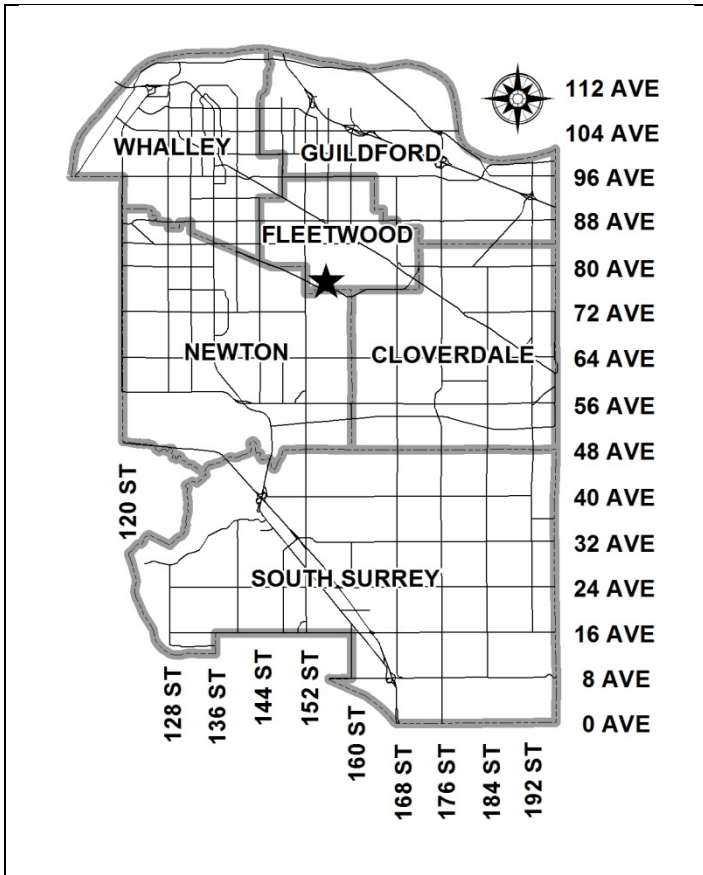


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0017-00

Planning Report Date: October 7, 2013



PROPOSAL:

- **OCF Amendment** from Suburban to Urban
 - **Rezoning** from A-1 to CD (based on RF-G)
- in order to allow subdivision into 15 single family lots and open space.

