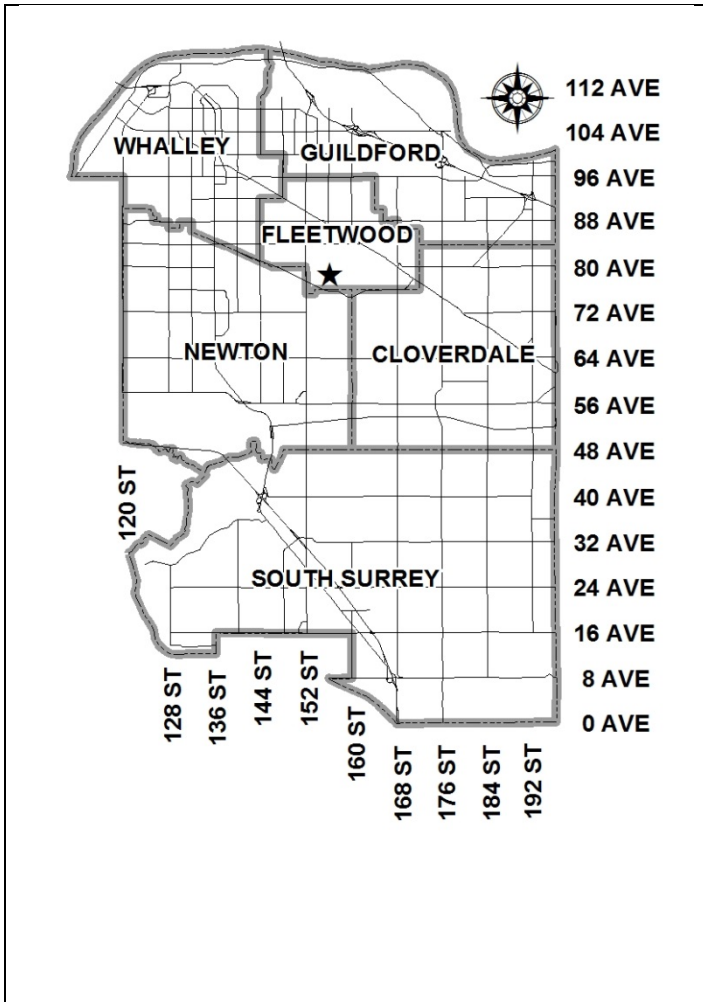


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0138-00

Planning Report Date: September 8, 2014



PROPOSAL:

- **OCPP Amendment** from Suburban to Urban
- **Rezoning** from A-1 to CD (based on RF-G)

in order to allow subdivision into 46 single family lots and open space.

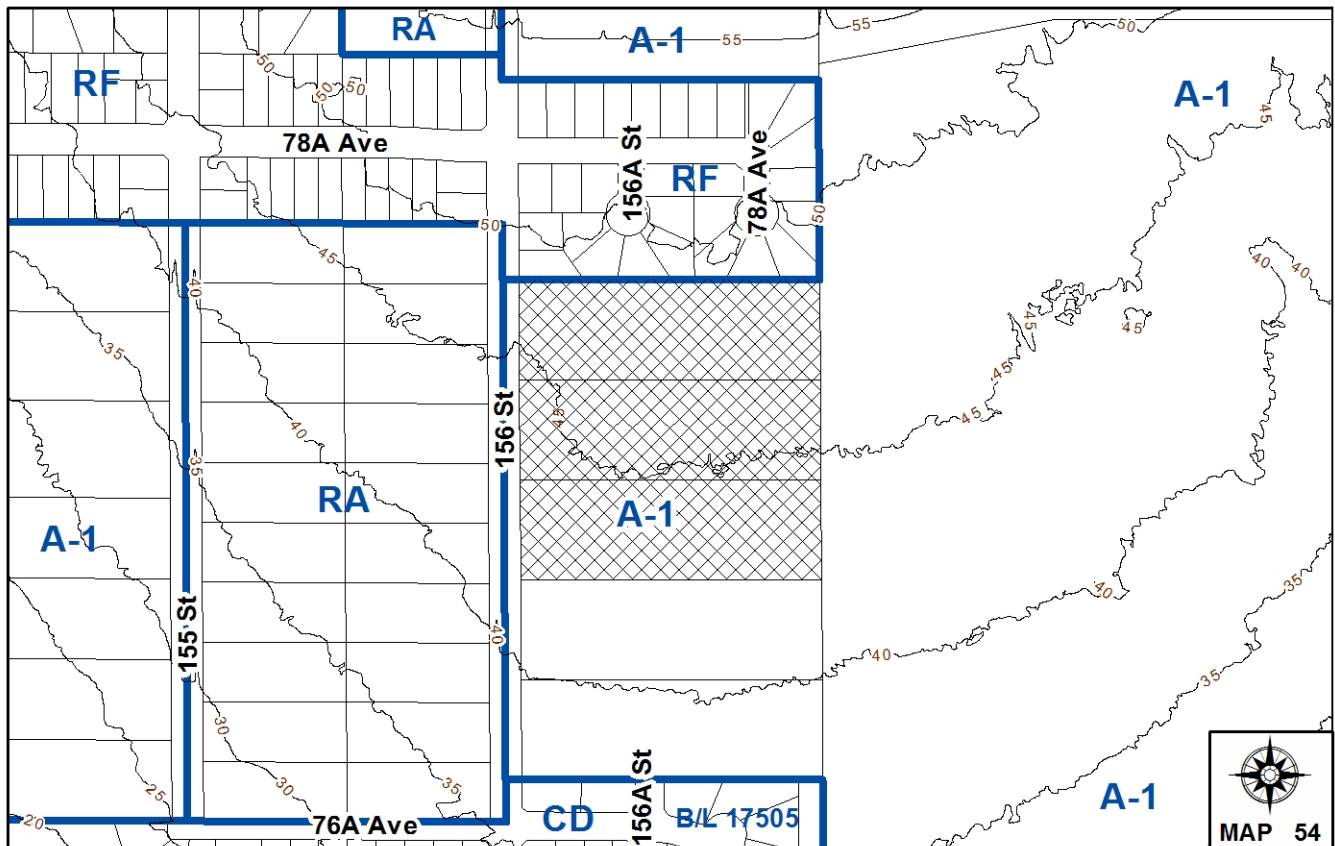
LOCATION: 7788, 7766 and 7736 - 156 Street

OWNER: Jasdev S Randhawa
 Kamaljeet K Randhawa
 Eastwest Construction Company Ltd
 Bluejay Development Ltd

ZONING: A-1

OCPP DESIGNATION: Suburban

NCP DESIGNATION: 5 upa Low-Medium Density Cluster, Open Space/Future Park, Habitat Corridor Park/Trail, Private Landscape Buffer



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, which was approved by Council on March 11, 2013 (Corporate Report No. Ro49; 2013).

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:**

16 Elementary students at Coyote Creek Elementary School
7 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 May, 2015.

