepare an arborist report for the site. The arborist report identified 578 bylaw size trees in the developable portion of the site, of which 45 are to be retained and 533 are to be removed.
- Of the trees to be removed, 257 (or 48%) are alder and cottonwoods; species that are generally considered to be incompatible with development.
- Retaining 45 of the 321 higher value on-site trees represents a retention ratio of 14%. Given the steep slopes on the property, and the necessary grading to achieve an acceptable subdivision design and road layout, on-site tree retention at this rate is considered reasonable in the context of the existing NCP designation.
- The chart below provides a summary of the tree retention and removal (excluding off-site and open space trees) on the subject site:

Tree Species	Protected Trees	Proposed for Retention	Proposed for Removal
Leyland Cypress	2	0	2
Pacific Silver Fir	4	2	2
Grand Fir	2	0	2
Big Leaf Maple	70	5	65
Norway Maple	2	0	2
Red Maple	1	0	1
Silver Maple	1	0	1
Horse chestnut	1	0	1
Paper Birch	14	0	14
Atlas Cedar	1	0	1
Cedrus deodara	2	0	2
Norway Spruce	5	1	4
Weeping Norway Spruce	2	0	2
Lodge Pole Pine	3	0	3
Himalayan Cedar	1	0	1
Black Poplar	6	0	6
Bitter Cherry	1	0	1
Ornamental Cherry	3	0	3
Douglas fir	46	19	27
Oak	1	0	1
Western Red Cedar	153	18	135

Tree Species	Protected Trees	Proposed for Retention	Proposed for Removal
Red alder	231	0	231
Black Cottonwood	26	0	26
	578	45	533

- To complement the retained trees on the site, the applicant proposes substantial replacement trees, with 5 or 6 trees proposed to be planted on each lot. For a total of 436 on site, 40% of which will be native conifers.
- A finalized tree management plan must be submitted prior to consideration of final adoption.
- The applicant will be responsible to address a shortfall of approximately 373 replacement trees prior to consideration of final adoption.
- In addition to the on-site trees, the tree survey identified 124 trees within the surrounding municipal lands, riparian protection zone and park corridor. Many of these trees will also be retained, pending review at the development stage. Within the riparian corridors, trees that are deemed to be hazardous may not necessarily be removed; they may be cut at varying heights and retained as wildlife trees.
- In addition to the on-site replacement trees, the riparian areas, particularly those portions which are void of vegetation, will be planted with trees and shrubs as a part of the environmental approvals for the site. An additional 1,124 native trees will be planted in the 1.4-hectare (3.2-acre) riparian area. Typically these trees are not of a large enough caliper to count as *Replacement Trees* under the Tree Protection Bylaw; however, they will become well established as they will be maintained at the developer's cost for 5 years under the required P-15 agreement.
- A further 89 trees will be planted around the proposed community detention pond in the northwest corner of the site in addition to the estimated 65 street trees that will be in place after development.
- As a sloped site on the edge of the ALR, staff anticipates that there will be a significant visual impact associated with the clearing and development of this site. In order to mitigate these impacts, the applicant is proposing to phase development so that only those lots that are under development are cleared while future phases will remain in a treed or vegetated state. The proposed phasing will be incorporated into the Erosion and Sediment Control plan for the site as retained trees and vegetation also have the effect of reducing runoff and particulates in storm water.

Environmental Requirements

- The applicant retained Envirowest Consultants Inc. to undertake a site inspection and to prepare an environmental report for consideration by the City's Environmental Review Committee (ERC).
- The environmental report was considered by the ERC at the February 22, 2012, with additional information considered at Engineering ERC on July 18, 2012. Riparian setbacks

from the two Class B watercourses on the site are set at a minimum 10.0 metres (30 ft.) and an average of 15 metres (49 ft.) from the top-of-bank. For the Class A watercourse along 32 Avenue, a 20.4-metre (67 ft.) wide corridor will be established and the existing watercourse reconstructed further south to allow for the future development of 32 Avenue to its full arterial standard.

- The riparian areas will be conveyed to the City to ensure proper stewardship of the environmentally sensitive areas.
- The applicant will also re-vegetate the riparian area with appropriate native plantings and improve the riparian area by removing pavement and non-native vegetation that have been established over time. A P-15 agreement will be required for monitoring and maintenance of replanting in the dedicated riparian areas.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

- A development proposal sign was erected on the site on March 26, 2012. Pre-notification letters were sent on May 30, 2012, and Planning received one letter and three telephone calls from residents. The concerns are noted below:
 - Traffic and access in the area
 - Safety and traffic on 168 Street at 30A Avenue
 - Loss of trees and safety/viability of retained trees
 - Loss of rural character and general urbanization of South Surrey
- The applicant held a Public Information Meeting (PIM) on July 5, 2012 at the Kensington Prairie Community Centre on 32 Avenue. The following is a summary of the Public Information Meeting Report (Appendix VIII) submitted by the applicant:
 - 67 invitations were mailed and 16 persons attended the meeting;
 - Four questionnaires were returned with three in support and one opposed to the development as presented.
 - Concerns were raised about the following:
 - Land use, density and open space;
 - Safety and viability of the intersection at 30 A Avenue and 168 Street; and
 - Tree retention.
- The applicant offers the following response to the concerns raised by area residents (with staff comments in italics):

Land Use: The density of the project is in keeping with the North Grandview NCP, which was drafted after extensive consultations and adopted by Council in 2005.

(The proposed density also complies with the Suburban designation of the Official Community Plan, and with Policy No. O-23: Residential Buffering Adjacent to the ALR/Agricultural Boundary.)

Park /Open space: The project is providing significant open space through the construction of a 20-metre (66ft.) wide buffer along 32 Avenue, providing riparian protection and enhancements on two watercourses that bracket the site, and provision of a large portion of the passive neighbourhood park designated in the NCP. The total open space exceeds the 15% required to support the gross density provisions of the proposed CD and RH-G Zones.

(Parks staff have confirmed that the existing and planned park amenities in the area are sufficient and have no concerns with the reduction in the designated park site. The remaining park site is to be a passive park and will afford the opportunity to retain a significant tree stand.)

Tree Retention: The development has been designed to account for significant trees. Though the site is challenging to develop due to steep grades, careful lot design has allowed the retention of several significant trees throughout the subdivision, in addition to those trees that will be retained in the open space areas.

(Staff are working with the applicant to confirm the viability of the trees proposed for retention and to identify additional opportunities for tree retention. Final tree protection and replacement details will be confirmed and approved prior to consideration of final adoption.)

168 Street/ 30A Ave: The applicant's engineer confirmed that the intersection meets Transportation Association of Canada (TAC) standards.

(The design of this intersection will be reviewed by Engineering staff along with the site servicing. If additional works are warranted to improve safety and visibility they will be incorporated at the design stage.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 8, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located in a suburban area and generally complies with the North Grandview Heights NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Permitted gross density is 2.49 upa. Proposed gross density is 2.23 upa. • The development includes a minimum of 15% open space.

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The proposal will conform to Low impact Development Standards to address rain water management. The development will deliver a passive neighbourhood park, preserve natural areas and provide for riparian habitat enhancement.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The site development will improve cycling and pedestrian infrastructure by providing for multi-use pathways along 32 Avenue and the North Grandview Greenway along 30A Avenue
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> The project will pursue Energuide and Energy Star certifications.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> N/A

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum side yard setback on a flanking street of the RH-G Zone from 7.5 metres (25ft.) to 4.5 metres (15 ft.).

Applicant's Reasons:

- The reduced side yard on the flanking street will allow for wider more attractive homes that are in keeping with the "estate" character of the area.

Staff Comments:

- Staff have no concern with the proposed variance as it will not result in an increase in the lot coverage or the allowable home size, nor it will negatively impact the streetscape.

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. NCP Plan with Proposed NCP Amendment

Appendix VIII.	Public Information Meeting Summary
Appendix IX.	Development Variance Permit No. 7911-0223-00
Appendix X.	Proposed Rezoning Map
Appendix XI.	Proposed CD By-law
Appendix XII.	Survey Plan of Proposed RH-G-Zoned Lands
Appendix XIII.	Survey Plan of Proposed CD-Zoned Lands

INFORMATION AVAILABLE ON FILE

- Geotechnical Study prepared by GeoMedia Engineering Ltd Dated July 13 , 2012
- Environmental Report prepared by Envirowest Consultants Inc. Dated February 8, 2012
- Hydrological Study prepared by Active Earth Engineering. Dated August 20, 2012
- Arborist Report prepared by Arbortech Consulting Ltd. Dated August 24, 2012

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

MN/kms

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(h) Civic Address: 3005 - 168 Street
Owner: Alison Sanghe
Sukhwinder Sanghe
Charnjit K Sanghe
Maghar S Sanghe
PID: 007-372-442
Lot 27 Section 24 Township 1 New Westminster District Plan 36812

