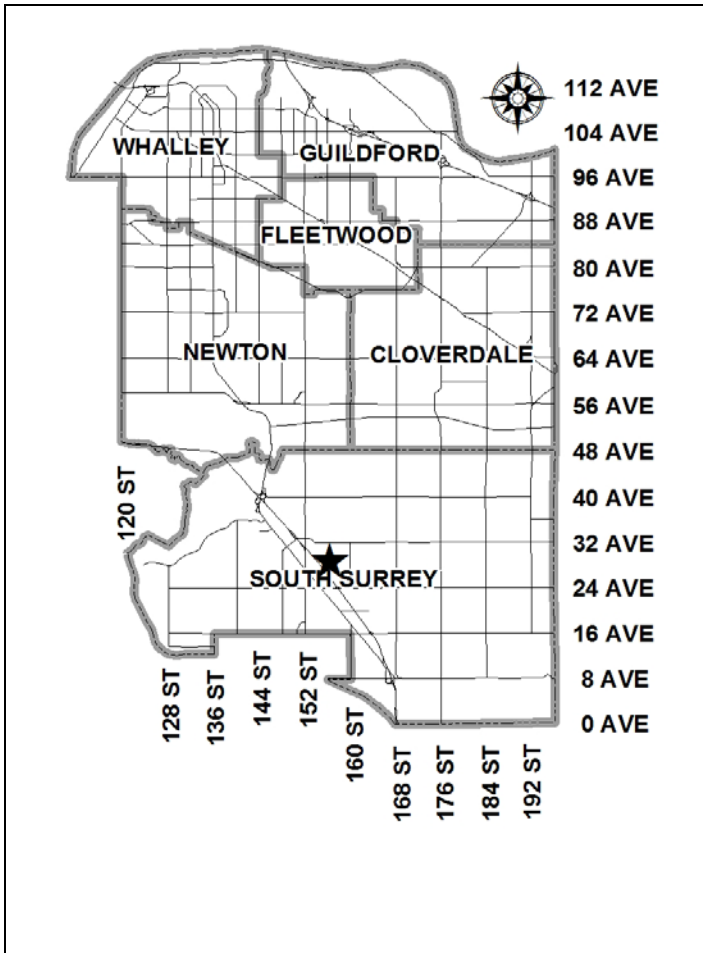


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0287-00

Planning Report Date: September 9, 2013



PROPOSAL:

- **OCP amendment** from Suburban to Urban
- **Rezoning** from RA to RF-12 & CD (based on RF-12)
- **Development Variance Permit**

in order to allow subdivision into 44 single family lots. DVP to allow for a double garage in the rear of the lot without access from a lane and for setback relaxations.

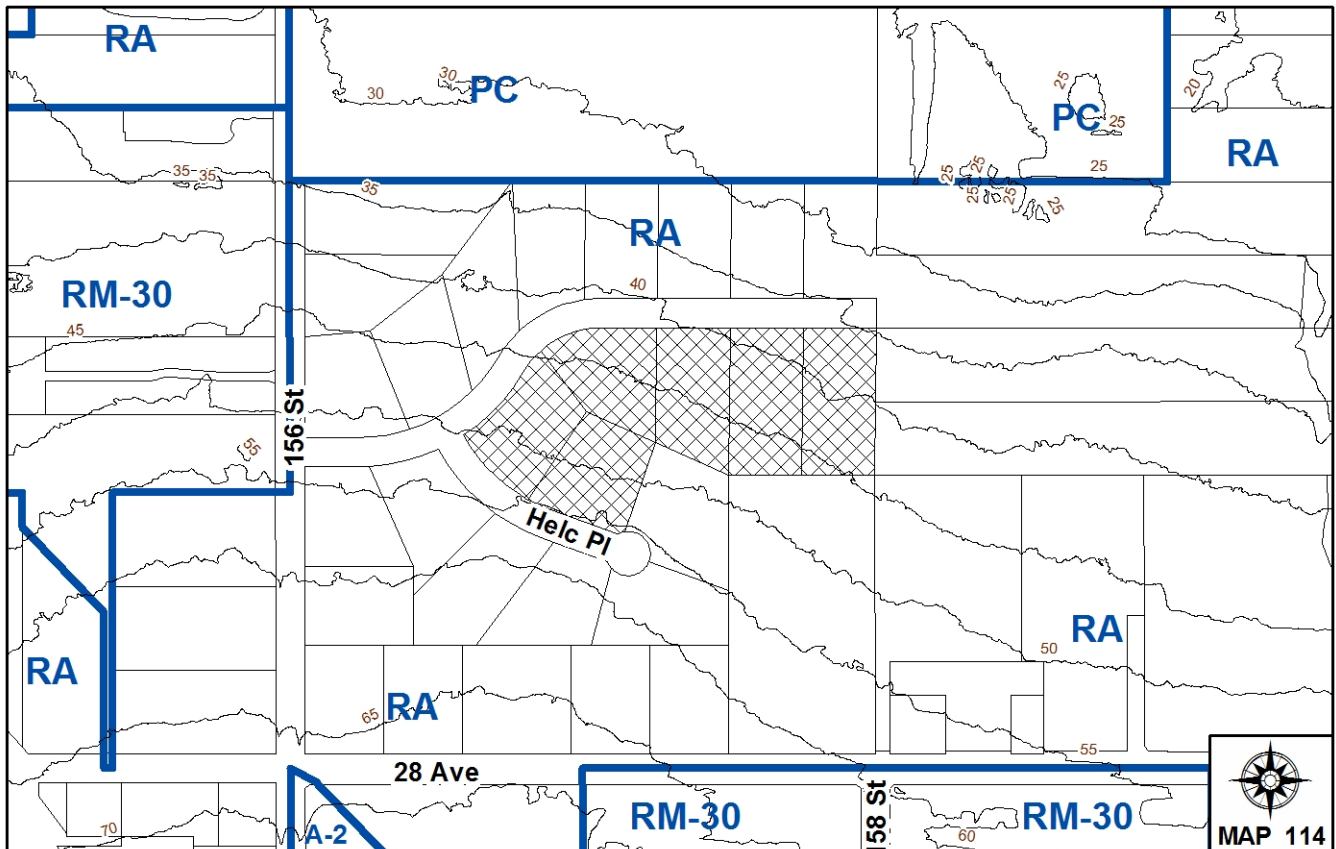
LOCATION: 15656/15712/15736/15758/15792 - Mountain View Drive
 2880 - Helc Place

OWNER: o882090 B.C. Ltd.

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Cluster Housing (6-8 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval for Development Variance Permit (DVP) to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an OCP Amendment from "Suburban" to "Urban".
- The applicant is seeking a DVP to allow for a double garage in the rear of the lot without access from a lane or side street on two lots and for setback relaxations for the purposes of tree preservation on three lots.

RATIONALE OF RECOMMENDATION

- The proposed OCP Amendment is necessary to ensure the site develops as per the NCP designation.
- Complies with NCP Designation in terms of the density proposed and efforts to preserve natural features.
- The applicant is proposing some uniquely large RF-12 type lots (to be zoned CD) in an effort to retain trees on the site. The proposed dwelling units are in essence clustered on the portion of the lots where there are less trees.
- Additional tree retention is proposed to be achieved at the southeast corner of the site, with the applicant's proposed 5% park land dedication, and with the City's proposed purchase of additional park land (proposed Lot 1).
- The proposed DVP for a double garage in the rear of the lot without access from a lane or side street on two lots allows for two narrower lots which permits the proposed park area to be larger in area. The proposed setback relaxations on three lots allows for tree retention without substantially reducing the building envelope.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date for Public Hearing be set.
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 (shown on Appendix V attached) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
4. a By-law be introduced to rezone Blocks B1, B2, B3 and B4 (shown on Appendix V attached) 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 Development Variance Permit No. 7911-0287-00 (Appendix VI) varying the following, to proceed to Public Notification:
 - (a) to allow for a double garage in the rear of the lot without access from a lane or side street for proposed Lots 2 and 3;
 - (b) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed Lot 6;
 - (c) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) and the minimum front yard setback from 6.0 metres (20 ft.) to 3.5 metres (11 ft.) for the front of the house and to 5.5 metres (18 ft.) for the garage, for proposed Lot 17; and
 - (d) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for proposed Lot 43.
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;

- (e) completion of the acquisition of proposed Lot 1 for park purposes;
- (f) registration of a Section 219 Restrictive Covenant for the purposes of house design (ie. the Building Scheme);
- (g) registration of a Section 219 Restrictive Covenant (No Build) for the purposes of tree preservation; and
- (h) the applicant address the shortfall in tree replacement.

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:**

15 Elementary students at Sunnyside Elementary School
 5 Secondary students at Semiahmoo Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by spring 2015.