Parks, Recreation & Culture:

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

SITE CHARACTERISTICS

Existing Land Use: Residential acreage parcels with existing dwellings, to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwellings	Urban in OCP	RF
East:	Fleetwood Park	Suburban in OCP	A-1
South:	Single family dwelling on acreage parcel	Habitat Corridor, Low Density Cluster 4 UPA	A-1
West (Across 156 Street):	Single family dwellings on acreage parcels	¼-Acre Density (4 UPA)	RA

SITE CONTEXT

- The approximately 3.6-hectare (9.0-acre) subject site is located in Fleetwood within the area that comprises the Fleetwood Enclave Infill Area Concept Plan ("Fleetwood Enclave Plan" shown as Appendix VII). 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 single family 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 Fleetwood Enclave Plan 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 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 CONSIDERATIONSCurrent Application

- The subject proposal is to redesignate the site in the OCP 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 forty-six (46) 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 46 proposed lots range in size from 406 square metres (4,370 sq.ft.) to 607 square metres (6,537 sq.ft.), in width from 13.4 metres (44 ft.) to 17.3 metres (57 ft.), and in depth from 28 metres (92 ft.) to 45 metres (148 ft.).

- The Fleetwood Enclave Plan development guidelines propose a minimum lot depth of 30 metres (100 ft.), largely because this was the most practical depth after road and open space dedication. The subject application proposes two lots with a depth of 28 metres (92 ft.). These proposed lots (proposed Lots 2 and 3) front future 77B Avenue. If proposed Lots 2 and 3 were oriented towards 156 Street, it would be possible to achieve a depth of 30 metres (100 ft.). However, by orienting these two lots towards 77B Avenue, the applicant reduces the number of driveways crossing the 156 Street multi-use pathway (MUP), therefore creating a safer environment for pedestrians and cyclists. For this reason, reduced lot depth on these two lots has merit.

Proposed CD Zone (Appendix IX)

- 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)	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.
	18.5 uph (7.5 upa)	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.)	<u>Block A</u> Front Yard: 7.5 m (25 ft.) Rear: 6.0 m (20 ft.) Side: 1.2 m. (4 ft.) North Side Yard: 5.2 m. (17 ft.)
		<u>Block B</u> Front Yard: 6.0 m (20 ft.) Rear: 15 m (50 ft.) Side: 1.2 m. (4 ft.) Flanking Side Yard: 2.4 m. (8 ft.)
		<u>Block C</u> 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.)
		<u>Block D</u> Front Yard: 7.5 m (25 ft.) Rear: 6.0 m (20 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.)	<u>Blocks A, C and D</u> Lot Area: 371 sq.m. (4,000 sq.ft.) Lot Width: 13.4 m (44 ft.) Lot Depth: 28 m (91 ft.)
		<u>Block B</u> Lot Area: 518 sq.m. (4,000 sq.ft.) Lot Width: 13.4 m (44 ft.) Lot Depth: 38 m (124 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.
- Density and lot coverage provisions are consistent with other similar single family small lot developments proposed in the Fleetwood Enclave area (application nos. 7912-0308-00 and 7913-0017-00, both at Third Reading).
- For all the proposed lots, open-to-below areas and covered decks will be included in the floor area calculation.
- The typical front yard setback for small lot developments within the Fleetwood Enclave area is 6.0 metres (20 ft.). All of the proposed lots will have a consistent minimum front yard setback of 6.0 metres (20 ft.) with the exception of Lots 1 and 23 through 26, which will have larger 7.5 metre (25 ft.) front yard setbacks to allow for a larger separation from the 156 Street multi-use pathway.
- Some lots have a larger than typical rear and side yard requirements to accommodate landscape buffers. Opposite yards have been reduced slightly on these lots to accommodate reasonable building envelopes.

Private Landscape Buffer

- Proposed Lot 1 (Block A) has an increased north side yard setback to facilitate the installation of a landscape buffer on private property, as required in the Fleetwood Enclave Plan.
- Similarly, proposed Lots 4 through 13 (Block B) have increased rear yard setbacks to facilitate the installation of a landscape buffer as per the Fleetwood Enclave Plan.
- The intent of the landscape buffer on private property is to soften the transition between the new developments in the Fleetwood Enclave and the existing single family residential community to the north. The landscape buffers will be installed prior to the issuance of building permits on these lots and will be comprised of existing trees, new coniferous trees and native vegetation. A corresponding Section 219 Restrictive Covenant (Landscaping Buffer) is to be registered on proposed Lots 1 and 4 through 13 to secure installation and maintenance of these buffers. See Trees Section for details regarding the proposed landscape buffer.

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 VII).
- 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.
- A linear park consisting of a meandering pathway is proposed to bisect the neighbourhood from east to west through the middle of 77 Avenue, with vehicle travel lanes located on both the north and south sides of this linear park.
- This linear park is also intended to function as a Green Infrastructure Network (GIN) wildlife "corridor" (GIN corridor #81) connecting Fleetwood Park to Surrey Lake, as identified in the City of Surrey's Biodiversity Conservation Strategy (BCS), which was approved by Council on July 21, 2014 (Corporate Report No. R141). Both Fleetwood Park and Surrey Lake Park have been identified as high value, ecologically significant "Green Infrastructure Hubs and Sites" in the BCS. Corridors provide an important link for wildlife to move between hubs. Therefore, this linear park is designed with limited vehicle crossings and will consist of significant vegetation and tree coverage to facilitate the movement of wildlife.
- The proposed subdivision will result in approximately 16% or 0.59 hectare (1.5 ac.) of the subject site being conveyed to the City as open space (see Appendix II), which exceeds the 13% requirement of both the Fleetwood Enclave Plan and the proposed CD By-law. The City will acquire the portion of open space that exceeds 13%.
- Consistent with the Fleetwood Enclave Plan, approximately 0.48 hectare (1.2 ac.) of open space will be provided along the eastern edge the subject site, adjacent to 157 Street, for the expansion of Fleetwood Park. In addition, a 1,118-square metre (0.28-ac.) portion of the linear park is to be provided for within the subject site.

Road Dedication Requirement

- The applicant will be required to construct 156A Street and 77B Avenue to the Neo-traditional Through Local Road standard, and will be required to construct 157 Street to a Unique Green Street standard, which is to a 13.5-metre (44-ft.) wide ultimate road allowance.
- The applicant will also be required to construct the northern portion of 77 Avenue to an NCP Unique Through Local Road standard, as per the Fleetwood Enclave Infill Plan, which is to a 35-metre (115-ft.) wide ultimate road allowance. This ultimately permits a 15-metre (49-ft.) wide linear park to be provided between the eastbound and westbound vehicle lanes.
- The applicant will be required to dedicate a portion of their site for the completion of 156 Street, and must also provide a 2.7-metre (9-ft.) statutory right-of-way for the 4-metre (13-ft.) wide future multi-use pathway (MUP) along 156 Street, which ultimately will connect to Surrey Lake Park.

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) and are consistent with the two projects in the Plan area at Third Reading.

Proposed Lot Grading

- In-ground basements are proposed for all lots based on the lot grading (prepared by CitiWest Consulting Ltd.). Basements will be achieved with minimal cut or fill. The information provided has been reviewed by staff and found acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent out on August 11, 2014 to a total of 95 addresses. Staff received the following responses:

- Staff received one phone call from a resident concerned about the impact the proposed development will have on traffic congestion in the neighbourhood. The caller notes that the intersection of 156 Street and 80 Avenue (adjacent Fleetwood Park Secondary School) is very busy. The resident requests that traffic improvements be in place prior to the approval of this and other applications in the neighbourhood.

