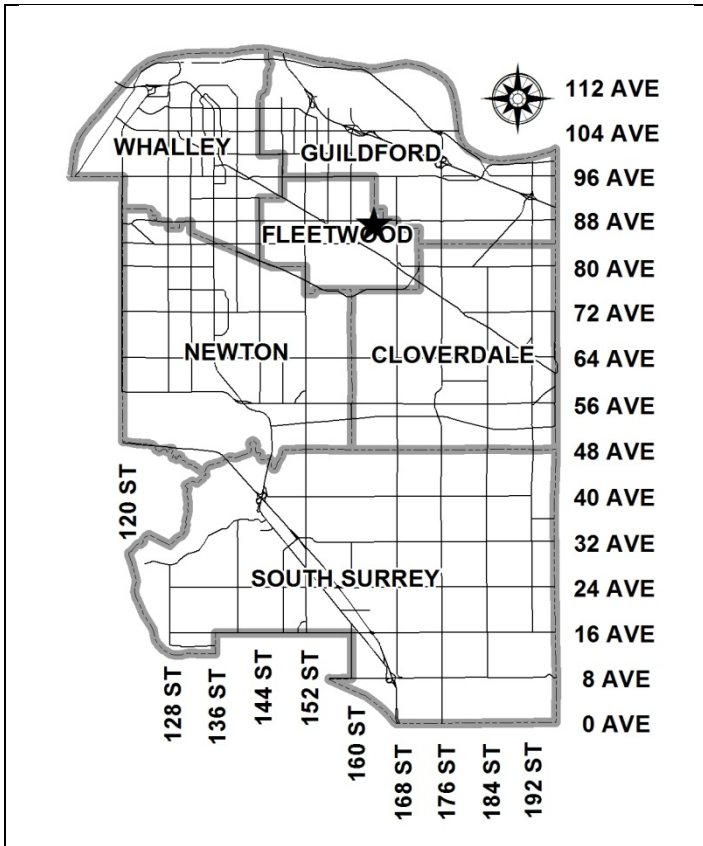


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0351-00

Planning Report Date: October 28, 2013

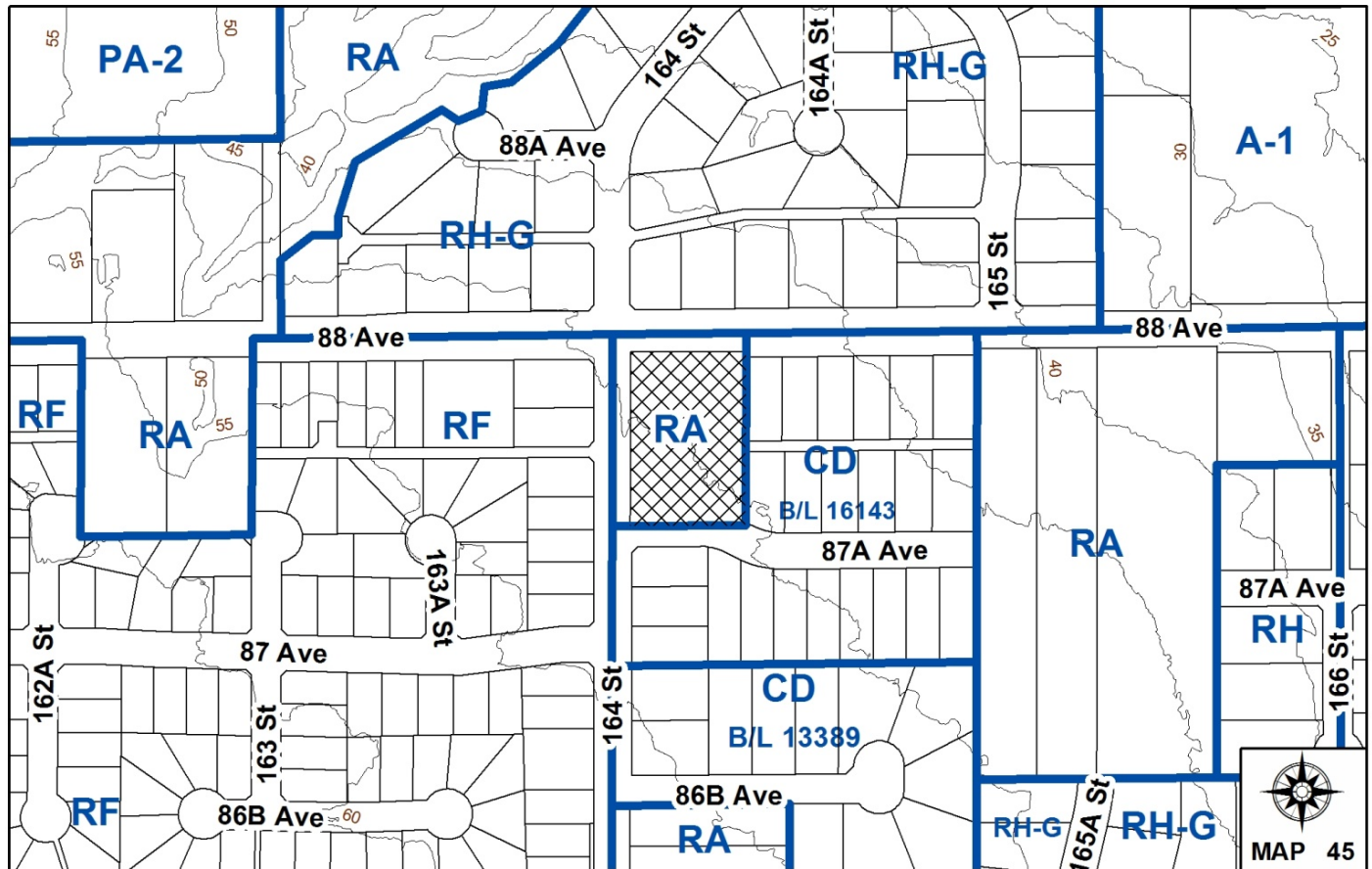


PROPOSAL:

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

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

LOCATION: 16416 - 88 Avenue
OWNER: BKG Enterprises Ltd.
ZONING: RA
OCP DESIGNATION: Suburban
TCP DESIGNATION: Single Family 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 for sites beyond 200 metres (650 ft.) of the ALR.
- Complies with the Fleetwood Town Centre Plan.
- Complies with Policy O-23: Residential Buffering Adjacent to the ALR/Agricultural Boundary.
- The proposed development is consistent with development pattern established to the east of the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) 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) the applicant address the cash-in-lieu for parkland requirement, comparable to other gross density zones; and
 - (f) the applicant address the tree replacement deficiency to the satisfaction of the Planning and Development Department.