(Appendix VI)

Parks, Recreation & Culture: Parks supports the proposal and will accept the 5% park land dedication of 1,378 sq.m. (14,830 sq.ft.). Parks is proposing to purchase a further 1,141 sq.m. (12,280 sq.ft.) of land for park purposes. The applicants is required to provide a 4-metre (13 feet) greenway on the northern side of the proposed Wills Brook Way.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Mountain View Drive):	Single family residential.	Suburban/ Cluster Housing (6-8upa)	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Single family residential. Under application no. 7911-0269-00 for townhouses and single family small lots.	Suburban/ Cluster Housing (6-8upa)	RA
South (directly and across Helc Place):	Single family residential. One parcel is under application no. 7911-0255-00 for townhouses.	Suburban/ Cluster Housing (6-8upa)	RA
West (Across Mountain View Drive and Helc Place):	Single family residential. One parcel is at Third Reading (file no. 7907-0363-00) for townhouses.	Suburban/ Cluster Housing (6-8upa)	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site consists of six properties located at 15656/15712/15736/15758/15792 - Mountain View Drive and 2880 - Helc Place. The properties are zoned "One-Acre Residential Zone (RA)" and are designated "Suburban" in the Official Community Plan (OCP) and "Cluster Housing (6-8upa)" in the North Grandview Heights Neighbourhood Concept Plan (NCP).
- The applicant is proposing to rezone from RA to "Single Family Residential (12) Zone (RF-12)" and "Comprehensive Development Zone (CD)" (based on RF-12) and therefore the application requires an OCP Amendment from "Suburban" to "Urban".
- The proposed OCP Amendment is necessary to ensure the site develops as per the NCP designation.

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.

DEVELOPMENT CONSIDERATIONS

- The subject parcels comprise a total area of 2.75 hectares (6.80 acres). The subject parcels contain single family dwellings that will be required to be demolished as a condition of the proposed rezoning.
- The subject site is bordered on all sides by single family residential lots that are zoned RA. The neighbouring parcels to the north, east and south all have active development applications, as illustrated in Appendix XI. There is an application at Third Reading (File No. 7911-0269-00) on the parcels north and east of the subject site for a comprehensive single family small lots and townhouse development. There is an application (File No. 7911-0255-00) to the south for townhouses with a park lot, which is proceeding to Council on

September 9, 2013. There is also a pre-Council application (File No. 7913-0083-00) to the south for a townhouse development.

- The application was delayed for some time because of challenges to secure a detention pond in this catchment area. The applicant to the east (File No. 7911-0269-00) has now established the detention pond, allowing the subject application, and other applications in the catchment area, to proceed to Council.
- The applicant is proposing to develop 37 RF-12-zoned lots, ranging in size from 348 sq.m. (3,750 sq.ft.) to 532 sq.m. (5,730 sq.ft.) and 7 CD-zoned lots, ranging in size from 582 sq.m. (6,260 sq.ft.) to 975 sq.m. (10,500 sq.ft.), for a total of 44 single family lots.
- The development proposal has a density of 16.0 units per hectare (6.5 units per acre) which complies with the density proposed in the “Cluster Housing (6-8upa)” designation in the North Grandview Heights NCP.
- The applicant is proposing a unique subdivision pattern on a portion of the site in an effort to preserve trees, in effect clustering the proposed dwelling units on the site. To achieve this clustering, very deep lots are proposed. These lots are proposed to be zoned CD, which, given their large size, will allow for a larger house size, but also protect a large front setback area, where the majority of quality specimen trees are located.
- The applicant is proposing to dedicate a 1,378 sq.m. (14,830 sq.ft.) parcel as park land to satisfy the 5% park land requirement. In addition, the City is proposing to purchase a further 1,141 sq.m. (12,280 sq.ft.) area for park purposes. This park area will be joined with the proposed park area from the application to the south (File No. 7911-0255-00), creating a passive, forested park space at the intersection of the proposed Wills Brook Way and 158 Street (Appendix II).
- The North Grandview gravity sewer interceptor traverses the south and central portions of the site and the applicant is proposing to dedicate a new road (Wills Brook Way), not identified in the NCP, over the sewer interceptor. The applicant will also provide a 4-metre (13 feet) wide greenway on the north side of the sewer interceptor as per the NCP. The new road will enhance circulation in the neighbourhood, and improve surveillance of the proposed greenway.

CD By-law

- The applicant is proposing a CD Zone for seven lots, based on the RF-12 Zone. The table below outlines the differences between the RF-12 Zone and the proposed CD Zone:

	RF-12 Zone	Proposed CD Zone
Maximum Unit Density	25 uph (10 upa)	16 uph (6.5 upa)
Maximum Floor Area Ratio (FAR); Maximum House Size	0.70; 260 sq.m. (2,800 sq.ft.)	0.48; 330 sq.ft. (3,550 sq.ft.)
Front Setback	Front – 6.0m (20 ft.)	Front – 15.5m (51 ft.)
Minimum Lot Size	320 sq.m. (3,445 sq.ft.)	560 sq.m. (6,000 sq.ft.)

- When compared with the RF-12 Zone, the CD Zone provides a lower FAR of 0.48, but allows for a larger maximum house size of 330 sq.m (3,550 sq.ft.). Given that the average lot size of the 7 proposed CD-zoned lots is 800 sq.m. (8,600 sq.ft.), which is substantially larger than the minimum lot size permitted in the RF-12 Zone, allowing a larger house size than the RF-12 Zone permits is appropriate.
- The CD Zone proposes a much larger front yard setback at 15.5 metres (51 feet) than the 6.0 metre (20 feet) setback in the RF-12 Zone. This larger front yard area is proposed to aid tree retention in this area.

Building Scheme and Lot Grading

- 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 has proposed a set of building design guidelines for the proposed development (Appendix VII).
- The applicant is proposing in-ground basements and a lot grading plan has been submitted and reviewed by staff. The lot grading plan is acceptable.

Tree Preservation

- The applicant has retained Diamond Head Consulting Ltd. to provide an arborist report for the subject site. The site is quite heavily treed. There are approximately 205 trees on the site, including the proposed park area. Seventy-four (74) trees are proposed for retention. There are approximately 35 trees in the proposed park portion of the site to be retained and 39 trees in the non-park portion of the site to be retained, for a total of 74 retained trees. A Section 219 Restrictive Covenant for tree preservation will be required to ensure that trees identified for retention in the non-park portion of the site are preserved.
- The applicant has proposed uniquely deep lots (Lots 22-28) in an effort to preserve trees on the site. The large front yard setbacks on proposed Lots 22-28 will aid tree retention. Various setback relaxations are also proposed on several lots to aid in tree retention.
- One hundred thirty-one (131) trees are proposed to be removed. The trees proposed for removal are within the building envelopes, within the footprint of proposed roads and driveways, or will be otherwise be affected by construction. Unfortunately the site has a significant slope, which complicates efforts to retain trees within lots and also along the road edges.
- The table below provides more information on the species found on the site, including trees in the proposed park area:

Tree Species	Total No. of Mature Trees	Total proposed for retention	Total proposed for removal
Bigleaf Maple	11	4	7
Cherry/Plum	1	0	1
Chestnut	1	1	0
Douglas Fir	92	36	56
English Oak	1	1	0

Tree Species	Total No. of Mature Trees	Total proposed for retention	Total proposed for removal
Giant Sequoia	1	0	1
Juniper	1	0	1
Monkey Puzzle	1	1	0
Norway Spruce	1	0	1
Paper Birch	13	3	10
Red Alder	7	1	6
Sitka Spruce	1	0	1
W. Flowering Dogwood	1	0	1
Western Hemlock	43	17	26
Western Red Cedar	30	10	20
Total	205	74	131

- The applicant is required to provide approximately 255 replacement trees and is proposing to plant approximately 88 replacement trees on the site; therefore the replacement tree shortfall is approximately 167 trees. The applicant will be required to provide compensation to the City's Green Fund for the shortfall in replacement trees.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 7, 2011. The table below summarizes the applicable development features of the proposal based on the 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 site is located in the North Grandview Heights NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> 40% of the lots are less than 370 sq.m. (4,000 sq.ft.) in area and 60% are greater than 370 sq.m. (4,000 sq.ft.) in area. Each proposed lot has a 6 metre (20 feet) rear yard or greater, which provides the potential for backyard gardens.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The proposed development includes stormwater management measures such as using absorbent soils greater than 30cm (1 foot) in depth, roof downspout disconnection, vegetated swales, natural landscaping and sediment control devices. 9.1% of the site is proposed to become park land. 39 trees are proposed to be retained on-site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The proposed development includes a 4.0 metre (13 feet) wide dedication for a greenway along the north side of the proposed Wills Brook Way.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> CPTED principles were incorporated in the layout of the proposed park area, and also in the Building Scheme for lots that are adjacent to the proposed park.

Sustainability Criteria	Sustainable Development Features Summary
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• The typical notifications to area residents occurred (ie. development signage and pre-notification letters).

PRE-NOTIFICATION

Pre-notification letters were sent on March 8, 2012 and staff received no comments.

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.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To allow for a double car garage in the rear of the lot without access from a lane or side street for proposed Lots 2 and 3.

Applicant's Reasons:

- Proposed Lots 2 and 3 are 12 metres (39 feet) wide which means a double car garage is not permitted at the front of the lot. The proposed lots however are quite deep at 39 metres (128 feet) and therefore the applicant is proposing to provide a double car garage in the rear yard, behind the house.