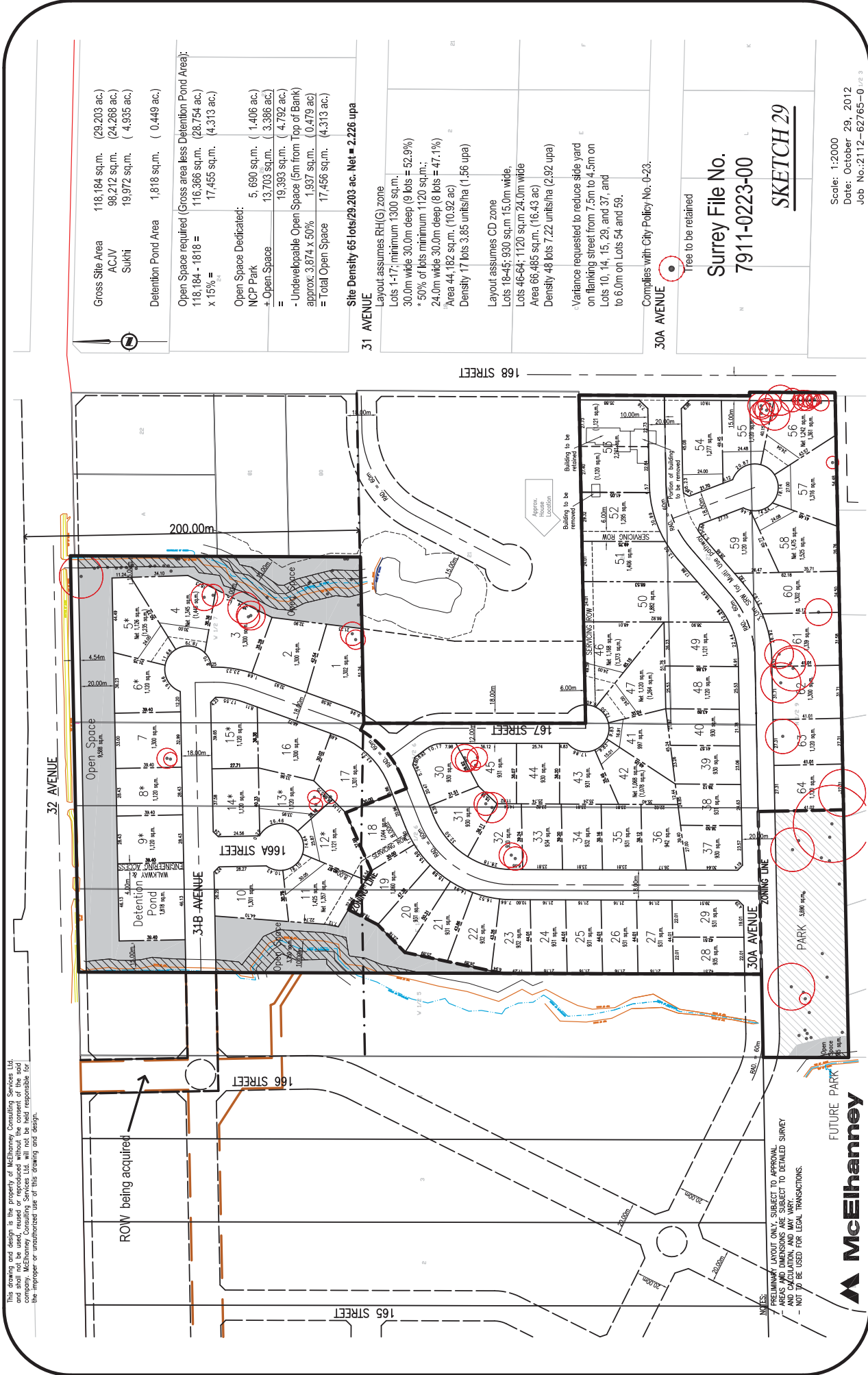
3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone a portion of the property to RH-G.
- (b) Introduce a By-law to rezone a portion of the property CD.
- (c) Proceed with Public Notification for Development Variance Permit No.7911-0223-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

SUBDIVISION DATA SHEET

Proposed Zoning: RH-G and CD (based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	29.2 acres
Hectares	11.8 ha
NUMBER OF LOTS	
Existing	7
Proposed	64
SIZE OF LOTS	
Range of lot widths (metres)	14.9 m – 30 m
Range of lot areas (square metres)	Minimum 930 m ² – 1,300 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	5.4uph/2.23 upa
Lots/Hectare & Lots/Acre (Net)	N/A
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25 ⁰ %
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	19,393 m ² (4.8 acres)
% of Gross Site	+/-16%
Required	
PARKLAND	
5% money in lieu	NO
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
Setback	YES



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



INTER-OFFICE MEMO

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

FROM: Development Project Engineer, Engineering Department

DATE: October 31, 2012 PROJECT FILE: 7811-0223-00

**RE: Engineering Requirements
 Location: 1636, 16686, 16664, 16722 -32 Ave. and 2979, 3047, 3005 – 168 St.**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

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

- Dedicate 4.942 metre width on 32 Avenue
- Dedicate 2.808 metre width on 168 Street, along the frontages of the properties located at 3047/3045 and 3005 168 Street
- Dedicate 4,942 metre width on 168 Street, along the frontage of the property located at 2979 168 Street
- Dedicate 20.0 metre width for 30A Avenue, including 5.0 metre x 5.0 metre corner cuts
- Dedicate 18.0 metre width for 31B Avenue
- Dedicate 18.0 metre width and minimum 14.0 metre radius cul-de-sac bulb for 166A St. including 3.0 metre x 3.0 metre corner cuts
- Dedicate 18.0 metre width and a minimum 14.0 metre radius cul-de-sac bulb for 167 St., including 3.0 metre x 3.0 metre corner cuts
- Dedicate 12.0 metre width and minimum 14.0 metre radius cul-de-sac bulb for 167A Street half road (ultimate 18.0 metre), including 3.0 metre x 3.0 metre corner cuts
- Dedicate 18.0 metre width and minimum 14.0 metre radius for 167B Street cul-de-sac, including 3.0 metre x 3.0 metre corner cuts
- Register min. 6.0 metre wide Statutory Right of Way (SRW) between proposed Lots 51 & 52, and along the north property line of Lots 46, 50 and 51 to provide for a servicing corridor, as well as for an Engineering Walkway (between Lots 51 & 52) that will connect in the future to the 31 Avenue cul-de-sac.
- Register 0.5 metre wide Statutory Right of Way (SRW) along all the proposed roads: 30A Ave., 31B Ave., 166A St., 167 St., 167A St., and 167B St.
- Register 3.0 metre wide SRW along the south side of 30A Ave. for the Grandview Greenway.
- Provide offsite SRW for sanitary servicing corridors.

NOTE: Detailed Land Development Engineering Review available on file

Works and Services

- Construct a 2.0 metre wide pathway along the south side of 32 Avenue.
- Construct walkway along the west side of proposed Lot 9.
- Construct 30A Avenue, including the portion along the Park frontage, including a 4.0 metre wide pathway on the south side of 30A Avenue.
- Construct 31B Avenue to the Neo-Traditional Local road standard.
- Construct 166A St., 167B St. and 167 St. to the Neo-Traditional Local road standard.
- Construct 167A St. to half road standard. Remaining road allowance is to include retaining wall with concrete barriers.
- Construct Engineering Walkway between proposed lots 51 & 52.
- Construct community detention pond (DCC item if servicing more than 20 ha).
- Provide onsite sustainable drainage features.
- Construct storm and sanitary mains for the proposed development.
- Construct water mains for the proposed development.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

IK1



Thursday, October 11, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0223 00

SUMMARY

The proposed 64 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	22
Secondary Students:	10

September 2012 Enrolment/School Capacity

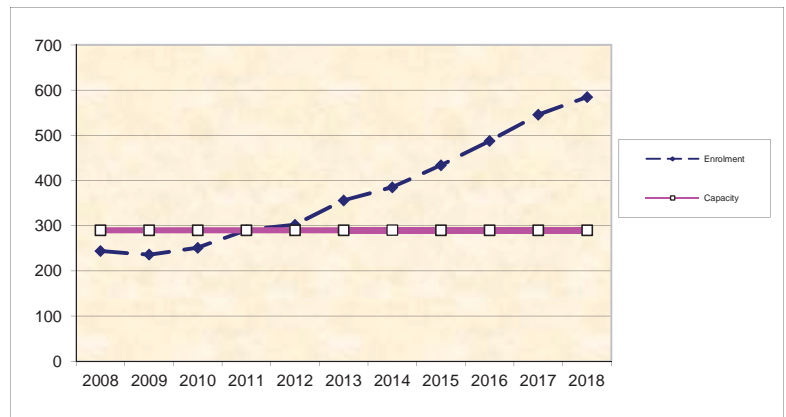
Pacific Heights Elementary	
Enrolment (K/1-7):	43 K + 259
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1944
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12);	1620

School Enrolment Projections and Planning Update:

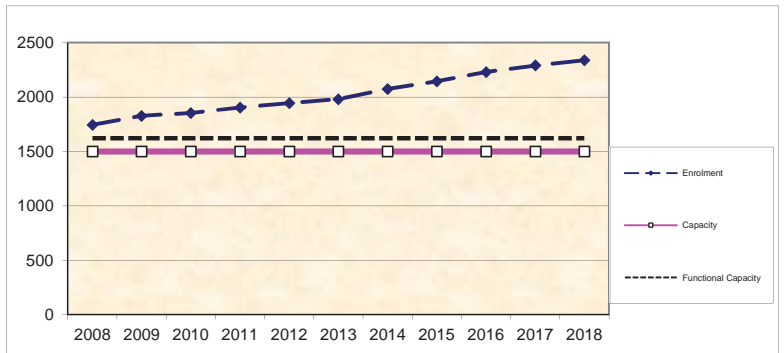
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Pacific Heights Elementary opened in 2006. Grandview Heights Elementary and Kensington Prairie Elementary were closed in June 2006 and the enrolment shifted to Pacific Heights Elementary. A replacement elementary school (Sunnyside Elementary) is under construction on 28th Avenue near 160th Street to help address the projected overcrowding at Pacific Heights, with enrolment moves to the new school planned. Also, a new school site has been purchased - Site #206 - in NCP #2 Area . The school district is also in the process of completing purchase of land for a new secondary school site in the Grandview Area. The School District will be submitting proposals and feasibility reports for capital funding for school construction to the Ministry of Education, in its 2012-2016 Five Year Capital Plan.