REFERRALS

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

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

3 Elementary students at Frost Road Elementary School
2 Secondary students at North Surrey Secondary School

(Appendix IV)

The applicant has advised that the houses in the proposed development are anticipated to have final occupancy by October, 2014.

Parks, Recreation & Culture:

Parks has no concerns.

Agricultural and Food Security Advisory Committee (AFSAC):

The AFSAC reviewed this application at its April 11, 2013 meeting and recommends that the application be supported.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling which will be removed.

Adjacent Area:

Direction	Existing Use	TCP Designation	Existing Zone
North (Across 88 Avenue):	Small suburban residential lots.	Suburban in the OCP	RH-G
East:	Small suburban residential lots.	Single Family Suburban	CD (By-law No. 16143)
South (Across 87A Avenue):	Small suburban residential lots.	Single Family Suburban	CD (By-law No. 16143)
West (Across 164 Street):	Single family dwellings.	Single Family Urban	RF

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is 0.6 hectare (1.5 acres) in size and is located at the south-east corner of 164 Street and 88 Avenue in the Fleetwood Town Centre Plan area.
- The subject site is designated Suburban under the Official Community Plan (OCP), is designated Single Family Suburban under the Fleetwood Town Centre Plan, and is zoned "One-Acre Residential Zone (RA)". The site is approximately 260 metres (850 ft.) west of the edge of the Agricultural Land Reserve (ALR), which is on the north side of 88 Avenue near the intersection of 166 Street.

Proposal

- The applicant proposes rezoning the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" based on the "Half-Acre Residential Gross Density Zone (RH-G)" to permit development of 6 small suburban residential lots.
- The applicant proposes 3 lots fronting 88 Avenue and 3 lots fronting 87A Avenue. The lots fronting 88 Avenue will have driveway access via a rear lane.

- The proposed CD By-law is based on the requirements of the "Half-Acre Residential Gross Density Zone (RH-G)" with modifications to unit density, floor area ratio (FAR), setbacks, open space, and lot size.
- The proposed CD By-law sets out specific requirements for the 3 lots facing 88 Avenue (Block A) and specific requirements for the 3 lots facing 87A Avenue (Block B).
- In Block A (fronting 88 Avenue), the proposed floor area ratio (FAR) is 0.35, and the maximum floor area for houses is 330 square metres (3,550 sq. ft.) These requirements will permit the construction of dwellings on these 3 lots that are the same size as the CD-zoned lots (CD By-law No. 16143, which is based on the RH-G Zone) located to the east and south of the subject site.
- In Block B (fronting 87A Avenue), the proposed floor area ratio (FAR) is 0.45, and the maximum floor area for houses is 297 square metres (3,200 sq. ft.). These requirements will permit the construction of dwellings on these 3 lots that are smaller than homes on the surrounding CD-zoned lots but somewhat proportional to the proposed lot size. The proposed maximum lot coverage will be 35%, which will help maintain the suburban character of the surrounding neighbourhood.
- The table below provides a comparison between the proposed CD By-law, the RH-G Zone, and CD By-law No. 16143 which is located adjacent the subject site:

	RH-G Zone	CD By-law No. 16143, where Block A is the two easternmost lots fronting 88 Avenue, and the easternmost lot on the north side of 87A Avenue and Block B is the south half	Proposed CD By-law, where Block A is the north half and Block B is the south half
Principal Building Setbacks	Front yard: 7.5 m. (25 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 3.0 m. (10 ft.) Side yard on a flanking street: 7.5 m. (25 ft.)	Block A: Front yard: 7.5 m. (25 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 2.4 m. (8 ft.) Side yard on a flanking street: 5.6 m. (18.4 ft.) Block B: Front yard: 7.5 m. (25 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 3.0 m. (10 ft.) Side yard on flanking street: 7.5 m. (25 ft.)	Blocks A and B: Front yard: 7.5 m. (25 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 2.4 m. (8 ft.) Side yard on a flanking street: 5.6 m. (18.4 ft.)
Unit Density	5 dwelling units per hectare (2.0 upa)	Block A: 5 dwelling units per hectare (2.0 upa) Block B: 10 dwelling units per hectare (4.0 upa)	10 dwelling units per hectare (4.0 upa)

	RH-G Zone	CD By-law No. 16143, where Block A is the two easternmost lots fronting 88 Avenue, and the easternmost lot on the north side of 87A Avenue and Block B is the south half	Proposed CD By-law, where Block A is the north half and Block B is the south half
Floor Area Ratio (FAR) and Maximum House Size	0.32	Block A: 0.32 Maximum of 330 square metres (3,550 sq. ft.) Block B: 0.35 Maximum of 330 square metres (3,550 sq. ft.)	Block A: 0.35 Maximum of 330 square metres (3,550 sq. ft.) Block B: 0.45 Maximum of 297 square metres (3,200 sq. ft.)
Lot Coverage	25%	Block A: 25% Block B: 30%	Block A: 30% Block B: 35%
Subdivision (lot size)	Lot Area: 1,300 sq. m. (14,000 sq. ft.) Lot Width: 30 m. (100 ft.) Lot Depth: 30 m. (100 ft.)	Block A: Lot Area: 1,120 sq. m. (12,000 sq.ft.) Lot Width: 24 m. (80 ft) Lot Depth: 30 m. (100 ft.) Block B: Lot Area: 929 sq. m. (10,000 sq.ft.) Lot Width: 18 m. (62 ft) Lot Depth: 30 m. (144 ft.)	Block A: Lot Area: 926 sq. m. (9,967 sq.ft.) Lot Width: 19 m. (62 ft) Lot Depth: 44 m. (144 ft.) Block B: Lot Area: 680 sq. m. (7,319 sq.ft.) Lot Width: 19 m. (62 ft) Lot Depth: 32 m. (104 ft.)