Staff Comments:

- The applicant is proposing 12 metre (39 feet) wide lots instead of 13.4 metre (44 feet) wide lots that would permit a double garage at the front of the lot.
- Narrowing the lots from 13.4 metres (44 feet) to 12 metres (39 metres) allows the park site to the south to be increased, which allows for more tree retention on the site.
- Proposed Lots 2 and 3 are interior lots and it is not feasible to provide lane access to these lots.
- Placing the garage in the rear of the lot will provide a more varied and visually interesting streetscape. Both lots are proposed to have their own driveway to the rear garages.

(b) Requested Variance:

- To reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed Lot 6.

Applicant's Reasons:

- The variance to the rear yard setback will allow for a suitable building envelope in light of the tree retention proposed in the front yard.

Staff Comments:

- The applicant is proposing to retain 3 trees in the front of the lot which impacts the building envelope size. To allow for a suitable building envelope it is proposed that the rear yard setback be reduced.

(c) Requested Variance:

- To reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) and the minimum front yard setback from 6.0 metres (20 ft.) to 3.5 metres (11 ft.) for the front of the house and to 5.5 metres (18 ft.) for the garage, for proposed Lot 17.

Applicant's Reasons:

- The variance to the rear yard setback will allow for a suitable building envelope in light of the tree retention proposed in the side yard.

Staff Comments:

- The applicant is proposing to retain 2 trees on the lot which impacts the building envelope size. To allow for a suitable building envelope it is proposed that the rear and front yard setbacks be reduced.

(d) Requested Variance:

- To reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for proposed Lot 43.

Applicant's Reasons:

- The variance to the rear yard setback will allow for a suitable building envelope in light of the tree retention proposed in the front yard.

Staff Comments:

- The applicant is proposing to retain a tree in the front of the lot which impacts the building envelope size. To allow for a suitable building envelope it is proposed that the rear yard setback be reduced.

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.	Zoning Block Plan
Appendix VI.	Development Variance Permit No. 7911-0287-00
Appendix VII.	Building Design Guidelines Summary
Appendix VIII.	Summary of Tree Survey and Tree Preservation
Appendix IX.	OCP Redesignation Map
Appendix X.	Proposed CD By-law
Appendix XI.	Active Development Applications Near Subject Site

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

KB/da

\\file-server1\net-data\csdc\generate\areaproduct\save\17422767099.doc
DRV 9/5/13 11:03 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Gordon Cameron
 Canadian Horizons Land Investment Corp.
 Address: P.O. Box 11166
 Suite 710, 1055 - W. Georgia Street
 Vancouver, BC
 V6E 3R5
 Tel: 604-644-8952

2. Properties involved in the Application
 - (a) Civic Address: 15656 - Mountain View Drive
 2880 - Helc Place
 15712 - Mountain View Drive
 15736 - Mountain View Drive
 15758 - Mountain View Drive
 15792 - Mountain View Drive

 - (b) Civic Address: 15656 - Mountain View Drive
 Owner: 0882090 B.C. Ltd.
 Director Information:
 Alan Baumann
 Richard DeGroat
 No Officer Information Filed
 PID: 007-445-474
 Lot 16 Section 23 Township 1 New Westminster District Plan 36924

 - (c) Civic Address: 2880 - Helc Place
 Owner: 0882090 B.C. Ltd.
 Director Information:
 Alan Baumann
 Richard DeGroat
 No Officer Information Filed
 PID: 007-445-482
 Lot 17 Section 23 Township 1 New Westminster District Plan 36924

- (d) Civic Address: 15712 - Mountain View Drive
 Owner: 0882090 B.C. Ltd.
Director Information:
 Alan Baumann
 Richard DeGroat

No Officer Information Filed
 PID: 007-445-539
 Lot 19 Section 23 Township 1 New Westminster District Plan 36924
- (e) Civic Address: 15736 - Mountain View Drive
 Owner: 0882090 B.C. Ltd.
Director Information:
 Alan Baumann
 Richard DeGroat

No Officer Information Filed
 PID: 007-445-610
 Lot 20 Section 23 Township 1 New Westminster District Plan 36924
- (f) Civic Address: 15758 - Mountain View Drive
 Owner: 0882090 B.C. Ltd.
Director Information:
 Alan Baumann
 Richard DeGroat

No Officer Information Filed
 PID: 007-445-644
 Lot 21 Section 23 Township 1 New Westminster District Plan 36924
- (g) Civic Address: 15792 - Mountain View Drive
 Owner: 0882090 B.C. Ltd.
Director Information:
 Alan Baumann
 Richard DeGroat

No Officer Information Filed
 PID: 007-445-652
 Lot 22 Section 23 Township 1 New Westminster District Plan 36924

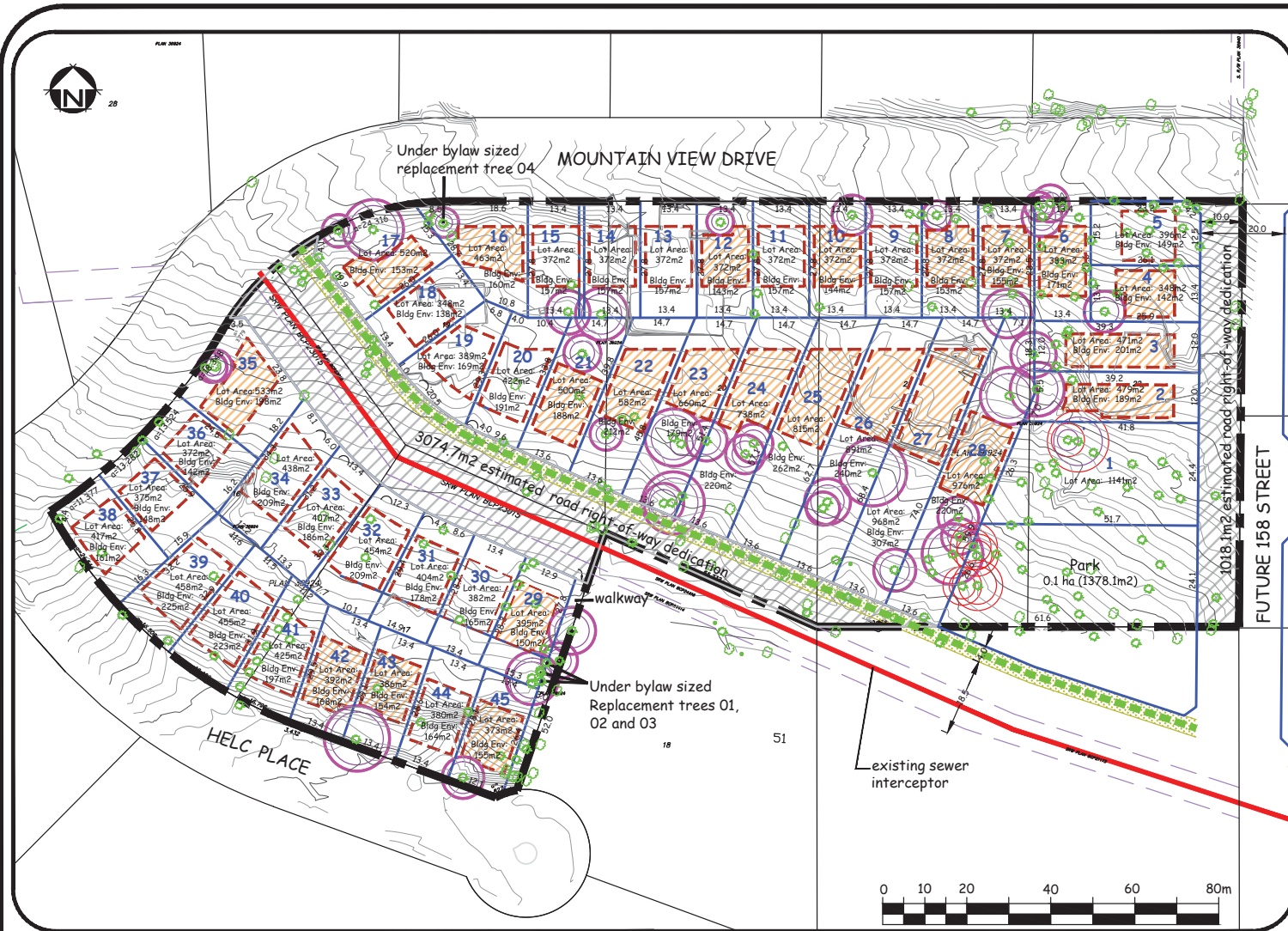
3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.
- (c) Proceed with Public Notification for Development Variance Permit No. 7911-0287-00.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12 and CD (based on RF-12)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	6.80 acres
Hectares	2.75 hectares
NUMBER OF LOTS	
Existing	6
Proposed	44 (37 RF-12 lots; 7 CD lots)
SIZE OF LOTS	
Range of lot widths (metres)	12m – 20m
Range of lot areas (square metres)	348 sq.m. – 976 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16uph/6.5upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	1,378 sq.m. to be dedicated as 5%; 1,141 sq.m. to be purchased for park purposes
% of Gross Site	9.1%
Required	
PARKLAND	
5% money in lieu of park land	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
Others (tree retention; parking access)	YES



Canadian Horizons Land Investment Corp.