(Staff advised the caller that there will be upgrades to the intersections at 82 Avenue and 156 Street as well as at 84 Avenue and 160 Street to improve traffic movement in the larger neighbourhood. Staff also referenced the Traffic Impact Analysis prepared for the Fleetwood Enclave Plan that found that the development of the Fleetwood Enclave will have some limited impact on the local road network.

It should also be noted that the Fleetwood Enclave Plan does propose a future connection west through Eaglequest Golf Course to 152 Street should that site develop in the future.)

JUSTIFICATION FOR OCP AMENDMENT

- The subject site is designated Suburban in the Official Community Plan (OCP).
- The applicant is proposing to redesignate the 3.6-hectare (9.0-ac.) site from Suburban to Urban (see Appendix VIII).
- The proposed OCP amendment is consistent with the Fleetwood Enclave Plan. 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.

TREES

- Colin Rombough, ISA Certified Arborist of Mike Fadum and Assoc., Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	83	83	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Birch, Paper	17	17	0
Cherry	1	0	1
Dogwood, Pacific	1	1	0
Holly, English	1	1	0
Maple, Big Leaf	110	107	3
Maple, Sycamore	1	1	0
Oak, English	2	2	0
Coniferous Trees			
Coast Redwood	1	1	0
Dawn Redwood	1	1	0
Douglas Fir	6	6	0
Scots Pine	1	0	1
Sitka Spruce	2	2	0
Western Hemlock	3	3	0
Western Red Cedar	72	66	6
Total (excluding Alder and Cottonwood Trees)	219	208	11
Additional Trees in the proposed Open Space	68 (approx)	0	68
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		226	
Total Retained and Replacement Trees		237	
Contribution to the Green City Fund		\$81,900	

- The Arborist Assessment states that there are a total of two hundred and nineteen (219) protected trees on the site, excluding Alder and Cottonwood trees. Eighty-three (83) existing trees, approximately 27% of the total trees on the site, are Alder and Cottonwood trees. It was determined that eleven (11) trees can be retained as part of this development proposal, within the area to be developed (and excluding those in the areas to be dedicated or acquired by the City as open space). The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 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. "habitat corridors") that surround and bisect the Fleetwood Enclave. Therefore, the focus will be on the protection and replanting of native trees in the identified open space areas of the Plan.
- Table 1 includes approximately sixty-eight (68) additional protected trees that are located within the proposed open space adjacent to Fleetwood Park and within the habitat corridor along 77 Avenue. The trees within these proposed open spaces will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department. Furthermore, additional trees will be planted in the future within these open space areas by the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees at 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 four-hundred and ninety-nine (499) replacement trees on the site. Since only two-hundred and twenty-six (226) replacement trees can be accommodated on the site (based on an average of three (3) trees per lot plus those proposed for the private landscape buffer), the deficit of two-hundred and seventy-three (273) replacement trees will require a cash-in-lieu payment of \$81,900, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the new single family residential lots will consist of a variety of deciduous and coniferous trees.
- Approximately ninety-one (91) trees are proposed to be planted within the landscape buffer on private property at the north end of the subject site (located on proposed Lots 1 and 4 through 13). The project arborist is proposing a double row of trees be planted amongst the existing trees, primarily low maintenance indigenous species including Maple, Dogwood, and Western Red Cedar. Katsura trees are also proposed. Large boulders will be placed to delineate the southern edge of the landscape buffer.
- In addition to the replacement trees, boulevard street trees will be planted on 156 Street, 156A Street, 157 Street, 77 Avenue and 77B Avenue. The number of trees will be determined at the servicing agreement stage by the Engineering Department.
- In summary, a total of two-hundred and thirty-seven (237) trees are proposed to be retained or replaced on the developable portions of the site, in addition to approximately sixty-eight (68) trees retained within the proposed open space, for a total of three-hundred and five (305) trees, with a contribution of \$81,900 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 14, 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"> • 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 16% of the site area as open space. • Secondary suites will be provided, offering a diversity of housing options.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development provides open space which is to be provided as natural woodland habitat, and a linear park which will serve as a wildlife habitat corridor bisecting the Plan area.
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, Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation and Landscape Buffer Plan
Appendix VII.	Fleetwood Enclave Infill Area Plan
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

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DRV 9/4/14 9:48 AM

Information for City Clerk

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

1. (a) Agent: Name: Roger Jawanda
CitiWest Consulting Ltd.
Address: 9030 - King George Blvd, Unit 101
Surrey BC V3V 7Y3
Tel: 604-591-2213

2. Properties involved in the Application

- (a) Civic Address: 7788 - 156 Street
7766 - 156 Street
7736 - 156 Street
- (b) Civic Address: 7788 - 156 Street
Owner: Kamaljeet K Randhawa
Jasdev S Randhawa
PID: 009-666-834
Lot 7 Section 23 Township 2 New Westminster District Plan 12206
- (c) Civic Address: 7766 - 156 Street
Owner: Eastwest Construction Company Ltd
PID: 009-666-869
Lot 8 Section 23 Township 2 New Westminster District Plan 12206
- (d) Civic Address: 7736 - 156 Street
Owner: Bluejay Development Ltd
PID: 000-633-054
Lot 9 Section 23 Township 2 New Westminster District Plan 12206

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the site.
- (b) Introduce a By-law to rezone the site.

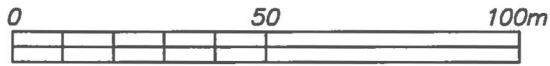
SUBDIVISION DATA SHEET

Proposed Zoning: CD (RF-G)