Pacific Heights Elementary



Earl Marriott Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0023-00
 Project Location: 16722, 16686, 16664, 16636 - 32 Ave., and 3045,
 3047, 3005, and 2979 - 168 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 located in an old growth RA zoned area, in which most lots are of a one to four acre size (5000 m² – 20,000 m²). This area will be subject to substantial development interest near-term, meaning this area will quickly transform to a "new growth area" with a substantially denser suburban character.

This area was built out over a time period spanning from the 1950's to the 1970's, with one suburban-estate home from the 1990's. There are a wide range of home sizes generally corresponding to the era of construction. One third of homes are less than 2000 sq.ft. in size. Fifty percent are in the 2000-3000 sq.ft. size range. Two homes have floor areas in excess of 3500 sq.ft. Most homes are considered "Old Urban" or "West Coast Traditional" style. Two homes are considered "Rural Heritage" style, and one is considered "Traditional English estate" style. There are a wide variety of home types including Bungalow (18%), Basement Entry / Cathedral Entry (54%), and Two-Storey type (27%).

Massing scale varies from "simple small rectangular", to "well balanced mid-scale" to "box-like" homes resulting from positioning the upper floor directly above the lower floor on all sides, thus exposing all of the upper floor wall mass. Only one home in this area (3155 – 168 Street) provides suitable massing design context for a year 2012 "CD based on RH-G zone" development. Most homes have a single storey high front entrance (64%), and the remaining homes have a 1 ½ storey high front entrance.

Sixty three percent of homes have a roof slope of 5:12 or less. Only three homes in this neighbourhood have roofs sloped at 8:12 or greater. Seventy three percent of homes have a common gable roof form. Twenty five percent of homes have no projections (only a simple single mass roof). A wide variety of roofing materials have been used including, in order of precedence, asphalt shingles, metal, cedar shingles, and tar and gravel.

A wide variety of wall cladding materials have been used including cedar siding, stucco, aluminum, and vinyl siding. Sixty four percent of homes have no feature veneers. All homes have a neutral and/or natural colour scheme.

Landscapes are best described as modest old suburban, featuring only a few shrubs, native undergrowth and mature trees. Many lots have a substantial "native plant" component. Eighty two percent of homes have asphalt or gravel driveways.

Overall, the area has a pleasant, natural rural / suburban ambience and none of the existing homes would be considered objectionable. However, none of the homes and landscapes provide suitable context for a year 2012 suburban-estate development, other than the existing home at 3155 – 168 Street.

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

- 1) Context Homes: Only the home at 3155 – 168 Street provides acceptable context for the subject site. However, the recommendation is not to emulate this particular home, but rather to set a post year 2010 design standard for suburban-estate homes that will set an appropriate benchmark for future developments in this area.
- 2) Style Character : Various "Traditional" and "Heritage" style forms, "Neo-Traditional", and "Neo-Heritage" styles are recommended, as these styles are particularly appropriate for suburban-estate settings. Other styles can also be considered providing the homes meet high standards for balance, proportion, and massing allocation design and are compatible with other home styles contemplated for this site.
- 3) Home Types : There are a wide variety of home types in the existing area including Bungalows, Basement Entry, Cathedral Entry, and Two-Storey.
- 4) Massing Designs : Massing scale ranges from simple small rectangular to "high mass, box-like". Massing design context will not be derived from existing homes, but rather will be derived from common new (post 2010) standards used in other suburban estate developments in Surrey.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height, though most are one storey high. A 1 ½ storey high entrance is an appropriately scaled element for the proposed large estate homes.
- 6) Exterior Wall Cladding : Cedar, vinyl, and stucco are the main wall cladding materials in this area. Seventy five percent of all homes have no feature veneers (no brick or stone feature areas, and no highlight materials in gable ends). These cladding standards are not appropriate. New high standards will be required. Vinyl will not be permitted as a wall cladding material.
- 7) Roof surface : Roof surfaces, in order of precedence, include asphalt shingles, metal, cedar shakes, concrete tiles, tar and gravel, and roll roofing. Only high quality shake profile asphalt shingle roofs (40 year or better), cedar shingles, and shake profile concrete roof tiles are recommended.
- 8) Roof Slope : 75% of homes have a roof slope of 5:12 or lower. Roof slopes should be suited to the proposed style, and minimum roof slope should be set at 8:12.

Dwelling Types/Locations:	Two-Storey.....	27%
	Basement Entry/Cathedral Entry	54%
	Rancher (bungalow).....	18%
	Split Levels.....	0%

Window/Door Details: Rectangular dominant.

Streetscape: Thirty to sixty year old "Old Urban" and "West Coast Traditional" style homes in a wide range of sizes and housing types are set on one to four acre size parcels landscaped to an old urban / old suburban standard featuring numerous mature trees, a few mature shrubs, native undergrowth, sod, and asphalt or gravel driveways.

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: various "Traditional" and "Heritage" styles. "Neo-Traditional", and "Neo-Heritage". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets common post year 2010's design standards for suburban-estate developments, 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)

Only the existing home t 3155 – 168 Street provides suitable architectural context for the subject site. However, a new higher standard is proposed and therefore interfacing treatments with existing homes are not contemplated.

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 pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 40 year warranty, and be in grey, 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 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.
- Massing design:** To ensure that homes do not have an overly massive appearance on the low (north side), regulations have been added to ensure that there are no north side building faces exceeding a height of two storeys that are unbroken by a roof line, and to ensure that homes situated on steep up-sloping lots have an attractive mid-scale massing design on the front facade.
- CPTED, Park:** Lot 47 is adjacent to a public park and so standard CPTED regulations will apply to this lot (minimum window area facing the park, balconies permitted on park facing building faces, low transparent fences with dwarf shrub varieties). Also, park facing homes will require high levels of articulation on the park facing side.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** February 28, 2012

Reviewed and Approved by:  **Date:** February 28, 2012

TREE PRESERVATION SUMMARYSurrey Project No: 79Project Location: APRIL CREEK: 32nd Ave near 168th St Surrey BCRegistered Landscape Architect/Arborist Norman Hol - Arbortech Consulting Ltd

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

1. General Tree Assessment of the Subject Site

The topography of the site is a north facing slope with uneven terrain. The site consists of an area of dense regenerated secondary growth trees primarily of Red alder, Cottonwood, Birch and Bigleaf maple with occasional more dominant Western redcedar and Douglas-fir. Landscape tree species were found within the formerly managed garden areas immediately abutting the existing/demolished buildings. Due to the lack of normal yard maintenance, dense ground cover of Bramble and Salmonberry have generated.

Much of the central, south west and northern areas of the site consist of waterlogged ground conditions negatively affecting growth conditions, especially for the older mature Western redcedar that were found to have signs of significantly reduced vigour.

2. Summary of Proposed Tree Removal and Replacement

_____ The summary will be available before final adoption.

_____ Number of Protected Trees Identified	(A)	<u>578</u>
_____ Number of Protected Trees to be Removed (hazard)	(B)	<u>0</u>
_____ Number of Protected Trees to be Removed	(C)	<u>533</u>
_____ Number of Protected Trees to be Retained (A-B-C)	(D)	<u>45</u>
_____ Number of Replacement Trees Required (2:1 ratio except 1:1 for alder and cottonwood trees)	(E)	<u>809</u>
_____ Number of Replacement Trees Proposed	(F)	<u>323</u>

NOTE: The owner wishes to plant replacement tree shortfall in ESA, Park and Open Space Areas of the site.

_____ Number of Replacement Trees in Deficit (E-F)	(G)	<u>486</u>
_____ Total Number of Prot. and Repl. Trees on Site (D+F)	(H)	<u>368</u>
_____ Number of Lots Proposed in the Project	(I)	<u>64</u>
_____ Average Number of Trees per Lot (H/I)		<u>5.75</u>

