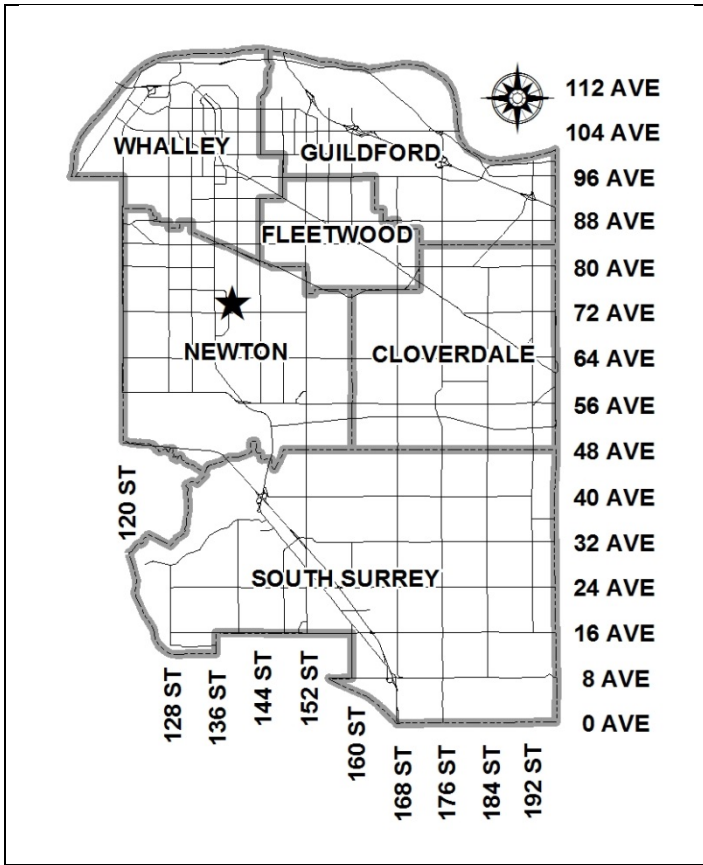


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0168-00

Planning Report Date: June 9, 2014



**PROPOSAL:**

- **Rezoning** from RA to CD (based on RM-45)
- **Development Permit**

in order to permit the development of 39 stacked townhouses with underground parking.

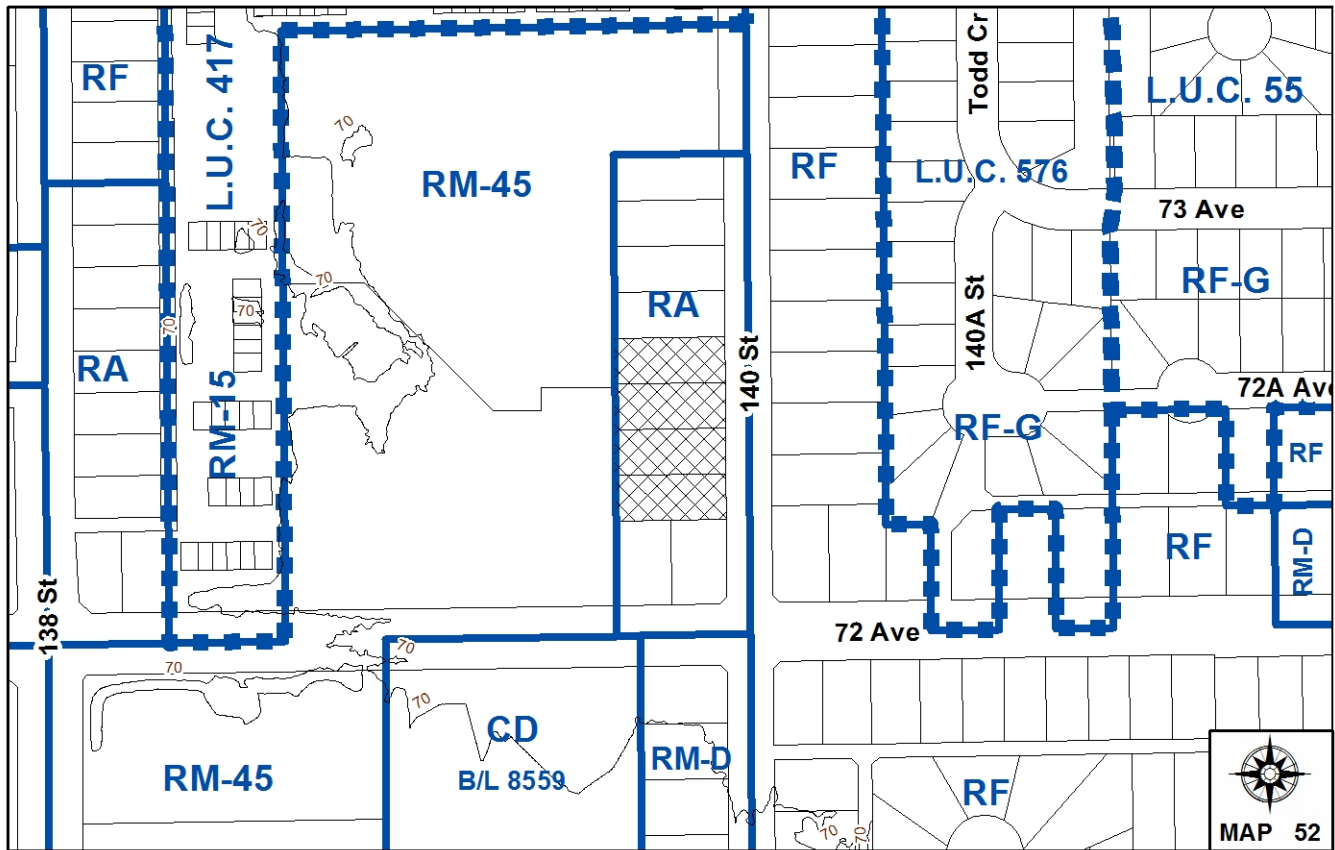
**LOCATION:** 7231, 7243, 7249 and  
 7257 - 140 Street

**OWNER:** Grandview Construction Ltd.

**ZONING:** RA

**OCP DESIGNATION:** Multiple Residential

**LAP DESIGNATION:** Multiple Residential (Townhouse)



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to reduce indoor amenity space.
- Approval to reduce outdoor amenity space.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with the "Multiple Residential" designation in the Official Community Plan (OCP) and the "Multiple Residential (Townhouse)" designation in the 1986 Newton Local Area Plan (LAP).
- The proposed density and building form are appropriate for this part of Newton and meets the design guidelines in the OCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site in Development Application No. 7913-0168-00 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 approve the applicant's request to reduce the amount of required indoor amenity space from 117 square metres (1,259 square feet) to 61 square metres (657 square feet).
3. Council approve the applicant's request to reduce the amount of required outdoor amenity space from 117 square metres (1,259 square feet) to 17 square metres (183 square feet).
4. Council authorize staff to draft Development Permit No. 7913-0168-00 generally in accordance with the attached drawings (Appendix II).
5. 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 (lot consolidation) to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey, arborist report, landscape plans and landscape cost estimate to the satisfaction of the City Landscape Architect;
  - (d) 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;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) submission of an acoustical report for the units adjacent to 140 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures;
  - (g) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;
  - (h) the applicant adequately address the impact of reduced indoor amenity space;
  - (i) the applicant adequately address the impact of reduced outdoor amenity space; and
  - (j) the applicant address the shortfall in tree replacement.