Morgan Grove Residential Development Plan

Mountain View Drive, Surrey, B.C.

SUBDIVISION

- Multi-Use Path - 4.0m wide
- Building Envelope
- Adjusted Building Envelope - to accommodate tree preservation
- Root Protection Zone
- Excavation Root Protection Zone - 1.5m wide
- Site Boundary

Development Variance Permits	
Lot 2 & 3	allow vehicle access directly from 158th St. for tree preservation rather than from a lane, to a double car garage at rear of lot
Lot 6	reduce rear yard setback to 6.0m to preserve tree cluster of tree 6654, 6653 and 6652
Lot 17	reduce rear yard setback to 6.0m and 5.0m, reduce front yard setback to dwelling to 3.5m and reduce front yard setback to garage to 5.5m for preservation of tree 2221 and 2222
Lot 43	reduce rear yard setback to 5.5m which would provide a main floor area of 146.4m ² and still retain tree 6578

TOPOGRAPHIC & CADASTRAL DATA SOURCE:
Murray & Associates Ltd., Land Surveyors, Surrey; Plan showing Topographic Survey over Lots 16, 17 and 19 to 22 inclusive, Section 23, Township 1, New Westminster District, Plan 38824; Scale 1:500; File 9707 Topo 2012 05 28.dwg

NOTE:
This plan is conceptual only, is subject to change

ADDRESS
2880 Helc Place, Surrey
15656, 15712, 15736, 15758 &
15792 Mountain View Drive, Surrey

GROSS SITE AREA
Approx. 2.8 hectares / 6.8 acres

NET SITE AREA
Approx. 2.3 hectares / 5.8 acres
(excludes road right-of-way dedication)

EXISTING ZONING & DESIGNATIONS
Zoning: RA
NCP: Cluster Housing
OCP: Suburban

PROPOSED ZONING & DESIGNATIONS
Zoning: RF12
NCP: No change
OCP: Urban

LOT YIELD:
Existing Number of Lots: 6
Proposed Number of Lots: 45

DENSITY:
Approx. Gross: 16.1 u.p.h. / 6.6 u.p.a.
Approx. Net: 19.6 u.p.h. / 7.8 u.p.a.



This plan is the property of Aplin & Martin Consultants Ltd. and may not be reproduced or used for any purposes, including promotion, sales or land valuation without written permission.

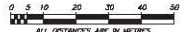


Project 11-082
12 August 2013



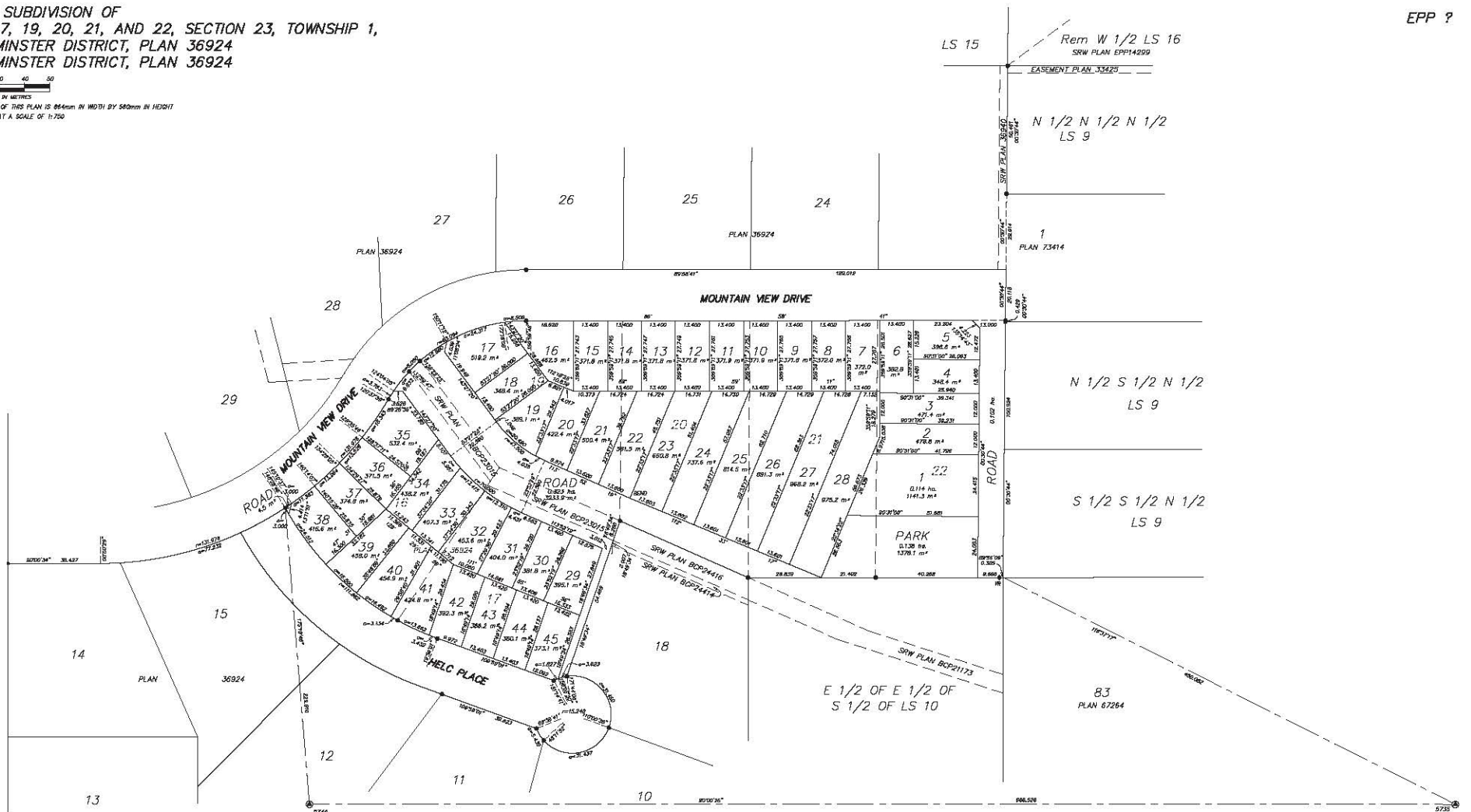
B:\36p.m. \2011\11-082\11-082\SubDIVISION\11-082 SUBDIVISION 12Aug13.dwg\11x17 sdrew

PROPOSED SUBDIVISION OF
 LOTS 16, 17, 19, 20, 21, AND 22, SECTION 23, TOWNSHIP 1,
 NEW WESTMINSTER DISTRICT, PLAN 36924
 NEW WESTMINSTER DISTRICT, PLAN 36924



ALL DIMENSIONS ARE IN METRES
 THE INTENDED PLOT SIZE OF THIS PLAN IS 846mm IN WIDTH BY 540mm IN HEIGHT
 (0.912) WHEN PLOTTED AT A SCALE OF 1:750

EPP ?