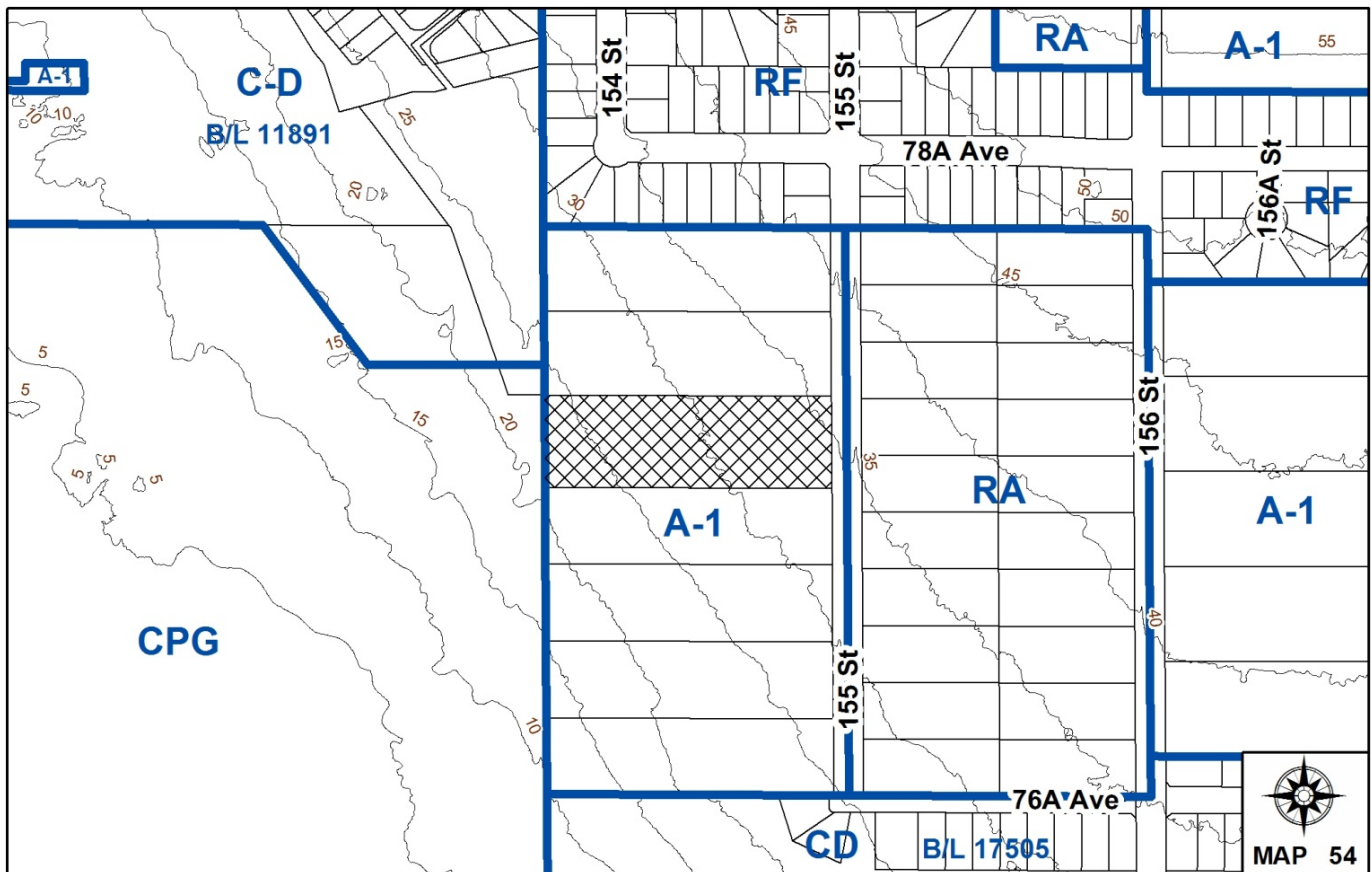
LOCATION: 7763 - 155 Street

OWNERS: [Redacted]

ZONING: A-1

OCF DESIGNATION: Suburban

NCP DESIGNATION: Low-Medium Density Urban Cluster (5 UPA)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Fleetwood Enclave Infill Area Concept Plan.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date be set for Public Hearing.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone 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.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; and
 - (c) submission of a finalized tree survey and a statement regarding tree preservation, and adequately address the deficiency in tree replacement to the satisfaction of the City Landscape Architect.

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:**

8 Elementary students at Coyote Creek Elementary School
4 Secondary students at Fleetwood Park Secondary School

(Appendix IV)

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

Parks, Recreation & Culture:

Parks supports the proposed open space concept, which is in compliance with the Fleetwood Enclave Infill Area Plan

SITE CHARACTERISTICS

Existing Land Use: Residential acreage parcel with an existing dwelling to be demolished.

Adjacent Area:

Direction	Existing Use	NCP Designation (Fleetwood Enclave Infill Area Plan)	Existing Zone
North:	Single family dwelling on acreage parcel	Low-Medium Density Urban Cluster (5 UPA)	A-1
East (Across 155 Street):	Single family dwellings on acreage parcels	¼-Acre Density (4 UPA)	RA
South:	Single family dwelling on acreage parcel under Application No. 7912-0308-00 (Pre-Council)	Low-Medium Density Urban Cluster (5 UPA)	A-1
West:	Eaglequest Coyote Creek Golf Course, a portion of which is in the ALR	Agricultural in the OCP	CPG

SITE CONTEXT

- The approximately 1.2-hectare (2.9-acre) subject site is located in the Fleetwood area north of Surrey Lake, between Fleetwood Park to the east and Eaglequest Coyote Creek Golf Course to the west.
- The subject site is within the area that comprises the Fleetwood Enclave Infill Area Concept Plan ("Fleetwood Enclave Plan"), which was adopted by Council on March 11, 2013 (Corporate Report No. R049). The related Fleetwood Enclave Area Servicing Strategy was approved by Council on September 9, 2013 (Corporate Report No. R161). The Fleetwood Enclave area, which covers approximately 26 hectares (65 acres) of land, consists of large acreage residential properties, and is bordered by an established residential neighbourhood to the north, the unopened 76 Avenue right-of-way and ALR to the south, the Eaglequest (Coyote Creek) Golf Course to the west and Fleetwood Park to the east.
- The subject application and an adjacent application to the south, Application No. 7912-0308-00 involving 7677, 7697 and 7733 - 155 Street, were submitted in advance of the completion of the Fleetwood Enclave Plan. At the time these applications were made, the applicants were informed that their applications would not proceed to Council until the Fleetwood Enclave Plan was approved. These applications will be the first to be guided by the Fleetwood Enclave Plan.
- The subject site is designated Suburban in the Official Community Plan (OCP), is designated Low-Medium Density Urban Cluster (5 UPA) in the Fleetwood Enclave Infill Area Plan, and is zoned "General Agriculture Zone (A-1)".

DEVELOPMENT CONSIDERATIONS

Current Application

- The current proposal is to redesignate the subject site from Suburban to Urban and to rezone from "General Agriculture Zone (A-1)" to "Comprehensive Development Zone (CD)" based on the "Single Family Residential Gross Density Zone (RF-G)", in order to allow subdivision into fifteen (15) single family lots at a density of 13 units per gross hectare (upgh) or 5 units per gross acre (upga), and one open space parcel.
- The 15 proposed lots range in size from 514 square metres (5,533 sq.ft.) to 690 square metres (7,427 sq.ft.), in width from 15.4 metres (51 ft.) to 20.5 metres (67 ft.), with a depth of 33.4 metres (110 ft.).