REFERRALS

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

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

8 Elementary students at M.B. Sanford Elementary School  
4 Secondary students at Frank Hurt Secondary School

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

(Appendix IV)

Parks, Recreation & Culture: Parks Planning has a concern about the pressure this project will place on existing amenities in the neighbourhood. The applicant is requested to work with Parks Planning to resolve these concerns.

Surrey Fire Department: No concerns. The City of Surrey E-Comm By-law will apply since the proposed underground parkade is greater than 1,000 sq.m. (10,764 sq.ft.) in area.

SITE CHARACTERISTICS

Existing Land Use: Three (3) single family homes and one (1) vacant lot.

Adjacent Area:

Direction	Existing Use	OCP/ Newton LAP Designation	Existing Zone
North:	Single family homes	Multiple Residential/ Multiple Residential (Townhouse)	RA
East (Across 140 street):	Single family homes	Urban/ Urban Residential	RF
South:	Vacant lots	Multiple Residential/ Multiple Residential (Townhouse)	RA
West:	Townhouses	Multiple Residential/ Multiple Residential (Townhouse)	RM-45

DEVELOPMENT CONSIDERATIONS

- The site is designated "Multiple Residential" in the Official Community Plan (OCP) and "Multiple Residential (Townhouse)" in the 1986 Newton Local Area Plan (LAP).
- The site is currently zoned "One-Acre Residential Zone (RA)" and the applicant proposes to rezone the site to "Comprehensive Development Zone (CD)" based on the "Multiple Residential 45 Zone (RM-45)" in order to permit 39 stacked townhouse units with underground parking.
- The proposed townhouses are two (2) and three (3) bedroom units. These units range in size from 60.5 sq.m. (651 sq.ft.) to 213 sq.m. (2,292 sq. ft.), with a total floor area of 4,050 sq.m. (43,595 sq.ft.).
- The development proposal includes 17 sq.m. (183 sq.ft.) of outdoor amenity space, which consists of one (1) outdoor recreational area directly adjacent to the indoor amenity room. As a result of site constraints and size of the overall project, the applicant has proposed to provide a monetary contribution of \$19,800 for the deficiency of 100 sq.m. (1,076 sq.ft.) of outdoor amenity space, representing \$600 per unit in lieu of outdoor amenity space.
- The proposal also includes 61 sq.m. (657 sq.ft.) of indoor amenity space, which consists of a multi-purpose room with a kitchen and bathroom. The RM-45 Zone requires a minimum of 117 sq.m. (1,259 sq.ft.) of indoor amenity space (3 sq.m. (32 sq.ft.) per dwelling unit). There is a deficiency of 56 sq.m. (602 sq.ft.) and the applicant will provide a cash-in-lieu contribution of \$22,800, representing \$1200 per unit in lieu of indoor amenity space.

Proposed CD Zone:

- The proposed Comprehensive Development Zone (CD) is based on the "Multiple Residential 45 Zone (RM-45)". Table 1 outlines the differences between the RM-30, RM-45 and the proposed CD Zone.

**Table 1: Comparison of the RM-30, RM-45 and Proposed CD Zones:**

	<b>RM-30</b>	<b>RM-45 Zone</b>	<b>CD Zone</b>
<b>Permitted Uses</b>	Multiple unit residential buildings or ground-oriented multiple residential unit buildings	Multiple unit residential buildings or ground-oriented multiple residential unit buildings	Ground-oriented multiple residential unit buildings
<b>Maximum Floor Area Ratio (FAR)</b>	0.90	1.30	1.45
<b>Maximum Lot Coverage</b>	45%	45%	50%
<b>Maximum Building Height</b>	13 m (43 ft.)	15 m (50 ft.)	13 m (43 ft.)
<b>Minimum Front Yard Setback (140 Street)</b>	7.5 m (25 ft.)	7.5 m (25 ft.)	4.5 m (15 ft.)
<b>Minimum Rear Yard Setback</b>	7.5 m (25 ft.)	7.5 m (25 ft.)	4.5 m (15 ft.)
<b>Minimum North Side Yard</b>	7.5 m (25 ft.)	7.5 m (25 ft.)	2.5 m (8 ft.)

	<b>RM-30</b>	<b>RM-45 Zone</b>	<b>CD Zone</b>
<b>Setback</b>			
<b>Minimum South Side Yard Setback</b>	7.5 m (25 ft.)	7.5 m (25 ft.)	3 m (10 ft.)

- The proposed use, ground-oriented multiple unit residential buildings, is permitted under both the RM-30 and RM-45 Zones. The maximum building height of 13 metres (43 ft.) is in accordance with the requirements of the RM-30 Zone, thus yielding a product that is consistent with existing character of the neighbourhood.
- The proposed Floor Area Ratio (FAR) of 1.45 and lot coverage of 50% is greater than permitted in both the RM-30 and RM-45 Zones. Due to the significant road dedication requirements, which represent approximately 27% of the total site, the proposed increase in FAR and lot coverage is required to maintain the development potential of the site.
- The proposed reduced setbacks are required as a result of the significant road dedication requirements, resulting in restrictions on the placement of buildings and structures. All the proposed units will still maintain functional and liveable private outdoor amenity areas in the form of balconies and porches.

#### Vehicular Access & Parking:

- Road dedication, consisting of 3.442 metres (11.3 ft.), is required for the future widening of 140 Street. In addition, 6 metres (20 ft.) wide lane is required along the North and West boundaries of the site in order to provide access from 140 Street to the underground parkade and to provide future access to the neighbouring sites.
- The proposal includes a total of 67 parking stalls (59 parking stalls for residents and 8 visitor parking stalls). This meets the parking requirements of the Zoning By-law.
- 63 resident bicycle parking are proposed in storage rooms within the underground parkade.
- Garbage and recycling is proposed to be stored on the North side yard adjacent to the lane.
- The proposed underground vehicular circulation meets the requirements of the Fire and Engineering Departments and is designed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.

#### PRE-NOTIFICATION

- Pre-notification letters were sent on August 16, 2013 to 333 households within 100 metres (328 feet) of the subject site. As a result of the pre-notification, the City received three (3) phone calls requesting information only.

### DESIGN PROPOSAL AND REVIEW

- This application was not referred to the Advisory Design Panel (ADP), but was reviewed by City Staff and found to be satisfactory. The proposed development was evaluated based on compliance with the design guidelines in the OCP.
- The proposed stacked townhouses are designed with high quality design features and materials envisioned for the area. The project includes a mix of units including two (2) and three (3) bedroom units. All of the proposed dwelling units are street-oriented with direct and individual entrances and walkways to the street. The entry doors are designed to create visual interest. Overall, the proposed streetscapes will create a pedestrian friendly and visually pleasant environment in accordance with Crime Prevention Through Environmental Design (CPTED) principles. By providing eyes on the street, the orientation of dwelling units allows for natural surveillance of the neighbourhood.
- The proposed buildings will be constructed using hardie board panels as the primary cladding material, complemented by red brick siding. The colour scheme proposed consists of light and dark grey, complemented by red brick and earth tones.
- The architectural design for the building exterior is contemporary with articulated facades including overhangs and balconies.
- The proposed landscape concept is intended to provide an attractive and private green space for residents while ensuring good visibility of the site and comfortable pedestrian access to 140 Street.
- Noise mitigation along arterial roads, such as 140 Street, is an important consideration in improving the livability of residential developments. The proposed development will require an acoustical report to be submitted for the units adjacent to 140 Street. The acoustical report will need to be prepared by a qualified acoustical consultant and should consider the road at its ultimate condition.