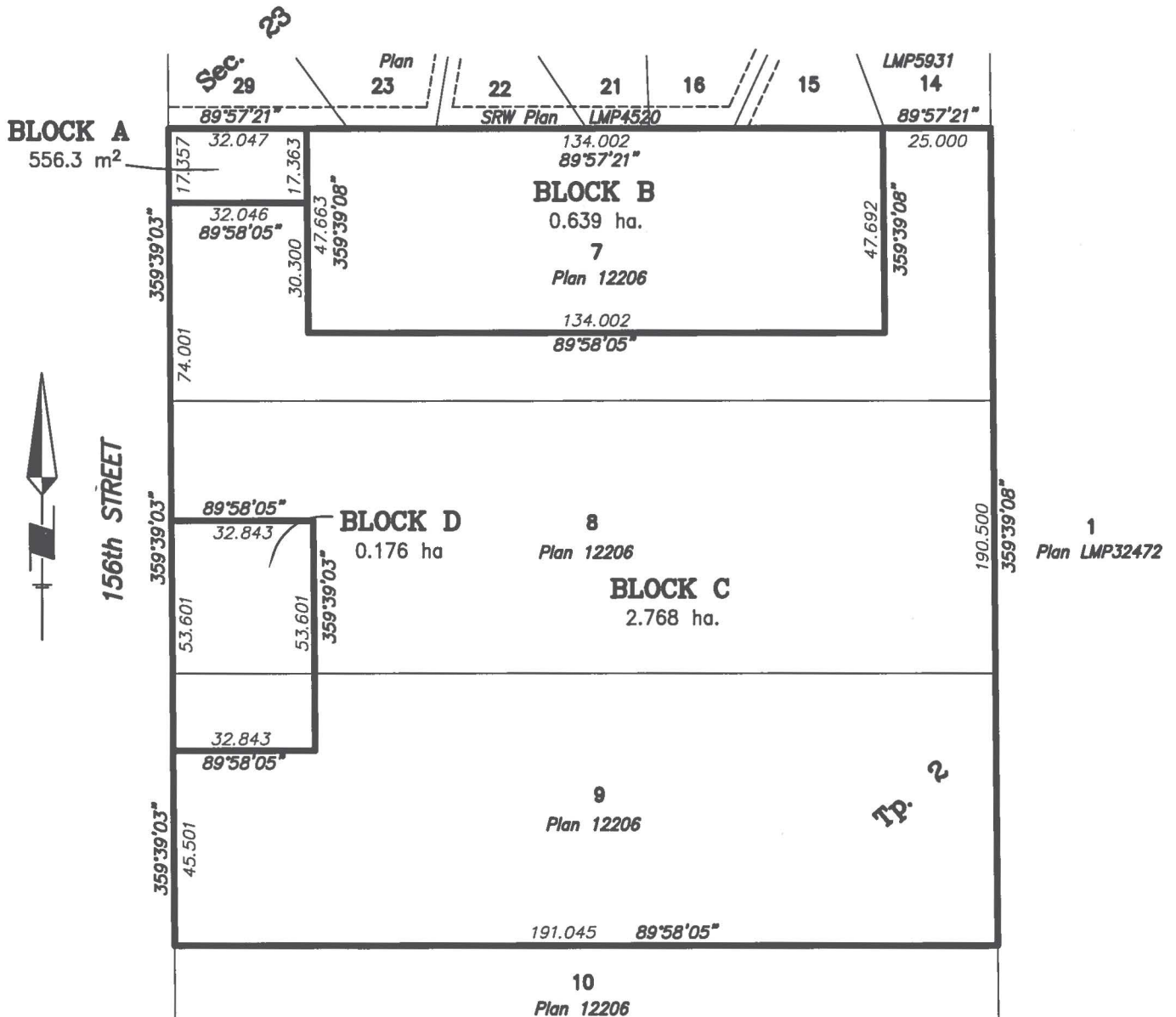
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	9.0
Hectares	3.6
NUMBER OF LOTS	
Existing	3
Proposed	46
SIZE OF LOTS	
Range of lot widths (metres)	13.4 - 17.3
Range of lot areas (square metres)	406 - 607
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12.6 upgh /5.0 upga
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	8.7%
Total Site Coverage	48.7%
PARKLAND	
Area (square metres)	5,879
% of Gross Site	16.16
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NO. _____ OF LOTS 7, 8
AND 9; ALL OF SECTION 23, TOWNSHIP 2,
NWD, PLAN 12206**

City of Surrey B.C.G.S. 92G.017

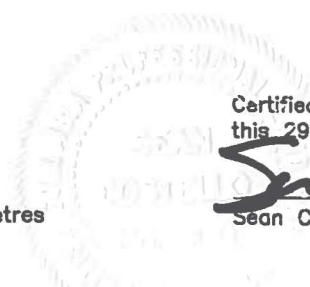


SCALE 1 : 1500
All distances are in metres



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783

Legend:
ha Denotes hectares
m² Denotes square metres



Certified correct to survey dated
this 29th day of August, 2014.

Sean Costello
Sean Costello, B.C.L.S.

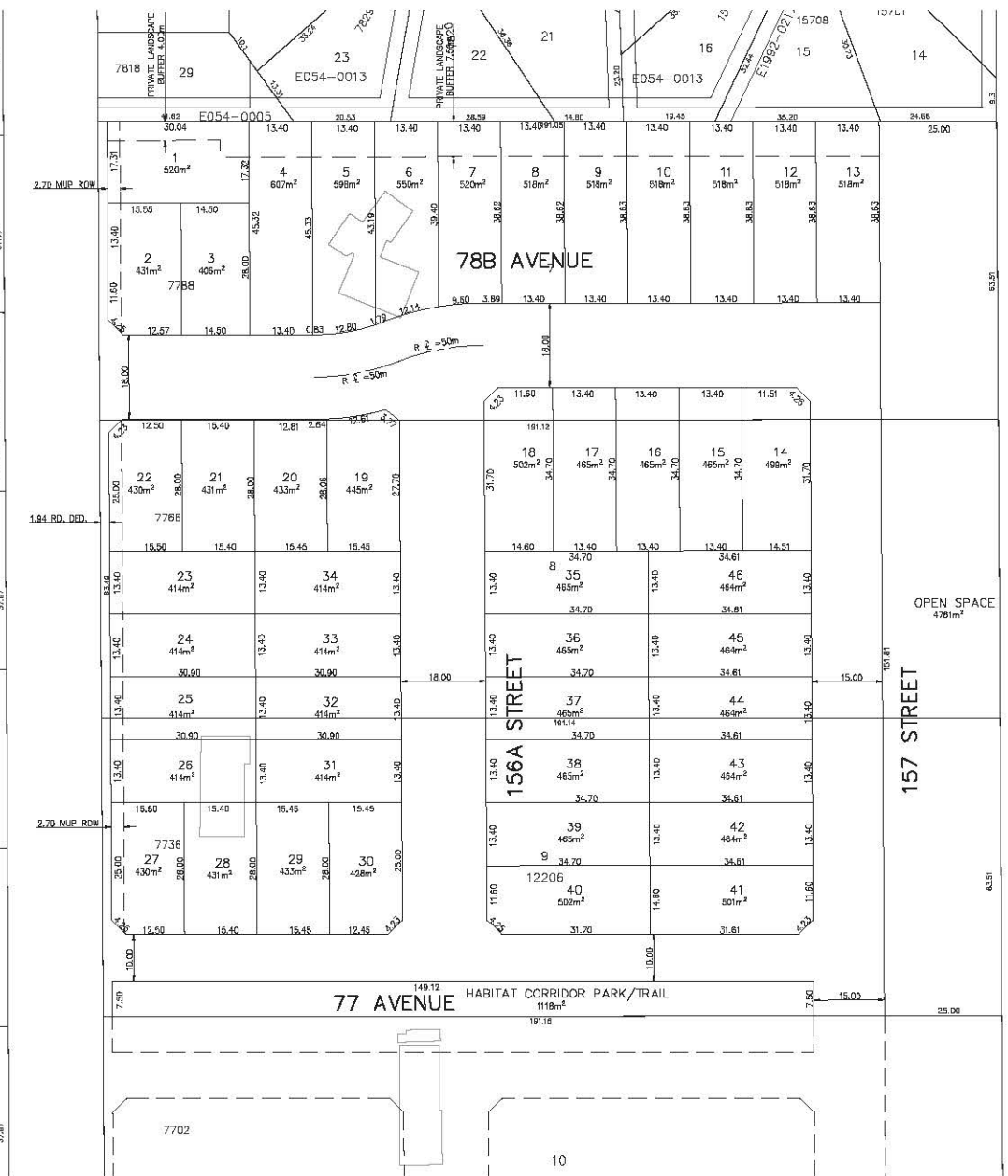
This plan lies within the Greater Vancouver Regional District

File: 5325-ZONING



BASED ON FLEETWOOD ENCLAVE LAND USE CONCEPT PLAN.

