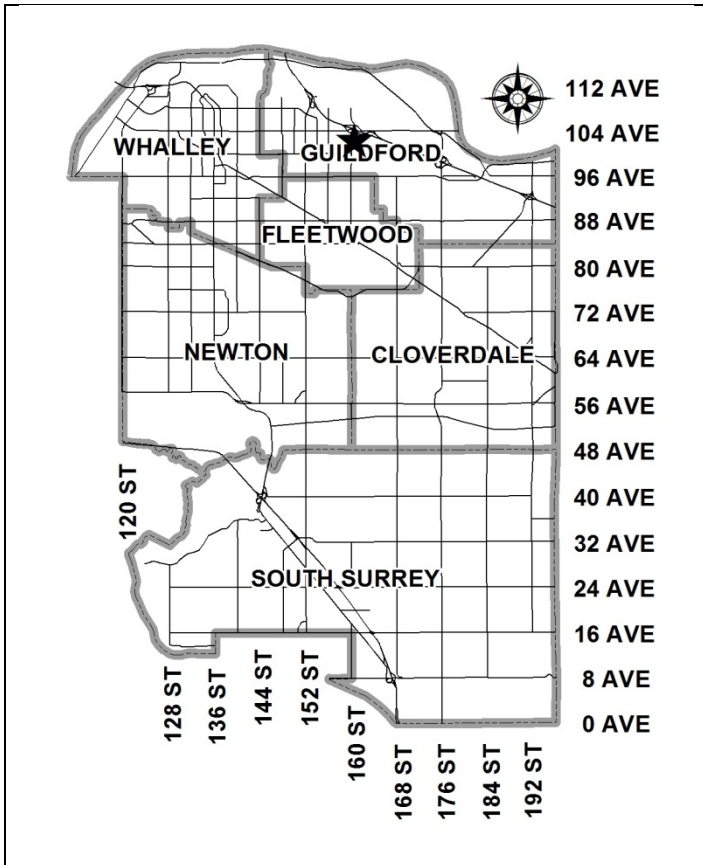


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0319-00

Planning Report Date: October 7, 2013



PROPOSAL:

- **Rezoning** from A-1 to CD (based on RH-G)

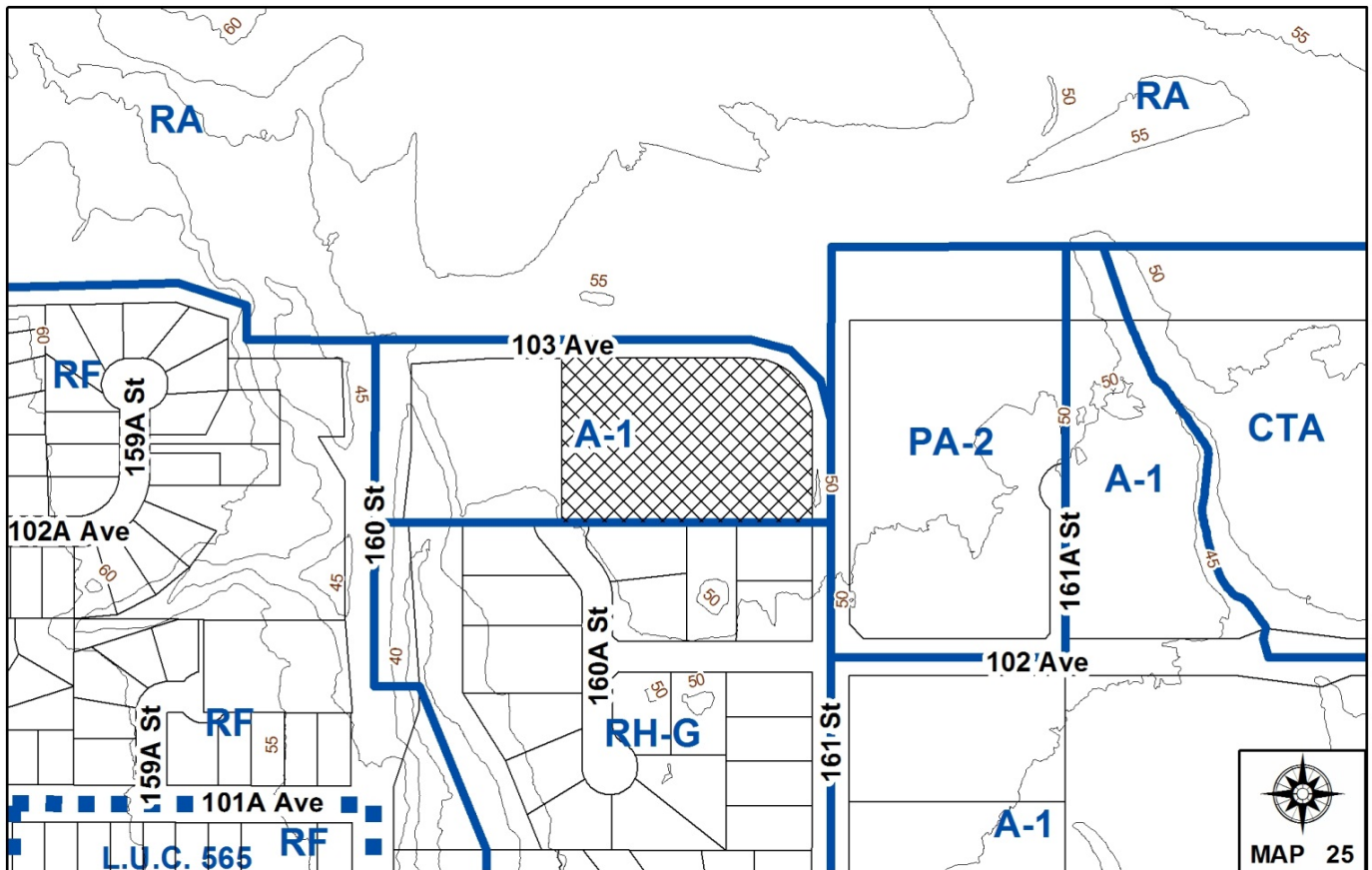
in order to allow subdivision into 12 small suburban residential lots.

LOCATION: 16062 - 103 Avenue

OWNERS: Amerpaul S Dhillon
 Inderdeep S Pannu
 Jagdeep S Johal
 Parmdip S Johal
 Parveen K Johal

ZONING: A-1

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Suburban designation in the OCP which permits the proposed density of 4 units per acre for Suburban lands a minimum of 200 metres (650 ft.) from the Agricultural Land Reserve (ALR) boundary.
- The site is more than 2 kilometres (1.3 miles) north of the ALR boundary which is south of 92 Avenue and east of 164 Street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "General Agriculture Zone (A-1)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant address the cash-in-lieu for parkland requirements, comparable to other gross density zones; and
 - (h) registration of a Section 219 Restrictive Covenant, for proposed Lots 1 and 3-9 for tree protection.

REFERRALS

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

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

4 Elementary students at Serpentine Heights Elementary School
2 Secondary students at North Surrey Secondary School

(Appendix V)

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

Parks, Recreation & Culture: No concerns provided the applicant addresses the concern that the development will place additional pressure on existing park facilities.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted for 1 year.

SITE CHARACTERISTICS

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

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 103 Avenue):	Park and Ride facility.	Suburban	RA
East (Across 161 Street):	Saint Andrew Kim Parish	Suburban	PA-2
South:	Single family dwellings within Briar Glen subdivision.	Suburban	RH-G
West:	Single family dwelling and accessory buildings on a 1.8-acre lot.	Suburban	A-1

DEVELOPMENT CONSIDERATIONS

- The subject site is 2.9 acres in size and is located at the south-west corner of 161 Street and 103 Avenue in Guildford.