### Public Art

- The proposed development application is subject to the public art on private property policy, which will be secured by a Section 219 No-Build Restrictive Covenant.
- The applicant has agreed to provide a monetary contribution at the Building Permit stage, based on the estimated value of the project, to the Public Art Reserve Fund, to satisfy the requirements of the policy.

TREES

- Peter Mennel, ISA Certified Arborists of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by species for all on-site trees.

**Table 2: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	5	5	-
Cottonwood	1	1	-
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Paper Birch	3	3	-
Bigleaf Maple	1	1	-
Cherry	1	1	-
Purple Leaf Plum	1	1	-
<b>Coniferous Trees</b>			
Douglas Fir	8	7	1
Shore Pine	1	1	-
Western Red Cedar	5	5	-
Yellow Cedar	1	1	-
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>21</b>	<b>20</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>28</b>	
<b>Total Retained and Replacement Trees</b>		<b>29</b>	
<b>Contribution to the Green City Fund</b>		<b>\$5,400.00</b>	

- The Arborist Assessment states that there are a total of 21 protected trees on the site, excluding Alder and Cottonwood trees. Six (6) existing trees, approximately 22 % of the total trees on the site, are Alder and Cottonwood trees. Due to the extent of the underground parkade and road construction requirements, it was determined that only one (1) Douglas Fir tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 46 replacement trees on the site. Since only 28 replacement trees can be accommodated on the site, the deficit of 18 replacement trees will require a cash-in-lieu payment of \$5,400.00, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.



- In addition to the replacement trees, boulevard street trees will be planted on 140 Street. This will be determined at the servicing agreement stage by the Engineering Department.
- The new trees on the site will consist of a variety of trees including Vine Maple, Paperbark Maple, Starlight Hybrid Dogwood and Pink Flowered Japanese Snowbell. The tree planting will be complemented by a variety of ground cover including shrubs, grasses and perennial plants.
- In summary, a total of 29 trees are proposed to be retained or replaced on the site with a contribution of \$5,400.00 to the Green City Fund.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 9, 2014. 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"> <li>• The site is located in an urban infill area and the proposed development will help support the existing transit routes on 72 Avenue.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed stacked townhouse units will provide housing choice in the neighbourhood.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Low impact development standards (LIDs) are incorporated in the design of the project including:               <ul style="list-style-type: none"> <li>• Absorbent soils (minimum 300 mm in depth) where possible;</li> <li>• Rain barrels and cisterns;</li> <li>• On-lot infiltration trenches or subsurface chambers; and</li> <li>• Natural landscaping including indigenous plants, trees and shrub species.</li> </ul> </li> <li>• Provisions for recycling including composting areas in the communal garden areas and recycling pick up service.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Secure bicycle parking will be provided in the underground parkade.</li> <li>• The building has been designed to provide pedestrian connections to 140 Street.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner:               <ul style="list-style-type: none"> <li>○ Natural surveillance whereby units are designed to overlook streets and outdoor amenity spaces;</li> <li>○ Low and permeable fencing is proposed to increase visibility;</li> <li>○ Natural access control by clearly defining entries to the building;</li> </ul> </li> <li>• Natural territorial re-enforcement by designing ground level units to have private patios.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• ASHRAE 90.1 Certification.</li> </ul>

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. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Proposed CD By-law

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

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# DEVELOPMENT DATA SHEET

Proposed Zoning: CD based on RM-45

Required Development Data	Minimum Required / Maximum Allowed	Proposed
<b>LOT AREA*</b> (in square metres)		
Gross Total		3,854 sq.m.
Road Widening area		1,025 sq.m.
Undevelopable area		
Net Total		2,829 sq.m.
<b>LOT COVERAGE</b> (in % of net lot area)		
Buildings & Structures		
Paved & Hard Surfaced Areas		
Total Site Coverage		50%
<b>SETBACKS</b> ( in metres)		
Front (140 Street)	7.5m	4.5m
Rear	7.5m	4.5m
Side (North)	7.5m	2.5m
Side (South)	7.5m	3.0m
<b>BUILDING HEIGHT</b> (in metres/storeys)		
Principal	15m	12m
Accessory	4.5m	
<b>NUMBER OF RESIDENTIAL UNITS</b>		
Bachelor		
One Bed		
Two Bedroom		
Three Bedroom +		
Total		
<b>FLOOR AREA: Residential</b>		4,051 sq.m.
<b>FLOOR AREA: Commercial</b>		
Retail		
Office		
Total		
<b>FLOOR AREA: Industrial</b>		
<b>FLOOR AREA: Institutional</b>		
<b>TOTAL BUILDING FLOOR AREA</b>		4,051 sq.m.

*\* If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

**Development Data Sheet cont'd**

<b>Required Development Data</b>	<b>Minimum Required / Maximum Allowed</b>	<b>Proposed</b>
<b>DENSITY</b>		
# of units/ha /# units/acre (gross)		
# of units/ha /# units/acre (net)	45 upa	56 upa
FAR (gross)		
FAR (net)	1.30	1.44
<b>AMENITY SPACE (area in square metres)</b>		
Indoor	117 sq.m.	61 sq.m.
Outdoor	117 sq.m.	17 sq.m.
<b>PARKING (number of stalls)</b>		
Commercial		
Industrial		
Residential	59	59
Residential Visitors	8	8
Institutional		
Total Number of Parking Spaces	67	67
Number of disabled stalls		
Number of small cars		
Tandem Parking Spaces: Number / % of Total Number of Units		
Size of Tandem Parking Spaces width/length		

Heritage Site	NO	Tree Survey/Assessment Provided	YES
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**WG ARCHITECTURE INC**  
 1030 - 470 GRANVILLE STREET  
 VANCOUVER, B.C. V6C 1V5  
 TEL: (604) 331 2378  
 FAX: (604) 683 7494

Project Title:  
 7231, 7243, 7249 + 7257  
 140th STREET,  
 SURREY, BC

Drawing Title:  
**CONTEXT PLAN**

Date: May 2012	Project Number: 1310
Scale: 1 : 500	Sheet: DP102
Drawn By: NC	
Approved By: WG	

Date: April 25, 2014









**BUILDING 1  
WEST ELEVATION  
FROM LANE**



**BUILDING 4  
EAST ELEVATION  
FROM 140th STREET**

**BUILDING 3  
EAST ELEVATION**

**BUILDING 2  
EAST ELEVATION**

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TEL: (604) 331 2378  
FAX: (604) 683 7494