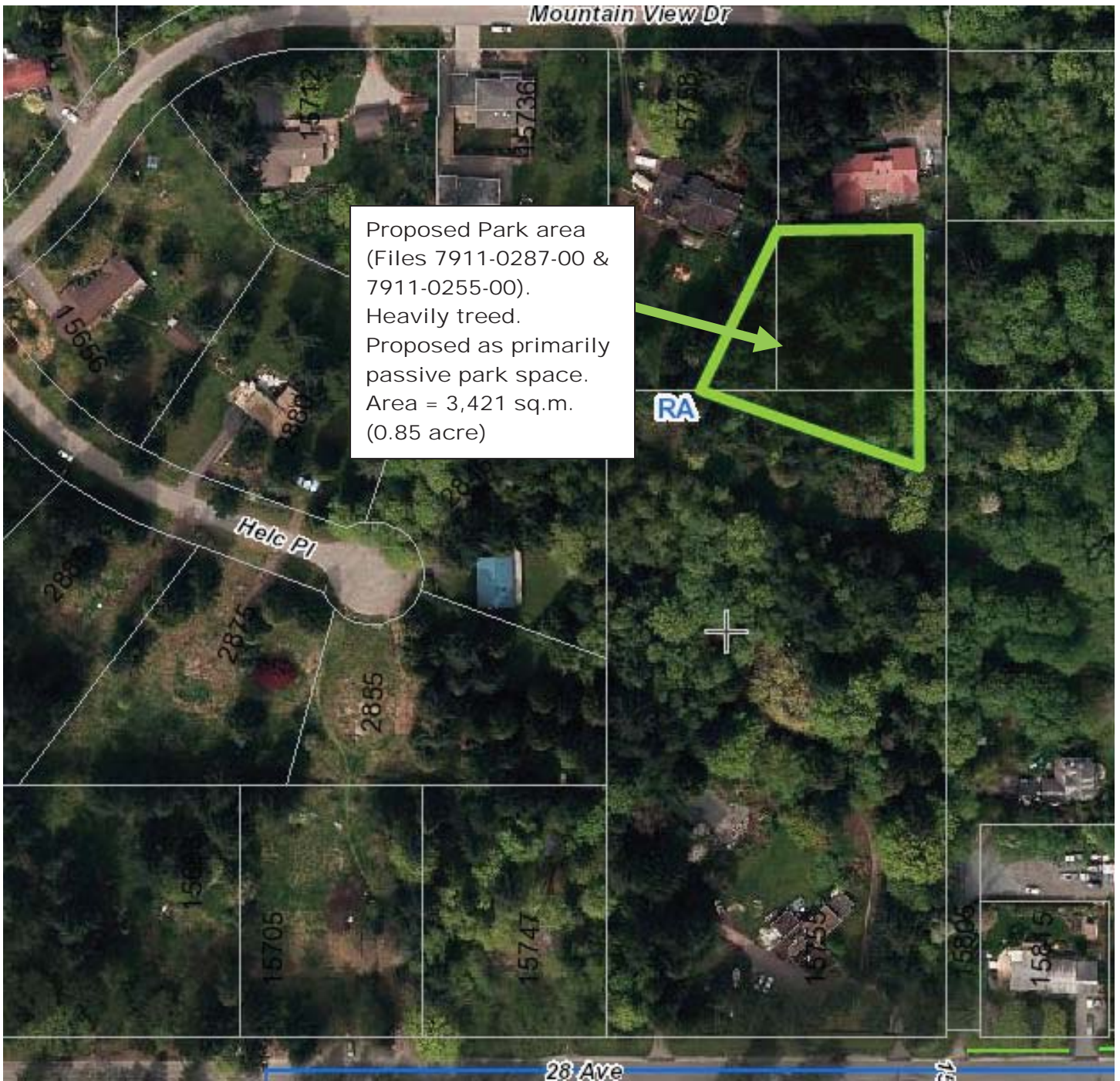


MURRAY & ASSOCIATES
 201-12440, 82nd AVENUE
 SURREY, B.C.
 J.W. 303
 (604) 897-8188

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

THIS PLAN LIES WITHIN THE JURISDICTION OF THE
 APPROVING OFFICER FOR THE CITY OF SURREY
 THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED
 ON THE X DAY OF XX, 200X
PRELIMINARY
 GREGORY MARSTON, BOLS
 FILE 9707-17

Proposed Park Area



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

FROM: **Development Services Manager, Engineering Department**

DATE: **August 31, 2013** PROJECT FILE: **7811-0287-00**

RE: **Engineering Requirements
Location: 15656, 15712, 15736, 15758, 15792 Mountain View Dr and 2880 Helc Pl**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.00 metre by 3.00 metre corner cuts at Helc Place/ Mountain View Drive.
- Dedicate 22.50 metre width for Wills Brook Way.
- Dedicate for 158th Street either 11.50 metre minimum width for half road standard or dedicate 10.00 metre width with 1.50 metre wide offsite SRW for ultimate 20.00 metre wide local road.
- Dedicate 3.00 metre width for ultimate 6.00 metres walkway, east of Lot 29 and Lot 45.
- Provide 0.50 metre SRW on Mountain View Drive, Helc Place, 158 Street and Wills Brook Way.

Works and Services

Subject to completion of the North Grandview Heights Detention Pond "B" by project 7811 - 0269-00, the applicant is required to provide the following works and services:

- Construct south side of Mountain View Drive to ultimate local standard.
- Construct north side of Helc Place to ultimate local standard.
- Construct Wills Brook Way to local standard.
- Construct west half of 158 Street to the half road standard.
- Provide cash-in-lieu for future construction of 3.00 metre wide concrete walkway.
- Upgrade the existing storm drainage systems on Mountain View Drive and Helc Place.
- Construct drainage systems on 158 Street and Wills Brook Way.
- Provide onsite sustainable drainage features as per the NCP requirements.
- Extend a 600mm water main from the Grandview Reservoir to service the low pressure water system, if not completed by 7811-0269-00.
- Construct minimum 200mm water mains on Mountain View Drive, Wills Brook Way, and on Helc Place to the last fire hydrant and a 100mm main eastwards. 100mm looping main is required to loop the water main on Helc Pl and Wills Brook Way or 28 Avenue.
- Construct sanitary systems on all existing and proposed roads.
- Provide servicing concept showing the location of off-site servicing corridors to get to Morgan Heights Pump Station #1.
- 100% cash payment for Drainage, Water and Sanitary DCCs.
- Pay Drainage and Water Levies.

Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

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



Rémi Dubé, P.Eng.
Development Services Manager

IK1

NOTE: Detailed Land Development Engineering Review available on file

Appendix III



Tuesday, March 06, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0287 00

SUMMARY

The proposed 44 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	15
Secondary Students:	5

September 2011 Enrolment/School Capacity

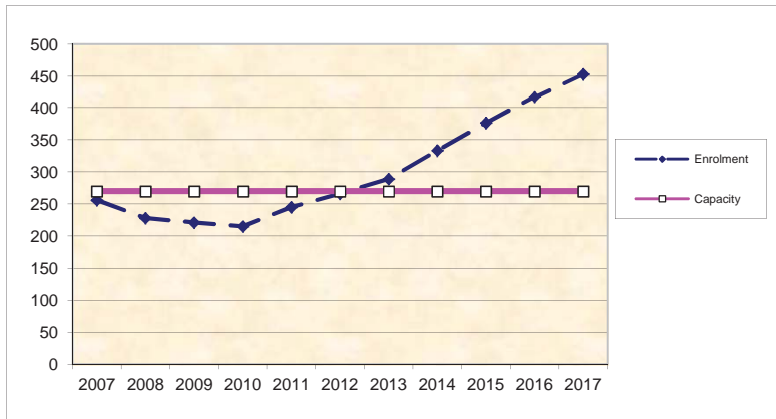
Sunnyside Elementary	
Enrolment (K/1-7):	36 K + 209
Capacity (K/1-7):	20 K + 250
Semiahmoo Secondary	
Enrolment (8-12):	1497
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12);	1404

School Enrolment Projections and Planning Update:

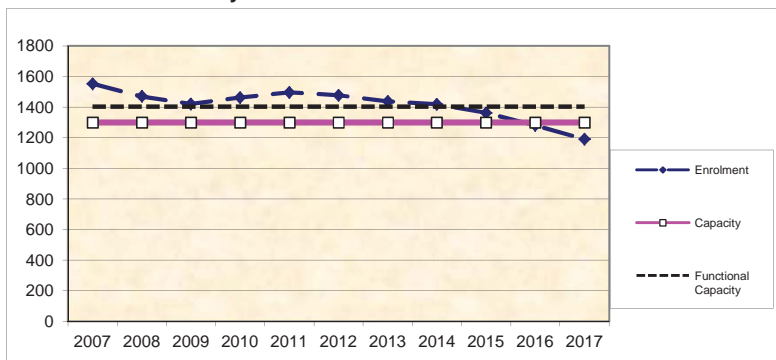
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school is in the building permit stage, on a site near the corner of 160 St. on 28 Ave in north west Grandview Area (Site #202). The new school will have a larger capacity (100K + 350 = 450 students) than indicated in the table below for Sunnyside elementary. The school district will close Sunnyside Elementary after the new school is constructed and regular and montessori program enrolment will move from Sunnyside to the new school. The majority of new growth in the current Sunnyside catchment is east of Highway #99 in NW Grandview area. The table below does not show the impact of the new school and is based on current school catchment. Boundary changes will be phased in after the K-7 regular and montessori program enrolment moves from Sunnyside Elementary to the replacement school. The new elementary school will also include a neighbourhood learning centre for use by the community. The School District is also in the process of acquiring a new secondary school site to relieve projected overcrowding at Earl Marriott Secondary. Currently Sunnyside feeds Semiahmoo Secondary but the North Grandview Area may feed the new secondary school after it opens (estimated in five years). The proposed development will not have an impact on these projections.