Proposed CD Zone (Appendix VIII)

- The proposed CD Zone is based upon the "Single Family Residential Gross Density Zone (RF-G)". The table below provides a comparison between the proposed CD Zone and the RF-G Zone:

	RF-G Zone	Proposed CD Zone
Minimum Open Space to Achieve Gross Density	15% of the site area for Type I subdivisions	13% of the site area for subdivision
Density	0.55 floor area ratio (FAR) 18.5 uph (7.5 upa)	0.60 FAR for the first 560 sq.m. (6,000 sq. ft.) of lot area, and 0.35 for lot area in excess of 560 sq. m. 13 upgh (5 upga)
Lot Coverage	45%	40% for lots with a size of 560 sq.m. (6,000 sq.ft.) or less, and decreasing as lot size increases
Principal Building Setbacks	Front: 7.5 m (25 ft.) Rear: 7.5 m (25 ft.) Side: 1.2 m (4 ft.) Flanking Side: 3.6 m (12 ft.)	Front Yard: 6.0 m (20 ft.) Rear: 7.5 m (25 ft.) Side: 1.2 m. (4 ft.) Flanking Side Yard: 2.4 m. (8 ft.)
Subdivision	Lot Area: 370 sq.m. (4,000 sq.ft.) Lot Width: 12 m. (40 ft.) Lot Depth: 28 m. (90 ft.)	Lot Area: 465 sq.m. (5,000 sq.ft.) Lot Width: 13.4 m (44 ft.) Lot Depth: 30 m (100 ft.)

- The applicant is required to set aside 13% of the gross developable area as open space as per the open space requirement of the Fleetwood Enclave Infill Area Concept Plan, slightly less than the 15% requirement of the RF-G Zone.
- For all the proposed lots, open-to-below areas and covered decks will be included in the floor area calculation.

Open Space

- The Fleetwood Enclave Plan proposes approximately 2.5 hectares (6.2 acres) of total open space, including parkland and pathways, within the plan area. These open spaces and pathways will connect to the existing trail networks that are within the adjacent Fleetwood and Surrey Lake Parks (see Appendix VI).
- The proposed open space areas on the west, south and east edges of the Fleetwood Enclave Plan area will be maintained as a natural woodland habitat.
- The proposed subdivision will result in approximately 13% or 1,541 square metres (0.38 ac.) of the subject site being conveyed to the City as open space (see Appendix II), which is consistent with the 13% requirement of both the Fleetwood Enclave Plan and the proposed CD By-law. This open space will be provided along the western edge the subject site, adjacent to 154 Street.

Road Dedication Requirement

- The applicant will be required to construct 154A Street, and 155 Street to the Neo-traditional Through Local Road standard, and to construct 154 Street to a Unique Green Street standard, which is to a 13.5-metre (44-ft.) wide ultimate road allowance.

Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, which suggest that the older housing stock in the area does not provide suitable architectural context, has proposed a set of building design guidelines that recommend an updated design standard (Appendix V).

Proposed Lot Grading and Tree Preservation and Replacement

- In-ground basements are proposed based on the lot grading (prepared by Hunter Laird Engineering Ltd.). Basements will be achieved with minimal cut or fill. The information provided has been reviewed by staff and found to be generally acceptable by staff, although some modifications are required.
- The Fleetwood Enclave Plan has placed a priority on preserving and enhancing the existing habitat and open space areas connected to Fleetwood Park, and on supporting the green infrastructure network (i.e. “wildlife corridors”) that surround and bisect the Fleetwood Enclave. Therefore, the focus will be on the protection and replanting native trees in the identified open space areas of the Plan.

- Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VII). The Arborist Report indicates there are 146 protected trees. The Report proposes the removal of 143 trees because they are located either within the building envelopes, within the footprint of proposed driveways and roads, or are considered hazardous trees. The Report proposes 3 trees be retained in the developed area. Forty-two (42) trees will be planted on the proposed CD-zoned lots, providing for an average of 3 trees per lot. The information provided has been reviewed by staff, and some modifications to the Report are required.
- In addition, although trees within the proposed park are not identified within the Arborist Report, approximately twenty (20) trees will be retained in this portion of the subject site.
- The following chart provides a summary of the proposed retention and removal of trees by species:

Tree Species	Total No. of Trees	Proposed for Retention	Proposed for Removal
Douglas-fir	2	1	1
Western Redcedar	20	1	19
Paper Birch	8		8
Cypress	2	1	1
Bigleaf Maple	8		8
Western Hemlock	11		11
Black Cottonwood	7		7
Cherry/Plum	1		1
Bitter Cherry	3		3
Red Alder	84		84
Total	146	3	143

- There may be shared trees that will be impacted by the development. The applicant will be required to obtain letters of support for their removal from any affected neighbouring property owners.
- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. Under this application, as ninety-one (91) alders and cottonwoods and fifty-two (52) protected trees are to be removed, a total of one-hundred and ninety-five (195) replacement trees are required for this application. The applicant proposes forty-two (42) replacement trees, leaving a shortfall of one-hundred and fifty-three (153) replacement trees. The applicant is required to contribute \$38,400 to the City Green Tree Fund as a result of the shortfall of 153 trees, based on \$300/per tree.
- The applicant will work with their Arborist to review whether additional trees can be saved.

PRE-NOTIFICATION

Pre-notification letters were sent out on August 19, 2013. Staff did not receive any responses.