Project Title:  
**7257 - 140th STREET  
SURREY, B.C.**

Drawing Title:  
**STREETSCAPE  
FROM LANE + 140th**

Date:  
May 2012  
Scale:  
1/8" = 1' - 0"  
Drawn By:  
NC  
Approved By:  
WG

Project Number:  
1310  
Sheet No:  
**DP105**

Drawn: April 25, 2014



BUILDING 1  
EAST ELEVATION  
FROM INTERIOR LOOKING WEST



BUILDING 2  
WEST ELEVATION  
FROM INTERIOR LOOKING EAST

BUILDING 3  
WEST ELEVATION

BUILDING 4  
WEST ELEVATION

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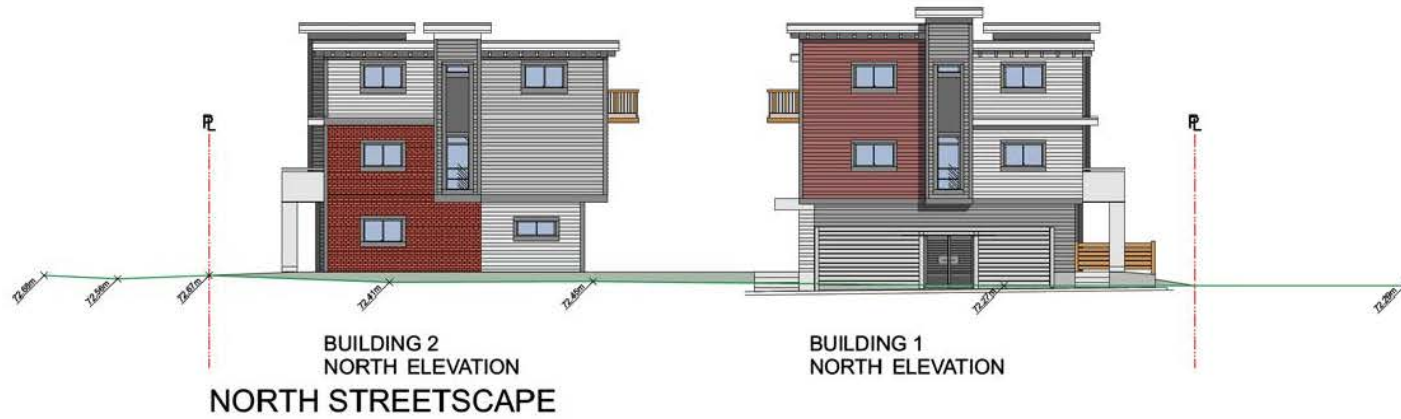
**WG ARCHITECTURE INC**  
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VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

Project Title:  
7257 - 140th STREET  
SURREY, B.C.

Drawing Title:  
STREETSCAPE  
FROM INTERIOR

Date:  
May 2012  
Scale:  
1/8" = 1' - 0"  
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NC  
Approved By:  
WG

Project Number:  
1310  
Sheet No:  
DP106



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Project Title:  
**7257 - 140th STREET  
 SURREY, B.C.**

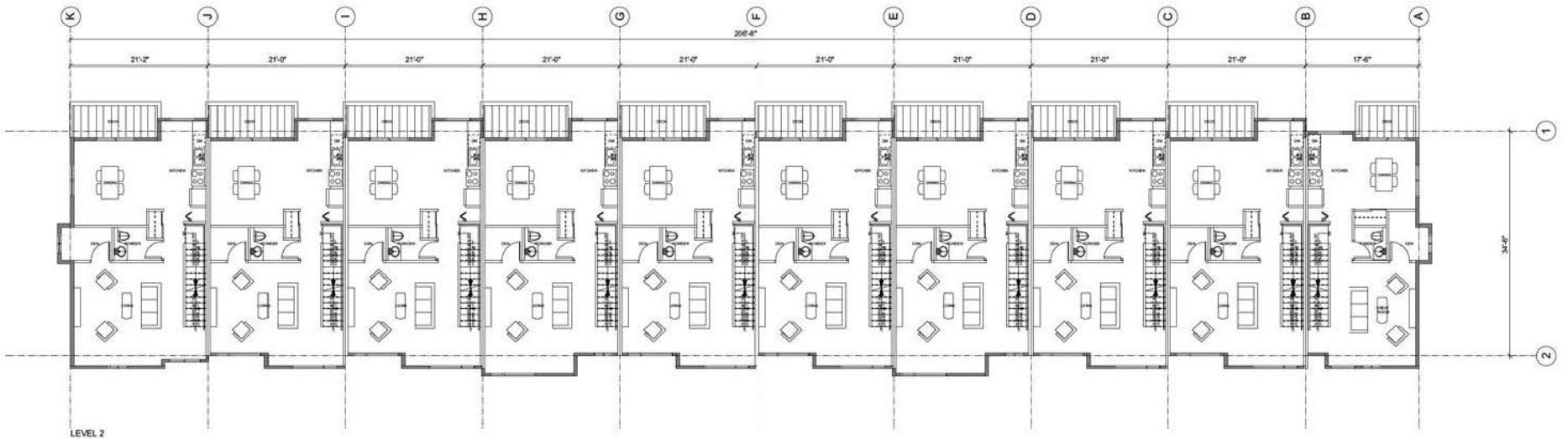
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**STREETSCAPE  
 NORTH VIEW**

Date:  
 May 2012  
 Scale:  
 1/8" = 1' - 0"  
 Drawn By:  
 NC  
 Approved By:  
 WG

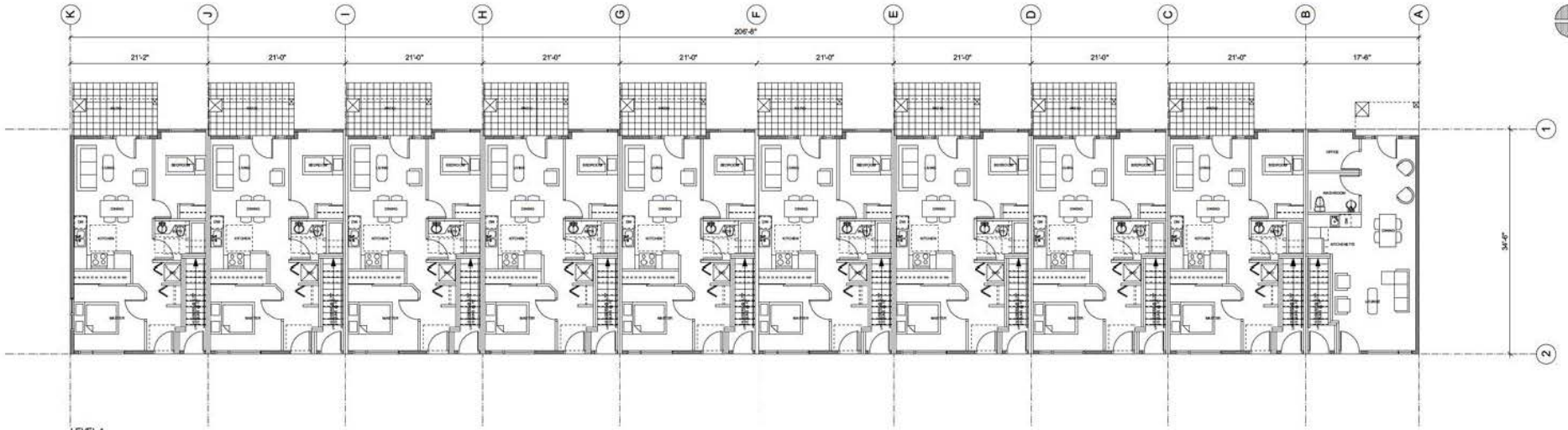
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 1310  
 Sheet No:  
**DP107**