- The applicant proposes rezoning the site to "Comprehensive Development Zone (CD)" based on the "Half-Acre Residential Gross Density Zone (RH-G)" to permit development of 12 small suburban residential lots.
- Originally, the proposed 12-lot subdivision layout included a new east-west through-road that ran along the south property line and connected to 160A Street, and extended the 160A Street cul-de-sac (Appendix II). In response to concerns raised by area residents (see Pre-Notification Section) below, the applicant subsequently amended the proposed subdivision layout (Appendix III).
- The overall density of the proposed development is 10 dwelling units per hectare (4 upa), which complies with the maximum density set out in the Official Community Plan for lands designated Suburban and a minimum of 200 metres (650 ft.) from the ALR boundary.
- The current 12-lot subdivision (Appendix III) includes the completion of the 160A Street cul-de-sac with two lots similarly sized to the RH-G Zone regulations (992 sq.m. and 1032 sq.m., respectively), and includes the creation of a new east-west cul-de-sac from 161 Street and lane with 10 single family lots (ranging from 581 sq.m. to 912 sq.m.).
- The applicant proposes 2 lots fronting 160A Street, 6 lots fronting 103 Avenue, and 4 lots fronting a new east-west internal road. Although 103 Avenue, 160A Street and the new east-west road are classified as local roads, many of the proposed lots (Lots 1-6 and 10-12) will have driveway access via the lane only.
- The RH-G Zone would normally require the applicant to provide 15% parkland dedication. In this case, the applicant is not proposing to provide any parkland dedication, but has agreed to provide 15% cash-in-lieu of parkland dedication.

Proposed CD By-law

- The proposed CD By-law is comprised of 3 blocks: Blocks A and B are similar to the RF Zone in terms of house size and setbacks. Block C is similar to the RH-G Zone in terms of lot size, house size and setbacks.
- The table below provides a comparison between the proposed CD By-law and the RH-G Zone:

	RH-G Zone	Proposed CD By-law Block A	Proposed CD By-law Block B	Proposed CD By-law Block C
Density	5 dwelling units per hectare (2.0 upa)	10 dwelling units per hectare (4.0 upa)		
Floor Area Ratio (FAR)	0.32	0.60 for the first 560 square metres [6,000 sq.ft.] of lot area and 0.35 for the remaining lot area in excess of 560 square metres [6,000 sq.ft.]		0.32
Lot Coverage	25%	32-38%		25%
Subdivision				
Lot Area	1,120 sq. m. (12,000 sq. ft.)	702 sq.m. (7,556 sq.ft.)	570 sq.m. (6,135 sq.ft.)	992 sq.m. (10,677 sq.ft.)
Lot Width	30 m. (100 ft.)	19 m. (62 ft.)	19 m. (62 ft.)	18 m. (59 ft.)
Lot Depth	30 m. (100 ft.)	32 m. (104 ft.)	22 m. (72 ft.)	30 m. (98 ft.)

	RH-G Zone	Proposed CD By-law Block A	Proposed CD By-law Block B	Proposed CD By-law Block C
Setbacks				
Front Yard	7.5 m. (25 ft.)	7.5 m. (25 ft.)	6.0 m. (20 ft.)	7.5 m. (25 ft.)
Rear Yard	7.5 m. (25 ft.)	7.5 m. (25 ft.)	7.5 m. (25 ft.)	7.5 m. (25 ft.)
Side Yard	3.0 m. (10 ft.)	1.8 m. (6 ft.)	1.8 m. (6 ft.)	3.0 m. (10 ft.)
Side Yard on a Flanking Street	7.5 m. (25 ft.)	3.6 m. (12 ft.)	N/A	N/A

- The lots in Block C complete the cul-de-sac pattern that was established along 160A Street within the existing neighbourhood to the south. The lot size and density of Block C is similar to the existing lots located to the south of the subject site in the Briar Glen subdivision, which was approved in 1989 (Appendix IX).
- The lots in Blocks A and B are oriented internally to the site or towards 103 Avenue, and therefore do not have a direct interface with the existing neighbourhood to the south. As such, it is appropriate to consider house size and setbacks similar to the recently amended RF Zone.
- The overall gross density for the proposed development is 10 units per hectare (4 upa) which is consistent with the Official Community Plan, for Suburban areas more than 200 metres (656 ft.) from the ALR.

Building Scheme and Lot Grading

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

Tree Survey and Tree Preservation

- BC Plant Health Care Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City Landscape Architect and require a number of revisions, including the following:
 - The Tree Preservation Summary should separate the statistics for on-site and off-site trees and should accurately reflect the tree replacement ratios;
 - Discrepancies between the lot grading plans and the tree protection and replacements plans must be resolved; and
 - Written permission is required from adjacent land owners to remove any off-site or shared trees.

- The chart below provides a preliminary summary of on-site and off-site tree retention and removal by species:

Tree Species	Total number of trees	Total trees retained	Total trees removed
Western red cedar	44	16	28
Western hemlock	20	4	16
Douglas fir	10	1	9
Big leaf maple	12	0	12
Red alder	53	0	53
Sweet birch	6	0	6
Deodora cedar	1	0	1
Sitka spruce	5	0	5
Pacific dogwood	1	0	1
Purple leafed plum	1	0	1
Norway maple	1	0	1
Vine maple	1	0	1
TOTAL	155	22	133

- There are 155 protected on-site and off-site trees, with 130 trees proposed for removal. The trees proposed for removal are hazardous (89 trees) and/or are poor species for retention (59 trees). There are 40 trees that are in good overall condition and health but conflict with road dedications or building envelopes. However, 22 on-site trees and 4 off-site trees are good candidates for tree preservation.
- The preliminary report indicates that of the 155 trees, 130 are to be removed. The arborist proposes 36 replacement trees, leaving a deficit in replacement trees. The arborist has not provided information regarding the appropriate number of replacement trees required, which will need to be confirmed prior to approval of the arborist report. However, cash-in-lieu will be provided for the trees in deficit. The average number of trees proposed per lot is 5.
- The trees to be retained on proposed Lots 1 and 3-9 will be protected by a Section 219 Restrictive Covenant.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were sent on May 29, 2013 and staff received 6 responses from 4 households (3 phone calls and 3 emails), with the following comments based on the initial subdivision proposal (Appendix II) (staff comments in italics):

- One area resident called for information only.

(Staff provided the caller with a copy of the proposed layout.)

- One caller informed staff that the map on the Development Proposal Sign has an error.

(At that time, staff had not yet received a photo of the Development Proposal Sign. Staff informed the applicant of the error and the sign was fixed. Development

Proposal Sign photos were sent to staff confirming the correct information on the sign.)

- Some of the respondents oppose the proposed density. They feel the density is too high for the subject site and would prefer a density more similar to the RH-G Zone. They feel that the proposed development is not keeping with the form & character of the existing Briar Glen neighbourhood.

(Staff explained that the proposed development complies with the Suburban designation in the Official Community Plan, which allows a maximum density of 10 units per hectare (4 upa) in certain areas).

- Some of the respondents expressed concern about increased traffic as a result of the development. They also commented that there is a lot of speeding along 103 Avenue and 161 Street. They expressed concern that there are no sidewalks along 161 Street and 103 Avenue, which makes it unsafe for pedestrians. They were concerned that the proposed development may result in short-cutting through their neighbourhood.

(In response to neighbourhood feedback, the applicant revised the subdivision layout so that 10 of the proposed lots will gain access from a new road and lane from 161 Street, and only two lots are proposed to interface the existing Briar Glen neighbourhood. The If the rezoning and subdivision application obtains the necessary approvals from Council, the applicant will be responsible for road frontage upgrades along 103 Ave and 161 St. This requirement will result in 1.5m of concrete sidewalk, a typical City grassed/treed boulevard, street lighting, and additional pavement width that will accommodate parking.)

- Some of the respondents expressed concern about the loss of trees and habitat. They expressed that the trees on the subject site provide a visual and noise buffer from the nearby Highway No. 1 interchange at 160 Street.

(The proposed new houses will also provide a visual and noise buffer from the highway.)

- Some of the respondents expressed concern about low water pressure in this neighbourhood, commented about smells coming from the sewer pipes, and concerns about the impact the development site will have on runoff into Serpentine Creek.

(As part of the servicing requirements for the proposed development, the existing water main on 160A Street will be “looped” by extending it through the subject site to 161 Street. The looping of the water main will improve the water quality/quantity for the existing Briar Glen neighbourhood.

The sanitary odour is emanating from the intersection of 161 Street and 102 Avenue. The proposed development will not increase the odour.

Serpentine Creek has been identified adjacent to this site, which requires protection in accordance with DFO/MWLAP Land Development Guidelines and Best Management Practices. Furthermore, a stormwater management plan must be completed to the satisfaction of Surrey Drainage Engineering.)