3. Tree Survey and Preservation/Replacement Plan

_____ Tree Survey and Preservation/Replacement Plan is attached

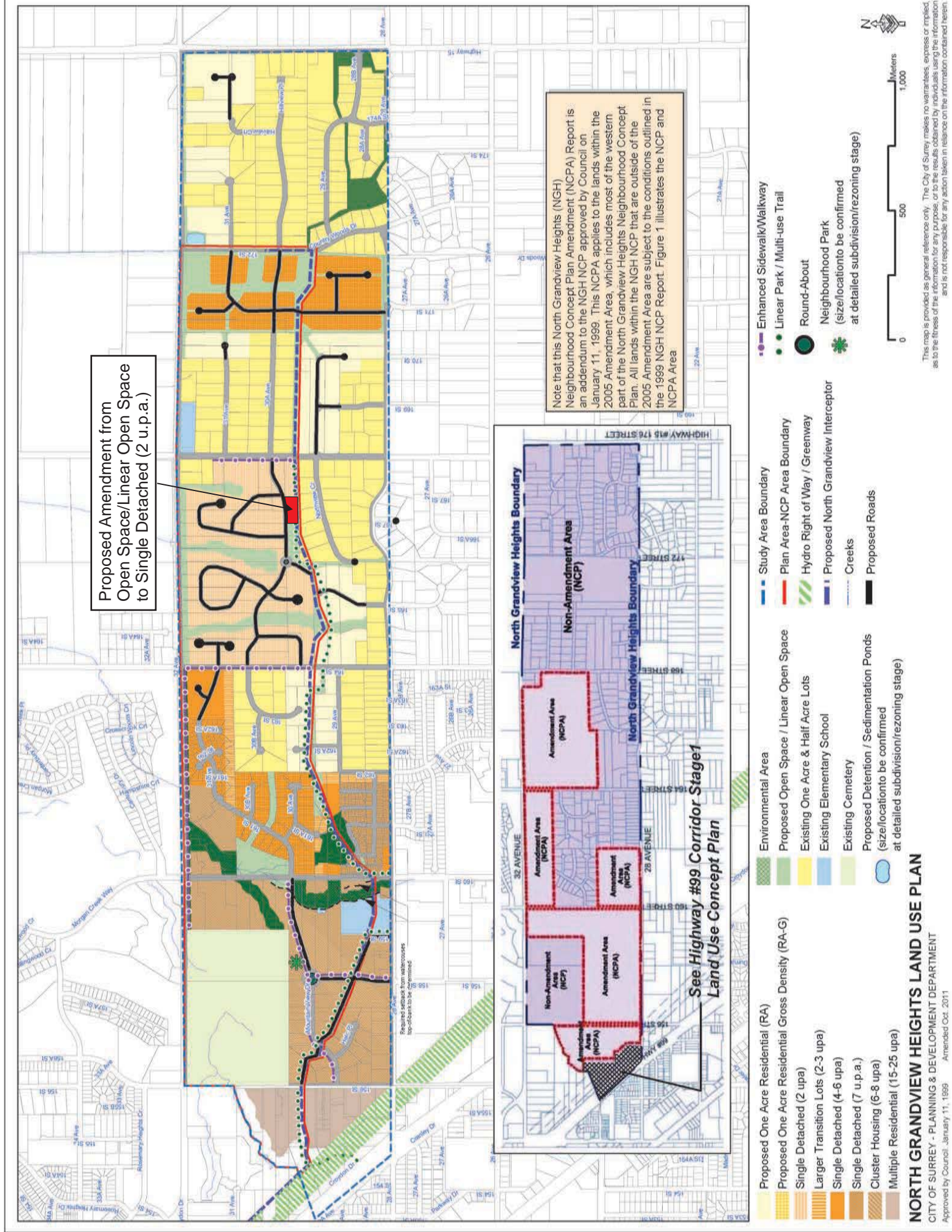
_____ This plan will be available before final adoption.

Summary and plan prepared and submitted by:



(Arborist)

Date: Aug 24, 2012



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

**PUBLIC INFORMATION MEETING SUMMARY REPORT
FOR**

SURREY FILE No.: 7911-0223-00

**16636, 16686, 16664 & 16722 – 32 AVENUE, SURREY
2979, 3047 & 3055 – 168 STREET, SURREY**

**INFINITY PROPERTIES LTD.
OUR FILE: APRIL CREEK**

JULY 16, 2012

RECEIVED

JUL 16 2012 ^{CS}

**PLANNING AND DEVELOPMENT
DEPARTMENT**

MN	7911-0223-00

PUBLIC CONSULTATION SUMMARY

A public meeting was held on Thursday, July 5th from 5:00 – 7:00 pm at Kensington Prairie Community Centre (168245 – 32nd Avenue).

The City of Surrey provided 67 mailing labels for neighbouring property owners, invitations (Attachment 1) were mailed June 15th.

16 people signed an attendance sheet (Attachment 2) representing 12 of the 67 properties (18%).

Those in attendance had an opportunity to review presentation boards about the proposal, including an aerial photo, proposed subdivision layout, tree retention, tree replacement, servicing concepts, lot grading, NCP plans, typical home designs, riparian compensation/planting and the buffer plan for 32nd Avenue. The applicant had 2 staff and 4 consultants available to explain the proposal and answer questions. A Planning Department representative (Mike Newall) attended the meeting and also answered questions.

Questions raised at the PIM focused on:

- 1) Questions on the overall Grandview Plan from 1999 and information it had provided on density, NCP land use and lack of greenspace/public space in the plan
- 2) Safety and viability of the intersection at 30A Ave and 168 Street
- 3) Construction timing and length
- 4) Tree retention
- 5) Sewer availability.

A questionnaire was provided to determine residents' attitudes towards the proposal (Attachment 3). 4 were handed in at the meeting and 0 were received in the 10 days after.

Rationale in Support of the Proposed Amendment to the NCP has been completed (Attachment 4).

On May 15, 2012, previous to the Public Information Meeting date being set, Infinity had tried to make contact with all the adjacent neighbours. We mailed letters (Attachment 5) advising them of the proposal and invited them to make contact with us for individual meetings. We only had one response and met with the owners at 2959 Northview Crescent.

Prepared by:

INFINITY PROPERTIES LTD.

Alison Davies
Development Manager



June 15, 2012

Surrey Project No. 7911-0223-00

Dear Neighbour,

**Re: Invitation to a Public Open House for the Proposed Development at:
16636, 16686, 16664 & 16722 – 32nd Avenue;
2979, 3047 & 3005 – 168 Street, Surrey**

You are invited to attend a Public Open House to review and discuss the proposed development at the above properties.

The proposal involves a rezoning from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone(CD)" based on "Half-Acre Residential Gross Density Zone (RH-G)" to permit the development of 65 large single family residential lots (minimum size 10,010 sqft) at a density of 2.37 units per acre, below the allowable 2.49 units per acre. Also proposed is an NCP amendment to revise the road network and reduce the area of the Neighbourhood Park which is offset by significant dedication of riparian areas and a buffer area on 32nd Avenue. The Open House will be held on:

**Thursday, July 5th, 2012
Anytime Between 5:00 & 7:00 pm
Gymnasium at Kensington Prairie Community Centre
16824 – 32nd Avenue, Surrey (map attached)**

Details regarding the proposed development will be displayed at the Open House. The project consultants will be available throughout the Open House to answer any questions and get your input on the proposal prior to proceeding to City Council for consideration. Please note that this is **NOT** a Public Hearing notice and **NO** formal presentation will be given at a set time.

If you are unable to attend this meeting or require additional information, please do not hesitate to contact the undersigned.

Yours very truly,

Infinity Properties Ltd.


Alison Davies
Development Manager
Email: adavies@infinitygrp.ca

cc: Surrey Planning & Development Department

North



Annex

Gymnasium

April Creek
Public Information
Meeting

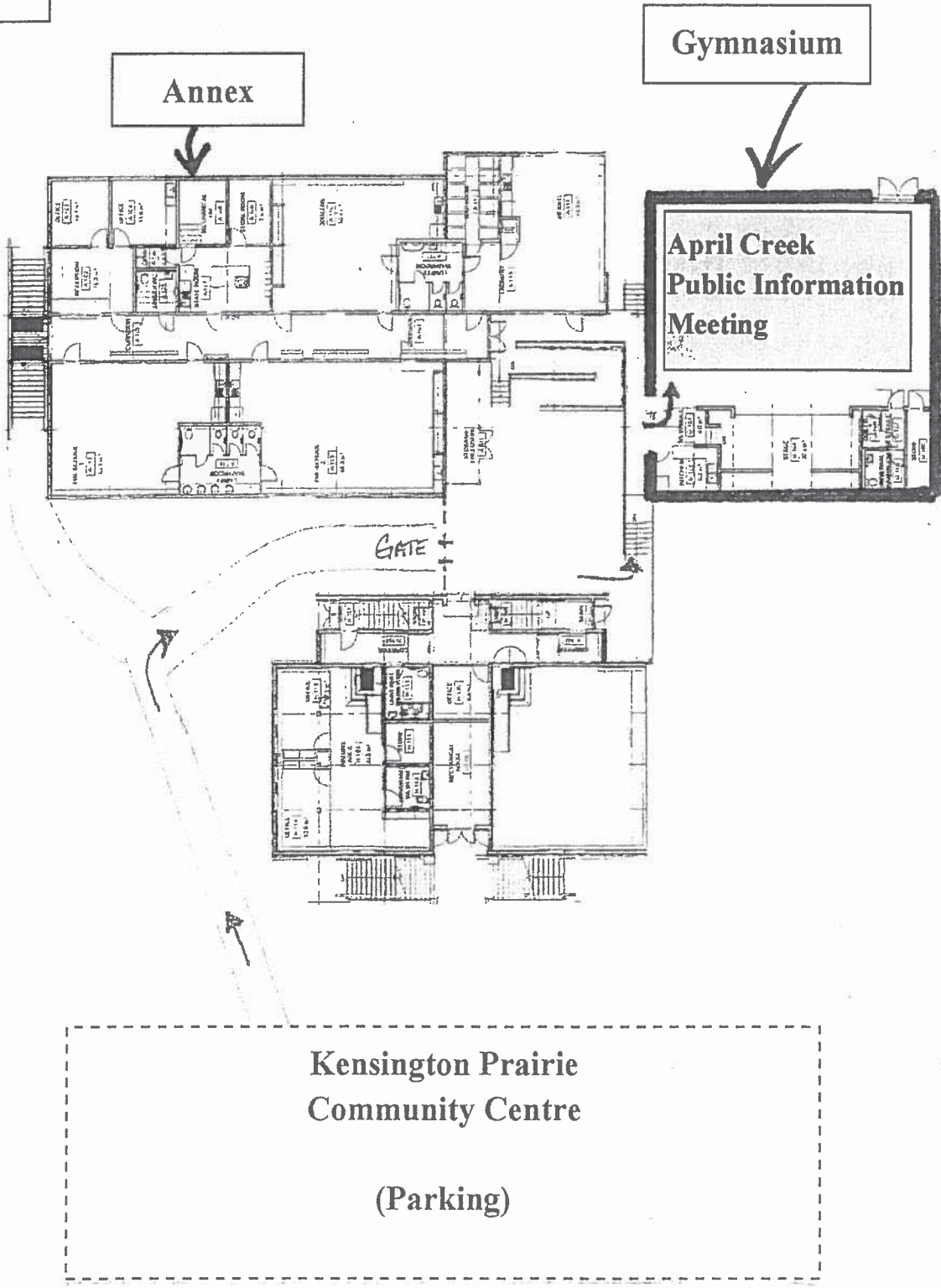
GATE

32 Avenue

Kensington Prairie
Community Centre

(Parking)

168 Street



32 AVENUE

Open Space
0,588 sq.m.