Drawn: April 25, 2014





LEVEL 2



BUILDING 1  
LEVEL 1

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No.	Date	Revision Details



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VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

Project Title  
**7257 - 140th STREET  
SURREY, B.C.**

Drawing Title  
**FLOOR PLANS  
BUILDING 1  
LEVEL 1 + 2**

Date  
May 2012

Scale  
1/8" = 1' - 0"

Drawn By  
NC

Approved By  
WG

Project Number  
1310

Sheet No.  
**DP201**













WEST ELEVATION

- A TRADITIONAL RED HARDIE (JAMES HARDIE COLOR PALLET)
- B RED BRICK (CL 1466A Mackenzie LRV 16)
- C COBBLE STONE HARDIE (JAMES HARDIE COLOR PALLET)
- D MONTEREY TALUPE HARDIE (JAMES HARDIE COLOR PALLET)
- E TIMBER BARK HARDIE (JAMES HARDIE COLOR PALLET)
- F LIGHT GRAY HARDIE BOARD PANEL (CL 3232 W Timman LRV 55)
- G DARK GRAY HARDIE BOARD PANEL (CL 3186A Soot LRV 11)
- H ELEVATOR HOSTWAY GLAZING
- I WHITE TRIM ROOF AND CANOPY FASCIA (CL 321W Wash Basin LRV 77)
- J DARK GRAY TRIM (CL 3236A Estate LRV 15)
- K METAL INSULATED ENTRY DOOR
- L DOUBLE GLAZED VINYL WINDOW
- M ALUMINIUM PICKET RAIL



SOUTH ELEVATION

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No:	Date:	Revision Details:



**WG ARCHITECTURE INC**  
1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

Project Title:  
7257 - 140th STREET  
SURREY, B.C.

Drawing Title:  
ELEVATION  
BUILDING 1  
WEST + SOUTH

Date:  
May 2012  
Scale:  
1/8" = 1' - 0"  
Drawn By:  
NC  
Approved By:  
WG

Project Number:  
1310  
Sheet:  
DP301  
Date: April 25, 2014



**EAST ELEVATION**

- A** TRADITIONAL RED HARDIE (JAMES HARDIE COLOR PALLET)
- B** RED BRICK (CL 1466A Mackenzie LRV 16)
- C** COBBLE STONE HARDIE (JAMES HARDIE COLOR PALLET)
- D** MONTEREY TAUPE HARDIE (JAMES HARDIE COLOR PALLET)
- E** TIMBER BARK HARDIE (JAMES HARDIE COLOR PALLET)
- F** LIGHT GRAY HARDIE BOARD PANEL (CL 3232 W Timmen LRV 55)
- G** DARK GRAY HARDIE BOARD PANEL (CL 3186A Soot LRV 11)
- H** ELEVATOR HOSTWAY GLAZING
- I** WHITE TRIM ROOF AND CANOPY FASCIA (CL 321W Wash Basin LRV 77)
- J** DARK GRAY TRIM (CL 3236A Estate LRV15)
- K** METAL INSULATED ENTRY DOOR
- L** DOUBLE GLAZED VINYL WINDOW
- M** ALUMINIUM PICKET RAIL



**NORTH ELEVATION**

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No:	Date:	Revision Details:



**WG ARCHITECTURE INC**  
1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

Project Title:  
**7257 - 140th STREET  
SURREY, B.C.**

Drawing Title:  
**ELEVATION  
BUILDING 1  
EAST + NORTH**

Date:  
May 2012  
Scale:  
1/8" = 1'-0"  
Drawn By:  
NC  
Approved By:  
WG

Project Number:  
1310  
Sheet No:  
**DP302**



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTH ELEVATION

- A TRADITIONAL RED HARDIE (JAMES HARDIE COLOR PALLET)
- B RED BRICK (CL 1466A Mackenzie LRV 16)
- C COBBLE STONE HARDIE (JAMES HARDIE COLOR PALLET)
- D MONTEREY TALPE HARDIE (JAMES HARDIE COLOR PALLET)
- E TIMBER BARK HARDIE (JAMES HARDIE COLOR PALLET)
- F LIGHT GRAY HARDIE BOARD PANEL (CL 3232 W Tinman LRV 55)
- G DARK GRAY HARDIE BOARD PANEL (CL 3186A Soot LRV 11)
- H ELEVATOR HOSTWAY GLAZING
- I WHITE TRIM ROOF AND CANOPY FASCIA (CL 321W Wash Basin LRV 77)
- J DARK GRAY TRIM (CL 3236A Estate LRV 15)
- K METAL INSULATED ENTRY DOOR
- L DOUBLE GLAZED VINYL WINDOW
- M ALUMINUM PICKET RAIL

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No:	Date:	Revision Details:



**WG ARCHITECTURE INC**  
1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

Project Title:  
7257 - 140th STREET  
SURREY, B.C.

Drawing Title:  
ELEVATION  
BUILDING 2

Date:  
May 2012  
Scale:  
1/8" = 1' - 0"  
Drawn By:  
NC  
Approved By:  
WG

Project Number:  
1310  
Sheet:  
DP303



WEST ELEVATION



SOUTH ELEVATION

- A TRADITIONAL RED HARDIE (JAMES HARDIE COLOR PALLET)
- B RED BRICK (CL 1468A Mackenzie LRV 16)
- C COBBLE STONE HARDIE (JAMES HARDIE COLOR PALLET)
- D MONTEREY TAUPE HARDIE (JAMES HARDIE COLOR PALLET)
- E TIMBER BARK HARDIE (JAMES HARDIE COLOR PALLET)
- F LIGHT GRAY HARDIE BOARD PANEL (CL 3232 W Tinman LRV 55)
- G DARK GRAY HARDIE BOARD PANEL (CL 3186A Soot LRV 11)
- H ELEVATOR HOSTWAY GLAZING
- I WHITE TRIM ROOF AND CANOPY FASCIA (CL 321W Wash Basin LRV 77)
- J DARK GRAY TRIM (CL 3236A Estate LRV15)
- K METAL INSULATED ENTRY DOOR
- L DOUBLE GLAZED VINYL WINDOW
- M ALUMINIUM PICKET RAIL



EAST ELEVATION



NORTH ELEVATION

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No:	Date:	Revision Details:



**WG ARCHITECTURE INC**  
1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

Project Title:  
7257 - 140th STREET  
SURREY, B.C.