JUSTIFICATION FOR OCP AMENDMENT

- The subject site is designated Suburban in the Official Community Plan (OCP).
- The applicant is proposing to redesignate the 1.2-hectare (2.9-acre) site from Suburban to Urban (see Appendix VIII).
- The proposed OCP amendment is consistent with the Fleetwood Enclave Plan (see Appendix VI). Staff support the proposed amendment.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 18, 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"> • Within the Fleetwood Enclave Infill Plan area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Density is calculated on the gross site area, as the development is providing 13% of the site area as open space.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates <i>Low Impact Development Standards</i>, such as absorbent soils. • The development also provides open space which is to be provided as natural woodland habitat.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development will connect to several multi-use pathways within adjacent open space and parks.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The development incorporates CPTED principles, such as providing "eyes on the street", and is accessible to outdoor space that is suitable for different age groups.
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.	Building Design Guidelines Summary
Appendix VI.	Fleetwood Enclave Infill Area Plan
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	OCP Redesignation Map
Appendix IX.	Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CA/da

\\file-server1\net-data\csdc\generate\areaproduct\save\23453568020.doc
DRV 10/3/13 12:57 PM

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RF-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.9
Hectares	1.2
NUMBER OF LOTS	
Existing	1
Proposed	15
SIZE OF LOTS	
Range of lot widths (metres)	15.4 – 20.5 metres
Range of lot areas (square metres)	514 – 690 sq. metres
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	13 upgh / 5 upga
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	12%
Total Site Coverage	52%
PARKLAND	
Area (square metres)	1,558 sq. metres
% of Gross Site	13%
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

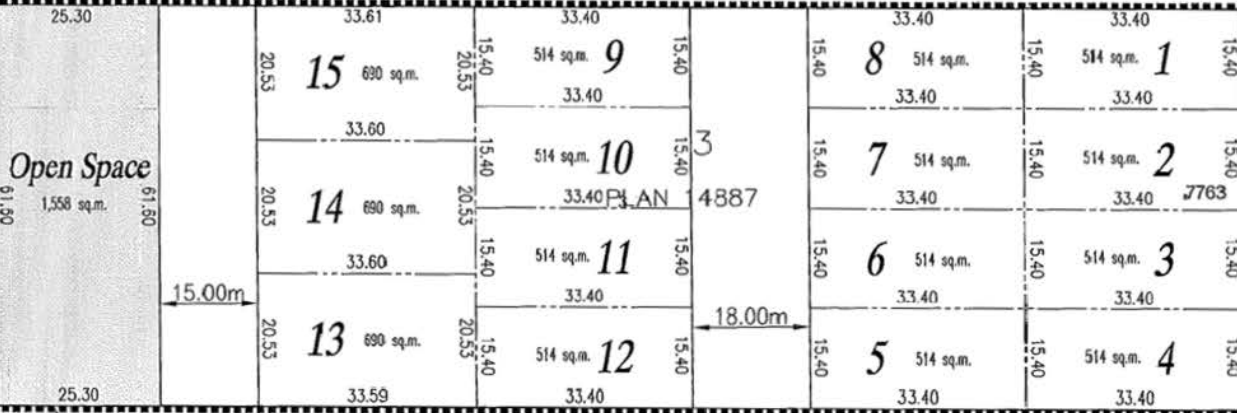
STRATA PLAN
LMS3201

2
2
PLAN 14887

7789

7784

7768



REM 1
REF PLAN 80667

4

7733

7748

7728

7708

155 STREET

Preliminary Subdivision Layout
Bluejay Dev. Ltd. - #7763 155 Street
7913-0017-00



Hunterl
ENGINEERIT
June 2011
#6845

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

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

DATE: **September 17, 2013** PROJECT FILE: **7813-0017-00**

RE: **Engineering Requirements
Location: 7763 155 Street**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 15.0m wide ultimate road allowance for 154 Street.
- Dedicate 18.0m wide ultimate road allowance for 154A Street.
- Provide 0.5m wide on-site SROW along 155 Street, 154 Street and 154A Street.
- Secure off-site SROW for completion of Works and Services.

Works and Services

- Construct west side of 155 Street to Through local standard.
- Construct 154 Street to the Unique Green Street standard.
- Construct 154A Street to the Alternative Neo-Traditional Through Local standard.
- Construct water mains, sanitary sewer mains and storm sewer mains to service the site.
- Register restrictive covenants for on-site stormwater management features.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

HB

Tuesday, July 30, 2013
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0017 00

SUMMARY

The proposed 15 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	8
Secondary Students:	4

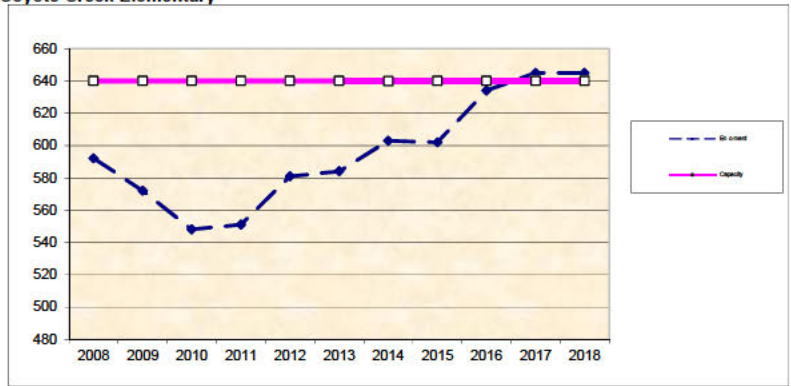
September 2012 Enrolment/School Capacity