A Public Information Meeting was held on June 24, 2013 at the Holiday Inn located at 15808 - 104 Avenue. 24 people signed in representing 21 households.

Comment sheets were provided at the meeting, and 17 comment sheets were returned, representing 15 households. The comments expressed at the Public Information Meeting on the initial subdivision proposal (Appendix II) were as follows:

- Four comments were received and expressed concerns regarding road connections, tree preservation, traffic and noise, and carriage houses.
- Two comment sheets included comments that were neutral in nature.
- Nine households that were opposed to the density of the project wanted to see a density no higher than the half-acre gross density of the existing neighbourhood to the south.
- Themes expressed were:
 - Only half-acre gross-density is acceptable;
 - Existing problems with sanitary odors;
 - Existing problems with water pressure;
 - Desire for no road connection to the existing subdivision to the south;
 - Desire for no walkway connection from the proposed project to the park and ride lot;
 - Concerns over increased traffic;
 - Desire to maintain trees; and
 - Concerns the proposed development does not match the existing neighbourhood.

Following the Public Information Meeting, staff received three more responses from area residents and a petition in opposition with 28 signatures from 27 households. The comments on the petition were as follows:

- The density in excess of 1/2 acre gross density lots is not in keeping with the form and character of the surrounding neighbourhood. The proposed road connection, which would remove the current private cul-de-sac, is unnecessary, and along with the proposed density negates the very reasons the residents chose to live in this area.

Subsequent to the Public Information Meeting, the applicant submitted a revised subdivision layout (the current layout, attached as Appendix III). Revised pre-notification letters were sent on September 20, 2013, with the revised layout attached. Staff received one phone call as a result of the revised pre-notification letters.

- The caller expressed that, other than addressing traffic concerns for 160A Street and 102 Avenue, none of the other concerns were addressed. In particular the concerns about the sidewalk, the water pressure, and tree retention did not appear to be addressed. The caller felt that they have been voicing their concerns about the pedestrian safety and water pressure for many years, and feel ignored.

(Staff tried to explain the process for reviewing tree retention, and how the applicant is proposing to retain 22 trees. The proposed development would include the construction of a sidewalk along the 103 Avenue and 161 Street frontages. The proposed development would include looping the water mains through the subject site, which would improve water quality.)

It was originally the applicant's intent to plant a 3.0-metre (10 ft.) wide landscape buffer along the south property line of proposed Lots 8 and 9. The alignment of the proposed landscape buffer was conveyed to the neighbourhood through the most recent pre-notification letter. However, upon further review of the servicing requirements for the proposed development, it was determined that a water main must be constructed at that location. Therefore, a landscape buffer along the south portion of Lots 8 and 9 is not possible. The construction of the water main at this location will help by improving water quality and in alleviating the concerns raised by the neighbourhood about low water pressure.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 17, 2013. 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"> • Complies with Official Community Plan (OCP) Suburban designation
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Complies with permitted density within the Suburban designation • Opportunities for backyard gardens
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • On-site and off-site tree retention of 22 trees. Planting of new trees. Average number of trees per lot is 5. • Recycling and organic material service pick-up
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Subject site is within close proximity of East Guildford Park and Ride.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> •
6. Green Certification (F1)	<ul style="list-style-type: none"> •
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Public Information Meeting held June 24, 2013 to solicit feedback from the neighbourhood.

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.	Initial Subdivision Layout
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Proposed CD By-law
Appendix IX.	Map of Briar Glen Subdivision

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/da

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Information for City Clerk

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

1. (a) Agent: Name: Brent Tedford
 Pacific Land Resource Group Inc.
 Address: 7485 - 130 Street, Suite 101
 Surrey, BC V3W 1H8

 Tel: 604-501-1624 - Work

2. Properties involved in the Application

- (a) Civic Address: 16062 - 103 Avenue

- (b) Civic Address: 16062 - 103 Avenue
 Owners: Parveen K Johal
 Parmdip S Johal
 Jagdeep S Johal
 Inderdeep S Pannu
 Amerpaul S Dhillon

 PID: 012-290-629
 Lot: Lot 28 Except: Firstly: The West 297.4 Feet
 Secondly: Part Highway on Plan 28411; Section 26 Block 5 North
 Range 1 West New Westminster District Plan 1670

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
- (b) Application is under the jurisdiction of MOTI.

MOTI File Nos. 2013-02959 and 013-02961

SUBDIVISION DATA SHEET

Proposed Zoning: CD (Based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.9
Hectares	.118
NUMBER OF LOTS	
Existing	1
Proposed	12
SIZE OF LOTS	
Range of lot widths (metres)	19 – 29 metres
Range of lot areas (square metres)	570 – 1,032 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10 uph / 4 upa
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)	
% of Gross Site	
	Required
PARKLAND	
15 ⁰ % money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

Initial Layout Proposed



PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

Suite 101 - 7485 130 Street
 Surrey, British Columbia
 Canada V3W 1H8

Tel: 604-501-1624
 Fax: 604-501-1625

www.pacificlandgroup.ca
 info@pacificlandgroup.ca

PROJECT:

**103 Avenue & 160 Street,
 Surrey**

DRAWING TITLE

**Subdivision Concept Plan
 Option 1a
 (13 Lots)**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

Sarbjit Bains

SCALE:

1:1000

DATE:

January 8, 2013

PROJECT No:

12-979

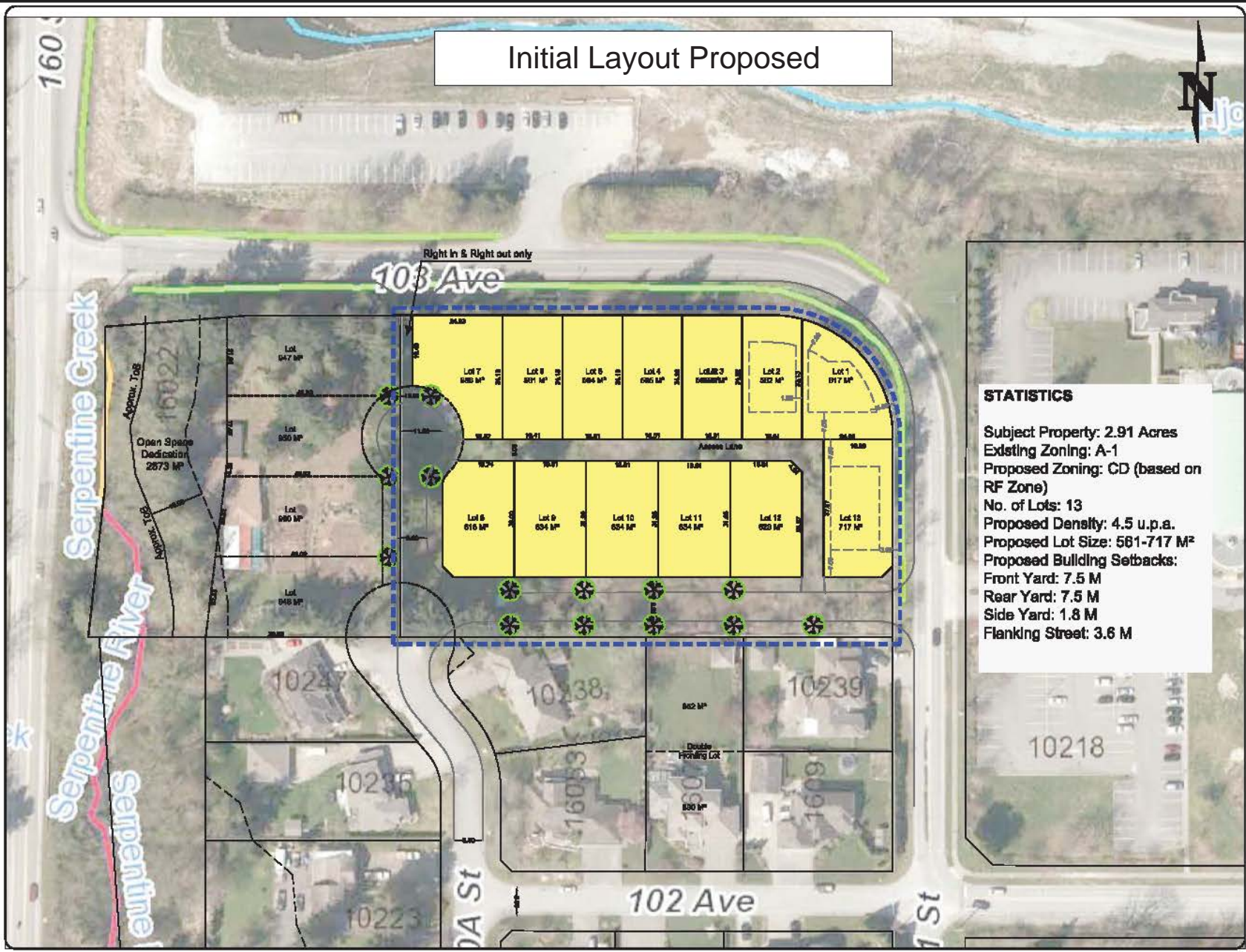
DRAWING No:

01

DESIGNED BY:	CHECKED BY:
EW	OV

STATISTICS

Subject Property: 2.91 Acres
 Existing Zoning: A-1
 Proposed Zoning: CD (based on
 RF Zone)
 No. of Lots: 13
 Proposed Density: 4.5 u.p.a.
 Proposed Lot Size: 561-717 M²
 Proposed Building Setbacks:
 Front Yard: 7.5 M
 Rear Yard: 7.5 M
 Side Yard: 1.8 M
 Flanking Street: 3.6 M

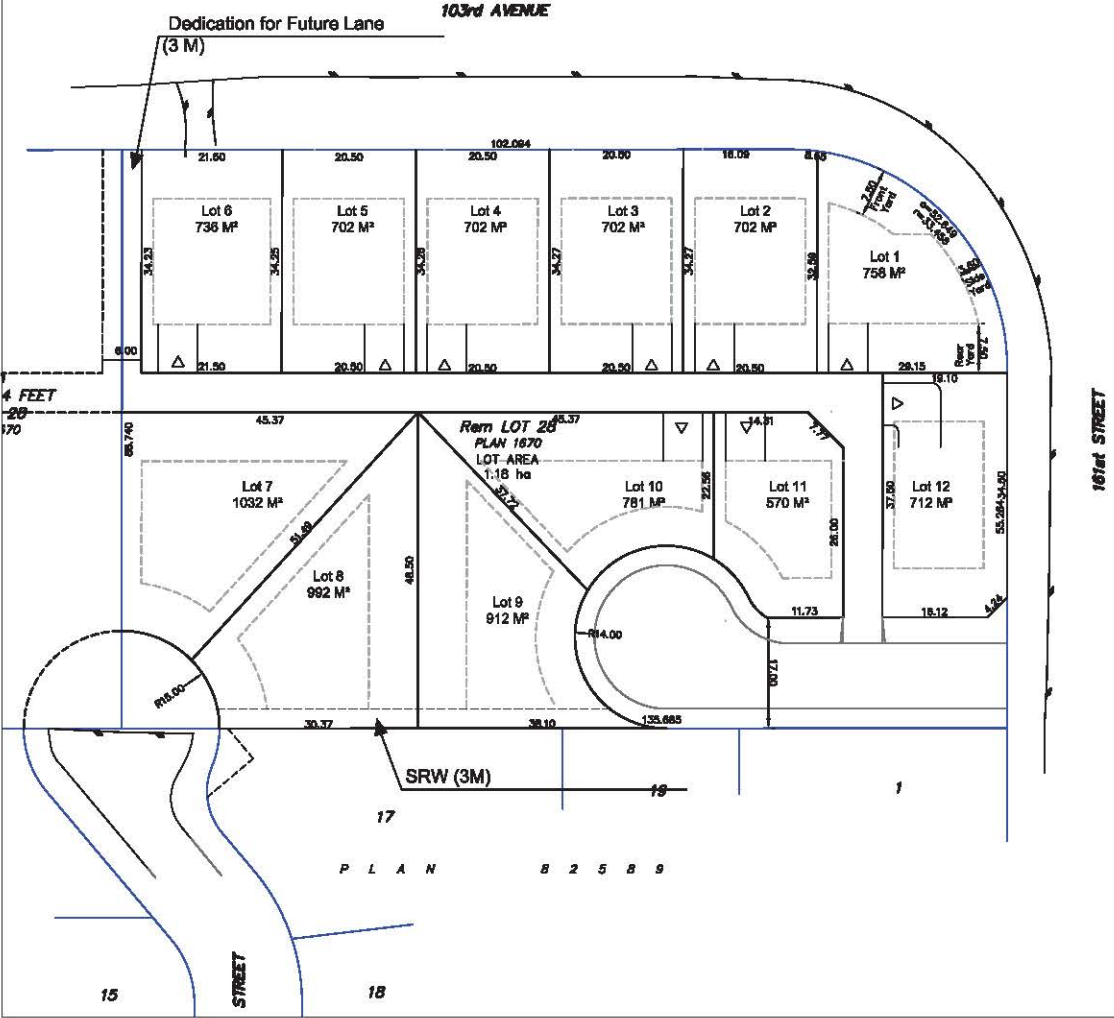


Current Layout Proposed



STATISTICS

Subject Property: 2.91 Acres
 Existing Zoning: A-1
 Proposed Zoning: CD
 No. of Lots: 12
 Proposed Density: 4 u.p.a.
 Proposed Lot Size: 570-1032 M²



PACIFIC LAND GROUP
Land Use, Development & Environmental Strategists

Pacific Land Resource Group Inc.

Suite 101 - 7485 130 Street
 Surrey, British Columbia
 Canada V3W 1H8

Tel: 604-501-1624
 Fax: 604-501-1625

www.pacificlandgroup.ca
 info@pacificlandgroup.ca

PROJECT:

**103 Avenue & 160 Street,
 Surrey**

DRAWING TITLE:

**Subdivision Layout
 (CD Zone)**

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

SCALE:

1:750

DATE:

October 1, 2013

PROJECT No:

12-979

DRAWING No:

01

DESIGNED BY:	CHECKED BY:
EW	OV

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

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

DATE: **October 1, 2013** PROJECT FILE: **7812-0319-00**

RE: **Engineering Requirements
Location: 16062 103 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 17.0 metres for 102A Avenue to Limited Local Road Standard.
- Dedicate 3.0 x 3.0 metre corner cuts at the intersection of 102A Avenue and 161 Street.
- Dedicate lands to complete cul-de-sacs for 102A Avenue and 160A Street with 14.0 metre radius.
- Dedicate 6.0 metres for east/west and north/south lanes.
- Dedicate 5.5 x 5.5 metres at intersections of east/west lane and north/south lane, and east/west lane and future north/south lane.
- Dedicate 3.0 metres for future north/south lane connecting east/west lane and 103 Avenue.
- Provide 0.500 metre SRW along frontages 102A Avenue.

Works and Services

- Construct south half of 103 Avenue to Through Local Road Standard.
- Construct west half of 161 Street to Neo Traditional through Local Road Standard.
- Construct sidewalk from 102A Avenue to 102 Avenue on west side of 161 Street.
- Construct 102A Avenue to Limited Local Road Standard.
- Construct 102A Avenue and 160A Street cul-de-sac's.
- Construct east/west and north/south lanes to City Standards.
- Provide cash-in-lieu for construction of future western most north/south lane.
- Construct drainage mains along 103 Avenue, 160A Street, 102A Avenue, east/west lane, and north/south lanes to the extent of frontages.
- Construct 100 mm water main along 102A Avenue connecting to 160A Street.
- Construct sanitary mains along 103 Avenue and 102A Avenue to extent of frontage.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager
CE

NOTE: Detailed Land Development Engineering Review available on file



Thursday, June 13, 2013
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0319 00