Drawing Title:  
ELEVATION  
BUILDING 3

Date:  
May 2012  
Scale:  
1/8" = 1' - 0"  
Drawn By:  
NC  
Approved By:  
WG

Project Number:  
1310  
Sheet:  
DP304



WEST ELEVATION



SOUTH ELEVATION

- A TRADITIONAL RED HARDIE (JAMES HARDIE COLOR PALLET)
- B RED BRICK (CL 1466A Mackenzie LRV 16)
- C COBBLE STONE HARDIE (JAMES HARDIE COLOR PALLET)
- D MONTEREY TAUPE HARDIE (JAMES HARDIE COLOR PALLET)
- E TIMBER BARK HARDIE (JAMES HARDIE COLOR PALLET)
- F LIGHT GRAY HARDIE BOARD PANEL (CL 3232 W Triman LRV 55)
- G DARK GRAY HARDIE BOARD PANEL (CL 3186A Soot LRV 11)
- H ELEVATOR HOSTWAY GLAZING
- I WHITE TRIM ROOF AND CANOPY FASCIA (CL 321W Wash Basin LRV 77)
- J DARK GRAY TRIM (CL 3206A Estate LRV15)
- K METAL INSULATED ENTRY DOOR
- L DOUBLE GLAZED VINYL WINDOW
- M ALUMINIUM PICKET RAIL



EAST ELEVATION



NORTH ELEVATION

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No:	Date:	Revision Details:



**WG ARCHITECTURE INC**  
1030 - 470 GRANVILLE STREET  
VANCOUVER, B.C. V6C 1V5  
TEL: (604) 331 2378  
FAX: (604) 683 7494

Project Title:  
7257 - 140th STREET  
SURREY, B.C.

Drawing Title:  
ELEVATION  
BUILDING 4

Date:  
May 2012  
Scale:  
1/8" = 1'-0"  
Drawn By:  
NC  
Approved By:  
WG

Project Number:  
1310  
Sheet No:  
DP305





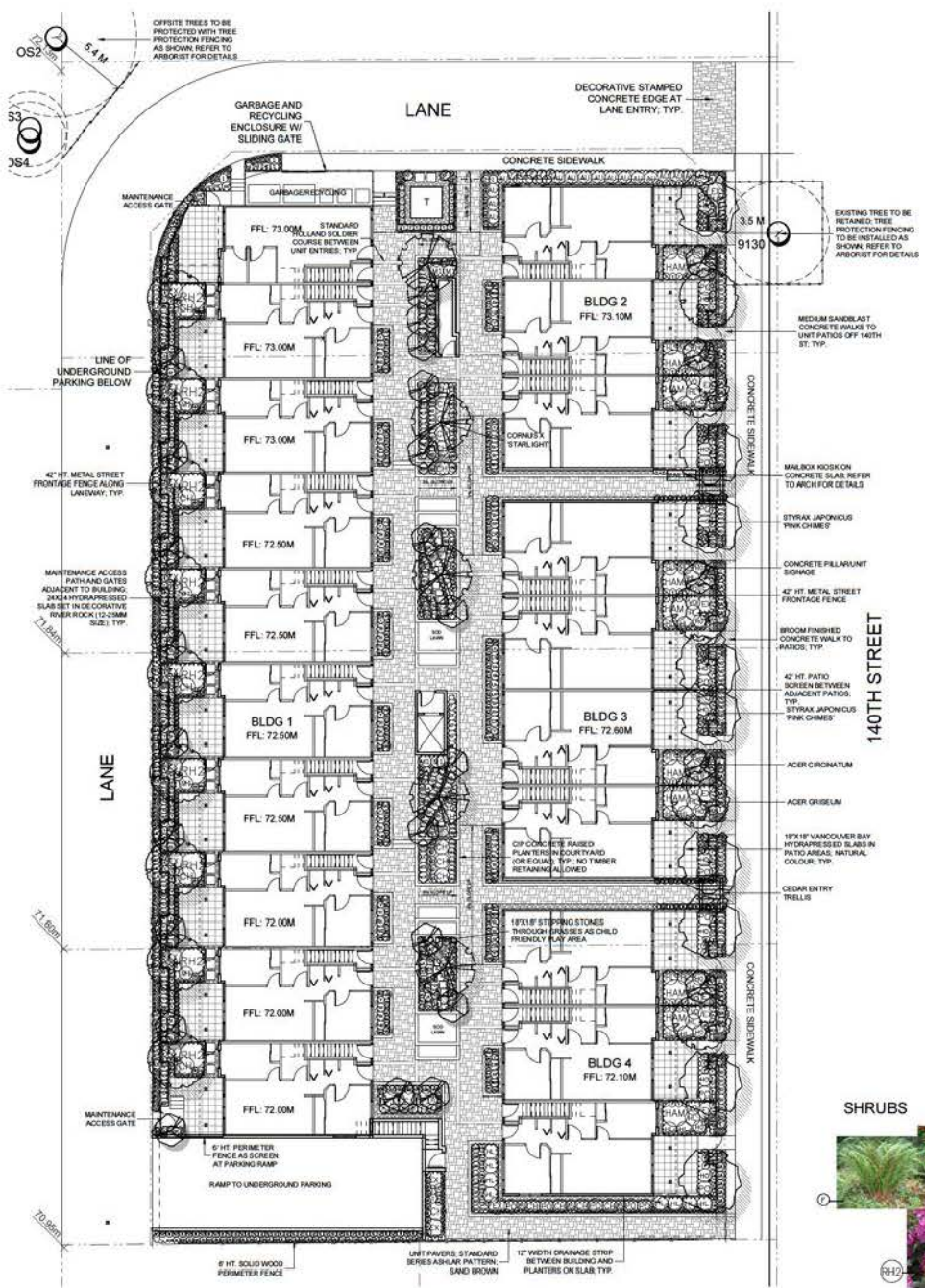


# 39 UNIT TOWNHOUSE DEVELOPMENT 7231, 7243, 7249 + 7257 - 140th STREET SURREY, B.C.

## COLOUR SCHEME

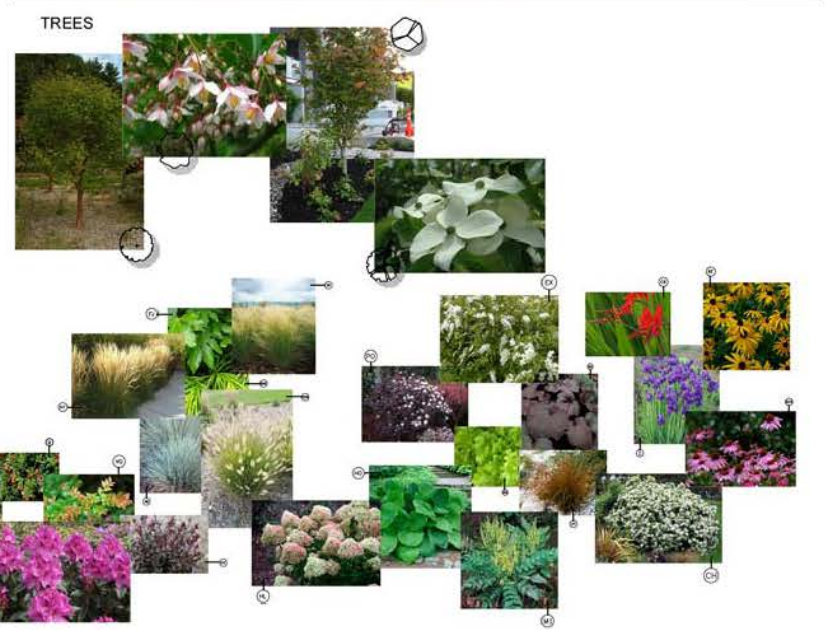
- A. TRADITIONAL RED HARDIE**  
- 6" Hardie Plank siding, James Hardie color pallet
- B. DESERT ROSE SMOOTH TEXTURED**  
- Red Brick, Mutual materials
- C. COBBLES STONE HARDIE**  
- 6" Hardie Plank siding, James Hardie color pallet
- D. MONTEREY TAUPE HARDIE**  
- 6" Hardie Plank siding, James Hardie color pallet
- E. TIMBER BARK HARDIE**  
- 6" Hardie Plank siding, James Hardie color pallet
- F. CL- 3232W "TINMAN" by General Paint**  
- Hardie Panel, painted
- G. CL-3186A "SOOT" by General Paint**  
- Hardie Panel, painted
- H. CL-3186A "SOOT" by General Paint**  
- Elevator hostway frames
- I. CL-321W "WASH BASIN" by General Paint**  
- Roof and caopy fascia, painted
- J. CL-3236A "ESTATE" by General Paint**  
- Trim, painted
- K. CL-3187N "WITCHING HOUR" by General Paint**  
- Metal insulated entry door
- L. CL-3186A "SOOT" by General Paint**  
- Window mulians
- M. CL-3187N "WITCHING HOUR" by General Paint**  
- Aluminium picket rail