Detention Pond
1,458 sq.m.

31B AVENUE

Open Space
1,381 sq.m.

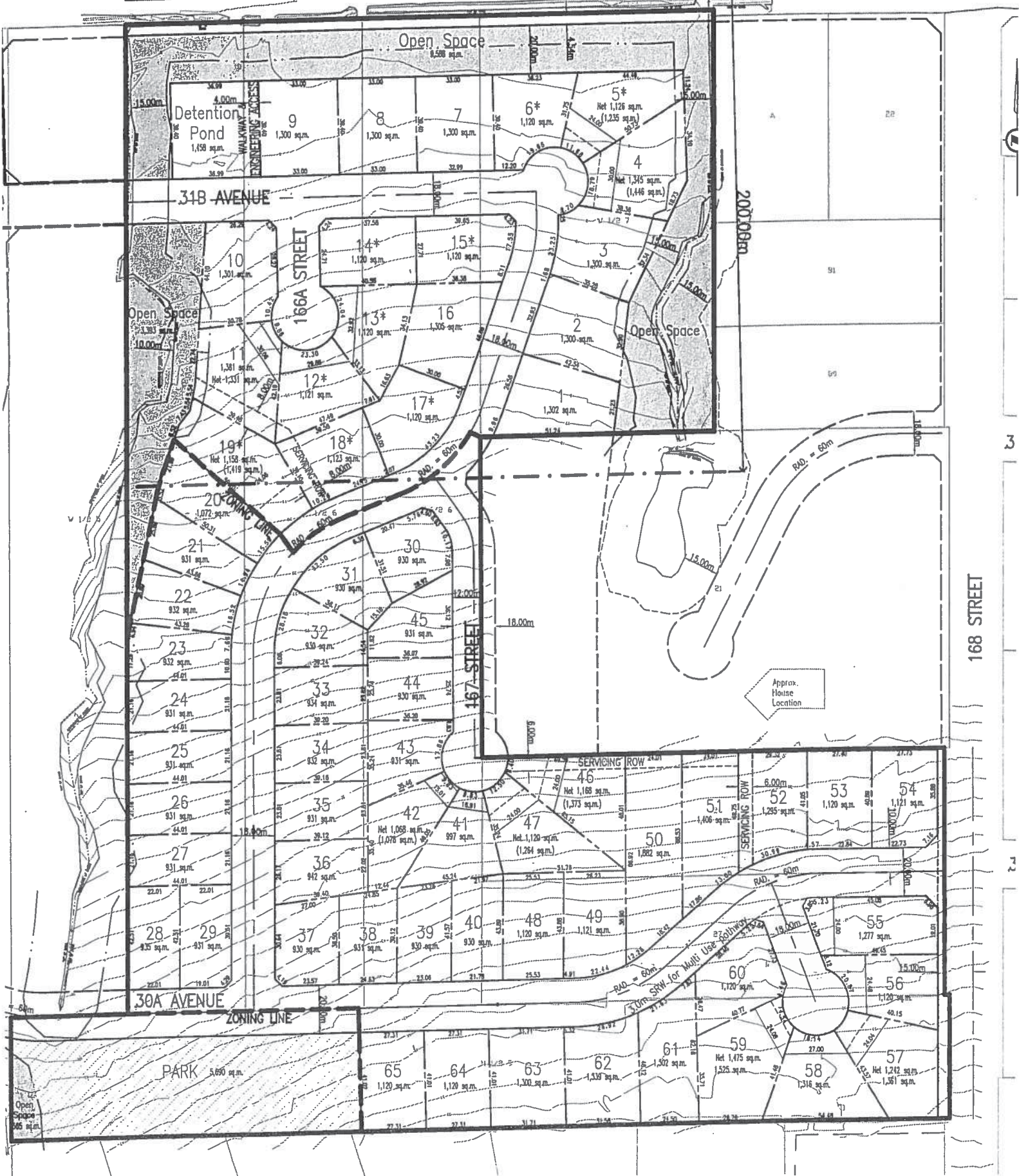
Open Space

20' ZONING LINE

30A AVENUE

ZONING LINE

PARK
5,690 sq.m.



168 STREET

3

7

ATTACHMENT '4'

RESPONSE TO ISSUES AND CONCERNS IDENTIFIED FROM THE PUBLIC INFORMATION MEETING

LAND USE

The North Grandview plan for these properties allows for a density of 2.49 upa, our proposal requests 2.37 upa. One of the attendees was very opposed to anything under 1 acre and seemed very angry at the type and amount of development in the Grandview NCP to date. Many of the residents had been involved in the original NCP meetings many years ago.

OPEN SPACE & PARK

One neighbour directly located behind the park was concerned that the City might remove all the trees from the proposed park. It is our understanding that the City will leave the Park area forested. Please confirm.

One Questionnaire states “inadequate provision of public space, does not meet NCP Amendment”. We confirm although the Park area in one location was reduced we have exceeded the minimum open space requirement of 15% and provide 17.14% of open space. The resident also states “development in Grandview Heights do not have enough Public Space”.

AMENITIES AND SERVICES

No concerns were raised to our Consultants; however one resident talked directly to the City representative regarding status of school capacity in the area.

ROAD NETWORK

There were no concerns with the interior road pattern. There were a number concerns raised regarding the existing intersection at 30A Avenue and 168 Street. Our engineer had previously reviewed the intersection and was able to confirm it meets Transportation Association of Canada (TAC) standards. We have instructed our engineer to do a full road profile to ensure it meets Surrey standards. The location of this intersection is as per the NCP.

TREE RETENTION & REPLACEMENT

Neighbours directly adjacent to the site had concerns of the affect the development would have on their trees. Norm Hol had previously walked the property lines and had identified a few hazard trees to be dealt with. Follow up appointments are in the process of being made to walk the properties with the neighbours in attendance.

RIPARIAN SETBACKS AND BUFFERS

There were no concerns identified at the meeting with the proposed setbacks and buffers which follow DFO and City Standards.



INFINITY
GROUP OF COMPANIES

May 15, 2012

City of Surrey File: 11-0223

Mr. Ralph Calendino
& R.A. Calendino Enterprises Ltd.
16551 32 Avenue,
Surrey, B.C.
V3S 9V1

Dear Mr. Calendino,

RE: Proposed Development of 65 ½ acre Lots at 168th and 32nd Ave

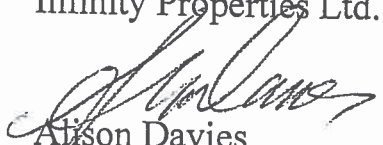
We are the owners/developers of the properties to the west of your properties. We have submitted applications to the City of Surrey for rezoning and subdivision of: 3047, 3005 and 2979 168th Street and 16722, 16686, 16664 & 16636 32nd Avenue. Attached find a copy of the proposed layout currently being reviewed by staff at the City of Surrey.

We would like to get together to update you on the process and timing of the development. We would also like to discuss any questions or concerns you might have before we move forward in the City process.

Please give me a call at 604-532-6060 ext. 38 or email adavies@infinitygrp.ca. We would be happy to come and meet you at your house, or have you into our office in Langley, whichever is most convenient for yourselves.

I look forward to hearing from you soon.

Yours truly,
Infinity Properties Ltd.


Alison Davies
Development Manager
attachment

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0223-00

Issued To: ALISON SANGHE
SUKHWINDER SANGHE

Address: 3047 - 168 Street
Surrey, BC
V3S 0A7

Issued To: MAGHAR S SANGHE
CHARNJIT K SANGHE

Address: 800 - 15355 - 24 Avenue
PO Box 228
Surrey, BC
V4A 2H9

Issued To: APRIL CREEK DEVELOPMENTS LTD.

Address: 6360 - 202 Street, Unit 205
Langley, BC
V2Y 1N2

(collectively referred to as the "Owner")

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

Portion of Parcel Identifier 011-150-742
Parcel "A" (H41514E) Lot 5 Section 24 Township 1 New Westminster District Plan 5893, as shown on the Survey Plan attached hereto and forming part of this Permit as Schedule A, certified correct by James G. Shaw, B.C.L.S. on the 28th day of September, 2012, containing 7,641.5 square metres, called Block A.

Portion of 16636 - 32 Avenue

Portion of Parcel Identifier: 011-150-785
Westerly Half Lot 6 Section 24 Township 1 New Westminster District Plan 5893, as shown on the Survey Plan attached hereto and forming part of this Permit as Schedule A, certified correct by James G. Shaw, B.C.L.S. on the 28th day of September, 2012, containing 8,407.9 square metres, called Block B.