SUMMARY

The proposed 12 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

September 2012 Enrolment/School Capacity

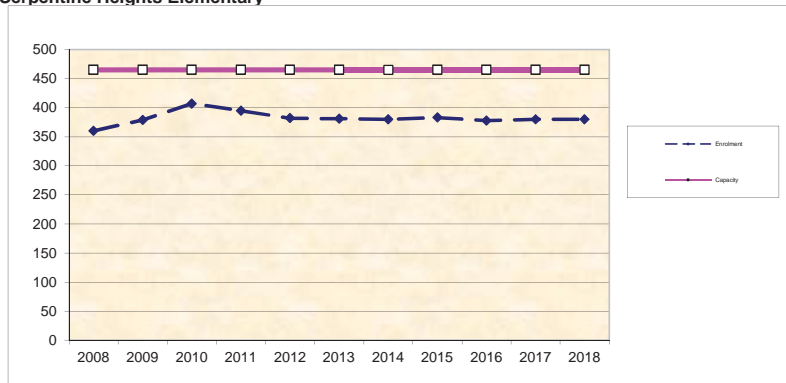
Serpentine Heights Elementary	
Enrolment (K/1-7):	42 K + 340
Capacity (K/1-7):	40 K + 425
North Surrey Secondary	
Enrolment (8-12):	1507
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

School Enrolment Projections and Planning Update:

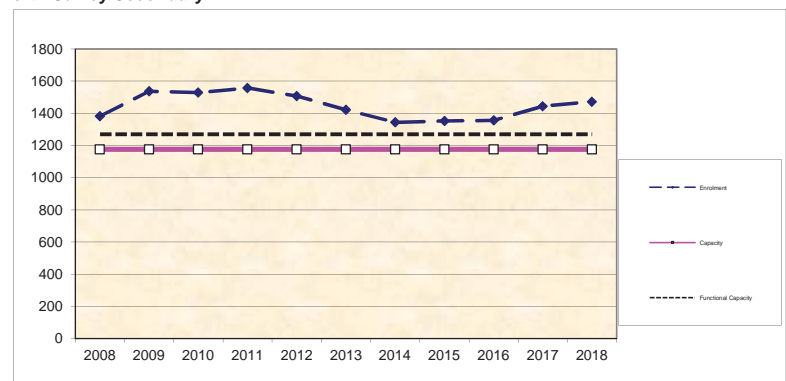
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at Serpentine Heights Elementary School and no new capital projects identified for North Surrey Secondary School. The enrolment growth shown in the tables below including buildout estimates for the area being developed. However, the projections for Serpentine Heights does not include the potential growth from future South Port Kells - Tynehead NCP development East of 168th Ave as the timing of service extensions and timing of new housing development is somewhat speculative for that area. The school district has identified a future elementary school site acquisition proposal in the Tynehead NCP Area in the East half of Serpentine Heights school catchment, but funding is not likely for a number of years for this project (subject to actual growth trends). The School District has received capital project approval for a new North Clayton Area Secondary School which is projected to be completed by 2016. It is anticipated that there would be a secondary enrolment move of the area East of 168th Street in North Surrey Secondary School's catchment to the proposed new North Clayton Area Secondary School when it opens. The new North Clayton Area Secondary is much needed as it would relieve overcrowding and reduce portables at three existing secondary schools, including Lord Tweedsmuir, Clayton Heights and North Surrey, with enrolment moves from all three schools.

Serpentine Heights Elementary



North Surrey 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: 7912-0319-00
 Project Location: 16062 - 103 Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The character of "context homes" in the area surrounding the subject site is best described as "1990's suburban-small-estate". Most homes are 3500-4000 sq.ft. "Neo-Traditional" style Two-Storey or Bungalow type. Massing designs are proportionally consistent, and well balanced, resulting in pleasing home shapes. Roof surfaces on the newer homes are cedar shingles or shake profile asphalt shingles. A variety of wall cladding materials have been used, but overall the finishing standards are considered "moderate-to-high" quality. Landscape standards on context lots are considered high.

This area was built out over a time period spanning from the 1950's to the 1990's. The age distribution from oldest to newest is: 1950's (11%), 1980's (11%), and 1990's (78%). A majority of homes in this area have a floor area over 3000 sq.ft.. Home size distribution is: 1501 - 2000 sq.ft. (11%), 3001 - 3500 sq.ft. (44%), and over 3500 sq.ft. (44%). Styles found in this area include: "Old Urban" (22%), "West Coast Traditional" (22%), and "Neo-Traditional" (56%). Home types include: Bungalow (11%), Bungalow with above-ground basement (11%), and Two-Storey (78%).

Massing scale (front wall exposure) characteristics include: Low-scale (11%), Mid-scale (33%), mid-scale with proportionally consistent, well balanced massing designs (22%), Mid to high scale (22%), and, high scale, box-like massing (upper floor located directly above or beyond the floor below, thereby exposing the entire upper floor wall mass) (11%). The scale (height) range for front entrance structures include: one storey (89%), and 1 ½ storey (11%).

The range of roof slopes found in this area is: flat (11%), 5:12 (22%), 6:12 (22%), 7:12 (22%), 8:12 (11%), and 12:12 (11%). Main roof forms (largest upper floor truss spans) include: main common hip roof (67%), main common gable roof (22%), and flat roof (11%). Feature roof projection types include: none (9%), common hip (55%), common gable (27%), and Boston Hip (9%). Roof surfaces include: Tar and gravel (11%), rectangular profile type asphalt shingles (11%), shake profile asphalt shingles (33%), and cedar shingles (44%).

Main wall cladding materials include: horizontal cedar siding (10%), vertical channel cedar siding (10%), horizontal vinyl siding (30%), and Stucco cladding (50%). Feature wall trim materials used on the front facade include: no feature veneer (44%), and brick feature veneer (56%). Wall cladding and trim colours include: Neutral (45%), Natural (45%), and Warm (9%).

Covered parking configurations include: single vehicle garage (11%), double garage (22%), and triple garage (67%).

A variety of landscaping standards are evident, including: old suburban landscape standard - high quality with numerous plantings (22%), average modern suburban landscape standard (22%), high quality modern suburban landscape standard (33%), extraordinary suburban-estate landscape standard (11%), and old urban landscape standard (11%). Driveway surfaces include: asphalt driveway (22%), broom finish concrete driveway (22%), and exposed aggregate driveway (56%).

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

- 1) **Context Homes:** Seventy eight percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and 22 percent are considered 'non-context'). Context homes include: 16090 - 102 Avenue, 16060 - 102 Avenue, 10235 - 160A Street, 10247 - 160A Street, 10238 - 160A Street, 16053 - 102 Avenue, and 16091 - 102 Avenue. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with homes identified as context homes within the photos section of the character study, subject to modest updating of standards typically found in new suburban zone subdivisions.
- 2) **Style Character :** New homes should have a suburban-estate character. Styles suited for this objective include “Traditional” (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent.
- 3) **Home Types :** Only Two-Storey and Bungalows are found in this area, and both are recommended. However, other types could also be acceptable providing the home meets post-year 2010's architectural design standards. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc.) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RH(G) and RF zoned subdivisions (as this CD zone is a hybrid of RF and RH(g)). New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and proportions should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, and brick.. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds standards for post 2010 suburban zone developments.
- 7) **Roof surface :** A range of roof surfacing materials have been used in this area including cedar shingles, asphalt shingles, and tar and gravel. The roof surface is not a uniquely recognizable characteristic of this area and so some flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.

- 8) **Roof Slope :** Seventy eight percent of homes have a roof slope of 7:12 or less. The recommendation is to use a minimum roof slope of 7:12 at the subject site.

Streetscape: The subject site is located in an area in which small-estate size (3000-4000 sq.ft) Two-Storey and Bungalow type homes situated on RH(G) lots account for nearly 80% of the surrounding housing stock. These homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. Main roof forms are common hip or common gable. Most homes have a roof slope of 7:12 slope or less. With the exception of one home with a tar and gravel roof, all homes have either cedar shingle or asphalt shingle roof surfaces. A variety of wall cladding materials have been used, including vinyl, stucco, cedar, and brick. The colour range includes only natural and neutral hues. Trim and detailing standards are high for the era of construction. Landscaping meets an average-to-high modern suburban standard.

2. Proposed Design Guidelines

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

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive suburban-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: “Traditional” (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment

Seventy eight percent of neighbouring homes can be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2010) suburban zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RH zoned subdivisions (subject to compatibility with existing homes), rather than to specifically emulate the aforesaid context homes.

- Exterior Materials/Colours:** Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.
- “Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development. “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 7:12.
- Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns 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 25 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 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. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** April 6, 2013

Reviewed and Approved by:



Date: April 6, 2013



BC Plant Health Care Inc.