CD ZONE BASED ON RF-0
 TOTAL SITE AREA = 3,6379ha (8,989AC.)
 TOTAL PARK AREA PROVIDED=5879m² (16.16%)
 TOTAL PARK AREA REQUIRED=4729m² (13.00%)
DENSITY REQUIREMENTS:
 DENSITY PERMITTED = Super DROSS DENSITY
 DENSITY PROPOSED = 46 LOTS
 8,989AC. =5,117ups



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSES TO BE REMOVED.

No.	Date	Revision	Dr	Ch
2	14/07/05	ADDED MUP ROW	JW	SS
1	14/07/03	ADJUSTED ROAD WIDTH & INCREASED OPEN SPACE	JW	SS

CitiWest Consulting Ltd.
 No.101-8030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5519
 E-MAIL: office@citywest.com



FLEETWOOD PARK JOINT VENTURE
 #156-19653 WILLOWBROOK DRIVE, LANGLY, BC, V2Y 1N4, PH: 604-870-4279 FAX: 604-533-4839
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 7736/7766/7788 - 156 STREET, SURREY, BC

Scale: 1:1000	Mun. Proj. No. 7814-0138-00	Dwg. No. SS
Drawn: JC/JW	Mun. Dwg. No.	SS
Designed: RJ	Job No. 14-3120	Of
P.W. P.U.	Date MAR/14	Revision
Approved:		custody of prints bearing previous number

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

INTER-OFFICE MEMO

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

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

DATE: **September 3, 2014** PROJECT FILE: **7814-0138-00**

RE: **Engineering Requirements
Location: 7736/66/88 - 156 Street**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942m on 156 Street for an ultimate 24.0 m Collector road.
- Dedicate 18.0m wide ultimate road allowance for 156A Street.
- Dedicate 15.0m wide ultimate road allowance for 157 Street.
- Dedicate 10.0m wide for 77 Avenue for an ultimate 20.0 m Local road.
- Dedicate 7.5m for Habitat Corridor on 77 Avenue for an ultimate 15.0 m.
- Dedicate 18.0m wide ultimate road allowance for 77B Avenue.
- Dedicate 3.0m x 3.0 corner cuts at all intersections.
- Provide 0.5m wide on-site SROW along all site frontages, except 156 Street and east side of 157 Street.
- Provide additional 2.7m wide on-site SROW along 156 Street for Multi Use Pathway.

Works and Services

- Construct east side of 156 Street to Collector standard.
- Construct 156A Street to Through Local standard.
- Construct 157 Street to Unique Through Local standard.
- Construct 77 Avenue to the Unique Through Local standard, with Habitat Corridor.
- Construct 77B Avenue to 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

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, August 19, 2014
Planning

THE IMPACT ON SCHOOLS

APPLICATION #:

14-0138-00

SUMMARY

The proposed 46 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	16
Secondary Students:	7

September 2013 Enrolment/School Capacity

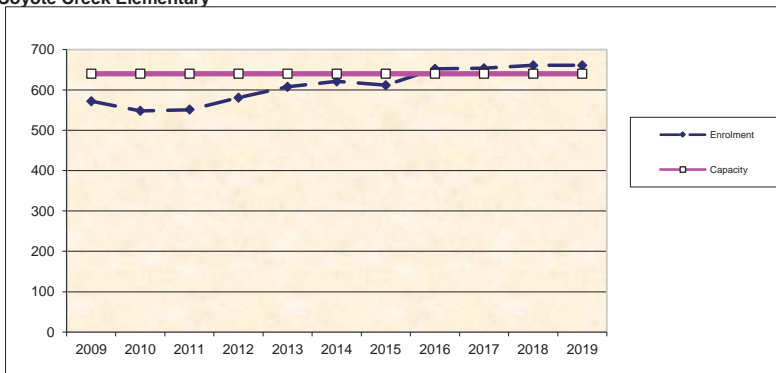
Coyote Creek Elementary	
Enrolment (K/1-7):	67 K + 541
Capacity (K/1-7):	40 K + 600
Fleetwood Park Secondary	
Enrolment (8-12):	1289
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

School Enrolment Projections and Planning Update:

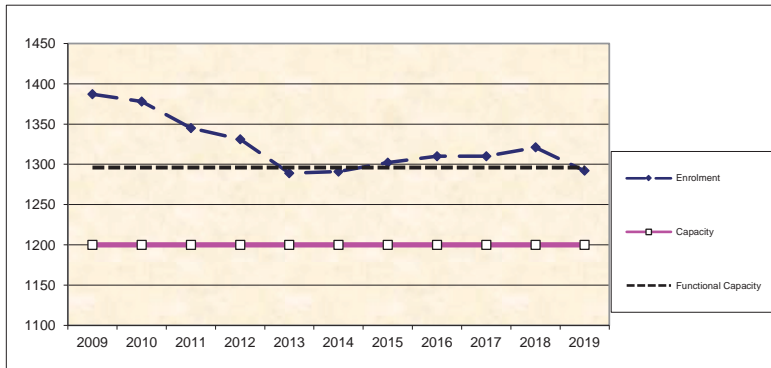
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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: 7914-0138-00
 Project Location: 7736 / 7766 / 7788 - 156 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:

The subject site is located in an old growth area. Most homes are "old urban" homes situated on RA zoned lots, west and south of the site. East of the site are undeveloped lands. North of the site are RF zoned lots developed during the mid 1990s to the post - 2010s. Homes in this area were built out over a time period spanning from the 1960's to the post-2010's. The age distribution from oldest to newest is: 1960's or earlier (50%), 1980's (6%), 1990's (31%), and post year 2010's (13%).

A majority of homes in this area have a floor area in the 2501 - 3000 sq.ft. size range. Home size distribution is: 1000 - 1500 sq.ft. (19%), 1501 - 2000 sq.ft. (13%), 2001 - 2500 sq.ft. (6%), 2501 - 3000 sq.ft. (50%), 3001 - 3550 sq.ft. (13%). Styles found in this area include: "Old Urban" (31%), "West Coast Traditional (Bavarian emulation)" (13%), "West Coast Modern" (25%), "Heritage (Old B.C.)" (6%), and "Neo-Traditional" (25%). Home types include: Bungalow (25%), 1½ Storey (13%), Basement Entry (6%), and Two-Storey (56%).

Massing scale (front wall exposure) characteristics include: low mass structure (38%), low to mid-scale massing (13%), mid-scale massing (19%), mid-scale massing with proportionally consistent, well balanced massing design (13% context homes), mid to high scale massing (13%), and high scale, box-like massing (6%). The scale (height) range for front entrance structures include: one storey front entrance (75%), one storey front entrance veranda in heritage tradition (6%), 1½ storey front entrance (13%), and two storey front entrance (6%).

The range of roof slopes found in this area is: 4:12 (19%), 5:12 (19%), 6:12 (19%), 7:12 (19%), 8:12 (13%), 12:12+ (13%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (56%), and Main common gable roof (44%). Feature roof projection types include: None (17%), Common Hip (25%), Common Gable (38%), Dutch Hip (8%), Shed roof (8%), and Carousel Hip (4%). Roof surfaces include: Interlocking tab type asphalt shingles (13%), Rectangular profile type asphalt shingles (6%), Shake profile asphalt shingles (38%), Concrete tile (shake profile) (6%), and Cedar shingles (38%).

Main wall cladding materials include: Horizontal cedar siding (12%), Horizontal vinyl siding (12%), and Stucco cladding (76%). Feature wall trim materials used on the front facade include: no feature veneer (56%), Brick feature veneer (25%), Stone feature veneer (6%), and Horizontal cedar accent (13%). Wall cladding and trim colours include: Neutral (45%), Natural (50%), and Primary derivative (5%).