Coyote Creek Elementary	
Enrolment (K/1-7):	75 K + 506
Capacity (K/1-7):	40 K + 600
Fleetwood Park Secondary	
Enrolment (8-12):	1331
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

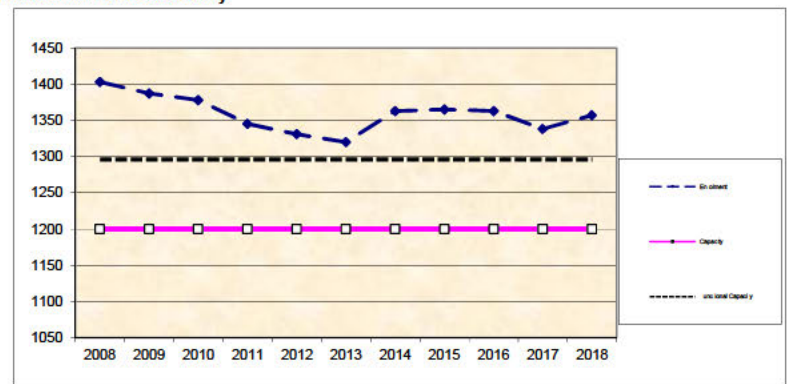
School Enrolment Projections and Planning Update:
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development

Capacity for Coyote Creek Elementary in the table below includes the main school building (40K + 500) plus a modular classroom complex with capacity for 100 students. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The projections include estimated new students from recent NCP amendments to allow new infill development, and the projections have also been adjusted higher for single family units with secondary suites. Depending upon actual student yield from dwellings with secondary suites, and any changes to demographics and retention rates of school age population from the school catchments, the projected enrolment shown in the graph below could be slightly higher or lower.

Coyote Creek Elementary



Fleetwood Park 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: 7913-0017-00
Project Location: 7763 - 155 Street, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

This area was built out over a time period spanning from the 1950's to the 1970's. The age distribution from oldest to newest is: 1950's (21%), 1960's (64%), and 1970's (14%). A majority of homes in this area have a floor area in the under 1000 sq.ft. - 1500 sq.ft. size range. Home size distribution is: under 1000 sq.ft. (29%), 1000 - 1500 sq.ft. (29%), 1501 - 2000 sq.ft. (21%), 2001 - 2500 sq.ft. (14%), 2501 - 3000 sq.ft. (7%). Styles found in this area include: "Old Urban" (93%), "West Coast Traditional (French Provincial emulation)" (7%). Home types include: Bungalow (71%), Split Level (14%), Basement Entry (14%).

Massing scale (front wall exposure) characteristics include: Low mass structure (71%), Mid-scale massing (21%), High scale, box-like massing (7%). The scale (height) range for front entrance structures include: One storey, understated front entrance (14%), and one storey front entrance (86%).

The range of roof slopes found in this area is: flat (1% slope for drainage) (7%), 2:12 (7%), 3:12 (13%), 4:12 (33%), 5:12 (27%), 8:12 (7%), 12:12 (7%). Main roof forms (largest upper floor truss spans) include: Main common gable roof (93%), Main Mansard roof (7%). Feature roof projection types include: None (36%), and Common Gable (64%). Roof surfaces include: Tar and gravel (7%), Roll roofing (7%), Interlocking tab type asphalt shingles (40%), rectangular profile type asphalt shingles (33%), and cedar shingles (13%).

Main wall cladding materials include: Horizontal cedar siding (13%), Horizontal Waney edge cedar siding (27%), Vertical channel cedar siding (7%), Horizontal vinyl siding (13%), Vertical vinyl siding (7%), and Stucco cladding (33%). Feature wall trim materials used on the front facade include: no feature veneer (54%), brick feature veneer (15%), wood wall shingles accent (8%), and horizontal cedar accent (23%). Wall cladding and trim colours include: Neutral (52%), Natural (24%), and Primary derivative (24%).

Covered parking configurations include: No covered parking (13%), Single carport (19%), Double carport (19%), Single vehicle garage (13%), and Double garage (38%).

A variety of landscaping standards are evident, ranging from "natural state with substantial underbrush and native trees" to an "average old suburban" standard. Driveway surfaces include: Gravel (15%), and asphalt (85%).