PLANT SCHEDULE				PMG PROJECT NUMBER: 13-105
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	27	ACER CRINATUM	VINE MAPLE	2M HT, B&B, 3 STEM CLUMP
	14	ACER GRISEUM	PAPERBARK MAPLE	8CM CAL, 1.3M STD, B&B
	5	CORNUS KOUSA X MUTTALLII 'STARLIGHT'	STARLIGHT HYBRID DOGWOOD	5CM CAL, B&B
	9	STYRAX JAPONICUS 'PINK CHIMES'	PINK FLOWERED JAPANESE SNOWBELL	5CM CAL, B&B
SHRUB	16	AUCUBA JAPONICA	JAPANESE AUCUBA	#3 POT, 50CM
	141	ELIUS SEMPERVIRENS 'SUFFRUTICOSA'	DWARF ENGLISH BOXWOOD	#2 POT, 25CM
	21	CHOISYA TERINATA 'SUNDANCE'	MEXICAN MOCK ORANGE	#3 POT, 50CM
	23	EXCHORDIA X MACRANTHA	PEARL BUSH	#3 POT, 60CM ON STANDARD
	3	FATSIA JAPONICA	JAPANESE ARALIA	#3 POT, 50CM MULTI STEM
	10	HAMAMELIS X INTERMEDIA 'JELENA'	WITCH HAZEL, ORANGE	#3 POT, 80CM
	43	HEBE CALEDONIA	CALEDONIA HEBE	#2 POT
	38	HYDRANGEA FANICULATA 'JANE'	LITTLE LIME HARDY HYDRANGEA	#3 POT
	8	MAHONIA X MEDIA 'CHARITY'	CHARITY MAHONIA	#3 POT, 50CM
	79	MANDINA DOMESTICA 'NANA'	HEAVENLY BAMBOO, DWARF	#3 POT, 50CM
	14	PHYSCARPUS OPULIFOLIUS 'DIABOLO'	PURPLE NINEBARK	#3 POT, 50CM
	9	RHOXODENDRON 'NANA KRUSCHKE'	RHOXODENDRON, BLUE	#3 POT, 50CM
	6	ROSA 'ALBA MEIDLAND'	ALBA MEIDLAND ROSE, WHITE	#2 POT, 40CM
	55	SARCOCOCCA HOOKERANA VAR. HUMILIS	HIMALAYAN SWEET BOX	#2 POT, 25CM
	304	TAXUS X MEDIA 'HICKSII'	HCK'S YEW	#3 POT, 80CM
	10	VACCINIUM OVATUM 'THUNDERBIRD'	EVERGREEN HUCKLEBERRY	#2 POT, 50CM
GRASS	52	CALAMAGROSIS ACUTIFLORA KARL FOERSTER'	FOERSTER REED GRASS	#1 POT
	528	CAREX TESTACEA	ORANGE SEDGE	#1 POT
	86	HAKONECHLOA MACRA 'ALL GOLD'	GOLDEN JAPANESE FOREST GRASS	#1 POT
	6	HELICTOTRICHON SEMPERVIRENS	BLUE CHAT GRASS	#1 POT
	117	OPHIOPOGON FLAVISCAPUS 'WIGRESSENS'	BLACK MONDO GRASS	#1 POT
	77	PENNISETUM ALOPECUROIDES 'HAMELIN'	DWARF FOUNTAIN GRASS	#1 POT
	59	STIPA TENUISSIMA	MEXICAN FEATHER GRASS	#1 POT
PERENNIAL	8	CROCOSMA 'LUCIFER'	CROCOSMA	#2 POT
	10	ECHINACEA PURPUREA	PURPLE CONEFLOWER	#1 POT
	4	HEMEROCALLIS 'STELLA D'ORO'	DWARF DAYLILY	#1 POT, 1-2 FAN
	29	HEUCHERA 'LIME RICKEY'	LIME RICKEY CORAL BELLS	#1 POT
	43	HEUCHERA MACRANTHA 'PALACE PURPLE'	CORAL BELLS, PURPLE-RED	#1 POT
	20	HOSTA 'SUN AND SUBSTANCE'	HOSTA	#1 POT, 1 EYE, HEAVY SHADE
	40	IRIS SIBIRICA	SIBERIAN IRIS, BLUE VARIETY	#1 POT, 2 FAN
	19	LAVENTULA ANGUSTIFOLIA 'MUNSTEAD'	ENGLISH LAVENDER	#1 POT
	18	RUBECKIA FULGIDA VAR SULLIVANTII 'GOLDSTURM/RUBECKIA'	RUBECKIA	#1 POT
	145	ARCTOSTAPHYLOS UVA-URSI	KINKINICK	#1 POT, 20CM, 900 O.C.
	19	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 20CM

NOTES: \* PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CITY STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. \* REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. \* SEARCH AND REVIEW, MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. \* SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD'S LATEST EDITION. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY



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**pmg**  
LANDSCAPE ARCHITECTS

Suite C109 - 4185 58th Creek Drive  
Burnaby, British Columbia, V5C 0G9  
P: 604.294-0011 F: 604.294-0022

SEAL:

DATE: 14.FEB.27 REVISION PER CITY COMMENTS CW  
 1 14.FEB.27 REVISION PER CITY COMMENTS CW  
 NO DATE REVISION DESCRIPTION DR

CLIENT:

PROJECT:  
**TOWNHOMES**  
 7231, 7243, 7249 & 7257  
 140TH ST.  
 SURREY

DRAWING TITLE:  
**LANDSCAPE PLAN**

DATE: 14.FEB.27 DRAWING NUMBER:  
 SCALE: 1:150  
 DRAWN: CW  
 DESIGN: CW  
 CHKD: PCM

**L1**  
**OF 2**

13105-1-01 PMG PROJECT NUMBER 13-105



---

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

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

DATE: **June 3, 2014** PROJECT FILE: **7813-0168-00**

---

RE: **Engineering Requirements  
Location: 7231/7243/7249/7257 140 Street**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 3.442 metres along 140 Street for the ultimate 27.0 metre Arterial Road Standard.
- Dedicate 6.0 metre north/south and east/west lanes.
- Dedicate 5.5 x 5.5 metre corner cut at intersection of north/south and east/west lanes and 3.0 x 3.0 metre corner cut at intersection of 140 Street and east/west lane.
- Provide a 0.500 metre Statutory Right-of-Way (SRW) along 140 Street.
- Provide a volumetric SRW along the south property line from the lane to 140 Street for a temporary main required to convey lane drainage.