Covered parking configurations include: No covered parking (20%), Double carport (13%), and Double garage (67%).

A variety of landscaping standards are evident with standard ranging from "primarily natural state" to above-average modern urban landscape standard featuring numerous shrub plantings. Driveway surfaces include: gravel (6%), asphalt (44%), exposed aggregate (50%).

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

- 1) **Context Homes:** 13 percent of homes in this area could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF-12 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF-12 zoned subdivisions, rather than to emulate the aforesaid context homes.
- 2) **Style Character:** There is a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional" and "Neo-Heritage", as these styles are an ideal bridge between old urban and modern urban. 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:** There is a wide range of home types evident, and so some flexibility is justified. 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 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 projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design:** Front entrance porticos range from one to two storeys in height. The recommendation however 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, brick, and stone. 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 developments.
- 7) **Roof surface :** This is area in which a wide variety of roof surface materials have been used. Most homes however are older homes, with old roofing materials that are not being used for context. It is expected that most new homes will have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended.
- 8) **Roof Slope :** A significant number of neighbouring homes have low slope roofs that are not well suited to the proposed style range. Emulation of the low slope roof characteristic is therefore not recommended. Roofs slopes of 8:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage. However, due to emerging trends in which contemporary designs are being increasingly sought, lower slope roofs could be approved subject to the consultant determining that the architectural integrity of the contemporary design is sufficient to

warrant approval.

Streetscape: East of the site are undeveloped lands. West and south of the site are large RA zoned lots with 50 year old. "Old urban" homes. North of the site are RF zoned homes from the mid 1990's, and post 2000's, which provide the best context for the subject site. These newer homes have mid-scale massing designs with mass allocated in a proportionally correct and balanced manner across the façade. Main roof forms are common hip or common gable at an 8:12 slope. All new homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. The colour range of all homes, except one, includes only natural and neutral hues. Landscaping meets a common modern urban standard.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", or "Contemporary", as determined by the consultant 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)

13 percent of homes in this area could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF-12 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF-12 zoned subdivisions, rather than to emulate the aforesaid context homes.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. Primary colours are not recommended on main cladding for this development. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 8:12, with "standard" exceptions, and possible exceptions where "Contemporary" styles are used, as determined by the consultant.

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 the traditional roofing products. Greys, browns, or black.

In-ground basements: Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 8 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

CPTED : Lots 13, 14, 27-30, and 40-46 face public areas in which CPTED principles ought to apply. Public area facing balconies will be permitted on these lots. Fencing will be restricted. Landscaping restrictions will limit the maturity height of shrubs planted on the public facing side of these lots to no more than 1.2 metres. A minimum of 40 sq.ft. of unobstructed window area will be required on the park facing side of these lots.

Public interface lots: Lots 13, 14, 27-30, and 40-46 face public areas in which higher articulation and massing standards ought to apply. Unbroken massing will be limited to no more than 1 ½ storeys. Feature projections, layered fascia, and window trim is mandatory on public facing building faces.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** July 31, 2014

Reviewed and Approved by:  **Date:** July 31, 2014

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 14-0138-00


Address: 7736, 7766, 7788 – 156 Street

Registered Arborist: Colin Rombough and Peter Mennel

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	302
Protected Trees to be Removed	291
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	11
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 83 X one (1) = <u>83</u> - All other Trees Requiring 2 to 1 Replacement Ratio 208 X two (2) = <u>416</u> 	499
Replacement Trees Proposed	226
Replacement Trees in Deficit	364
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	TBD by PR&C

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 0 	2
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD

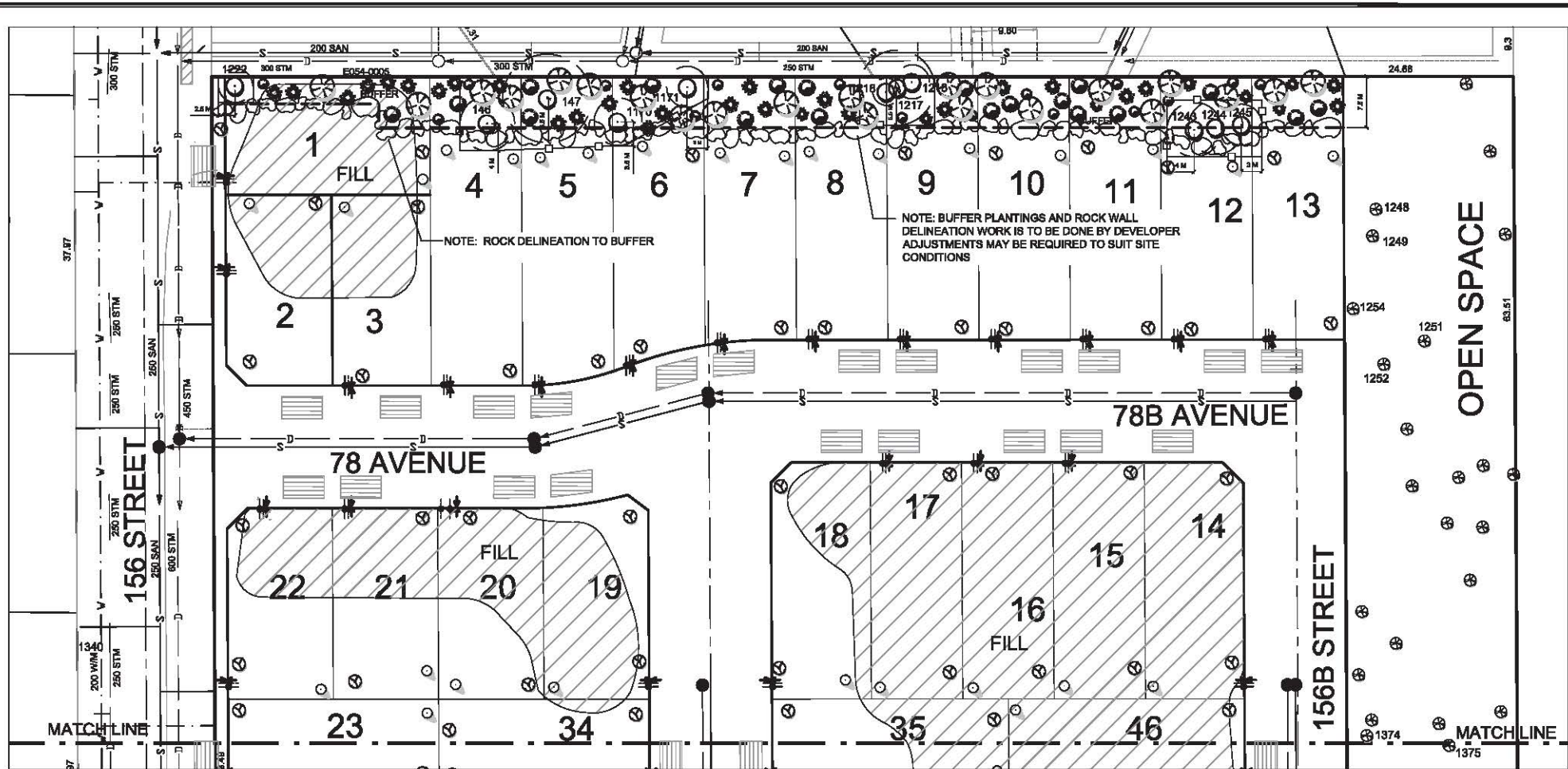
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