Portion of 16664 - 32 Avenue

Portion of Parcel Identifier: 011-150-769
East Half Lot 6 Section 24 Township 1 New Westminster District Plan 5893, as shown on the Survey Plan attached hereto and forming part of this Permit as Schedule A, certified correct by James G. Shaw, B.C.L.S. on the 28th day of September, 2012, containing 9,232.0 square metres, called Block C.

Portion of 16686 - 32 Avenue

Parcel Identifier: 008-118-752
West Half Lot 7 Section 24 Township 1 New Westminster District Plan 5893

16722 - 32 Avenue

(the "Land")

3. (a) As the legal descriptions of the Land are to change, the City Clerk is directed to insert the new legal description for the Land once titles have been issued, as follows:

Parcel Identifier:

- (b) As the civic addresses are to change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:
-

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) To reduce the minimum side yard setback on a flanking street of the RH-G Zone from 7.5 metres (25ft.) to 4.5 metres (15 ft.).
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule B which is attached hereto and forms part of this development

variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. This development variance permit is not a building permit.

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

Mayor – Dianne L. Watts

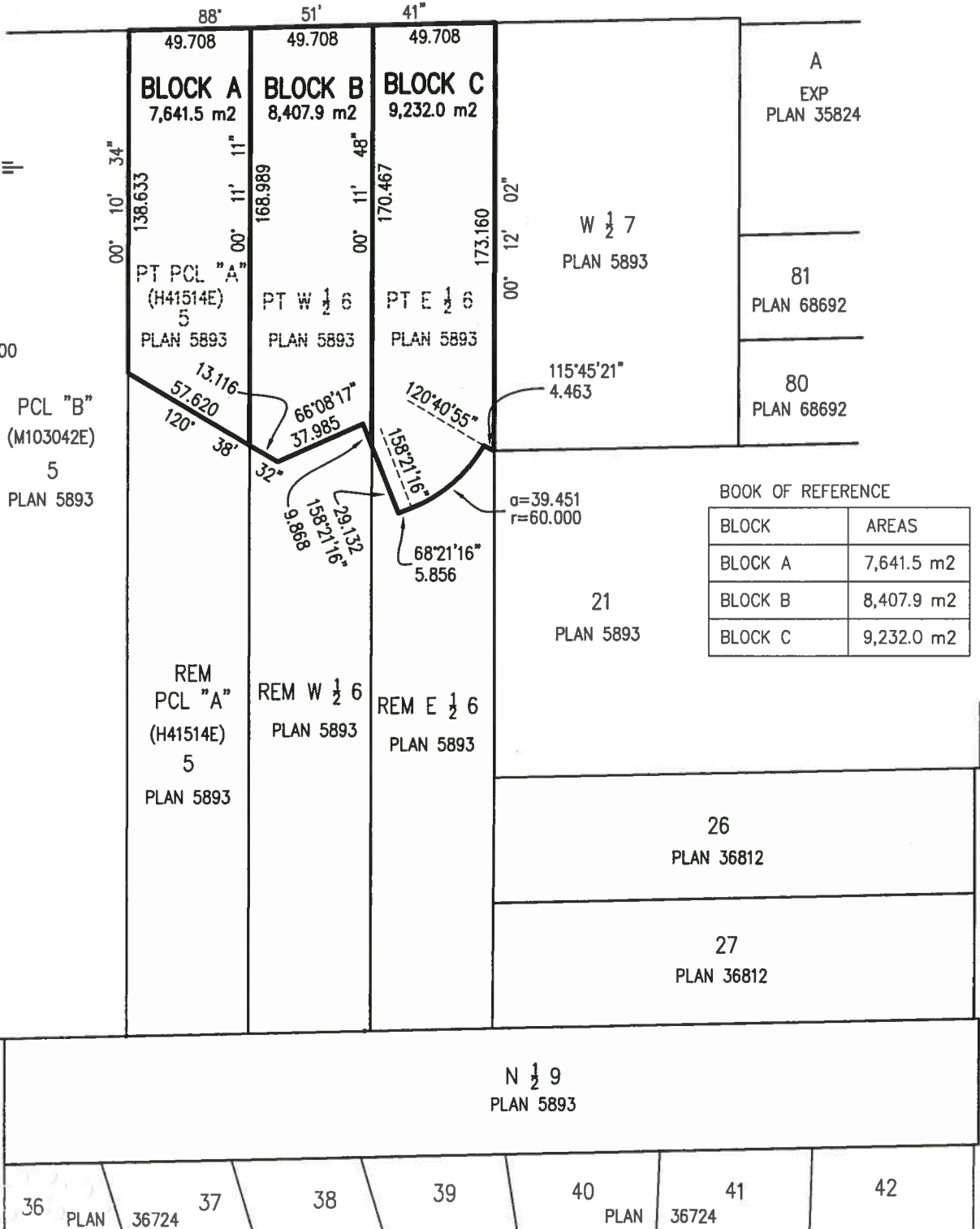
City Clerk – Jane Sullivan

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No: _____ OVER PART OF PARCEL "A" (H41514E) LOT 5 PLAN 5893, PART OF WESTERLY HALF LOT 6 PLAN 5893 AND PART OF EAST HALF LOT 6 PLAN 5893 ALL OF SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT
BCGS 92G.007

32 AVENUE



SCALE: 1:2500



B
PLAN 14114

CERTIFIED CORRECT ACCORDING TO SURVEY
 DATED THIS 28th DAY OF SEPTEMBER, 2012

J. G. Shaw
 JAMES G. SHAW, BCLS, CLS

McELHANNEY ASSOCIATES
 LAND SURVEYING LTD.
 13160 88 AVENUE

SURREY, BC V3W 3K3
 TEL: 604-596-0391
 FILE: 2112-62765-15

**THIS PLAN LIES WITHIN THE GREATER
 VANCOUVER REGIONAL DISTRICT - CITY OF SURREY**

168 STREET



CITY OF SURREY

BY-LAW NO. _____

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

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

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier 011-150-742
 Parcel "A" (H41514E) Lot 5 Section 24 Township 1 New Westminster District Plan 5893, as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by James G. Shaw, B.C.L.S. on the 28th day of September, 2012, containing 12,593.5 square metres, called Block A.

Portion of 16636 - 32 Avenue

Portion of Parcel Identifier: 011-150-785
 Westerly Half Lot 6 Section 24 Township 1 New Westminster District Plan 5893, as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by James G. Shaw, B.C.L.S. on the 28th day of September, 2012, containing 11,825.7 square metres, called Block B.

Portion of 16664 - 32 Avenue

Portion of Parcel Identifier: 011-150-769
 East Half Lot 6 Section 24 Township 1 New Westminster District Plan 5893, as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by James G. Shaw, B.C.L.S. on the 28th day of September, 2012, containing 11,063.0 square metres, called Block C.

Portion of 16686 - 32 Avenue

Portion of Parcel Identifier: 008-452-181
Northerly Half Lot 9 Section 24 Township 1 New Westminster District Plan 5893, as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by James G. Shaw, B.C.L.S. on the 28th day of September, 2012, containing 12,731.5 square metres, called Block D.

Portion of 2979 - 168 Street

Parcel Identifier: 007-372-434
Lot 26 Section 24 Township 1 New Westminster District Plan 36812

3047 - 168 Street

Parcel Identifier: 007-372-442
Lot 27 Section 24 Township 1 New Westminster District Plan 36812

3005 - 168 Street

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of housing on small *suburban lots* where *density bonus* is provided.

The *Lands* are divided into Blocks A and B as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule B, certified correct by James G. Shaw, B.C.L.S. on the 28th day of September, 2012.

B. Permitted Uses

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

1. One *single family dwelling* which may contain 1 *secondary suite*.
2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *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. 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:
 - (a) 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) A maximum area of 10 square metres [105 sq. ft.] of *accessory buildings* or *structures* will not contribute to the *floor area ratio* calculation.
3.
 - (a) Block A

The *floor area ratio* shall not exceed 0.35 provided that, of the resulting allowable floor area, 37 square metres [400 sq.ft.] shall be reserved for use only as a garage or carport; and
 - (b) Block B

The *floor area ratio* shall not exceed 0.32 provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport.

E. Lot Coverage

The *lot coverage* shall not exceed 25%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard*	Side Yard	Side Yard on Flanking Street**	
					Block A	Block B
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]	4.5 m. [15 ft.]	6.0 m. [20 ft.]
<i>Accessory Buildings and Structures</i> greater than 10 sq.m. [105 sq.ft.] in size		18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	0.0 m. [0 ft.]	0.0 m. [0 ft.]	7.5 m. [25 ft.]	7.5 m. [25 ft.]

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

* For Block A the *rear yard* on a *corner lot* may be reduced to 3.0 m [10 ft.] provided that the *side yard setbacks* are increased to a minimum of 7.5 m [25 ft.].

** The *side yard* on a *flanking street* shall be increased to a minimum 7.5 m [25 ft.] if the flanking street is an *arterial highway*.

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

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6. of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. 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 as follows:
 - (a) 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:

	Lot Size	Lot Width	Lot Depth
Block A	930 sq. m. [10,010 sq. ft.]	14.9 metres [49 ft.]	35 metres [115 ft.]
Block B	1,120 sq. m. [12,000 sq. ft.]	24.0 metres [80 ft.]	30.0 metres [100 ft.]