- The overall gross density for the proposed development is 9.7 units per hectare (4 units per acre) which is consistent with the Official Community Plan, for Suburban areas more than 200 metres (656 ft.) from the ALR. The application is also consistent with the allowable densities of Policy No. O-23 *Residential Buffering Adjacent to the ALR/Agricultural Boundary*.
- Policy No. O-23 provides guidance regarding the recommended lot size and densities for residential lots within two Transition Areas from the Agricultural Land Reserve: an Inner Ring Transition Area between the existing Urban Designation Boundary and the 200-metre line, and an Outer Ring Transition Area between the 200-metre line and the ALR/Agricultural Boundary. The subject site is located within the Inner Ring Transition Area.
- Policy No. O-23 recommends within the Inner Ring Transition Area, a maximum gross density of 10 units per hectare (4 units per acre). The applicant proposes a density of 4 units per acre, which complies with the Policy O-23.
- The project was referred to the Agricultural and Food Security Advisory Committee on April 11, 2013. The Committee recommended support to the General Manager of Planning and Development.
- Rezoning a site to the RH-G Zone requires the applicant to set aside 15% open space. However, as the subject site is the last undeveloped block in the area and, as there are no significant natural features on the site that merit retention, no open space is proposed to be

provided as part of the proposed rezoning and subdivision of the subject site. However, in lieu of setting aside 15% open space, the applicant has agreed to provide 15% cash-in-lieu.

Building Scheme and Lot Grading

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

Tree Survey and Tree Preservation

- Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation / Replacement Plans. They have been reviewed by the City Landscape Architect and deemed generally acceptable.
- The chart below provides a preliminary summary of tree retention and removal by species:

Tree Species	Total number of onsite trees	Total onsite trees retained	Total onsite trees removed
Maple (Big leaf)	4	0	4
Bitter cherry	2	0	2
Douglas fir	23	9	14
Pyramid cedar	1	0	1
Holly	1	0	1
Norway spruce	5	1	4
Paper birch	1	0	1
Shore pine	2	1	1
Sitka spruce	2	0	2
Deodar cedar	1	0	1
Western hemlock	1	1	0
Western Red cedar	13	2	11
Weeping willow	1	0	1
White pine	2	1	1
Red alder	28	0	28
Cottonwood	14	0	14
Total	101	15	86

- All 86 trees proposed for removal are of poor quality, hazardous, located within or near the building envelope or road dedication, or only suitable for retention within a group of trees. Of the 86 trees proposed to be removed, 42 are red alder or cottonwood.
- The preliminary report indicates that of the 101 trees, 86 are to be removed. Based upon 86 trees to be removed, 130 replacement trees are required. The development proposes 25

replacement trees, leaving a deficit of 105 replacement trees. Cash-in-lieu will be provided for the trees in deficit. The average number of trees proposed per lot is 6.7.

- The trees to be retained on proposed Lots 1, 2, and 3 will be protected by a Section 219 Restrictive Covenant.
- The applicant has worked with City staff in order to maximize on-site tree preservation. In particular, City staff have targeted a stand of ten (10) trees within the future 164 Street road dedication area which has potential to be retained.
- As 10 of the proposed 15 retained trees are located within the future 164 Street road right of way, the Parks Recreation and Culture Department has reviewed the retention of these City trees and agree with their retention.
- In order to maximize on-site tree preservation and promote attractive streetscapes along 164 Street, the long-term preservation of these ten by-law sized trees is considered important. The typical collector road cross-section will be amended by meandering the sidewalk and extending the parking bulges in order to retain the trees along the east side of 164 Street.

PRE-NOTIFICATION

Pre-notification letters were sent on February 1, 2013 and staff received one phone call from a nearby resident, with the following comments (*staff comments in italics*):

- The caller expressed concern that the Development Proposal Sign was not visible from 164 Street.

(Staff requested that the applicant confirm the location of the signs by providing more detailed photos. The photos indicated that the two signs are visible from all roads fronting the subject site: 88 Avenue, 87A Avenue, and 164 Street, however staff requested that the applicant relocate the sign on 87A Avenue to be closer to the intersection with 164 Street. The applicant subsequently submitted photos confirming that the sign was moved according to staff's request.)

- The caller did not feel adequately notified of the subject development application, and had a similar concern in the past for Development Application No. 7906-0012-00 which is located adjacent to the subject site (approved June 25, 2007).

(The caller provided their address to staff, and staff determined that the address is located beyond the 100-metre (300 ft.) or 3-lot notification area for receiving a letter on the application.)

- The caller feels that the proposed lots are too small for suburban areas, and are not conforming to the Fleetwood Town Centre Plan Single Family Suburban Designation.

(The subject site is designated Single Family Suburban in the Fleetwood Town Centre Plan, and is designated Suburban in the OCP. The proposed development will have a density of 4 units per acre, which complies with the Suburban designation in the OCP for sites beyond 200 metres (650 ft.) of the ALR. Furthermore, the proposed development is consistent with,

and completes, the development pattern established to the south and east through Development Application No. 7906-0012-00.)

- The caller would like to be notified about the Public Hearing date.

(Staff explained that because the caller is located beyond of the 100-metre (300 ft.) notification area, the caller will not be receiving a formal Public Hearing notice in the mail. However, staff provided the caller with a tentative date for Public Hearing, and instructions on how to search for information about this project on the www.surrey.ca website.)