<p>Signature of Arborist: </p>	<p>Date: September 3, 2014</p>
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Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



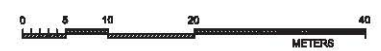


LEGEND

- TREE TO BE RETAINED
- CITY OF SURREY PARKS TREE (TO BE ASSESSED BY SURREY STAFF)
- MINIMUM NO DISTURBANCE ZONE (6X DIA. AS PER CITY OF SURREY POLICY)
- DECIDUOUS REPLACEMENT TREE (5 CM CALIPER)
- CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)
- TREE PROTECTION FENCING
- PROPOSED FILL OR CUT > 0.5 M

BUFFER PLANTING

- DECIDUOUS TREE VINE MAPLE (3.0 M HT.), DOGWOOD 'EDDIES WHITE WONDER' (3.0 M HT OR 5 CM CAL.)
- DECIDUOUS TREE KATSURA (5 CM CAL.), CONIFEROUS TREE WESTERN RED CEDAR (3.0 M HT.)



NOTE: REPLACEMENT TREES SHALL CONFORM TO BC SLA/BC LNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO CITY STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: PLANTING OF BUFFER BY DEVELOPER. SPECIES AND LOCATIONS DETERMINED IN FIELD BY PROJECT ARBORIST. UNDERSTORY VEGETATION TO BE RETAINED WHERE FEASIBLE.



STAMP	NO.	DATE	BY	REVISION
	1	JULY 2014	BL	NEW SITE PLAN

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

#105, 8277 128 ST
Surrey, British Columbia
V3W 0A8
Ph: (778) 583-0300
Fax: (778) 583-0302
Mobile: (804) 240-0308
Email: mrfadum@fadum.ca

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PROJECT TITLE
7735, 7766, 7788 156 ST., SURREY, B.C.

SHEET TITLE
T3 - TREE PROTECTION AND REPLACEMENT PLAN - NORTH

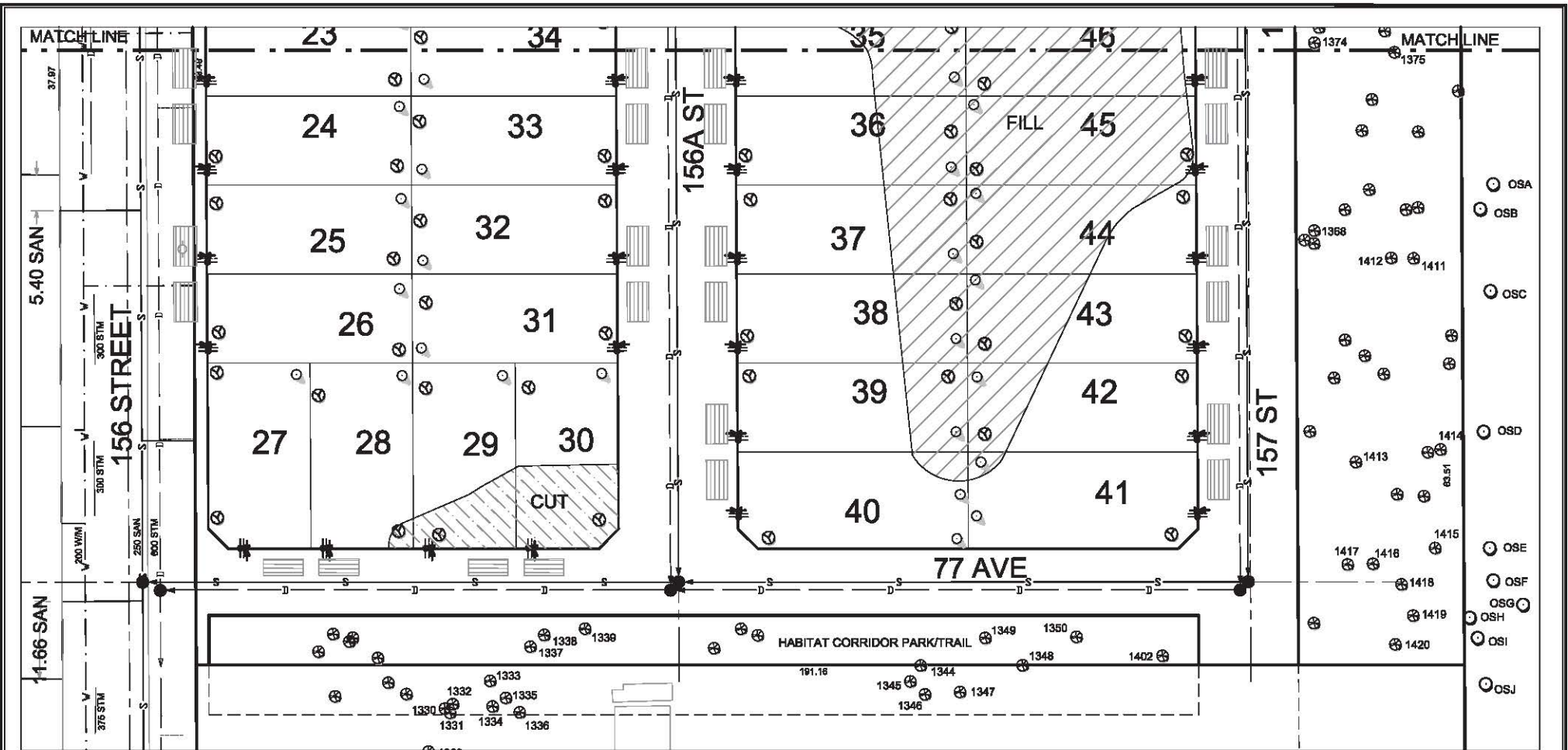
CLIENT

DRAWN
SCL

SCALE
AS SHOWN

DATE
MAY 28, 2014

T-3
SHEET 3 OF 4



LEGEND

- TREE TO BE RETAINED
- DECIDUOUS REPLACEMENT TREE (5 CM CALIPER)
- CITY OF SURREY PARKS TREE (TO BE ASSESSED BY SURREY STAFF)
- CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)
- MINIMUM NO DISTURBANCE ZONE (6X DIA. AS PER CITY OF SURREY POLICY)
- TREE PROTECTION FENCING
- PROPOSED FILL OR CUT > 0.5 M



NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

NOTE: TREE PROTECTION FENCING SHALL BE CONSTRUCTED TO CITY STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.



STAMP	NO.	DATE	BY	REVISION
	1	JULY 2014	BL	NEW SITE PLAN

MIKE FADUM AND ASSOCIATES LTD
VEGETATION CONSULTANTS

8105, 8277 128 ST
Surrey, British Columbia
V3W 0A8
Ph: (778) 583-0300
Fax: (778) 583-0302
Mobile: (804) 240-0308
Email: mfadum@fadum.ca

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PROJECT TITLE
7735, 7766, 7788 156 ST., SURREY, B.C.