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

L. Other Regulations

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

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RH-G Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 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. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

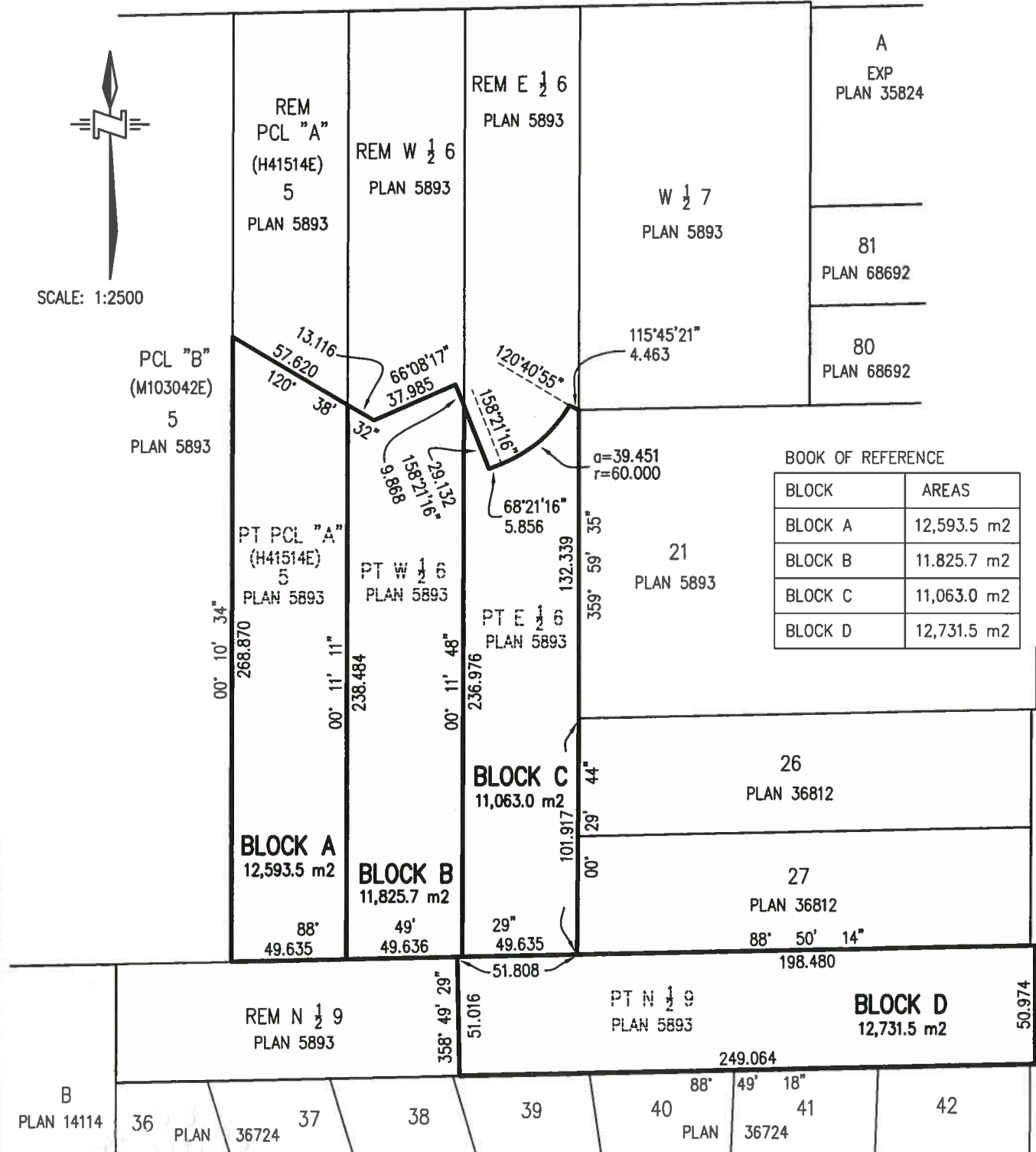
_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No: _____ OVER PART OF PARCEL "A"
 (H41514E) LOT 5 PLAN 5893, PART OF WESTERLY HALF LOT 6 PLAN 5893, PART OF EAST HALF LOT 6
 PLAN 5893 AND PART OF NORTHERLY HALF LOT 9 PLAN 5893 ALL OF SECTION 24 TOWNSHIP 1
 NEW WESTMINSTER DISTRICT
 BCGS 92G.007

32 AVENUE



SCALE: 1:2500



BOOK OF REFERENCE

BLOCK	AREAS
BLOCK A	12,593.5 m2
BLOCK B	11,825.7 m2
BLOCK C	11,063.0 m2
BLOCK D	12,731.5 m2

CERTIFIED CORRECT ACCORDING TO SURVEY
 DATED THIS 28th DAY OF SEPTEMBER, 2012

[Signature]
 JAMES G. SHAW, BCLS, CLS

McELHANNEY ASSOCIATES
 LAND SURVEYING LTD.
 13160 88 AVENUE

SURREY, BC V3W 3K3
 TEL: 604-596-0391
 FILE: 2112-62765-15

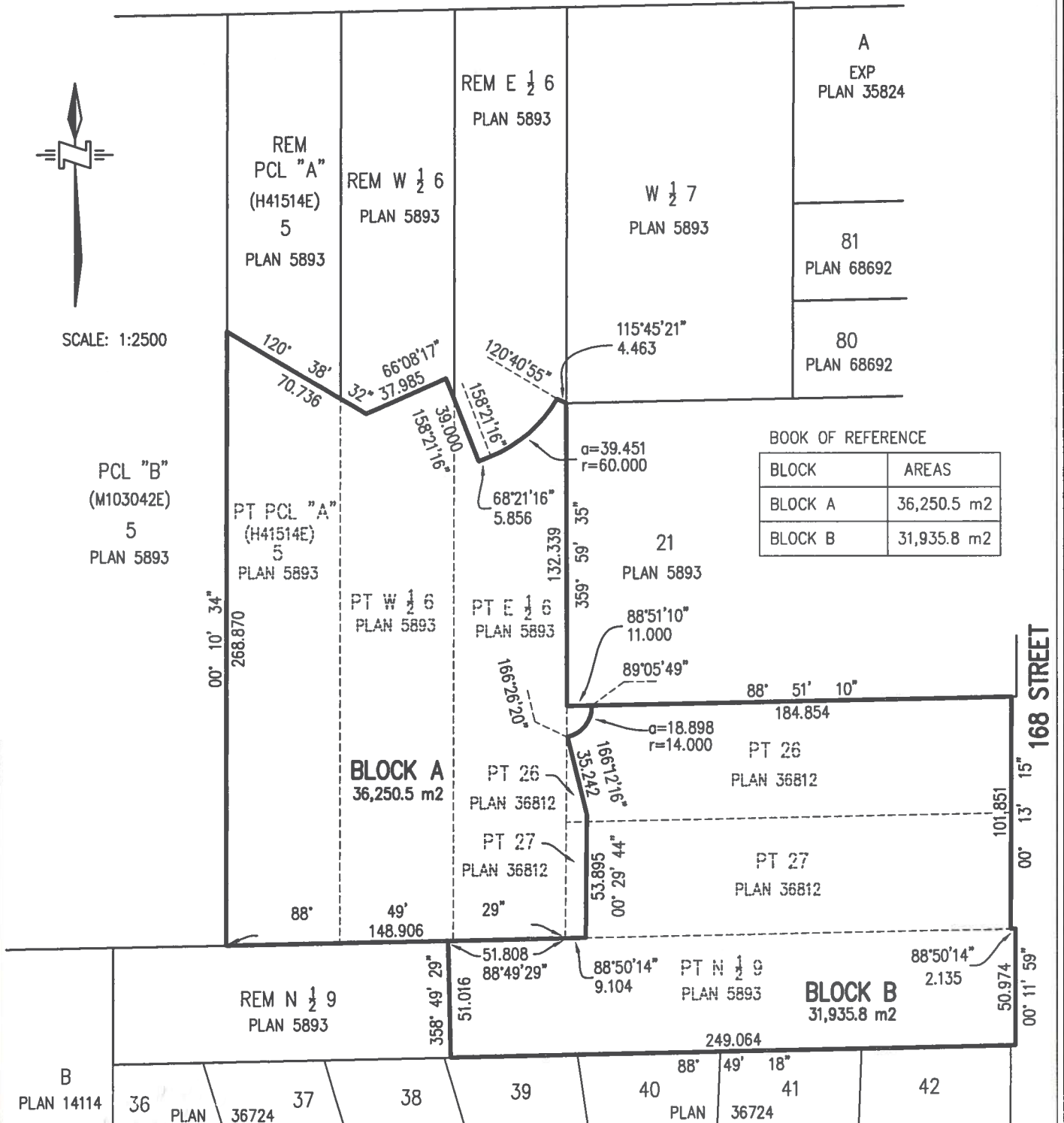
THIS PLAN LIES WITHIN THE GREATER
 VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No: _____ OVER PART OF PARCEL "A"
(H41514E) LOT 5 PLAN 5893, PART OF WESTERLY HALF LOT 6 PLAN 5893, PART OF EAST HALF LOT 6
PLAN 5893, LOT 26 PLAN 36812, LOT 27 PLAN 36812, PART OF NORTHERLY HALF LOT 9
PLAN 5893 ALL OF SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT
BCGS 92G.007