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 10, 2013. The following table summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is located within the Fleetwood Town Centre Plan area, is adjacent to a transit route and bus stop, is located within 500m of Frost Road Elementary School, and is located within 300m of Frost Road Park
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density complies with the Single Family Suburban density permitted in the Fleetwood Town Centre Plan. Secondary suites will be permitted.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development will include absorbent topsoil and sediment control devices • 5 protected trees are proposed to be retained on site • As the proposal is a suburban single family development, recycling and organic waste pickup will be available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The subject site is located at the corner of 88 Avenue and 164 Street. 88 Avenue has a designated bike lane.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

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.	Agricultural and Food Security Advisory Committee Minutes
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/da

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DRV 10/24/13 11:51 AM

Information for City Clerk

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

1. (a) Agent: Name: Mike Helle
 Coastland Engineering and Surveying Ltd.
 Address: #101, 19292 - 60 Avenue
 Surrey, BC V3S 3M2

 Tel: 604-532-9700 - Work
 604-532-9700 - Fax

2. Properties involved in the Application

(a) Civic Address: 16416 - 88 Avenue

(b) Civic Address: 16416 - 88 Avenue
 Owner: Bkg Enterprises Ltd
 PID: 011-413-956
 Lot 3 Section 25 Township 2 New Westminster District Plan 9613

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.53
Hectares	0.618
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	19 metres
Range of lot areas (square metres)	680 – 926 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	3.9 upa / 9.7 uph
Lots/Hectare & Lots/Acre (Net)	4.3 upa / 12.9 uph
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	30-35%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	NA
% of Gross Site	NA
Required	
PARKLAND	
15% 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

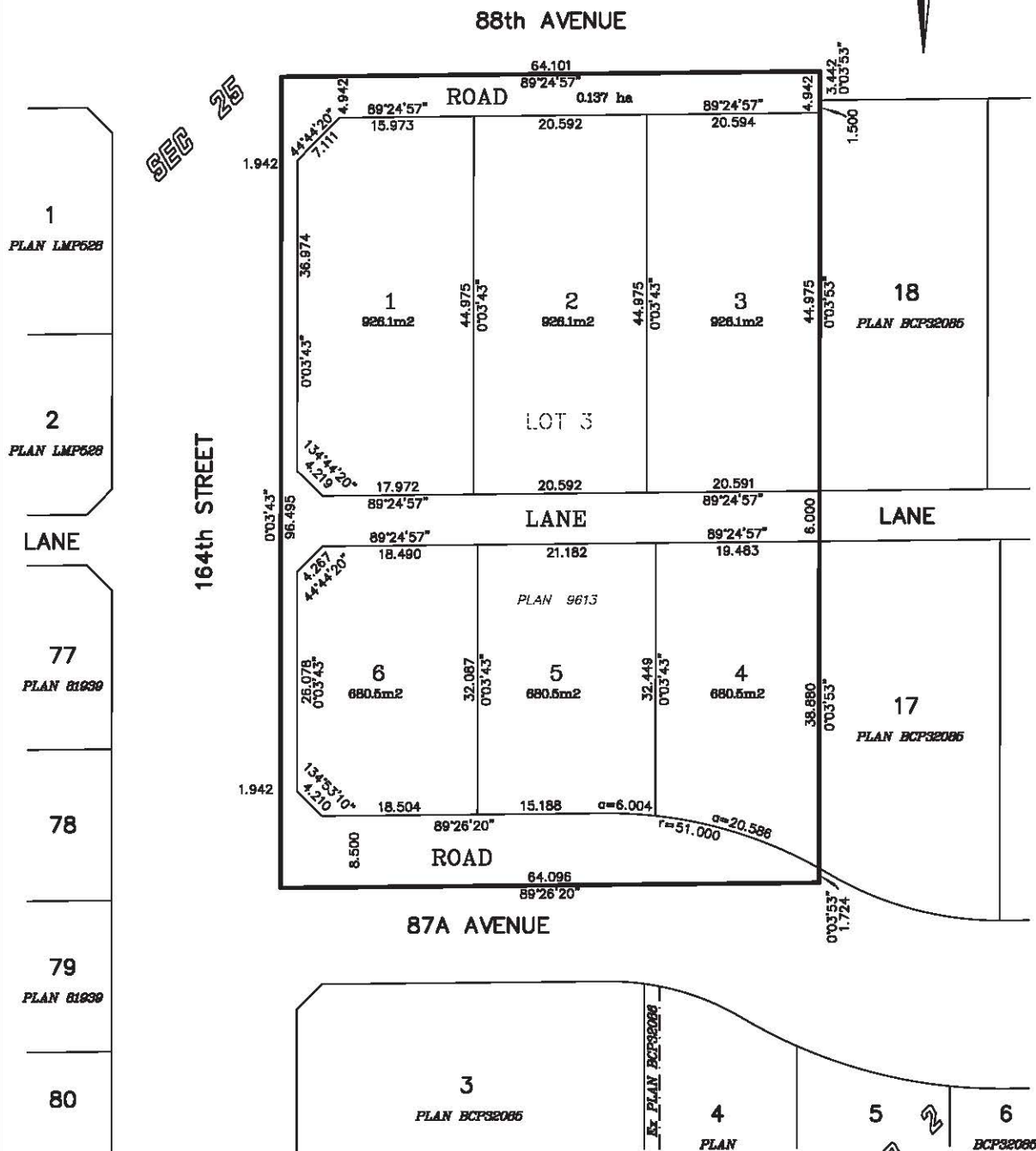
**PROPOSED SUBDIVISION PLAN OF LOT 3,
SECTION 25, TOWNSHIP 2, N.W.D. PLAN 9613**

SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS
16416 88th AVENUE
SURREY B.C.
P.I.D. 011-413-956



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS1301_PS

Certified correct, completed on
the 26th day of April, 2013.

©

B.C.L.S.

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

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

DATE: **April 17, 2013** PROJECT FILE: **7812-0351-00**

RE: **Engineering Requirements
Location: 16416 88 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 4.942-metres along 88 Avenue for a 30 m arterial road;
- dedicate 1.942-metres along 164 Street for a 24 m collector road;
- dedicate 8.5-metres along 87A Avenue for a 20 m local road;
- provide 0.5-metre Statutory Right of Way; along 88 Avenue, 164 Street, and 87A Avenue;
- dedicate 6.0-metre for the proposed lane;
- dedicate 5.0-metre x 5.0-metre corner cut at the intersection of 164 Street and 88 Avenue;
- dedicate 3.0-metre x 3.0-metre corner cut at the intersection of 164 Street and 87A Avenue; and
- dedicate 3.0-metre x 3.0-metre corner cuts at the intersection of 164 Street and the proposed lane.

Works and Services

- construct east side of 164 Street to the Collector road standard;
- construct north side of 87A Avenue to Urban Forest through local road standard;
- construct 6.0-metre asphalt lane;
- construct storm sewer to service 87A Avenue and the proposed lane;
- construct sanitary sewer to service the development; and
- construct storm, sanitary, and water service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

AH

D. NEW BUSINESS

...