SHEET TITLE
T4 - TREE PROTECTION AND REPLACEMENT PLAN - SOUTH

CLIENT

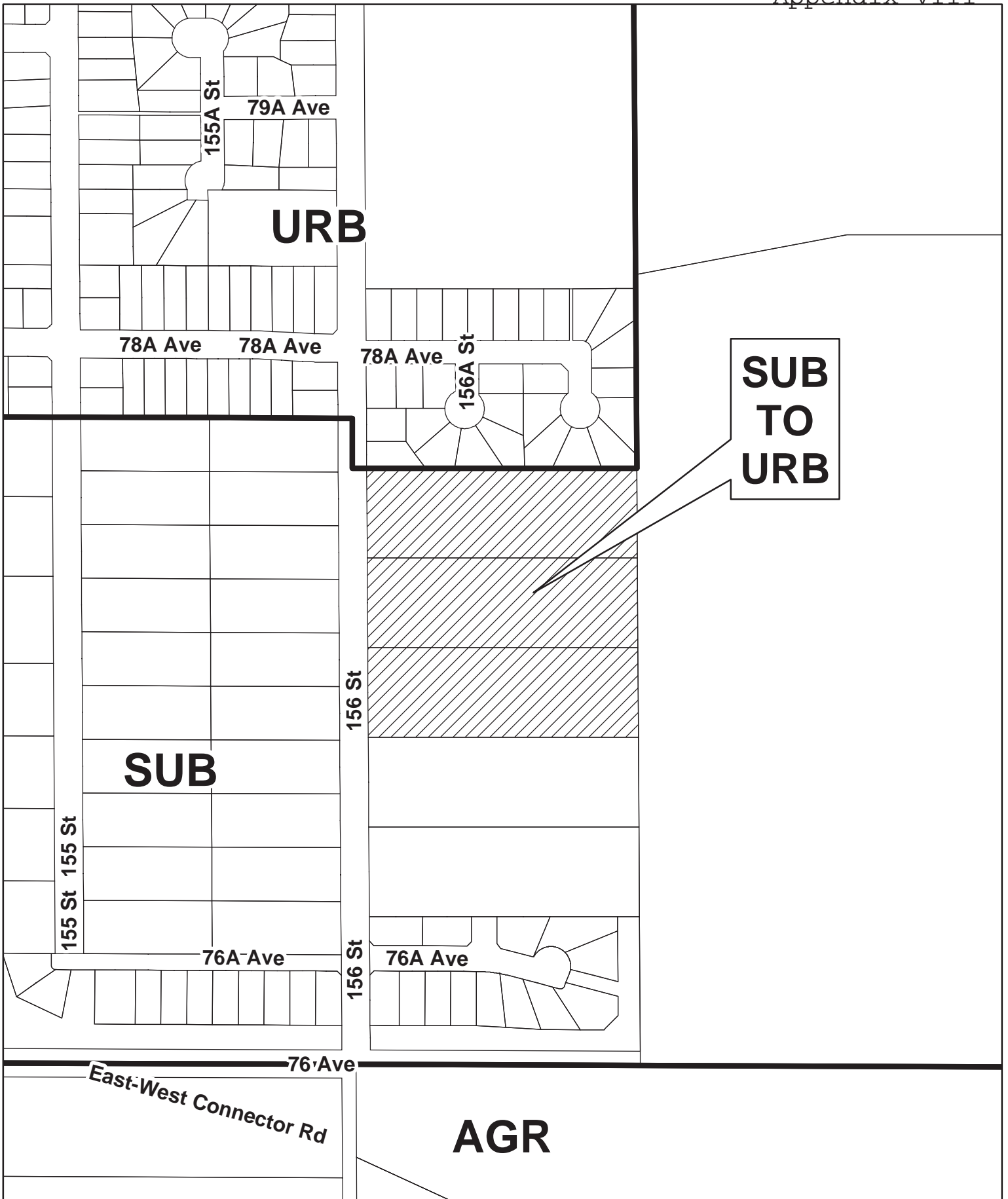
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T-4
SHEET 4 OF 4





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

Parcel Identifier: 009-666-834
 Lot 7 Section 23 Township 2 New Westminster District Plan 12206
 7788 - 156 Street

Parcel Identifier: 009-666-869
 Lot 8 Section 23 Township 2 New Westminster District Plan 12206
 7766 - 156 Street

Parcel Identifier: 000-633-054
 Lot 9 Section 23 Township 2 New Westminster District Plan 12206
 7736 - 156 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.

The *Lands* are divided into Blocks A, B, C and D as shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Sean Costello, B.C.L.S on the 29th day of August 2014.

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%

F. Yards and Setbacks

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

- Block A:

Use	Setback	Front Yard	Rear Yard	Side Yard	North Side Yard
<i>Principal Building</i>		7.5 m. ¹ [25 ft.]	6.0 m. [20 ft.]	1.2 m. [4 ft.]	5.2 m. [17 ft.]
<i>Accessory Buildings and Structures</i>		– ²	1.8 m. [6 ft.]	1.0 m. [3 ft.]	8.5 m. [27 ft.]

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

¹ Except for a garage, the *front yard setback* may be relaxed at the lower level to 5.5 metres [18 ft.] for a maximum 50% of the width of the *principal building*. The permitted 5.5-metre [18 ft.] *front yard setbacks* may be further reduced to a minimum of 3.5 metres [11 ft. 6 in.] 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*.

2. Block B:

	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
Use					
<i>Principal Building</i>		6.0 m. ¹ [20 ft.]	15 m. ³ [50 ft.]	1.2 m. [4 ft.]	2.4 m. [8 ft.]
<i>Accessory Buildings and Structures</i>		– ²	9.3 m. [30 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 Except for a garage, the *front yard setback* may be relaxed at the lower level to 4.0 metres [13 ft.] for a maximum 50% of the width of the *principal building*. The permitted 4.0-metre [13 ft.] *front yard setbacks* may be further reduced to a minimum of 2.0 metres [6 ft. 6 in.] 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*.

³ The minimum *rear yard setback* of the *principal building* may be reduced to 13.5 m [44 ft.] for a maximum of 50% of the width of the rear of the *principal building*.

3. Block C:

	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
Use					
<i>Principal Building</i>		6.0 m. ¹ [20 ft.]	7.5 m. ³ [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 Except for a garage, the *front yard setback* may be relaxed at the lower level to 4.0 metres [13 ft.] for a maximum 50% of the width of the *principal building*. The permitted 4.0-metre [13 ft.] *front yard setbacks* may be further reduced to a minimum of 2.0 metres [6 ft. 6 in.] 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*.
- ³ The minimum *rear yard setback* of the *principal building* may be reduced to 6.0 m [20 ft.] for a maximum of 50% of the width of the rear of the *principal building* 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*.

4. Block D:

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		7.5 m. ¹ [25 ft.]	6.0 m. [20 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 Except for a garage, the *front yard setback* may be relaxed at the lower level to 5.5 metres [18 ft.] for a maximum 50% of the width of the *principal building*. The permitted 5.5-metre [18 ft.] *front yard setbacks* may be further reduced to a minimum of 3.5 metres [11 ft. 6 in.] 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 ft.].
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 *fronting 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:

1. Blocks A, C and D:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
371 sq. m. [4,000 sq. ft.]	13.4 metres [44 ft.]	28 metres [91 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.

2. Block B:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
518 sq. m. [4,000 sq. ft.]	13.4 metres [44 ft.]	38.5 metres [126 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, 2014, No. 18148, 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 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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