32 AVENUE



SCALE: 1:2500



BLOCK	AREAS
BLOCK A	36,250.5 m2
BLOCK B	31,935.8 m2

CERTIFIED CORRECT ACCORDING TO SURVEY
 DATED THIS 28th DAY OF SEPTEMBER, 2012

James G. Shaw
 JAMES G. SHAW, BCLS, CLS

McELHANNEY ASSOCIATES
 LAND SURVEYING LTD.
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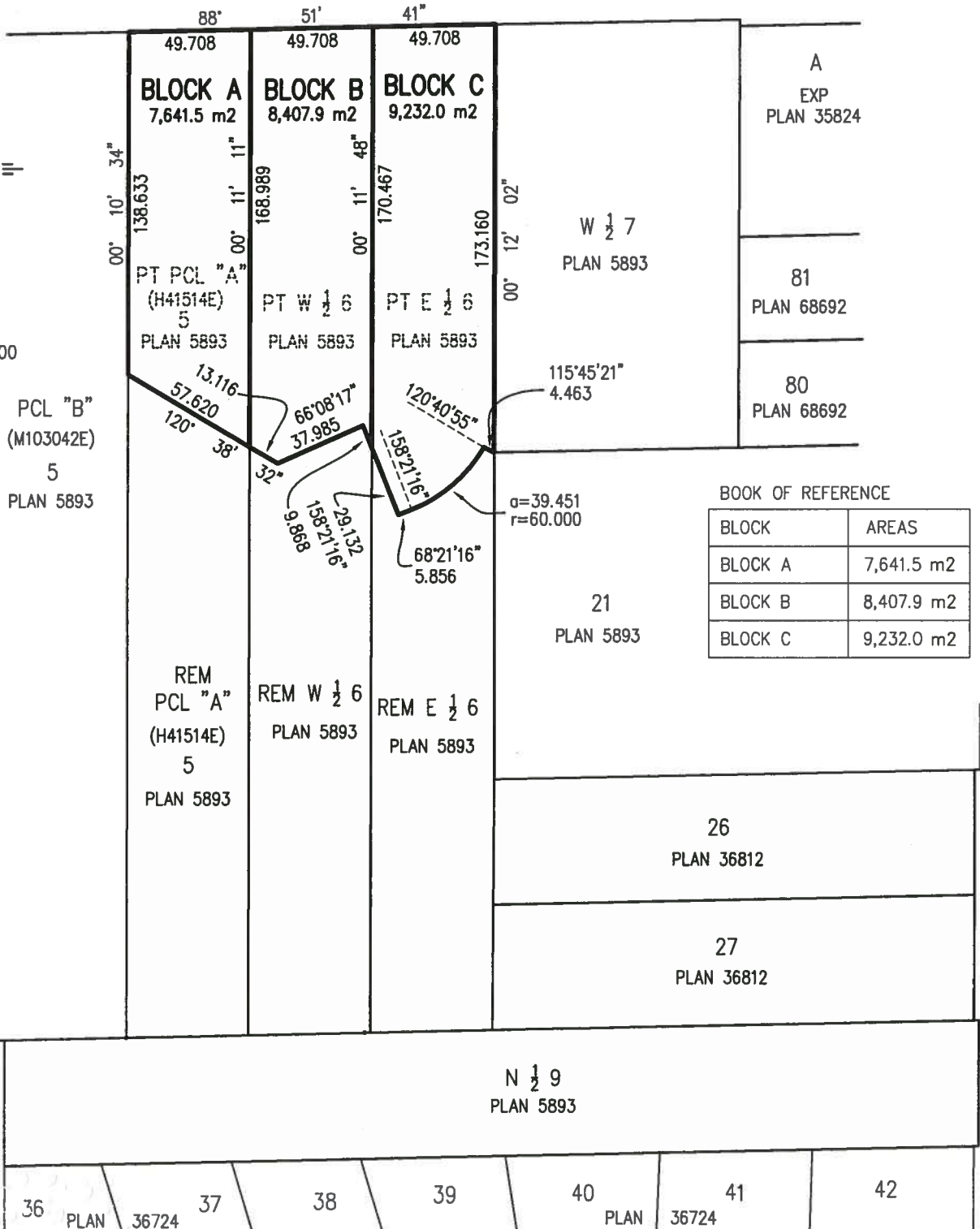
**THIS PLAN LIES WITHIN THE GREATER
 VANCOUVER REGIONAL DISTRICT - CITY OF SURREY**

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No: _____ OVER PART OF PARCEL "A" (H41514E) LOT 5 PLAN 5893, PART OF WESTERLY HALF LOT 6 PLAN 5893 AND PART OF EAST HALF LOT 6 PLAN 5893 ALL OF SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT
BCGS 92G.007

32 AVENUE



SCALE: 1:2500



BOOK OF REFERENCE

BLOCK	AREAS
BLOCK A	7,641.5 m2
BLOCK B	8,407.9 m2
BLOCK C	9,232.0 m2

CERTIFIED CORRECT ACCORDING TO SURVEY
 DATED THIS 28th DAY OF SEPTEMBER, 2012

J. G. Shaw
 JAMES G. SHAW, BCLS, CLS

McELHANNEY ASSOCIATES
 LAND SURVEYING LTD.
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 SURREY, BC V3W 3K3
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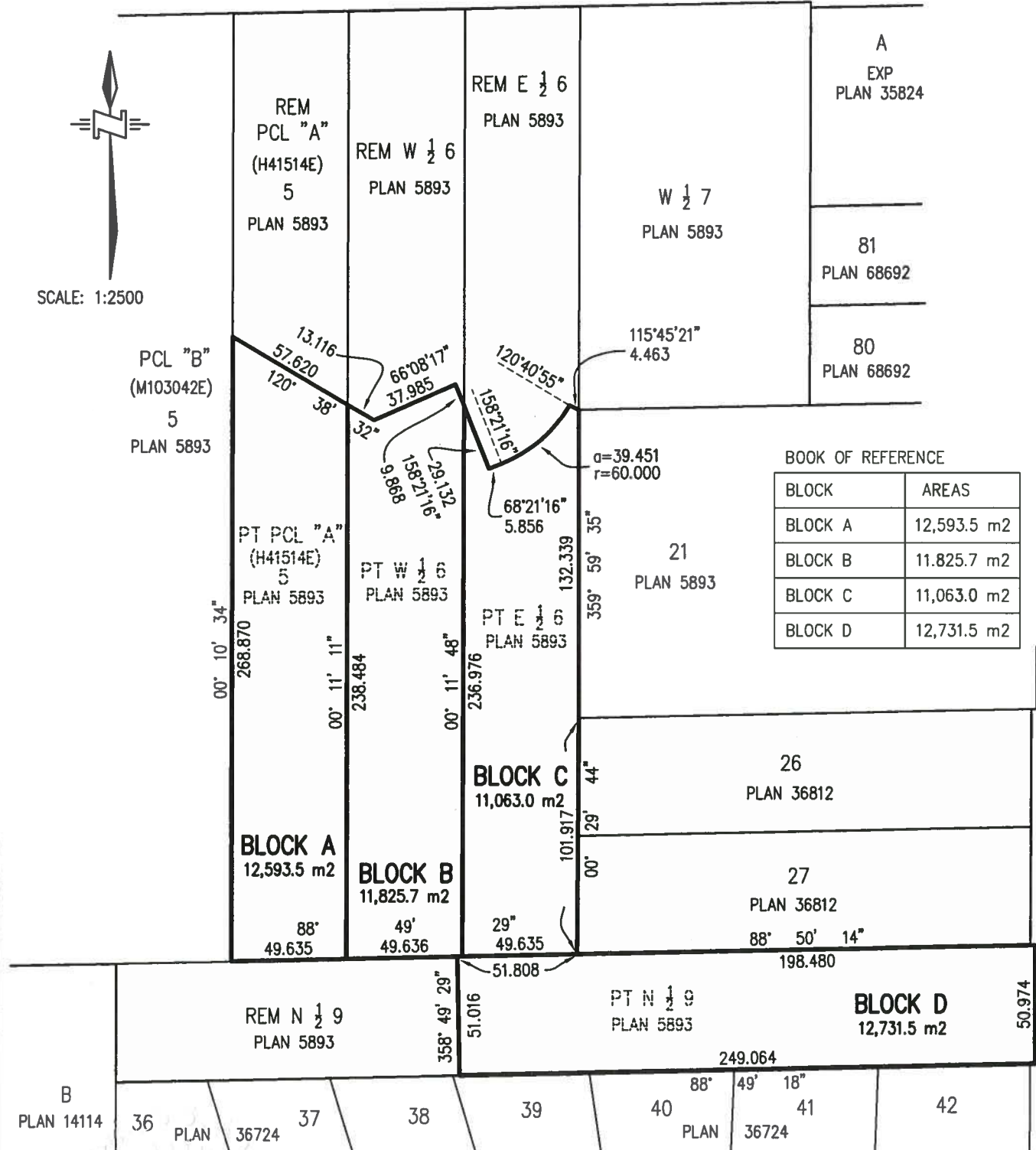
THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW No: _____ OVER PART OF PARCEL "A"
 (H41514E) LOT 5 PLAN 5893, PART OF WESTERLY HALF LOT 6 PLAN 5893, PART OF EAST HALF LOT 6
 PLAN 5893 AND PART OF NORTHERLY HALF LOT 9 PLAN 5893 ALL OF SECTION 24 TOWNSHIP 1
 NEW WESTMINSTER DISTRICT
 BCGS 92G.007

32 AVENUE



SCALE: 1:2500



BOOK OF REFERENCE

BLOCK	AREAS
BLOCK A	12,593.5 m2
BLOCK B	11,825.7 m2
BLOCK C	11,063.0 m2
BLOCK D	12,731.5 m2

CERTIFIED CORRECT ACCORDING TO SURVEY
 DATED THIS 28th DAY OF SEPTEMBER, 2012

[Signature]
 JAMES G. SHAW, BCLS, CLS

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 VANCOUVER REGIONAL DISTRICT - CITY OF SURREY