3. **Proposed Rezoning and Subdivision Application
16416 – 88 Avenue**

File No.: 7912-0351-00

S. Long, Planner, was in attendance to review the memo from G. Gahr, Acting Current Planning Manager – North Division, dated April 4, 2013, regarding the above subject line. Comments were as follows:

- The subject site is located at the corner of 88 Avenue and 164 Street, within 250 m of the ALR and located within the Inner Transition Ring.
- The applicant is proposing to rezone from One Acre Residential (RA) to Comprehensive Development (CD), based on the Residential Half-Acre Gross Density Zone (RH-G), in order to subdivide into six suburban lots.
- The proposed development complies with the OCP and Fleetwood Town Centre Plan and is consistent with the development of the neighbouring properties.

It was

Moved by S. Van Keulen

Seconded M. Hilmer

That the Agriculture and Food Security Advisory

Committee recommends to the G.M. Planning and Development that Application No. 7912-0351-00 be supported.

Carried

...



Friday, February 01, 2013
Planning

THE IMPACT ON SCHOOLS

APPLICATION #:

12 0351 00

SUMMARY

The proposed 6 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

September 2012 Enrolment/School Capacity

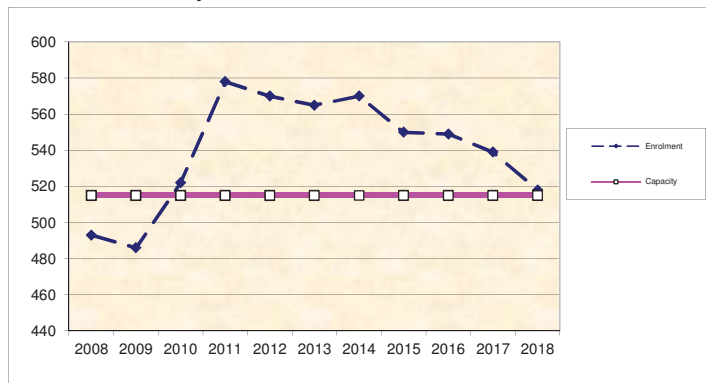
Frost Road Elementary	
Enrolment (K/1-7):	67 K + 503
Capacity (K/1-7):	40 K + 475
North Surrey Secondary	
Enrolment (8-12):	1507
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

School Enrolment Projections and Planning Update:

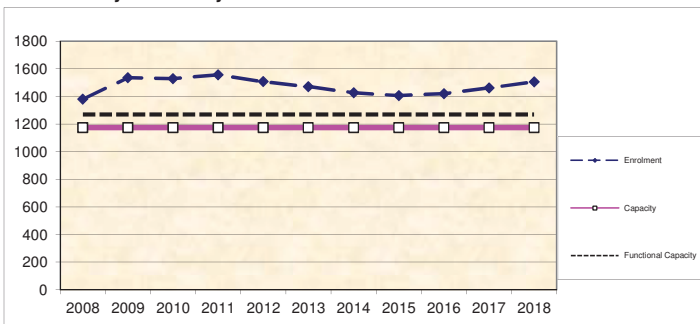
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The elementary school capacity below is adjusted to full day K implementation (full day K implementation in 2011 may result in two modular classrooms added to Frost Road Elementary). There are no new capital space projects proposed at Frost Road Elementary, and no new capital projects identified for North Surrey Secondary. The school district has a future secondary school planned in North Clayton Area (priority #30 in the 2010-2014 Five Year Capital Plan), which when completed will reduce projected overcrowding at Lord Tweedsmuir Secondary, North Surrey Secondary and Clayton Heights Secondary.

Frost Road 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**V.1.0**

Surrey Project no.: 12-0351-00
Property Location: 16416-88 Ave., Surrey, B.C

Design Consultant: Apex Design Group Inc., (Ran Chahal, RD.AIBC, CRD)
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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 area surrounding the subject site is an old urban area built out in the 1960's and newer homes to the east and south that were built in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1500-3500sf.

Most of the existing homes have mid to mid-massing characteristics with 62% of the homes having a one and one half storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-9/12) common truss roofs with simple gables and common hips with Concrete Roof Tiles being most common.

Wall surface materials are limited in the most part to one of the following: Stucco with Brick (dominant), Vinyl & Cedar Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 89of the homes having Exposed Aggregate driveways.

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

None. Since the majority of the existing homes in the study area are 10-40 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types/Locations: "Two-Storey" 92%

“Basement Entry/Cathedral Entry” 0.00%
 “Rancher (Bungalow)” 8.00%
 “Split Levels” 0.00%

Dwelling Sizes/Locations: Size range: 8.0% under 2000 sq.ft excl. garage
 (Floor Area and Volume) 8.00% 2001 - 2500 sq.ft excl. garage
 92.0% over 2501 sq.ft excl. garage

Exterior Treatment Cedar: 11.0% Stucco: 52.0% Vinyl: 38.0%
 /Materials: Brick or stone accent on 73.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 43.00% Cedar Shingles: 0.00%
 Concrete Tiles: 57.0% Tar & Gravel: 0.00%
 50.00% of all homes have a roof pitch 6:12 or lower.

Window/Door Details: 100% of all homes have rectangular windows

Streetscape: A variety of simple “Two Story”, 10-40 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Concrete Roof Tiles on most of the homes. Most homes are clad in Stucco.

Other Dominant Elements: None

2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types/Locations: Two-Storey, Split Levels and Ranchers (Bungalows).

Dwelling Sizes/Locations: Two-Storey or Split Levels - 2000 sq.ft. minimum
 (Floor Area and Volume) Basement Entry - 2000 sq.ft. minimum
 Rancher or Bungalow - 1400 sq.ft. minimum
 (Exclusive of garage or in-ground basement)

Exterior Treatment No specific interface treatment. However, all permitted
 /Materials: styles including: “Neo-Traditional”, “Neo-Heritage”,

“Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.

Exterior Materials /Colours:	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 7:12
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



Ran Chahal, CRD, Design Consultant
Apex Design Group Inc.