18465 53rd Avenue | Phone: 604-575-8727
Surrey, BC, V3S 7A4 | Fax: 604-576-2972

Email: info@bcplanthealthcare.com
24 Hour Emergency Pager 604-607-1616

TREE PRESERVATION SUMMARY

Surrey Project No: _____

Project Location: 16062 103rd Avenue, Surrey, BC

Registered Arborist: Tom Walz PN-5960AT

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

See Attached Report

2. Summary of Proposed Tree Removal and Replacement

- The summary will be available before final adoption.
- Number of Protected Trees Identified 155 (A)
- Number of protected trees declared hazardous due to natural causes or dead trees n/a (B)
- Number of Protected Trees to be Removed 133 (C)
- Number of Protected Trees to be Retained (A-B-C) 22 (D)
- Number of Replacement Trees Required at a 2:1 Ratio(C-B) n/a (E)
- Number of Replacement Trees Required at a 1:1 Ratio n/a (F)
- Number of Replacement Trees Proposed 36 (G)

3. Tree Survey and Preservation/Replacement Plan

- Tree Survey and Preservation/Replacement Plan attached
- This plan will be available before final adoption.

Summary and plan prepared and submitted by 

Date: October 1, 2013

Tree Replacement Plan
 BC Plant Health Care Inc.
 Ryan Noordhoff PN-6412AT
 October 1, 2013



Pacific Land Resource Group Inc.

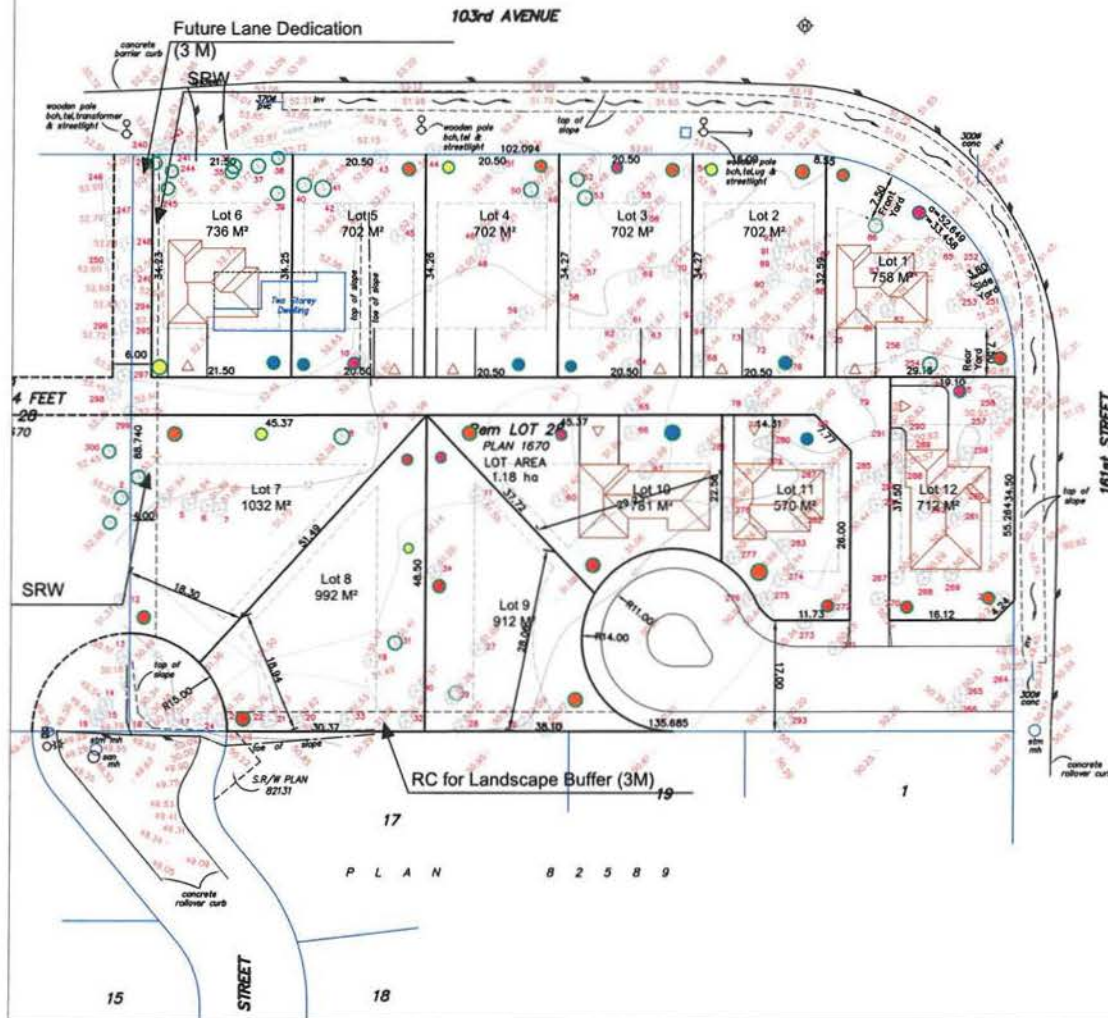
Suite 101 - 7485 130 Street
 Surrey, British Columbia
 Canada V3W 1H8
 Tel: 604-501-1624
 Fax: 604-501-1625
 www.pacificlandgroup.ca
 info@pacificlandgroup.ca

STATISTICS

Subject Property: 2.91 Acres
 Existing Zoning: A-1
 Proposed Zoning: CD (based on RF Zone)
 No. of Lots: 12
 Proposed Density: 4 u.p.a.
 Proposed Lot Size: 601-1032 M²
 Proposed Building Setbacks:
 Front Yard: 7.5 M
 Rear Yard: 7.5 M
 Side Yard: 1.8 M
 Flanking Street: 3.6 M

Table of Contents

- Retained/Protected Tree
- Pinus strobus (Eastern White Pine)
- Acer saccharum (Sugar Maple)
- Sorbus aucuparia (European Mountain Ash)
- Cornus 'Eddie's White Wonder' (Eddie's White Wonder Dogwood)
- Oxydendrum arboreum (Sourwood)



PROJECT:

103 Avenue & 160 Street,
 Surrey

DRAWING TITLE:

Subdivision Layout
 (CD Zone)

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM
 FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

CLIENT:

SCALE:

1:750

DATE:

August 14, 2013

PROJECT No:

12-979

DRAWING No:

02

DESIGNED BY:

EW

CHECKED BY:

OV

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: GENERAL AGRICULTURE ZONE (A-1)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 012-290-629
 Lot 28 Except: Firstly: The West 297.4 Feet
 Secondly: Part Highway on Plan 28411; Section 26 Block 5 North Range 1 West New
 Westminster District Plan 1670

16062 103 Avenue

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* on small *suburban lots*.

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 A, certified correct by D.J. Dyck, B.C.L.S. on the 20th day of September 2013.

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. Blocks A and B:

- (a) For the purpose of subdivision, the maximum *unit density* is 10 *dwelling units* per hectare [4 u.p.a.]; and
- (b) For *building* construction within a *lot*:
 - i. The *floor area ratio* must not exceed 0.60 for the first 560 square metres [6,000 sq.ft.] of *lot* area and 0.35 for the remaining *lot* area in excess of 560 square metres [6,000 sq.ft.], provided that 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport;
 - ii. The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof; and
 - iii. 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, the following must be included in the calculation of *floor area ratio*:
 - a. Covered area used for parking unless the covered parking is located within the *basement*;
 - b. The area of an accessory building in excess of 10 square metres [105 sq.ft.];

- c. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which of which 15 square metres [160 sq.ft.] must be reserved for a front porch or veranda; and
- d. Floor area with extended height, including staircases, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.].

2. Block C:

- (a) For the purpose of subdivision, the maximum *unit density* is 10 *dwelling units* per hectare [4 u.p.a.]; and
- (b) For *building* construction within a *lot*:
 - i. 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 used only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*; and
 - ii. 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, the following must be included in the calculation of *floor area ratio*:
 - a. Covered area used for parking unless the covered parking is located within the *basement*;
 - b. The area of an *accessory building* in excess of 10 square metres [105 sq.ft.];
 - c. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which of which 15 square metres [160 sq.ft.] must be reserved for a front porch or veranda; and
 - d. Floor area with extended height, including staircases, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.].