Sunnyside Elementary



Semiahmoo Secondary

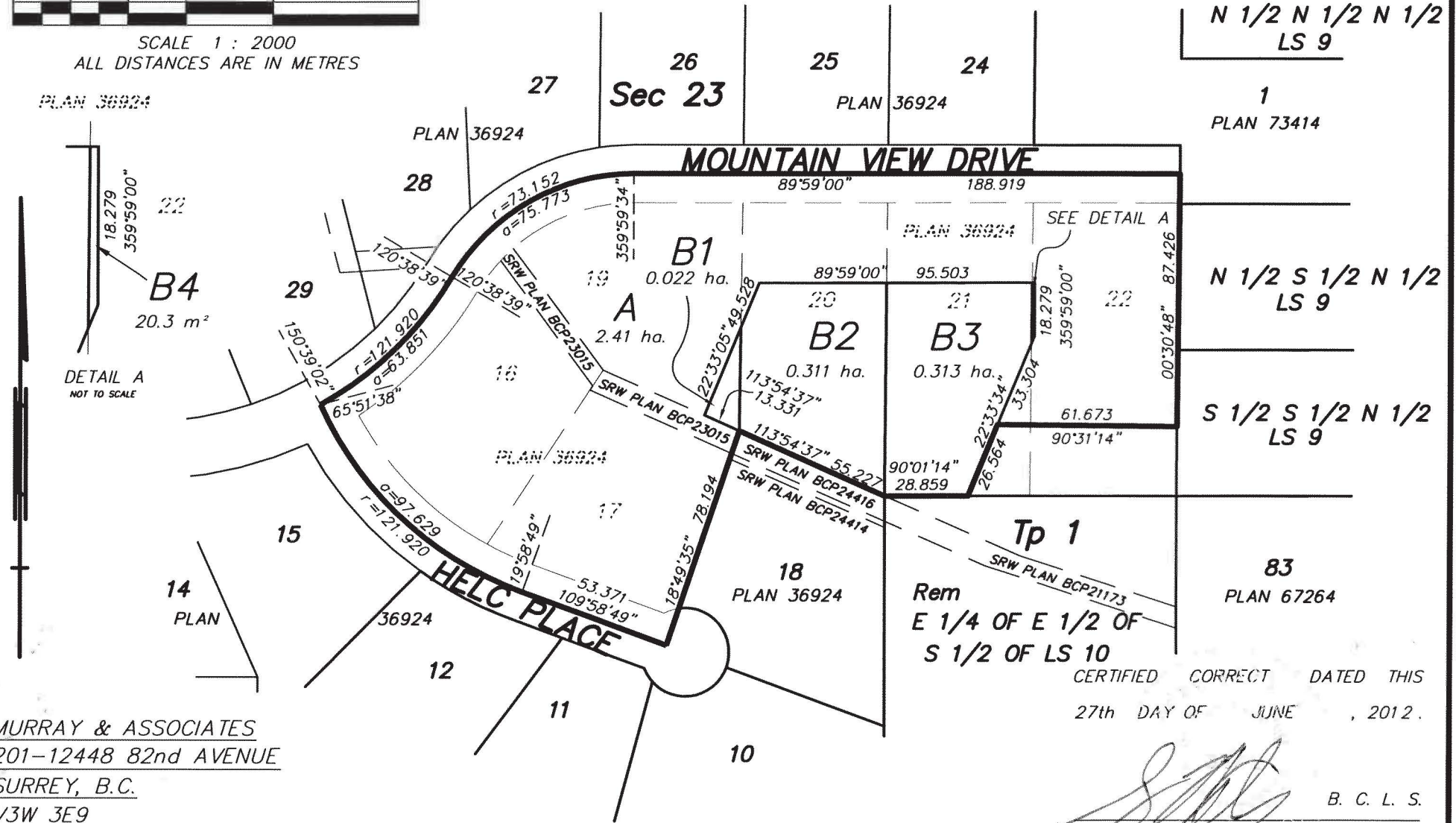


*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW
OVER LOTS 16, 17, 19, AND 20,
AND PORTIONS OF LOTS 21 AND 22, SECTION 23,
TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN 36924**



SCALE 1 : 2000
ALL DISTANCES ARE IN METRES



DETAIL A
NOT TO SCALE

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

Rem
E 1/4 OF E 1/2 OF
S 1/2 OF LS 10
CERTIFIED CORRECT DATED THIS
27th DAY OF JUNE, 2012.

[Signature]
B. C. L. S.
FILE 9707-04

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0287-00

Issued To: o882090 B.C. Ltd.

("the Owner")

Address of Owner: Suite 710, 1055 W. Georgia St.
Vancouver, BC
V6E 3R5

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:

Parcel Identifier: 007-445-482
 Lot 17 Section 23 Township 1 New Westminster District Plan 36924
 2880 Helc Pl

Parcel Identifier: 007-445-539
 Lot 19 Section 23 Township 1 New Westminster District Plan 36924
 15712 Mountain View Dr

Parcel Identifier: 007-445-652
 Lot 22 Section 23 Township 1 New Westminster District Plan 36924
 15792 Mountain View Dr

(the "Land")

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

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) to allow for a double garage in the rear of the lot without access from a lane or side street for proposed Lots 2 and 3;
 - (b) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 6 metres (20 ft.) for proposed Lot 6;
 - (c) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5 metres (16 ft.) and the minimum front yard setback from 6.0 metres (20 ft.) to 3.5 metres (11 ft.) for the front of the house and to 5.5 metres (18 ft.) for the garage, for proposed Lot 17; and
 - (d) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 5.5 metres (18 ft.) for proposed Lot 43.
5. The siting of buildings and structures shall be in accordance with the drawing numbered 7911-0287-00 (A) (the "Drawing") which is attached hereto and form part of this development variance permit.
6. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
8. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
10. This development variance permit is not a building permit.

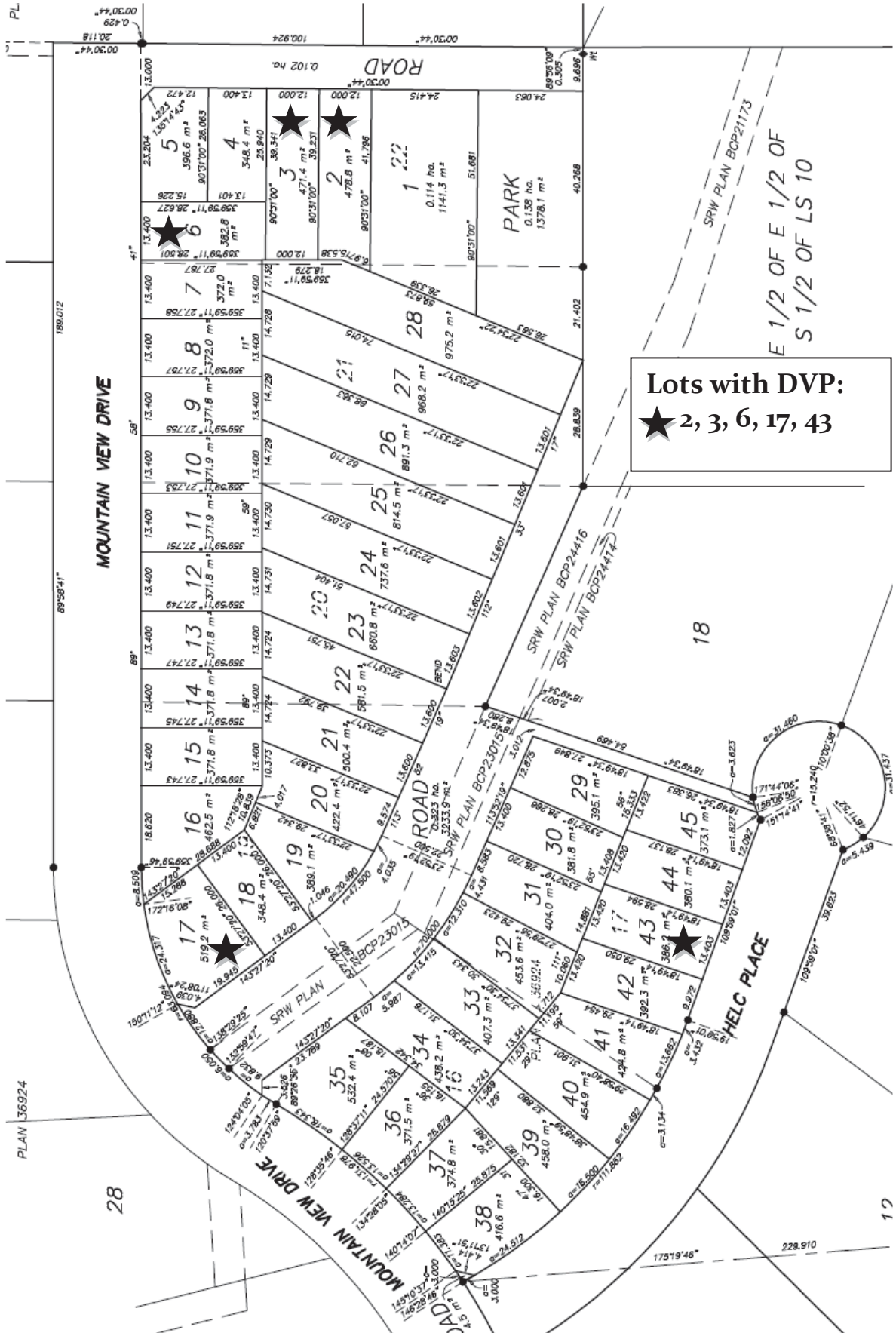
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

Schedule "A"

7911-0287-00 (A)



Lots with DVP:
 ★ 2, 3, 6, 17, 43

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0082-00
Project Location: 2880 Helc Place, 15656,15712,15736,15758, and
15792 Mountain View Drive 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 3,000 to 5,000 square metre size. 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 urban character.

This area was built out over a time period spanning from the 1960's to the 1980's. Therefore, the newest homes are more than twenty five years old. There are a wide range of home sizes generally corresponding to the era of construction. Twenty five percent of homes are in the 1000 - 1500 sq.ft. size range, 25 percent are 1500 - 2000 sq.ft., 25 percent are 2000-2500 sq.ft., and 25% are in the 2500-3000 sq.ft. size range. Most homes are considered "Old Urban" or "West Coast Traditional" style. There are a wide variety of home types including Bungalow (56%), Basement Entry / Cathedral Entry (25%), and Two-Storey type (19%).

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. None of the homes provide suitable massing design context for a year 2012 RF-12 development. Most homes have a single storey high front entrance (88%), and the remaining homes have a 1 ½ storey high front entrance.

Seventy five percent of homes have a roof slope of 5:12 or less. Only two homes in this neighbourhood have roofs sloped at 8:12 or greater. Eighty one percent of homes (13 homes) have a simple common gable roof form. Twenty four percent of homes have no projections (just a simple single mass roof). A wide variety of roofing materials have been used including, in order of precedence, asphalt shingles, metal, cedar shingles, concrete tile, tar and gravel, and roll roofing.

A wide variety of wall cladding materials have been used including cedar siding, stucco, and vinyl siding. Seventy five percent of homes have no feature veneers. Eighty six percent of homes have a neutral and/or natural colour scheme.

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

Overall, the area has a pleasant, natural 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 RF-12 zone development.

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

- 1) Context Homes: None of the existing homes provide suitable architectural context for a year 2012 RF12 zone development in Surrey. Therefore a new character area is proposed.
- 2) Style Character : “Neo-Traditional”, and “Neo-Heritage” styles are recommended, as these styles blend particularly well with older neighbourhoods. However, style range is not specifically regulated in the building scheme.
- 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".
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height, though most are one storey high.
- 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).
- 7) Roof surface : Roof surfaces, in order of precedence, include asphalt shingles, metal, cedar shakes, concrete tiles, tar and gravel, and roll roofing.
- 8) Roof Slope : 75% of homes have a roof slope of 5:12 or lower.

Dwelling Types/Locations:	Two-Storey.....	19%
	Basement Entry/Cathedral Entry	25%
	Rancher (bungalow).....	56%
	Split Levels.....	0%

Window/Door Details: Rectangular dominant.

Streetscape: Twenty five to sixty year old "Old Urban" and "West Coast Traditional" style homes in a wide range of sizes and housing types are set on 3,000 – 5,000 square metre lots 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: “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 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

No existing neighbouring homes provide suitable context for the proposed RF-12 type homes at the subject site. Interfacing treatments are therefore 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:

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, 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 17 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, or stamped concrete.
- Massing design:** To ensure that homes do not have an overly massive appearance on the low (south side), regulations have been added to ensure that there are no south 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:** Two lots are adjacent to a public park and so standard CPTED regulations will apply to these two lots (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 21, 2012

Reviewed and Approved by:  **Date:** February 21, 2012



TREE PRESERVATION SUMMARY

Surrey Project No.: 7911-0287-00
 Project Location: 15656, 15712, 15736, 15758, 15792 Mountain Drive and 2880 Helc Place, Surrey BC
 Registered Arborist: Trevor Cox, MCIP
ISA Certified Arborist (PN1920A)
Certified Tree Risk Assessor (43)
BC Parks Wildlife and Danger Tree Assessor

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

1. General Tree Assessment of the Subject Site: Seven lots 8.14 acres in size with residences on each lot. Numerous large healthy stands of very large sized trees found within site.
2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	169	(A)
Number of Protected Trees declared high risk due to natural causes	3	(B)
Number of Protected Trees to be removed	130	(C)
Number of Protected Trees to be Retained (A-B-C)	39	(D)
Number of Replacement Trees Required (5 at 1:1 and 125 at 2:1)	255	(E)
Number of Replacement Trees Proposed	<i>92 88</i>	(F) <i>RE</i>
Number of Replacement Trees in Deficit (E-F)	<i>163 167</i>	(G) <i>RE</i>
Total Number of Protected and Replacement Trees on Site (D+F)	<i>127 127</i>	(H) <i>RE</i>
Number of Lots Proposed in the Project	45	(I)
Average Number of Trees per Lot (H / I)	<i>2.8 2.8</i>	<i>RE</i>

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

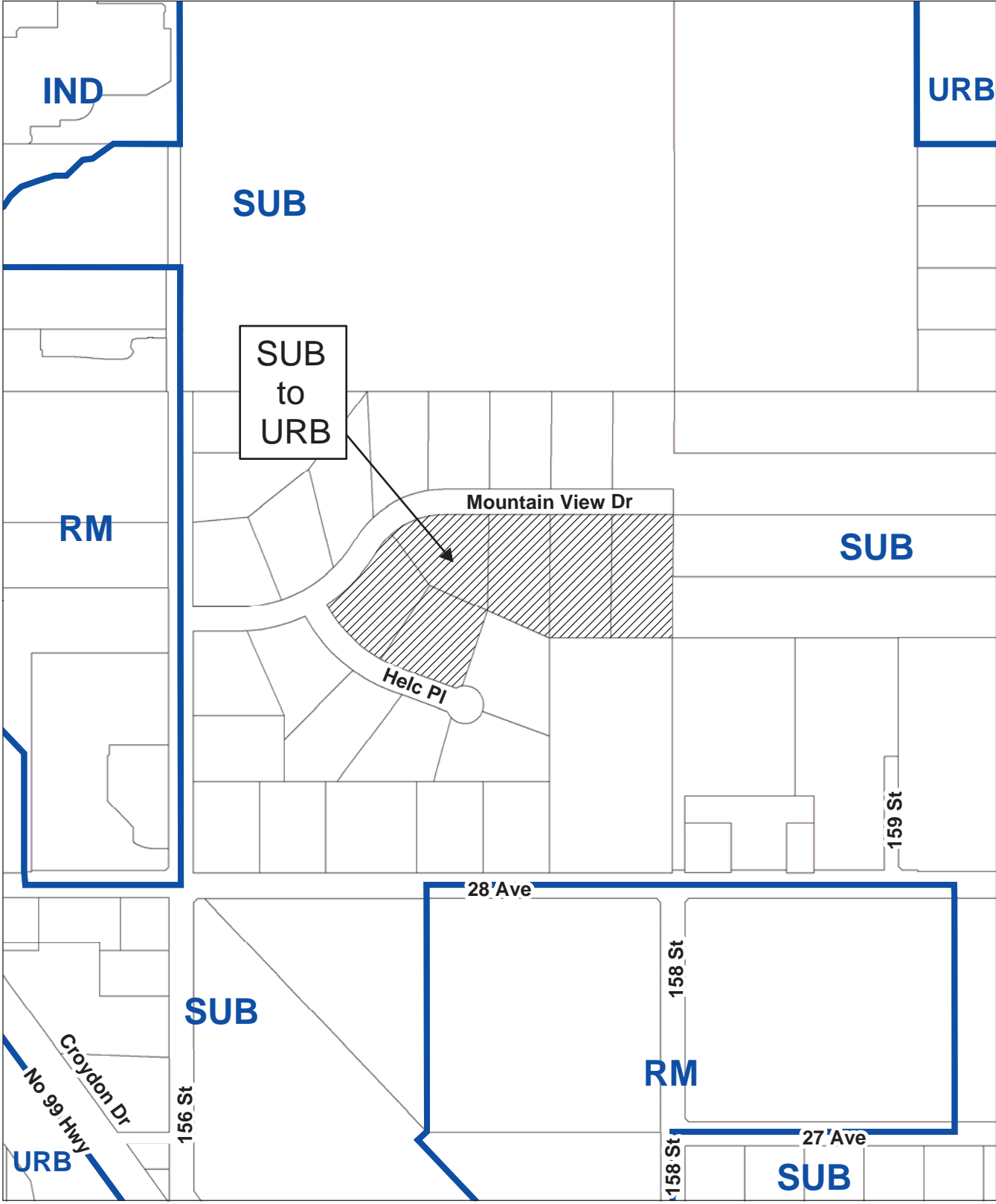
This plan will be available before final adoption

Summary prepared and submitted by:

Arborist

July 13, 2012

Date



OCP Amendment 7911-0287-00
Proposed amendment from Suburban to Urban



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: 007-445-539

Lot 19 Section 23 Township 1 New Westminster District Plan 36924

As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Greg Marston, B.C.L.S. on the 27th day of June 2012, containing 0.022 hectares, called Block B1.

Portion of 15712 Mountain View Drive

Portion of Parcel Identifier: 007-445-610

Lot 20 Section 23 Township 1 New Westminster District Plan 36924 As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Greg Marston, B.C.L.S. on the 27th day of June 2012, containing 0.311 hectares, called Block B2.

Portion of 15736 Mountain View Drive

Portion of Parcel Identifier: 007-445-644

Lot 21 Section 23 Township 1 New Westminster District Plan 36924 As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Greg Marston, B.C.L.S. on the 27th day of June 2012, containing 0.313 hectares, called Block B3.

Portion of 15758 Mountain View Drive

Portion of Parcel Identifier: 007-445-652

Lot 22 Section 23 Township 1 New Westminster District Plan 36924 As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Greg Marston, B.C.L.S. on the 27th day of June 2012, containing 20.3 square metres, called Block B4.

Portion of 15792 Mountain View Drive
(hereinafter referred to as the "*Lands*")

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

A. Intent

This Comprehensive Development Zone is for single family housing deep *urban lots* at least 13.4 metres [44 ft.] wide where *density* bonus is provided.

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, of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision, the maximum *unit density* shall be 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *unit density* may be increased to 16 *dwelling units* per hectare [6.5 u.p.a.] if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1003, No. 12000, as amended.
2. (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*; and
(b) For *building* construction within a *lot*:

- i. The *floor area ratio* shall not exceed 0.48, provided that, of the resulting allowable floor area, 35 m² [380 ft²] shall be reserved for use only as a garage or carport, which may be reduced to 20 m² [215 ft²] for a single attached garage or carport and further provided that the garage meets the dimensional requirements of Section H.4 of this Zone;
- ii. The maximum floor area of a second storey of the *principal building* shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front or side walls at the first storey level or a combination thereof; and
- iii. Notwithstanding Sub-section D.2(b)i of this Zone, the maximum *principal building* size, inclusive of a garage or carport, shall be 330 square metres [3,550 sq. ft.].

E. Lot Coverage

The *lot coverage* shall not exceed 50%.

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
<i>Principal Building</i>		15.5 m. [51 ft.]	7.5 m. ² [25 ft.]	1.2 m. [6 ft.]
<i>Accessory Buildings and Structures</i>		-- ¹	1.0 m. ³ [3 ft.]	0.0 m. [0 ft.]

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

¹ *Accessory buildings* and *structures* are not permitted within the *front yard setback*.

² The minimum *rear yard setback* of the *principal building* may be reduced to 6.0 m [20 ft.] for a maximum of 50% of the width of the rear of the *principal building*. When a garage is located at the rear of the *lot* and attached to the *principal building*, the *rear yard setback* measured to the face of the attached garage may be reduced to a minimum of 1.0 metre [3 ft.], provided that the *rear*

yard setback is a minimum of 6.0 m [20 ft.] for up to 50% of the rear of the *principal building* excluding the attached garage and the *rear yard setback* is a minimum of 7.5 m [25 ft.] for the remaining portion of the *principal building* excluding the attached garage.

- ³ A minimum *separation* of 5 m [16 ft.] is required between the *principal building* and *accessory buildings* and *structures* exceeding 3.0 m [10 ft.] in *building height*, including any detached garage or carport regardless of the *building height*.

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 9.5 metres [31 feet].
2. *Accessory buildings and structures*: The *building height* shall not exceed 3.0 metres [10 feet] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased.

H. Off-Street Parking

1. A minimum of 2 off-street *parking spaces* shall be provided, 1 of which may be in the *driveway*.
2. The width of a *driveway* on the *lot* shall not exceed 6.0 m [20 ft.].
3. When the *driveway* provides access to a single garage located at the front of the *lot* that accommodates only one *vehicle* and meets the stipulations of Section H.5 of this Zone, the paved portion of the *driveway* shall not exceed 4.5 metres [15 ft.] in width.
4. Notwithstanding the width of the *parking space* required for a single garage and a double garage in Section B.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, a single garage to accommodate only one *vehicle* or a double garage to accommodate two *vehicles* parked side by side in this Zone shall meet the following requirements:

(a) Single garage that accommodates one <i>vehicle</i> only:	The maximum width of a garage shall be 4.0 m [13 ft.] measured between the interior faces of the side walls of the garage.
--	--

(b) Double garage that accommodates two <i>vehicles</i> parked side by side:	The maximum width of a garage, measured between the interior faces of the side walls of the garage, shall be: <ol style="list-style-type: none"> i. 6.0 metres [20 ft.] for <i>lots</i> greater than 14.4 metres [47 ft.] in width; ii. 5.8 metres [19 ft.] for <i>lots</i> between 14.0 metres [46 ft.] and 14.4 metres [47 ft.] in width; or iii. 5.5 metres [18 ft.] for <i>lots</i> less than 14.0 metres [46 ft.] in width; provided that the garage door opening must accommodate a garage door that is a minimum width of 5.0 metres [16 ft.].
--	--

5. A triple garage to accommodate three *vehicles* parked side by side is not permitted.
6. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.
7. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.

I. Landscaping

1. All portions of the *lot* not covered by *buildings*, *structures*, and non-porous or paved surfaces shall be landscaped. This *landscaping* shall be maintained.
2. Non-porous or paved surfaces, including a *driveway*, shall not cover more than 30% of the *lot* area that is not occupied by the *principal* and *accessory buildings* or *structures*.
3. At least 50% of the area of the required *front yard* shall be landscaped, which shall not include any non-porous or paved surfaces.

J. Special Regulations

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

K. Subdivision

1. Where amenities are not provided in accordance with Schedule G of this By-law, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *lots* created shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
560 sq.m. [6,000 sq.ft.]	13.4 m [44 ft.]	39 m [128 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 RF-12 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 RF-12 Zone.

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

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

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

READ A THIRD TIME ON THE _____ th day of _____, 20__ .

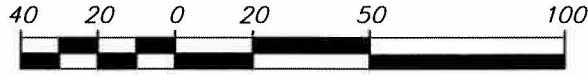
RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK

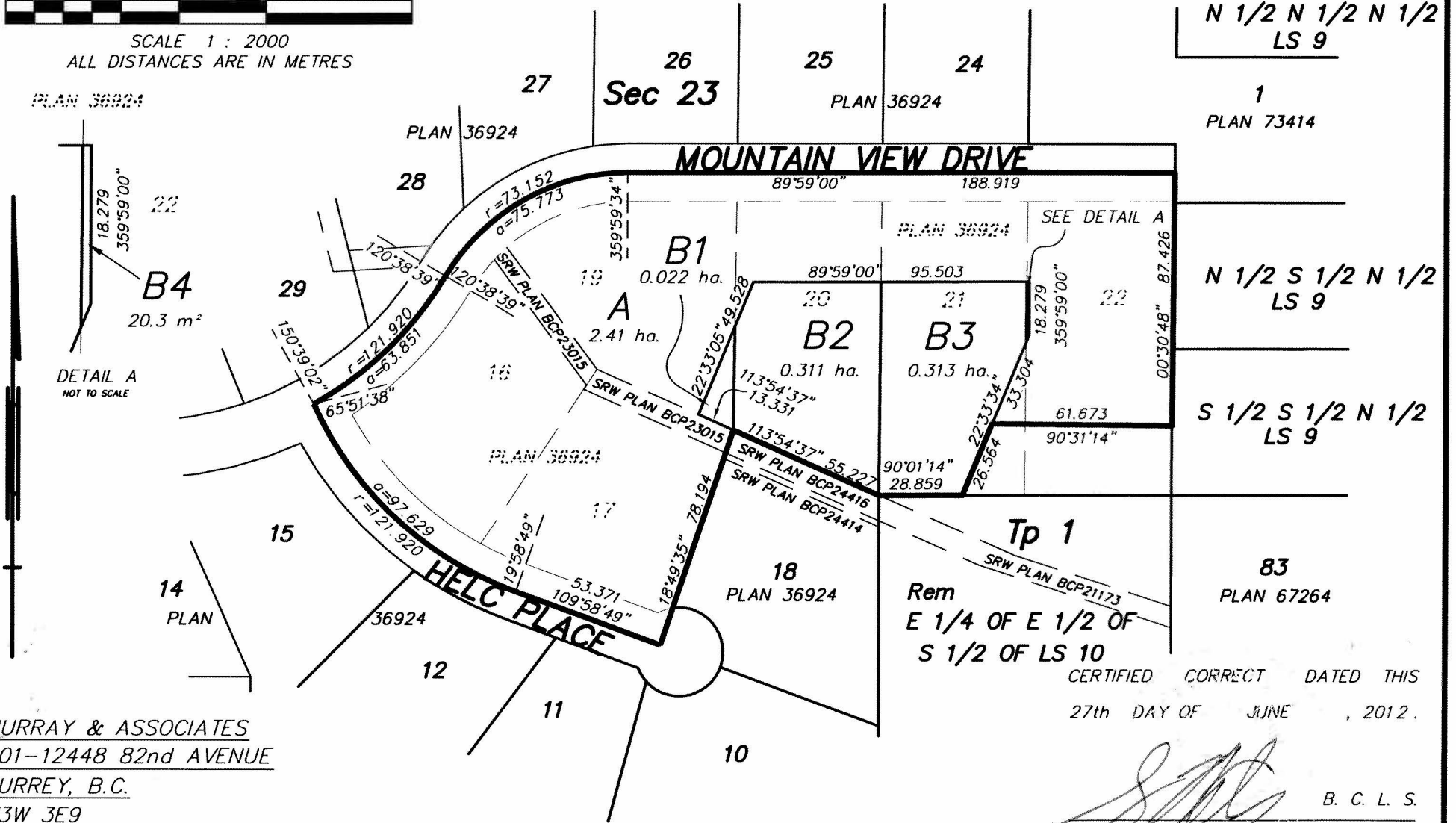
\\file-server1\net-data\cscd\generate\areaproduct\save\14221724018.doc
. 9/3/13 2:16 PM

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY ZONING BYLAW
OVER LOTS 16, 17, 19, AND 20,
AND PORTIONS OF LOTS 21 AND 22, SECTION 23,
TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN 36924**



SCALE 1 : 2000
ALL DISTANCES ARE IN METRES

PLAN 36924



DETAIL A
NOT TO SCALE

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

CERTIFIED CORRECT DATED THIS
27th DAY OF JUNE, 2012.

B. C. L. S.

FILE 9707-04