Jan 22, 2012
Date

TREE PRESERVATION SUMMARY

Project Location: 16416 88 Avenue, Surrey, BC
 Registered Arborist: Lesley Gifford, B.App Sc.
 ISA Certified Arborist (PN5432A)
 Certified Tree Risk Assessor (56)
 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: 1.53 acre parcel with a single residence upon it. Site proposed for subdivision into 6 lots. Northern portion of site heavily trees with coniferous species. Southern half of site is natural space with predominantly pioneer species trees.

2. Summary of Proposed Tree Removal and Placement:

- The summary will be available before final adoption.


Number of Protected Trees Identified	(on site only, no offsite)	101	(A)
Number of Protected Trees declared high risk due to natural causes		-	(B)
Number of Protected Trees to be removed		86	(C)
Number of Protected Trees to be Retained	(A-B-C)	15	(D)
Number of Replacement Trees Required	(C-B) x 2	130	(E)
Number of Replacement Trees Proposed		25	(F)
Number of Replacement Trees in Deficit	(E-F)	105	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	40	(H)
Number of Lots Proposed in the Project		6	(I)
Average Number of Trees per Lot	(H / I)	6.70	

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:

August 6, 2013



 Arborist

 Date



LEGEND

- = TREES TO BE RETAINED
- ✕ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISION	NO.
JUL/13	CITY OF SURREY REQUEST	3
JUN/13	CITY OF SURREY REQUEST	2
APR/13	CITY OF SURREY REQUEST	1

C.KAVOLINAS & ASSOCIATES INC.
BCSA CBA
2482 JONQUIL COURT
ABBOTSFORD, B.C.
V3S 1E3
PHONE (604) 857-2378

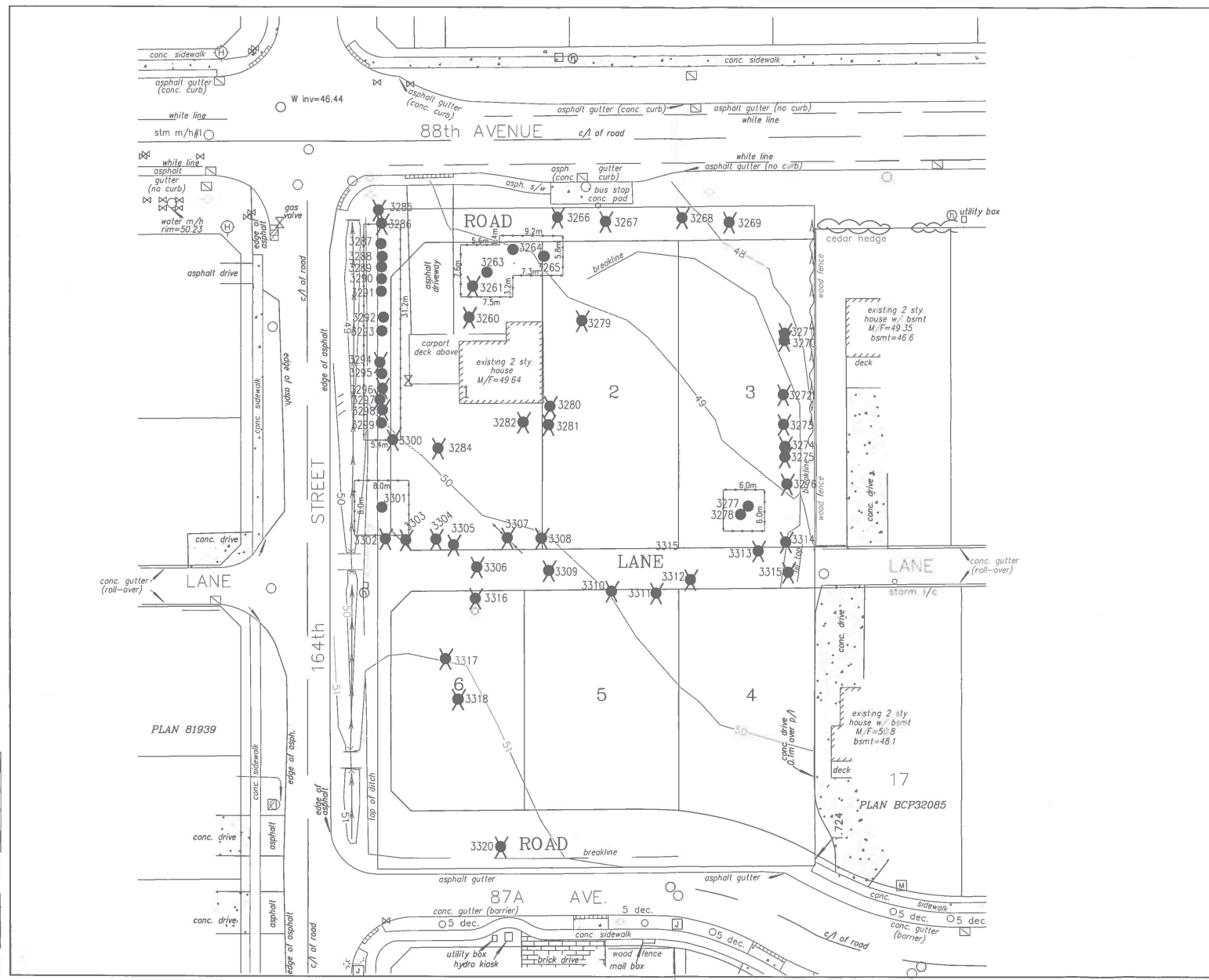
CLIENT
MR. MIKE HELLE
COASTLAND ENGINEERING & SURVEYING LTD
SUITE #101
19292 - 80th AVENUE
SURREY, B.C.
V3S 1E5
604 532 9700