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2010 RF-12 and RF zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly, and average home size has increased substantially since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and that also facilitate the improvement in standards over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character :** Styles recommended for this site include “Neo-Traditional” and “Neo-Heritage”. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** Most existing homes are small old Bungalows which are not suitable for use on most new RF-12 and RF zoned lots. 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 RF-12 and RF zoned subdivisions. 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 on all homes in this area are one storey in height. However, the existing housing stock will not be emulated. The most common entrance height standard for new RF-12 developments is in a height range from one to 1 ½ storeys. 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 common standards for post 2010 RF and RF-12 developments.
- 7) **Roof surface :** This is a new growth area in which most new homes will have a shake profile asphalt shingle roof. The asphalt roof characteristic will be readily identifiable soon, and a single home with a roof surface other than asphalt shingles would stand out as inconsistent. Therefore, to ensure consistency of character, only shake profile asphalt shingles are recommended.
- 8) **Roof Slope :** Most existing homes have low slope roofs, not suitable for a post year 2010 RF-12 / RF zone development. Roof slopes of 8:12 or higher are recommended to ensure that homes appear style-authentic within the proposed style range.

Streetscape: The subject site is located in the 7600, 7700, and 7800 blocks of 155 Street. Lots on the west side of 155 Street are large (10,000m²) A-1 zone lots and lots on the east side are large (3500 m²) RA zoned lots all of which are landscaped from "near natural state" to "modest suburban" standards. The housing stock is comprised mainly of 40-60 year old, 1000-1500 square foot Bungalows with simple massing designs, simple low slope common gable roof forms and asphalt shingle or cedar shake roofs.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, “Neo-Heritage”, or “Craftsman-Heritage”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Existing neighbouring homes do not provide suitable context for the proposed RF and RF-12 type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF and RF-12 developments constructed in Surrey subsequent to the year 2010.

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 in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 8:12.

Roof Materials/Colours:

Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than asphalt shingles, as determined by the consultant. Greys, browns, or black 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: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Shrubs planted along the west lot lines of lots 13, 14, and 15 shall have a maturity height not to exceed 1.2 metres, in accordance with CPTED principles, and any fence located on the west side of lots 13, 14, and 15 shall be transparent type only, and a maximum of 1.2 metres in height.

Compliance Deposit: \$5,000.00

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

Reviewed and Approved by:  **Date:** August 6, 2013

Subject Site



TREE PRESERVATION SUMMARY

Project Location: 7763 - 155 Street, Surrey, BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

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

1. General Tree Assessment of the Subject Site: Almost two acre parcel with two apartment buildings upon it.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	<u>146</u>	(A)
Number of Protected Trees declared high risk due to natural causes	<u> </u>	(B)
Number of Protected Trees to be removed	<u>143</u>	(C)
Number of Protected Trees to be Retained (A-B-C)	<u>3</u>	(D)
Number of Replacement Trees Required	<u>195</u>	(E)
Number of Replacement Trees Proposed	<u>42</u>	(F)
Number of Replacement Trees in Deficit (E-F)	<u>153</u>	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	<u>45</u>	(H)
Number of Lots Proposed in the Project	<u>15</u>	(I)
Average Number of Trees per Lot (H / I)	<u>3.00</u>	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

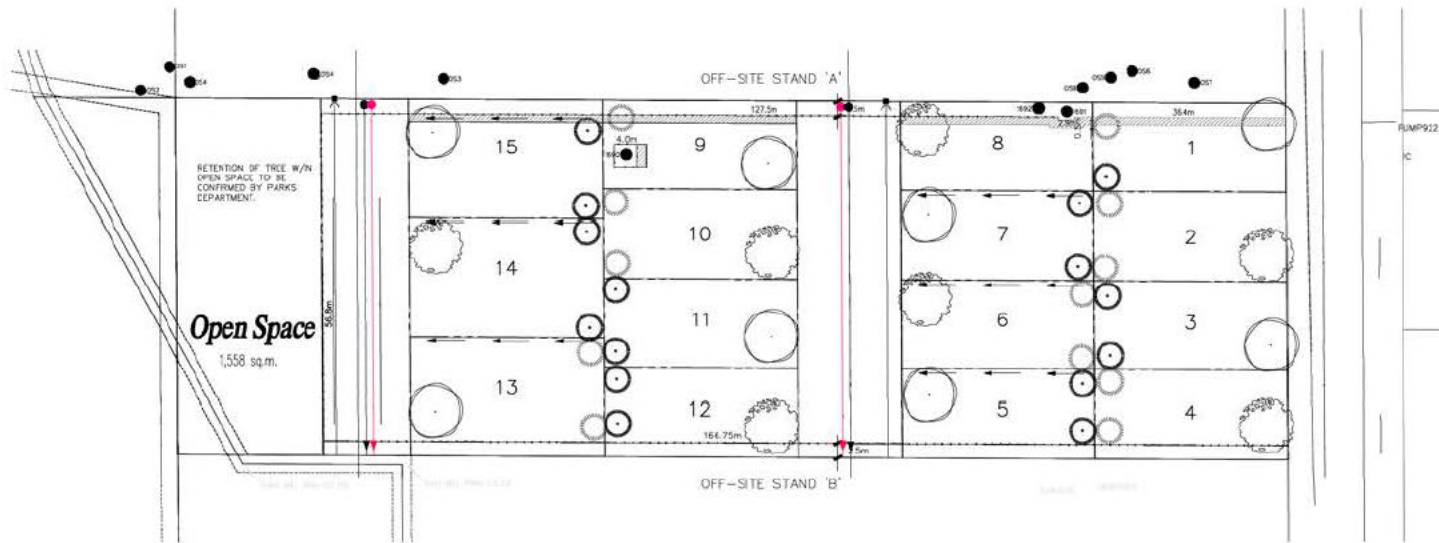
Summary prepared and submitted by:



 Arborist

September 18,
 2013

 Date



LEGEND

- = TREES TO BE RETAINED
- ⦿ = TREES TO BE REMOVED
- ▭ = PROTECTION BARRIER
- ⊘ = 1.5m NO-BUILD ZONE
- ▨ = FILL

DATE	REV	BY	CHK	APP	DATE	DESCRIPTION
08/12						

C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSIA
 2482 JONQUIL COURT
 ABROTSFORD, B.C.
 V3J 3E8
 PHONE (604) 851-2378

CLIENT
 MR. DEYTER HANSE
 HUNTER LARD ENGINEERING LTD.
 SUITE #302
 45 RICHMOND STREET
 NEW WESTMINSTER B.C.
 V3L 5P5

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 15 LOT SUBDIVISION
 7763 - 150 STREET
 SURREY, B.C.

SCALE	DATE
1:400	JUN/12
DRAWN	CHKD
DATE	DATE
APPD	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	TR-2

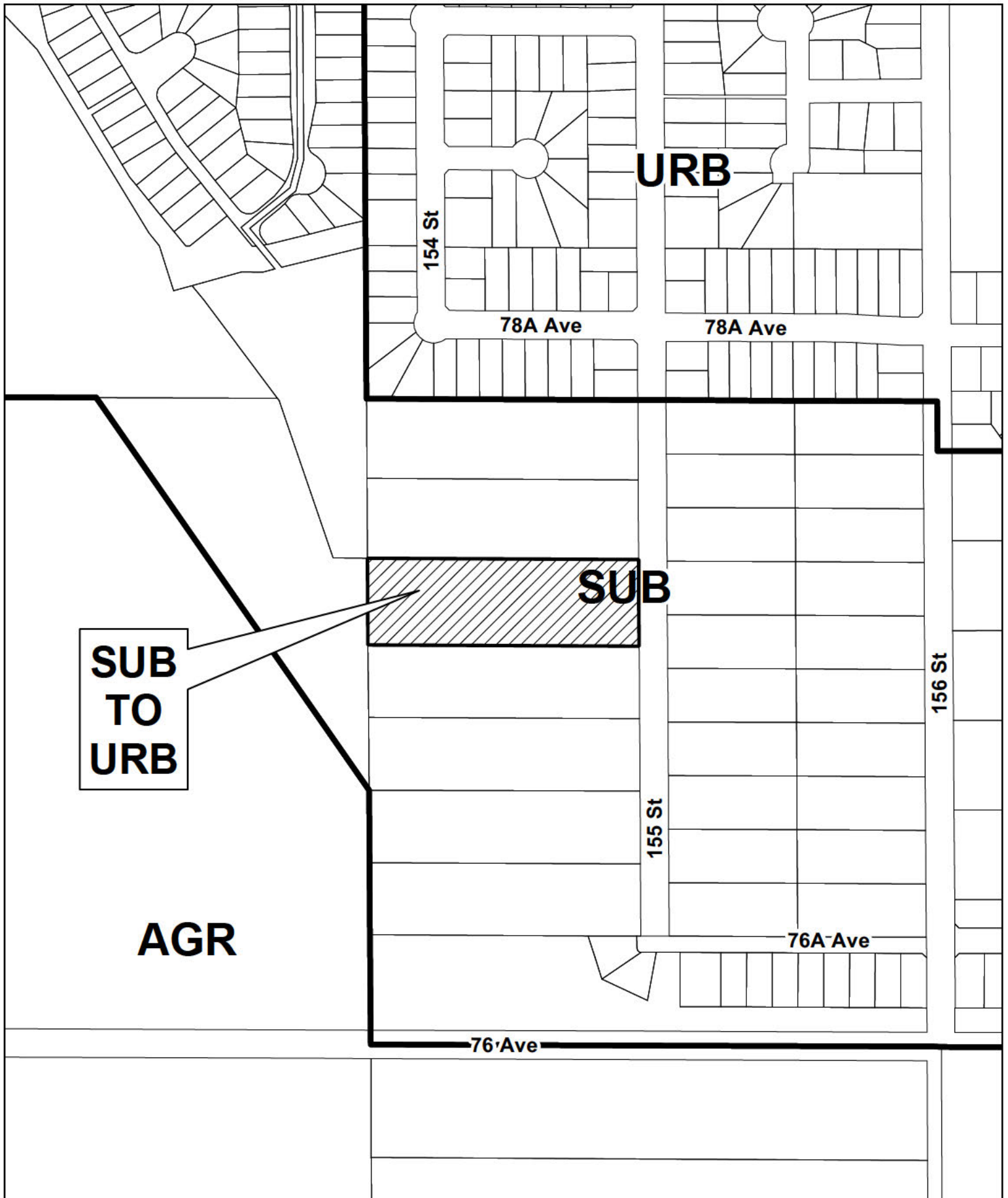
REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
⦿	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	7	8 CM. CAL.	AS SHOWN	B. & B.
⦿	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	8	4.00 METERS	AS SHOWN	B. & B.
⦿	PICEA OMORIKIA	SERBIAN SPRUCE	15	4.00 METERS	AS SHOWN	B. & B.
⦿	PICEA PLUNGENS GLAUCA	BLUE SPRUCE	12	4.00 METERS	AS SHOWN	B. & B.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD 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



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: 010-017-399
Lot 3 Section 23 Township 22 New Westminster District Plan 14887

7763 - 155 Street

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* on small *urban lots* with substantial public *open space* set aside within the *Lands*, and where *density* bonus is provided.