#### *Works and Services*

- Construct the west side of 140 Street to the ultimate 27.0 metre Arterial Road Standard.
- Construct east/west and north/south lanes.
- Construct drainage main as required within the lanes and SRW to service development.
- Provide on-site mitigation features according to the Hyland Creek ISMP.
- Construct a 300 mm water main along 140 Street from 72 Avenue to the extent of the development frontage.
- Provide water, storm, and sanitary service connections to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT PERMIT

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



Rémi Dubé, P.Eng.  
Development Services Manager

CE



Wednesday, February 05, 2014  
 Planning

**School Enrolment Projections and Planning Update:**

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

A boundary move to MB Sanford Elementary from Chimney Hill is being phased-in to help fill empty classrooms. Capacity for MB Sanford in the table below has been adjusted for full day Kindergarten implementation in 2010 and the inclusion of a strongstart program for preschool age children and their parents. Secondary capacity includes a modular complex for Frank Hurt with a capacity of 150. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 7913 0168 00

**SUMMARY**

The proposed 39 townhouse units are estimated to have the following impact on the following schools:

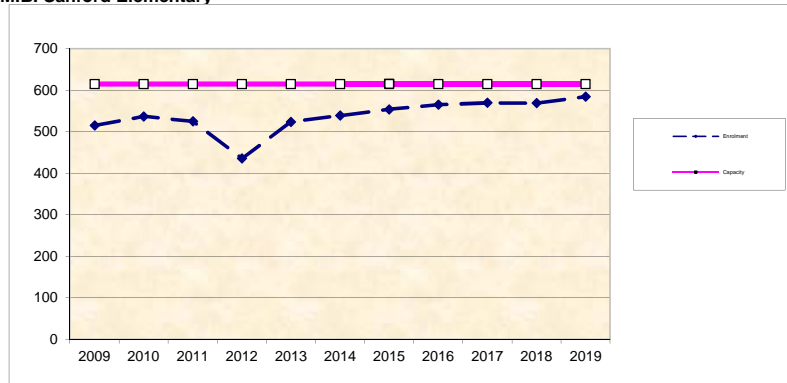
**Projected # of students for this development:**

Elementary Students:	8
Secondary Students:	4

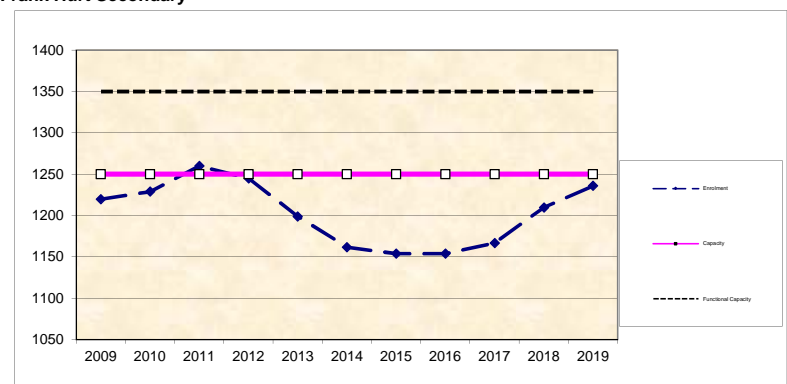
September 2013 Enrolment/School Capacity

<b>M.B. Sanford Elementary</b>	
Enrolment (K/1-7):	69 K + 455
Capacity (K/1-7):	40 K + 575
<b>Frank Hurt Secondary</b>	
Enrolment (8-12):	1199
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

**M.B. Sanford Elementary**



**Frank Hurt 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.

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 7913 - 0168 - 00

Address: 7231 - 140 Street

Registered Arborist: Peter Mennel

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	27
<b>Protected Trees to be Removed</b>	26
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	1
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>6 \times \underline{\text{one (1)}} = 6</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>20 \times \underline{\text{two (2)}} = 40</math></li> </ul>	46
<b>Replacement Trees Proposed</b>	28
<b>Replacement Trees in Deficit</b>	17
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	1
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>1 \times \text{one (1)} = 1</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>0 \times \text{two (2)} = 0</math></li> </ul>	<b>TBD</b>
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

Date: May 21, 2014



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302



CITY OF SURREY

BYLAW NO. \_\_\_\_\_

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

THE CITY COUNCIL of the City of Surrey 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: 009-185-038  
 Lot 3 Section 21 Township 2 New Westminster District Plan 15648  
 7231 - 140 Street

Parcel Identifier: 010-114-246  
 Lot 4 Section 21 Township 2 New Westminster District Plan 15648  
 7243 - 140 Street

Parcel Identifier: 010-114-254  
 Lot 5 Section 21 Township 2 New Westminster District Plan 15648  
 7249 - 140 Street

Parcel Identifier: 003-362-060  
 Lot 6 Section 21 Township 2 New Westminster District Plan 15648  
 7257 - 140 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 *ground-oriented multiple unit residential buildings* and related *amenity space*, which are to be developed in accordance with a comprehensive design.

**B. Permitted Uses**

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

1. *Ground-oriented multiple unit residential buildings.*
2. *Child care centres*, provided that such centres:
  - (a) Do not constitute a singular use on the *lot*; and
  - (b) Do not exceed a total area of 3.0 square metres [32 sq. ft.] per *dwelling unit*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. The *floor area ratio* shall not exceed 1.45.
2. The indoor *amenity space* required in Sub-section J.1(b) is excluded from the calculation of *floor area ratio*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 50%.



**F. Yards and Setbacks**

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

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard (North)</b>	<b>Side Yard (South)</b>
<i>Principal Buildings and Accessory Buildings and Structures</i>		4.5 m. [15 ft.]	4.5 m. [15 ft.]	2.5 m. <sup>1</sup> [8 ft.]	3.0 m. [10 ft.]

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

<sup>1</sup> The *side yard setback* may be reduced to 1.0 metres [3.3 ft.] for the garbage and recycling enclosure.

2. Notwithstanding Section F.1 and the definition of *setbacks* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, columns and *balconies* may be permitted to encroach up to 2.6 metres [8.5 ft.] from the *front lot line* and the *rear lot line*.

**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 13 metres [43 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 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. All required resident *parking spaces* shall be provided as *underground parking* or as *parking within building envelope*.

**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. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

**J. Special Regulations**

1. *Amenity space* shall be provided on the *lot* as follows:
  - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
  - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq. ft.] per *dwelling unit*.
2. *Child care centres* shall be located on the *lot* such that these centres:
  - (a) Are accessed from a *highway*, independent from the access to the residential uses permitted in Section B of this Zone; and
  - (b) Have direct access to an *open space* and play area within the *lot*.
3. *Balconies* or other private outdoor space such as porches or decks are required for all *dwelling units* and shall be a minimum of 5% of the *dwelling unit* size or 4.6 square metres [50 sq. ft.] per *dwelling unit*, whichever is greater.

**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>
2,800 sq. m. [0.70 acres]	50 metres [164 ft.]	30 metres [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, bylaws, 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 RM-30 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 Bylaw, 2012, No. 17850, as amended.
8. *Building* permits 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 RM-30 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act R.S.B.C. 2002. c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

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

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED THIRD READING 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

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