CLE #2356

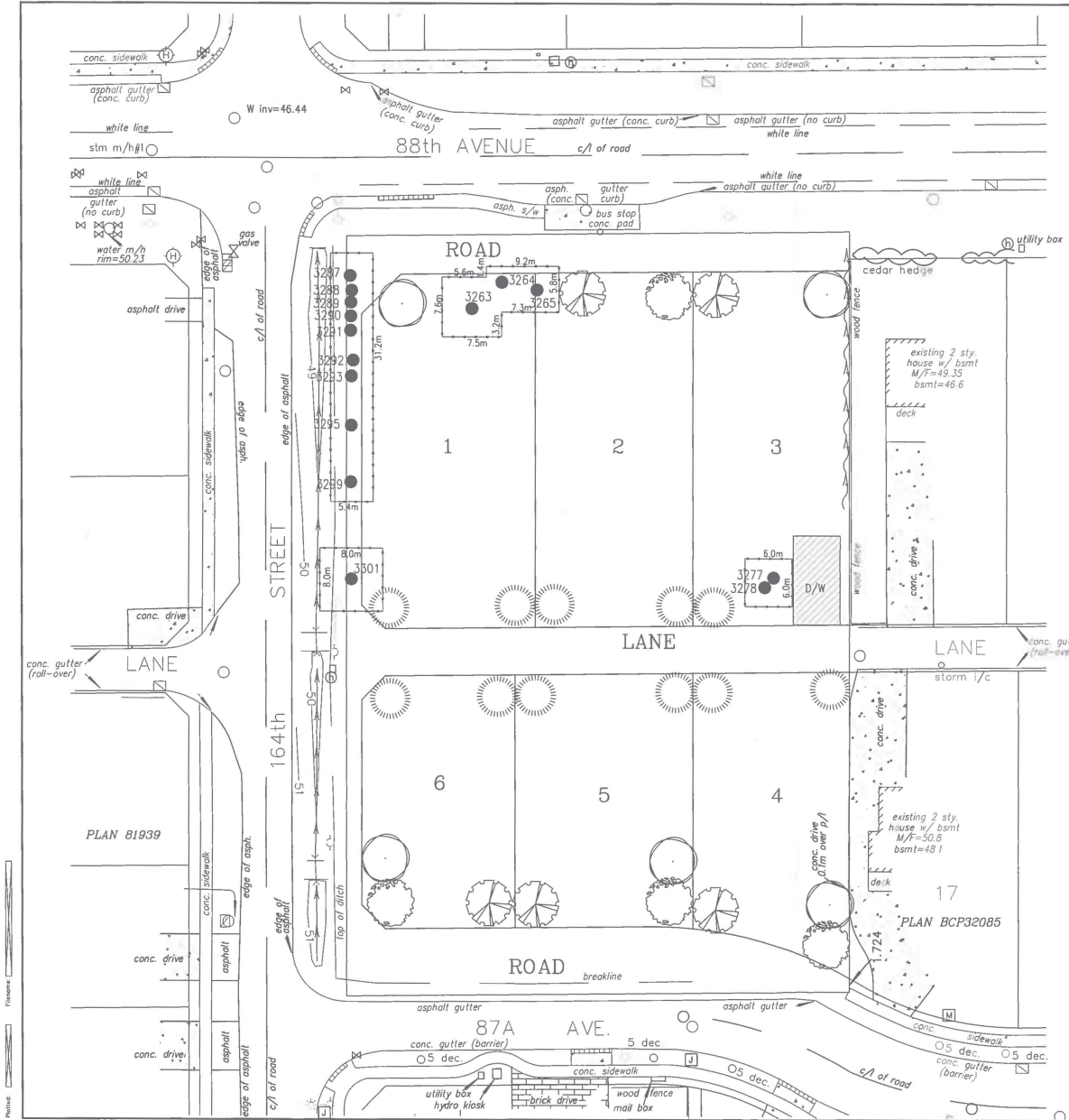
TITLE
PLAN VIEW
TREE LOCATION PLAN
TREE RETENTION PLAN
6 LOT SUBDIVISION
18416 - 88th AVENUE
SURREY, B.C.

SCALE	DATE
1:250	FEB/13
DRAWN	DWTS
CHKD	DWTS
APPROV	MS BKAT

PRINTED JOB No. TR-1
DRAWING No.



Plan View



KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PRUNUS YEDDENSIS 'AKEBONO'	DAYBREAK CHERRY	5	8 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'ROBRUM'	RED FLOWERING DOGWOOD	4	8 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	5	4.00 METERS	AS SHOWN	B. & B.
	CHAMAECYPARIS NODIKATENSIS 'PENDULA'	WEeping NOOTKA CYPRESS	11	4.00 METERS	AS SHOWN	B. & B.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE DESIGN SPECIFICATIONS FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100

LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

JUL/13	CITY OF SURREY REQUEST	3
JUN/13	CITY OF SURREY REQUEST	2
APR/13	CITY OF SURREY REQUEST	1
DATE	REVISED	NO.

C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2482 JONQUIL COURT
ABERFORD, B.C.
V3G 3E3
PHONE (604) 857-2376

CLIENT
MR. MIKE HELLE
COASTLAND ENGINEERING & SURVEYING LTD
SUITE #101
1929V - 88th AVENUE
SURREY, B.C.
V3S 1E3
604 532 8700

CLE #2356

TITLE
PLAN VIEW
TREE LOCATION PLAN
TREE REPLACEMENT PLAN
6 LOT SUBDIVISION
16415 - 88th AVENUE
SURREY, B.C.

SCALE	1:250	DATE	FEB/13
DRAWN		CHECKED	
DATE		DATE	
APPROVED		DATE	

PRINTED	JOB No.
	DRAWING No.
	TR-2

CITY OF SURREY

BY-LAW NO. _____

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

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

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 011-413-956
 Lot 3 Section 25 Township 2 New Westminster District Plan 9613
 16416 - 88 Avenue
 (hereinafter referred to as the "Lands")

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

A. Intent

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

The *Lands* are divided into Block A containing 3,392 square metres and Block B containing 2,794 square metres as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by John Onderwater, B.C.L.S. on the 3rd day of July 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. For the purpose of subdivision the *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *unit density* may be increased to that prescribed in Section D.2 of this Zone if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. For the purpose of subdivision, the maximum *unit density* is 10 *dwelling units* per hectare [4 u.p.a.].
- 3. For *building* construction within a *lot*:
 - (a)
 - i. Block A: The *floor area ratio* shall not exceed 0.35, 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. Block B: The *floor area ratio* shall not exceed 0.45, 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*.
 - (b) 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*:
 - i. Covered area used for parking unless the covered parking is located within the *basement*;
 - ii. The area of an *accessory building* in excess of 10 square metres [105 sq.ft.];

- iii. 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
 - iv. 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.]; and
- (c) Notwithstanding the above, the maximum allowable floor area shall be as follows:
- i. Block A: 330 square metres [3,550 sq.ft.]; and
 - ii. Block B: 270 square metres [3,200 sq.ft.].