E. Lot Coverage

1. Blocks A and B: The maximum *lot coverage* is as follows:

Lot Size	Maximum Lot Coverage
570 square metres [6,135 sq.ft.] to 653 square metres [7,000 sq.ft.]	38%
Greater than 653 square metres [7,000 sq.ft.] to 746 square metres [8,000 sq.ft.]	36%
Greater than 746 square metres [8,000 sq.ft.] to 839 square metres [9,000 sq.ft.]	34%
Greater than 839 square metres [9,000 sq.ft.]	32%

2. Block C: The maximum *lot coverage* is 25%.

F. Yards and Setbacks

1. Block A:

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

Use	Setback	Front Yard^{1,2}	Rear Yard³	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m. [6 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures</i> Greater than 10 square metres [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.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	0.0 m.	0.0 m.	7.5 m. [25 ft.]

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

¹ Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.5 metres [18 ft.] for a maximum of 50% of the width of the *principal building*. If a minimum of 50% of the width of the *principal building* is set back 9 metres [30 ft.], the *setback* to an attached garage may be relaxed to 6.7 metres [22 ft.].

- ² With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *principal building* must not extend towards the *highway* for more than half the depth of the said garage, measured from the front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If an attached garage with its main access doors facing a *highway* contains more than 2 parallel *parking spaces*, the additional *parking space(s)* and the garage entrance leading to the additional *parking space(s)* must be set back at least 0.9 metre [3 ft.] from the front of the said garage.
- ³ 50% of the length of the rear *building* face may be *setback* a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building* face is *setback* at least 8.5 metres [28 ft.] from the *rear lot line*.

2. Block B:

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

Use	Setback	<i>Front Yard</i> ^{1,2}	<i>Rear Yard</i> ³	<i>Side Yard</i>
<i>Principal Building</i>		6.0 m. [20 ft.]	7.5 m. [25 ft.]	1.8 m. [6 ft.]
<i>Accessory Buildings and Structures</i> Greater than 10 square metres [105 sq.ft.] in size		18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m [3 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	0.0 m.	0.0 m.

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

- ¹ With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *principal building* must not extend towards the *highway* for more than half the depth of the said garage, measured from the front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If an attached garage with its main access doors facing a *highway* contains more than 2 parallel *parking spaces*, the additional *parking space(s)* and the garage entrance leading to the additional *parking space(s)* must be set back at least 0.9 metre [3 ft.] from the front of the said garage.
- ² 50% of the length of the rear *building* face may be *setback* a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building* face is *setback* at least 8.5 metres [28 ft.] from the *rear lot line*.

³ Where the *driveway* access is proposed from a lane located up to or along the *rear lot line*, the rear *setback* to a garage may be reduced to 6.0 metres [20 ft.].

3. Block C:

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

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]
<i>Accessory Buildings and Structures Greater than 10 square metres [105 sq.ft.] in size</i>		18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m [3 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	0.0 m.	0.0 m.

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

G. Height of Buildings

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

1. *Principal buildings:* The *building height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4 metres [13 ft.] except 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. Block A:

- (a) Where there is a lane up to or along the *rear lot line* or *side lot line*, a *driveway* access is permitted only from the lane.

- (b) 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.
- (c) Outside parking or storage of campers, boats and *vehicles* including cars, trucks and house trailers ancillary to the residential use, shall be limited to:
 - i. A maximum of 2 cars or trucks;
 - ii. House trailer, camper or boat provided that the combined total shall not exceed 1; and
 - iii. The total amount permitted under i. and ii. shall not exceed 3.

2. Blocks B and C:

- (a) 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.
- (b) Outside parking or storage of campers, boats and *vehicles* including cars, trucks and house trailers ancillary to the residential use, shall be limited to:
 - i. A maximum of 2 cars or trucks;
 - ii. House trailer, camper or boat provided that the combined total shall not exceed 1; and
 - iii. The total amount permitted under (a) and (b) shall not exceed 3.
- (c) 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:
 - i. 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.
 - ii. Adequate screening, as described in Section I.3 of this Zone is provided.

- iii. The total area surfaced or paved for a *driveway* shall be as follows:
 - a. Every *lot* may have one *driveway* with a uniform width of 6 metres [20 ft.] extending from the *lot line* to the garage, carport, or parking pad on the *lot*;
 - b. The *driveway* width may be expanded provided that the total area of the *driveway* within the *front yard* or required *side yard* does not exceed 33% of the total area of the *front yard* or required *side yard* within which the *driveway* is located;
 - c. Notwithstanding 2.(c)iii.b. additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side *parking spaces*, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side *parking spaces* measured at the required *front yard setback* and is uniformly tapered over the required *front yard* to a width of 6 m [20 ft.] at the *front lot line*

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. A minimum of 30% of the *lot* must be covered by porous surfaces.
- 3. 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 *rearyards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

1. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 28 square metres [300 sq.ft.], including the stairs.
2. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

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

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Block A	702 sq.m. [7,556 sq.ft.]	19 m. [62 ft.]	32 m. [104 ft.]
Block B	570 sq.m. [6,135 sq.ft.]	19 m. [62 ft.]	22 m. [72 ft.]
Block C	992 sq.m. [10,677 sq.ft.]	18 m. [59 ft.]	30 m. [98 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, 2012, No. 17850, as amended.
 8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2013, No. 17856, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
 9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

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

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

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

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

_____ MAYOR

_____ CLERK

F740

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SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
OF LOT 28 EXCEPT: FIRSTLY: THE WEST 297.4 FEET
SECONDLY: PART HIGHWAY ON PLAN 28411;
Sec 26 BLOCK 5 NORTH RANGE 1 WEST NWD PLAN 1670