B. Permitted Uses

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

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

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

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision, the maximum *unit density* shall not exceed 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum *unit density* may be increased to 3.95 *dwelling units* per hectare [1.6 u.p.a.] if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000 as amended.
2. The maximum *unit density* may be increased from 3.95 *dwelling units* per hectare [1.6 u.p.a.] to 13 *dwelling units* per gross hectare [5 u.p.g.a.] calculated on the basis of the entire *Lands*, provided that:
 - (a) *Open space* in an amount not less than 13% is preserved in its natural state or retained for park and recreational purposes;
 - (b) The said *open space* shall contain natural features such as a stream, ravine, stands of mature trees, or other land forms worthy of preservation, and may include *undevelopable areas*; and
 - (c) The said *open space* shall be accessible by the public from a *highway*.
3. For *building* construction within a *lot*:
 - (a) The *floor area ratio* shall 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, of the resulting allowable floor area, 39 square metres [420 sq. ft.] shall be reserved for use only as a garage or carport and further provided that where any *accessory building* is greater than 10 square metres [105 sq. ft.] in size that the area in excess of 10 square metres [105 sq. ft.] shall be included as part of the floor area for the purpose of calculating *floor area ratio*;

- (b) 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 6.0 metres [20 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
- (c) 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 28 square metres [300 sq. ft.] must be reserved for covered outdoor space, 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.].

E. Lot Coverage

The maximum *lot coverage* is as follows:

Lot Size	Maximum Lot Coverage
560 square metres [6,000 sq.ft.] or less	40%
Greater than 560 square metres [6,000 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.]	34% minus 2% for each additional 93 square metres [1,000 sq.ft.], or portion thereof, of <i>lot area</i> in excess of 746 square metres [8,000 sq.ft.]
Greater than 1,583 square metres [17,000 sq.ft.]	18%

F. Yards and Setbacks

Use	Setback	Front Yard¹	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		6.0 m. [20 ft.]	7.5 m. [25 ft.]	1.2 m. [4 ft.]	2.4 m. [8 ft.]
<i>Accessory Buildings and Structures</i>		– ²	1.8 m. [6 ft.]	1.0 m. [3 ft.]	6.0 m. [20 ft.]

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

¹ The *front yard setback* of the *principal building* may be reduced to a minimum of 4.0 m [13 ft.] for up to 50% of the width of the front of the *principal building*, or for the entire first storey or part thereof of the *principal building*, or for a *principal building* not exceeding 5.0 m [16 ft.] in *building height*, provided that the *front yard setback* of a garage or carport shall be a minimum of 6.0 m [20 ft.]. The minimum 6.0 m [20 ft.] and the permitted 4.0 m [13 ft.] *front yard setbacks* may be further reduced to a minimum of 4.0 m [13 ft.] and 2.0 m [6 ft. 6 in.] respectively by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *principal building*.

² *Accessory buildings and structures* are not permitted within the *front yard setback*.

G. Height of Buildings

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

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

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:

- (a) A maximum of 2 cars or trucks;
 - (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under (a) and (b) shall not exceed 3.
3. *Vehicle* parking may be permitted in either the *front yard* or *side yard* subject to the following:
- (a) No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway*. *Driveways* may be constructed off either the *frontage* or *flanking street*;
 - (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a carport, or on a parking pad;
 - (c) The total area surfaced or paved for a *driveway* shall be as follows:
 - i. 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*;
 - ii. 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; and
 - iii. Where the *driveway* is constructed in a *side yard* off a *flanking street* all reference to *front yard* within this Section shall be read as *side yard*; and
 - (d) The number of *vehicles* parked in a *driveway* within the *front yard* or *side yard* shall not exceed 2.

I. Landscaping

- 1. 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.
2. The *open space* set aside pursuant to Section D.2 of this Zone, shall be improved with a basic level of *landscaping* work including brushing and seeding of the ground, limbing of low branches on trees and providing and constructing paths for public passage, wherever appropriate.

J. Special Regulations

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

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
465 sq. m. [5,000 sq. ft.]	13.4 metres [44 ft.]	30 metres [100 ft.]

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

L. Other Regulations

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

- 1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RF-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. Subdivisions shall be subject to 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 RF-G Zone.
6. Subdivisions shall be subject to the "Tree Preservation By-law".
7. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
8. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
9. *Building* permits shall be subject to the Surrey Building By-law, 2012, No. 17850, 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