E. Lot Coverage

- 1. Block A: The *lot coverage* shall not exceed 30%.
- 2. Block B: The *lot coverage* shall not exceed 35%.

F. Yards and Setbacks

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>Side Yard on Flanking Street</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	2.4 m. [8 ft.]	5.6 m. [18 ft.]
<i>Accessory Buildings and Structures Greater than 10 square metres [105 sq.ft.] in size</i>		18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m [3 ft.]	7.5 m. [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	0.0 m.	0.0 m.	7.5 m. [25 ft.]

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

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. Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 2 cars or trucks;
 - (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 3.
3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *principal building*, or within 1 metre [3 ft.] of the *side 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. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;

- (b) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
- (c) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

- 1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.
- 2. 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.

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	926 sq. m. [9,967 sq.ft.]	19 metres [62 ft.]	44 metres [144 ft.]
Block B	680 sq. m. [7,319 sq.ft.]	19 metres [62 ft.]	32 metres [104 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

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW _____, OF LOT 3 SECTION 25
TOWNSHIP 2 NWD PLAN 9613**

SCALE 1:750



All Distances are in Metres.

CITY OF SURREY

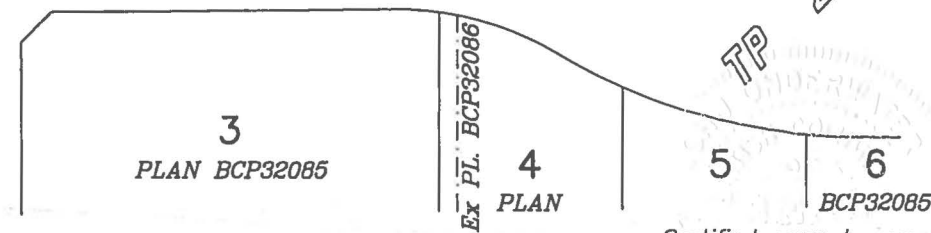
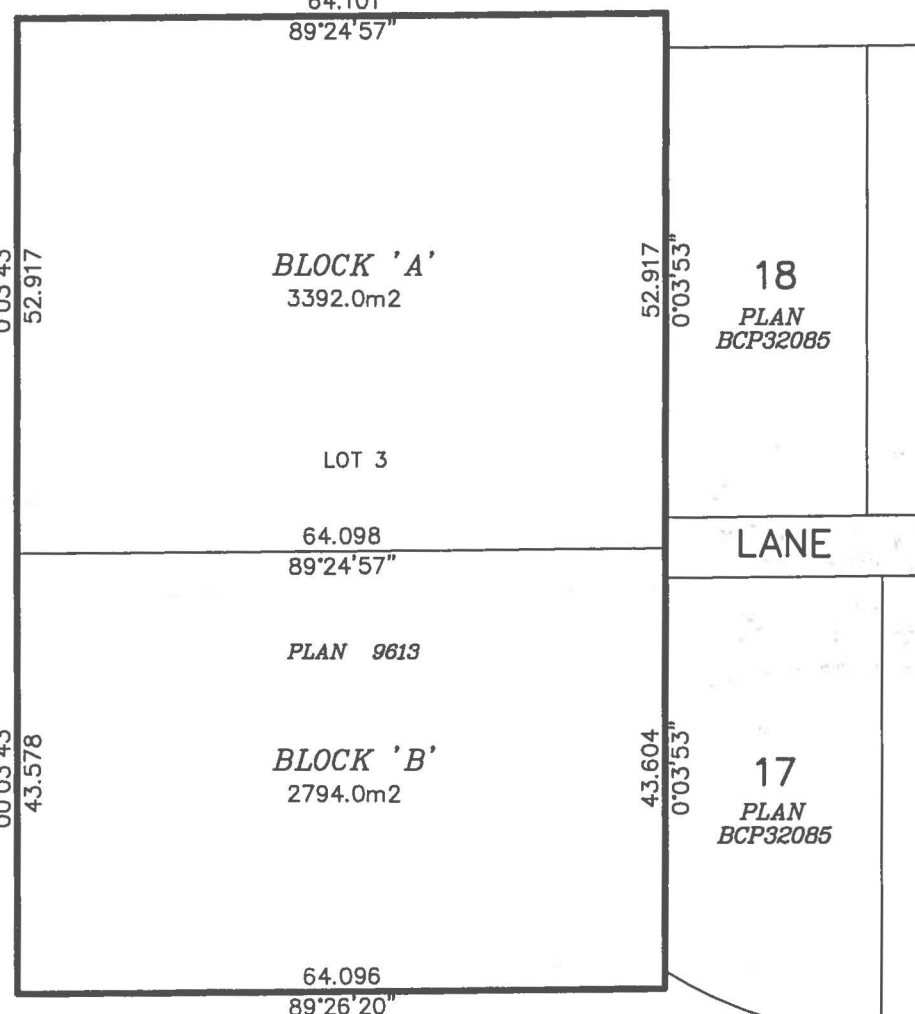
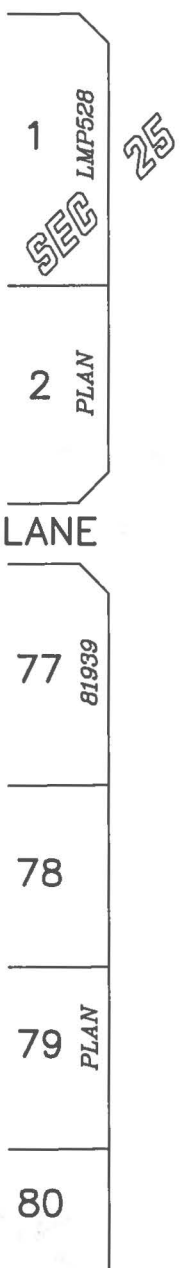
Grid Bearings are derived from
OCMS 86H1259 & 86H1260



88th AVENUE

164th STREET

87A AVENUE



Onderwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS1301_RZ1

Certified correct, completed on
the 3rd day of July, 2013.

*This Plan Lies Within The
Greater Vancouver Regional District*

© *[Signature]*
B.C.L.S.