CITY OF SURREY
 B.C.G.S. 92G.017

P.I.D. 012-290-629

CIVIC ADDRESS: #16062 103rd AVENUE

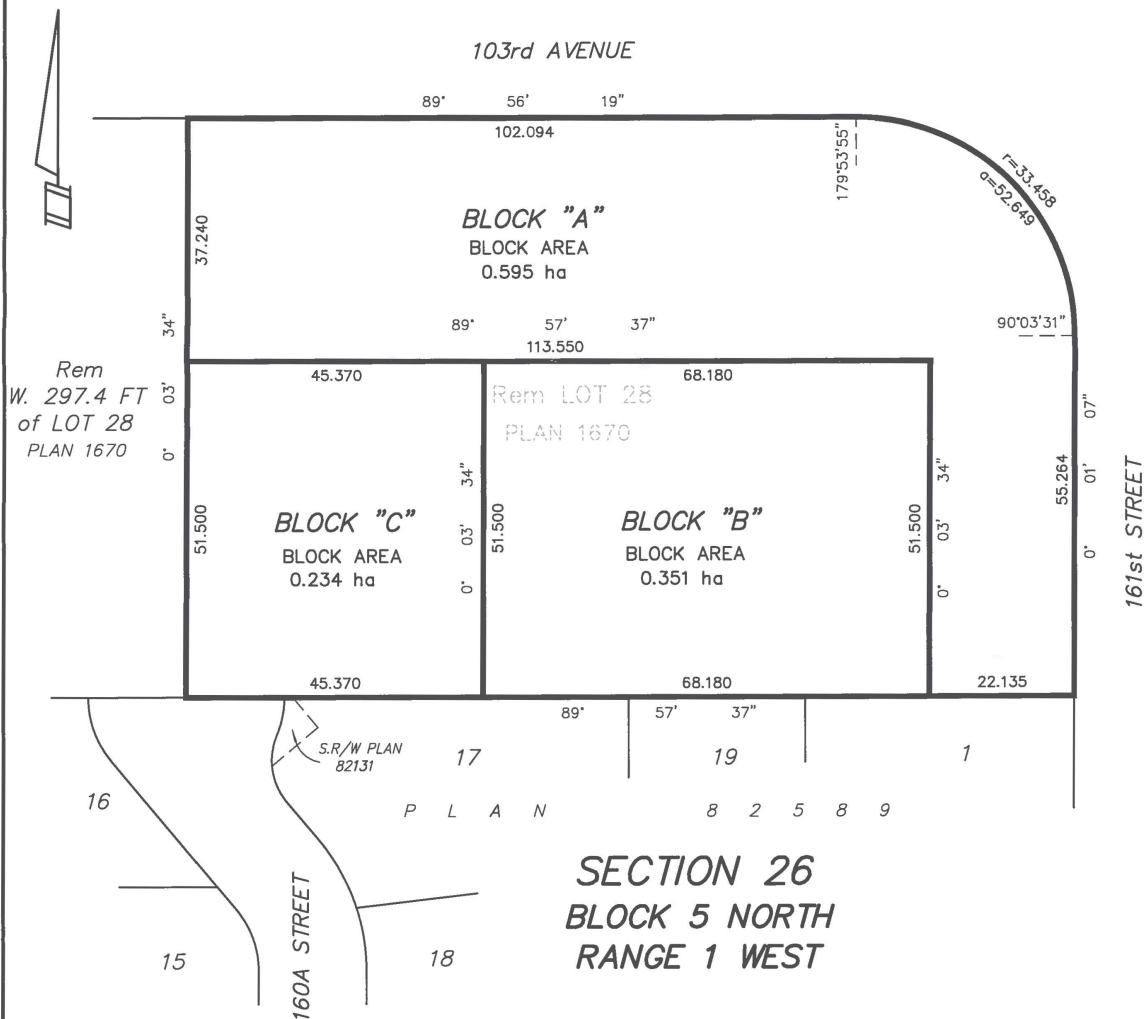
SCALE = 1:750



"ALL DISTANCES ARE IN METRES"

BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK
PART OF Rem LOT 28	Sec 26 B5N R1W	1670	0.595 ha	BLOCK "A"
PART OF Rem LOT 28	Sec 26 B5N R1W	1670	0.351 ha	BLOCK "B"
PART OF Rem LOT 28	Sec 26 B5N R1W	1670	0.234 ha	BLOCK "C"



SECTION 26
BLOCK 5 NORTH
RANGE 1 WEST

CERTIFIED CORRECT ACCORDING TO
 LAND TITLE OFFICE RECORDS DATED
 THIS 20th DAY OF SEPTEMBER, 2013

SOUTH FRASER LAND SURVEYING LTD.
 B.C. LAND SURVEYORS
 SUITE 101 - 7485 130th STREET
 SURREY, B.C. V3W 1H8
 TELEPHONE: 604 599-1886
 FILE: 13837ZON

THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT

[Signature]
 SIGNATURE OF B.C.L.S.

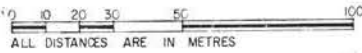
13837ZON

14.326.M3

SUBDIVISION PLAN OF LOT 26,
AND OF LOT 27 (EXCEPT PART ON HIGHWAY PLAN 28411)
BOTH OF SECTION 26, BLOCK 5. N. RGE. 1 W.,
N. W. D. PLAN 1670

PLAN 82589
Ref. # AC200208-16
DEPOSITED IN THE LAND TITLE OFFICE AT
NEW WESTMINSTER, B. C.
THIS 17 DAY OF AUGUST, 1989.

SCALE 1 : 1000



E. J. Laven
REGISTRAR

INTEGRATED SURVEY AREA NO. 1 (SURREY)

THIS PLAN SHOWS GROUND LEVEL MEASURED DISTANCES
PRIOR TO COMPUTATION OF U.T.M. CO-ORDINATES,
MULTIPLY BY COMBINED FACTOR 0.9995970

LEGEND

GRID BEARINGS ARE DERIVED FROM
CONTRL MONUMENTS 5276 AND 79H 0019

- OCM DENOTES OLD CONTROL MONUMENT FOUND
- OIP DENOTES OLD IRON POST FOUND
- IP DENOTES IRON POST SET
- ha DENOTES HECTARES
- WT DENOTES WITNESS

I. W. PAPOVE, A BRITISH COLUMBIA LAND SURVEYOR
OF COQUITLAM, IN BRITISH COLUMBIA, CERTIFY THAT
I WAS PRESENT AT AND PERSONALLY SUPERINTENDED
THE SURVEY REPRESENTED BY THIS PLAN AND THAT
THE SURVEY AND PLAN ARE CORRECT. THE SURVEY
WAS COMPLETED ON THE 30th DAY OF JUNE, 1989.

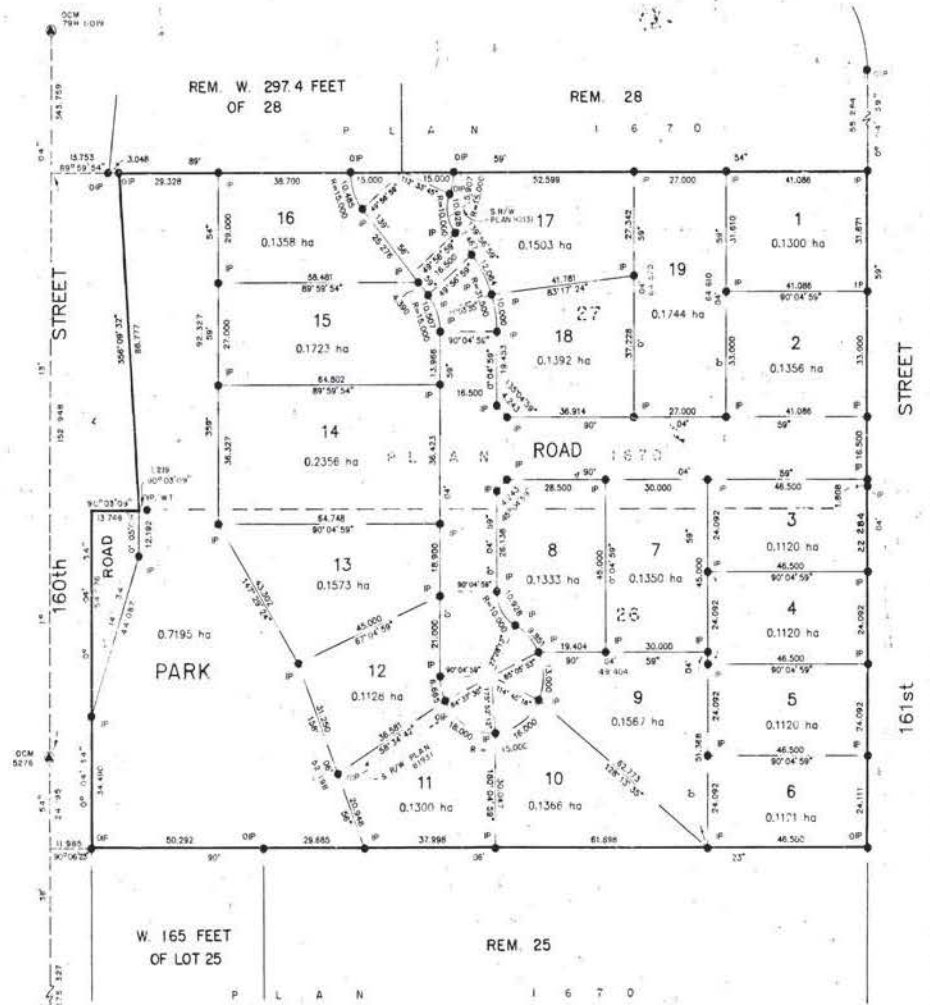
W. Papove
B. C. L. S.

APPROVED UNDER THE LAND TITLE ACT,
THIS 15th DAY OF August, 1989.

Joe Pan
APPROVED OFFICER FOR
THE MUNICIPALITY OF SURREY.

THE REGISTERED OWNER DESIGNATED HEREON DECLARES
THAT HE HAS ENTERED INTO A CONDITION OR COVENANT
WITH THE MUNICIPALITY OF SURREY UNDER SECTION 215
OF THE LAND TITLE ACT, DATED AT Vancouver B. C.
THIS 6 DAY OF August, 1989.

Bill Randall



OWNER RESLAND DEVELOPMENT CORP

Bill Randall
AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

Power of Attorney M4022189
MORTGAGEE TORONTO DOMINION BANK
By their Attorney-in-Fact

[Signature]
AUTHORIZED SIGNATORY

AUTHORIZED SIGNATORY

102nd AVE.

161st

PAPOVE & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
202-1070 RIDGEWAY AVE.
COQUITLAM, B.C.
V3J 1S7
TELEPHONE: 936-3737
FILE: 2299-SD

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT.