

Proposal: Rezone from RH to CD to allow for the development of approximately 4 single family lots.

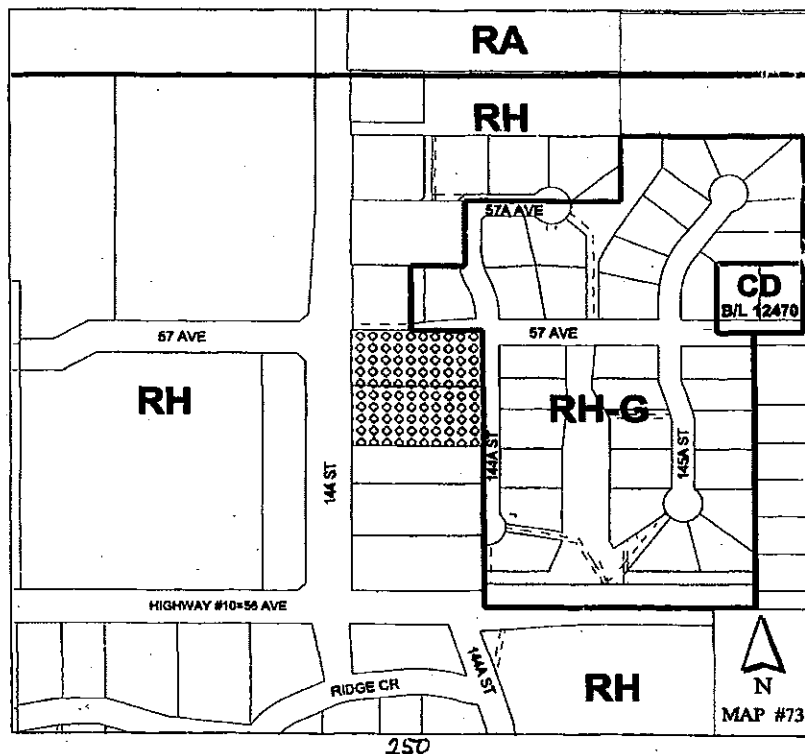
Recommendation: Approval to Proceed

Location: 5662/5690 - 144 Street **Zoning:** RH

OCP Designation: Urban

NCP Designation: Single Family Residential/
 Suburban Residential
 1/2 Acre

Owners: Martin Wedgwood Smith,
 Karen Eda Gordon, Yumiko Hirai, John McClurg



PROJECT TIMELINE

Completed Application Submission Date: July 14, 2000
Planning Report Date: October 2, 2000

PROPOSAL

The applicant is proposing:

- a rezoning from RH to CD;

in order to permit the development of approximately four single family lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer; ✓
 - (c) approval from the Ministry of Transportation and Highways; N/A ✓
 - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (e) provision of cash-in-lieu of open space (5% for the lots fronting 144 Street and 15% for the lots fronting 144A Street); and
 - (f) registration of a Restrictive Covenant on 5690 - 144 Street outlining the general subdivision pattern for the remaining lot. ✓ ou
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REFERRALS

Engineering:	The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as identified in the attached (Appendix III).
Parks, Recreation & Culture	No concerns (Appendix IV).
School District:	There is moderate overcrowding at McLeod Road Elementary. Funding in the Five Year Capital Plan has been identified to relieve the overcrowding. There is overcrowding at Tawanawis Secondary until September 2000 when Sullivan Heights Secondary is scheduled to open (Appendix V).
Ministry of Transportation & Highway	No concerns. (Appendix VI)

SITE CHARACTERISTICS

- **Existing Land Use** Single family residential, zoned RH.
- **Significant Site Attributes** The property slopes gently from northwest to southeast with the proposed area currently being developed devoid of vegetation.
- **East:** Across 144A Street, single family dwellings, zoned RH-G.
- **South:** Single family dwellings, zoned RH.
- **West:** Across 144 Street Municipal Complex, zoned RH.
- **North:** Single family dwellings, zoned RH and RH-G.

PLAN AND POLICY COMPLIANCE

OCP Designation:	Complies.
NCP Designation:	Complies.

DEVELOPMENT CONSIDERATIONS

- The .83 ha (2.05 ac.) site is designated Urban in the Official Community Plan and Single Family Residential and Suburban Residential Half-Acre in the South Newton Neighbourhood Concept Plan (Appendix VII).
- A subdivision layout for the area based on the NCP designated land uses has been developed for the area between 144 Street and 144A Street south of 57 Avenue (Appendix X).

- At this time only the southern portion (.42 ha/1 ac.) of the site (5662 - 144 Street) is proposed to be developed (Appendix II).
- The northern lot (5690 - 144 Street) will remain RH zoned and is involved in the application to facilitate a land swap ensuring an equitable subdivision layout. A Restrictive Covenant will be registered on the remaining northern lot to ensure future owners are aware of the subdivision layout arrangements made as a result of this application.

Subdivision Layout

- Proposed lots fronting 144 Street range from 591 square metres (6,361 sq.ft.) to 731 square metres (7,868 sq.ft.) and conform to the Single Family Residential designation in the NCP.
- Proposed lots fronting 144A Street range from 1,147 square metres (12,346 sq.ft.) to 1,166 square metres (12,551 sq.ft.) and conform to the Suburban Residential designation in the NCP.
- As the subject site is located mid-block, access for lots fronting 144 Street will be provided by a common access easement north of proposed Lot 1 until the lane is extended to 57 Avenue or 144A Street in the future (Appendix X).
- A CD By-law (Appendix VIII) has been drafted to accommodate the proposed single family lots with two sub-areas: Block A (fronting 144 Street) prescribes regulations similar to the RF Zone. Block B (fronting 144A Street) prescribes regulations similar to the RH-G Zone with a 15% cash-in-lieu arrangement.

Building Scheme

- A Character Study and Design Guidelines have been completed by Marque Thompson (Appendix IX).
- The consultant proposes one and two-storey single family dwellings in the West Coast Modern and Neo-Heritage style to maintain compatibility amongst the homes in the area.
- The consultant proposes that basement-entry homes and split level homes not be allowed and that secondary suites also be prohibited.

PRE-NOTIFICATION

Pre-notification letters were sent on March 23, 2000, staff received 10 telephone calls and one letter. In addition to requesting general information, the following comments were made:

- Proposed lots fronting 144A Street should be compatible with existing RH-G zoned lots on the east side of 144A Street.

(Proposed lots fronting 144A Street will be governed by a CD By-law based on the RH-G Zone to ensure compatibility.)

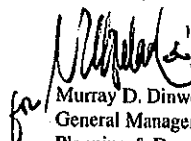
INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Subdivision Layout
Appendix III.	Engineering Comments
Appendix IV.	Parks, Recreation & Culture Comments
Appendix V.	School District Comments
Appendix VI.	Ministry of Transportation & Highways Comments
Appendix VII.	Existing South Newton Neighbourhood Concept Plan
Appendix VIII.	Proposed CD By-law
Appendix IX.	Building Design Guidelines Summary
Appendix X.	Subdivision Layout for the Area Between 144 Street and 144A Street south of 57 Avenue Based on the East Newton South NCP Designated Land Uses.

INFORMATION AVAILABLE ON FILE

- Tree Survey and Tree Preservation and Planting Plan prepared by Morris McConkey and dated March 16, 2000.
- Residential Character Study and Proposed Building Scheme prepared by Marque Thompson and dated July 17, 2000. (One copy is filed with the City Clerk's Office).


for Murray D. Dinwoodie
General Manager
Planning & Development Department

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Information for City Clerk

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

1. (a) Agent: Name: Ed Desroches
Address: 2419 - 128 Street
Surrey, B.C. V4A 3W2
Tel: 535-2991
2. Properties involved in the Application
 - (a) Civic Addresses: 5662 and 5690 - 144 Street
 - (b) Civic Address: 5662 - 144 Street
Owner: John McClurg and Yumiko Hirai
PID: 010-303-146
Lot "C", Section 10, Township 2, New Westminster District, Plan 17457
 - (c) Civic Address: 5690 - 144 Street
Owner: Martin Wedgwood Smith, Karen Eda Gordon
PID: 004-836-707
North 140 Feet, Lot 1 Except: Parcel A (By-law Plan 83094); Section 10,
Township 2, New Westminster District, Plan 1673
3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date for Public Hearing be set.

The purpose of the rezoning is to allow for the development of approximately four (4) single family lots.
 - (b) Application is under the jurisdiction of MOTH

File No. 1-6-18430

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SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.03
Hectares	.42
NUMBER OF LOTS	
Existing	2
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	17 - 24
Range of lot areas (square metres)	592 - 1,166
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	9.5 ha 3.9 ac.
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25% - 40%
Estimated Road, Lane & Driveway Coverage	43%
Total Site Coverage	68%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
BOUNDARY HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

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INTER-OFFICE MEMO APPENDIX III

TO: Manager, South Surrey Section
Planning and Development Department

FROM: Land Development Manager - Engineering Department

DATE: July 28, 2000 FILE: 5600-0044-00 (Revision to Comments
6000-0044-00 dated May 11, 2000)

RE: Revised Comments on Development Application 7900-0044-00
Zoning: RH to CD
Location: 5662 - 144 Street
Number of Lots: 2 RF and 2 RH-G lots
Applicant: Yumiko Hirai and John McClurg

ENGINEERING SUMMARY

The following servicing issues are required at development stage, and are subject to the South Newton NCP Servicing Report. These comments have been revised to reflect the application for this address only:

Road

- 144 Street dedication to a 27.0-metre wide arterial road requirement;
- dedication and construction of the lane and 144A Street fronting this development;
- and
- construction of a temporary access from the lane to 144 Street.

Drainage

- provide a sediment control plan, and on-site detention (interim);
- confirm and/or provide storm sewers and connections complete with inspection chambers to service each lot within the development and provide road drainage where required; and
- 100% cash payment of the drainage DCC required at Servicing Agreement.

Water Main

- provide metered water connections to service the proposed lots for this development;
- and
- pay latecomer charges on 144A Street water main.

Sanitary Sewer

- confirm and/or provide sanitary sewer connections complete with inspection chambers to each proposed lot for this development; and
- pay latecomer charges on 144A Street sewer main.

A Servicing Agreement will be required for this development application.

ENGINEERING COMMENTS

Servicing Issues

The following engineering comments represent the key issues that the Engineering Department is aware of at this time. The servicing issues listed may not be fully comprehensive and exhaustive and the applicant is required, as part of his planning and design process, to identify and resolve all items relating to the proposed development. In addition, the applicant will be required to address issues deemed relevant by the Engineering Department that are raised at any Public Hearing meetings.

The development site is located within the South Newton Neighbourhood Concept Plan (NCP). The applicant will be required to service the site in accordance with the NCP Stage II Servicing Report.

144 Street - Arterial Road Right-of-Way Requirements

The City of Surrey has plans to upgrade 144 Street at this location. Therefore, acquire a 27.0-metre wide road right-of-way in accordance with our Acquisition Policy. The additional widening required fronting #5662 - 144 Street is 1.308 metres.

Roads & Transportation

Driveway access is not permitted to 144 Street; the lots fronting this road, including existing dwellings, will have access from the lane.

The applicant will be required to dedicate and construct a north/south lane to service the two proposed RF lots fronting 144 Street. Construction of a temporary access from the lane to 144 Street within a right-of-way will be required. Security will be required for the future removal of all temporary works installed within the right-of-way when the lane is extended ultimately to 144A Street or 57 Avenue.

A 5.0-metre dedication to 16.5 metres and construction of 144A Street to an 8.0-metre limited local road standard with one sidewalk, R-type curb and gutters, streetlights, and grassed boulevards will be required.

The proposed development will generate additional traffic on the road adjacent to the development site and on the regional arterial and collector road network. The result will be some level of additional delay for motorists on the road system. The City's current Annual Budget does not include funding for the upgrading of any roads adjacent to this development site. In the longer term, the City's 10 Year Servicing Plan includes funding for upgrading some of the arterial and collector roads in the general area of this development. These arterial and collector road projects will be included in future Annual Budgets in response to growth needs, and as funding becomes available relative to other road upgrading priorities throughout the City.

Wiring

Electrical and telecommunications service, including service to any existing building, shall be located underground. If any main line power extension and/or upgrading is required, the wiring shall be located underground.

Drainage

The applicant will be required to construct storm sewers to service the development including road drainage. Security is required for the future removal of all temporary storm drainage works to be installed.

Approval of the proposed side yard temporary drainage right-of-way on proposed Lot 3 is conditional upon the City obtaining unobstructed access for City maintenance vehicles and Operations personnel in all weather conditions.

As part of the servicing plan for this development, the applicant is required to complete an analysis of the downstream drainage system to ensure that adequate capacity for the five year post development flows (minor system) and 100 year post development flows (major system) is available from the site to the detention pond at Highway #10. The applicant will be required to address and resolve any downstream capacity concerns within the detention pond or provide on-site means to limit discharges to the pre-developed condition for the 1:2 and 1:5 year storm. The applicant will also be required to ensure safe conveyance of major flows up to the 100 year return period.

The applicant is required to register a restrictive covenant on title for interim on-site detention if required.

This application is within a Neighbourhood Concept Plan (NCP). The servicing will be subject to the conditions outlined in the NCP Stage II Servicing Report for this plan. The Servicing Report includes an implementation/phasing plan, making best use of DCC revenues being generated. It is intended to minimize the need for developers to construct items within the 10 year Servicing Plan at an expense beyond the required DCC payment. If the applicant wishes to proceed with works out of sequence with this phasing plan, the applicant is required to re-assess the entire phasing and financial plan for the City to review. No revisions will be permitted if they cannot show to be equal to or better than that shown in the NCP Stage II Report.

The applicant will be required to pay 100% cash payment of the Drainage DCC at Servicing Agreement.

The applicant is required to use Best Management Practices to address Storm Water runoff quality in accordance with the "Land Development Guidelines for the Protection of Aquatic Habitat", Department of Fisheries & Oceans (DFO) and the Ministry of Environment (MOE), May 1992.

The applicant is required to provide a sediment control plan to minimize the release of sediment from the site during construction to the downstream Storm Water system in accordance with MOE guidelines. A sedimentation pond must be provided independently of the on-site detention facility (if required).

Water Main

A 300mm DI water main fronts the site on 144 Street and a 200mm DI water main fronts the site on 144A Street.

The applicant will be required to service each proposed lot within this development with metered water connections.

This site is subject to latecomer charges for water main under Latecomer Agreement 57-83-0224-00-1 (144A Street water main). The current charge per unit (to January 10, 2001) is \$2,630.64.

Sanitary Sewer

The applicant will be required to confirm and/or provide sanitary sewer connections complete with inspection chambers to service each proposed lot within this development.

This site is subject to latecomer charges for sanitary sewer under Latecomer Agreement 58-83-0204-00-1 (144A Street main). The current charge per unit (to January 10, 2001) is \$3,960.76.

General

A servicing agreement will be required for this application.

The proposed development is on property which is:

- within a current City catchment area for sanitary sewer; and
- within an area which is currently serviceable by City water distribution and roads.

The Applicant at zoning/subdivision will be required to service the Lands to the standards and amendments of the current:

- Surrey Zoning By-law, 1993, No. 12000;
- Subdivision and Development By-law, 1986, No. 8830;
- Highway and Traffic By-law, No. 4860;
- Design Criteria Manual; and
- Standard Construction Document.

A Processing fee of \$1,926.00 (GST included) is required prior to a pre-design meeting. The Engineering Administration fee will be calculated on the value of the construction work and will be payable at time of servicing agreement.

The Processing fee and Engineering Administration fee are subject to change. Payment must be made in accordance with the current By-law.

The assigned Engineering Project Manager, Land Development for this application is Richard Bull.

L. J. Bjorseth

Leif J. Bjorseth, P.Eng.
Land Development Manager

RJ/brb

- c.c. -
- Manager, Transportation & Traffic, Engineering Department
 - Sewer & Water Planning Manager, Engineering Department
 - Drainage Planning Manager, Engineering Department
 - Project Manager, Land Development - Engineering Department

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APPENDIX IV

INTER-OFFICE MEMO

TO: Steve Richardson
Planning & Development

FROM: June Christy
Parks, Recreation and Culture

DATE: March 27, 2000 FILE: 7900 0044 00

RE: Development Application
Location: 5690 - 144 Street
5662 - 144 Street

We have reviewed the Development Application and would submit the following comments:

1. 5% Cash-in-Lieu contribution for Parkland.
2. Amenity contribution on a per unit basis towards park development within that NCP area. Amenity contribution costs have been determined through the NCP development process and are available within the stage II report.

Thank you for the opportunity to review this proposal.

Should you require any further information, please contact the undersigned at 501-5078.

June Christy
June Christy, Planner
Parks, Recreation and Culture

cc: Jean Lamontagne, Manager, Planning, Research & Design

S&R 7900-0044

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THE IMPACT ON SCHOOLS

APPLICATION: 00-0044-00

SUMMARY

The proposed 4 single-family lots are projected to add 2 students to McLeod Road Elementary and 1 student to Tamanawis Secondary.

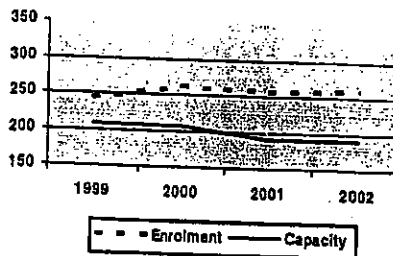
ENROLMENT AND CAPITAL PROJECTS UPDATE

McLeod Road Elementary is a dual-track school offering both the regular program and Early French Immersion. The school enrolled 248 students as of February 2000. There are currently 3 portables on the site. There is a request in the Five Year Capital Plan for construction funds for renovations to bring the school up to current mechanical and ventilation code requirements. Funding has also been identified in the Five Year Capital Plan for a new elementary school (Site #151) to relieve projected further overcrowding at McLeod Road and Sullivan due to continued development in the area.

Tamanawis Secondary had 1705 students as of February 2000. There are currently 24 portables on the site. Sullivan Heights Secondary will be opening in September 2000 with grades 8-10, adding grade 11 in 2001 and grade 12 in 2002. This will reduce the number of portables at Tamanawis to 0 by 2002.

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PLANNING
March 20, 2000

There is moderate overcrowding at McLeod Road. Overcrowding at Tamanawis Secondary is significant until September 2000 when Sullivan Heights Secondary is scheduled to open.



APPENDIX VI

Your File: ⁷⁹⁰⁰7999-0044-00
Our File: 1-6-18430

June 9, 2000

City of Surrey
14245 - 56th Avenue
Surrey, BC V3X 3A2

Attention: Stephen Richardson
Planning Technician
South Surrey Planning Area

Dear Sir:

Re: Rezoning Proposal - Various Locations
5962 & 5662 - 144th Street

Preliminary approval is granted for 180 days for the above noted pursuant to Section 54(2) of the Highway Act.

With returned correspondence regarding this proposal, quote file number 1-6-18430.
Should you have any questions, please call.

Yours truly,


David Lee-Young
District Development Technician

DLY

RECEIVED

JUN 13 2000

PLANNING AND DEVELOPMENT
SURREY

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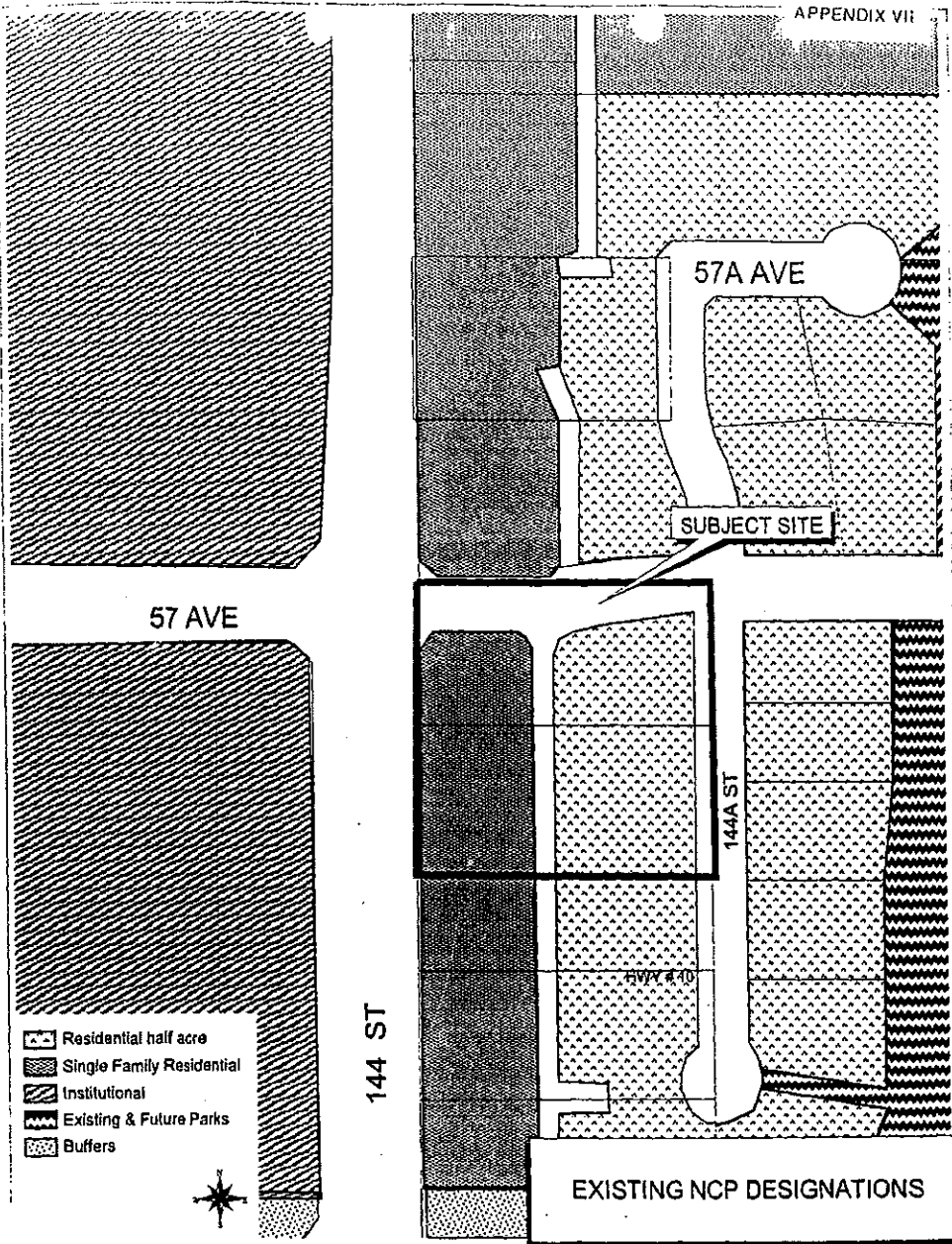
Ministry of
Transportation
and Highways

Lower Mainland District
South Coast Region

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Mailing Address:
#200 - 1085 Columbia Street
New Westminster, BC V3M 6H7

Telephone: (604) 860-8310
Facsimile: (604) 860-9735



CITY OF SURREY

APPENDIX VIII

BY-LAW NO. _____

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

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

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended.
pursuant to the provisions of Section 903 of the Municipal 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:

- (a) FROM: HALF-ACRE RESIDENTIAL ZONE
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portions of the lands shown in heavy outline on Surrey Plan attached hereto as Schedule
A, and containing .15 hectares and called Block "A", and more particularly described as
follows:

Parcel Identifier: 010-303-146

Portion of Lot "C", Section 10, Township 2, New Westminster District, Plan 17457
[Currently zoned Half-Acre Residential Zone (RH)]

Portion of 5662 - 144 Street

- (b) FROM: HALF-ACRE RESIDENTIAL ZONE
TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portions of the lands shown in heavy outline on Survey Plan attached hereto as Schedule
A, and containing .27 hectares and called Block "B", and more particularly described as
follows:

Parcel Identifier: 010-303-146

Portion of Lot "C", Section 10, Township 2, New Westminster District, Plan 17457
[Currently zoned Half-Acre Residential Zone (RH)]

Portion of 5662 - 144 Street

Parcel Identifier: 004-836-707

Portion of North 140 Feet, Lot 1 Except: Parcel A (By-law Plan 83094); Section
10, Township 2, New Westminster District, Plan 1673
[Currently zoned Half-Acre Residential Zone (RH)]

Portion of 5690 - 144 Street

(hereinafter referred to as the "Lands")

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

A. Intent

Block A

This Comprehensive Development Zone is intended to accommodate single family housing on *urban lots*.

Block B

This Comprehensive Development Zone is intended to accommodate single family housing on small *suburban lots*.

B. Permitted Uses

Blocks A and B

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

1. One *single family dwelling*.
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

Blocks A and B

Not applicable to this Zone.

D. Density

Block A

1. For the purpose of subdivision, the maximum number of *lots* shall not exceed 2.
2. (a) 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, all covered areas used for parking shall be included in the calculation of *floor area ratio*; and
(b) For *building* construction within a *lot*;
 - i. The *floor area ratio* (FAR) shall not exceed 0.52 for *lots* of 560 square metres [6,000 sq.ft.] or less and 0.48 for *lots* in excess of 560 square metres [6,000 sq.ft.] provided that of the resulting allowable floor area, 37 square metres [400 sq.ft.] shall be reserved for use only as a garage or carport and further provided that where an *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*.
 - ii. The maximum permitted floor area of a second storey for a *principal building* shall not exceed 80% of the floor area of the first storey including attached garage, but not including any portion of the principal building located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the first storey level from either the front or side walls at the first storey level or a combination thereof; and
 - iii. Notwithstanding the above, the maximum allowable floor area shall be as follows:

- a. 270 square metres [2,900 sq.ft.] for *lots* of 560 square metres [6,000 sq.ft.] or less; and
- b. 330 square metres [3,550 sq.ft.] for *lots* in excess of 560 square metres [6,000 sq.ft.].

Block B

- 1. For the purpose of subdivision, the maximum number of *lots* shall not exceed 2.
- 2. (a) 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, all covered areas used for parking shall be included in the calculation of floor area ratio; and
- (b) For *building* construction within a *lot* the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*.

E. Lot Coverage

Block A

The maximum *lot coverage* shall be 40%.

Block B

The maximum *lot coverage* shall be 25%.

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	Side Yard on Flanking Street
Principal Building		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m.** [6 ft.]	3.6 m. [12 ft.]
Accessory Buildings and Structures Greater Than 10 square metres [105 sq.ft.] in Size		18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]
Other Accessory Buildings and Structures		18.0 m. [60 ft.]	0.0 m.	0.0 m.	7.5 m. [25 ft.]

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

- * The front yard setback may be relaxed at the first storey level only to 5.5 metres [18 ft.] for a maximum of 50% of the length of the front of the single family dwelling for all portions of the single family dwelling excluding the garage. If 50% of the building face is setback 9 metres [30 ft.] from the front lot line, the setback to an attached garage whose main access doors face the fronting highway may be relaxed to 6.7 metres [22.0 feet], except that the setbacks for a garage whose main access doors face a side yard may be relaxed to 4.5 metres [15 ft.].

With the exception of a garage whose main access doors face a side yard, an attached garage to the principal building shall not extend towards the highway for more than half the depth of the said garage, measured from the exterior front face of the principal building, excluding any front face of the exterior wall above the said garage. If the aforesaid garage contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) shall be setback at least 0.9 metres [3 ft.] from the front of the said garage.

** The *side yard* may be reduced to not less than 1.2 metres [4 ft.] provided that the opposite *side yard* on the lot is at least 2.4 metres [8 ft.].

*** 50% of the length of the rear *building* face may be *setback* a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building* face, not including *sundecks* is *setback* at least 8.5 metres [28 ft.] from the *rear lot line*.

Block B

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

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

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

G. Height of Buildings

Blocks A and B

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

1: Principal building:

- (a) The building *height* shall not exceed 9 metres [30 ft.]; and

- (b) The building height of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 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

Blocks A and B

- 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 a residential use shall be limited as follows:
 - (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 the *front yard* subject to the following:
 - (a) *Parking spaces* shall be located only on a driveway leading to a garage or on a parking pad. The width of the driveway for a double garage residential *dwelling unit* shall not exceed 6 metres [20 ft.] at the *lot line*; and
 - (b) The number of *vehicles* parked in the *front yard* on a driveway shall not exceed 2.
- 4. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling unit*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
 - (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front driveway or to the side of the front driveway or in the *side*

yard, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1998, No. 12000, as amended;

- (b) Notwithstanding Sub-section H.4(a), no outside parking or storage of a *house trailer* or boat is permitted on *corner lots* in an area bounded by the intersecting *lot lines* as 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 two *lot lines*; and
- (c) Adequate screening, as described in Section I.2 of this Zone is provided.

I. Landscaping

Blocks A and B

1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) on a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
 - (b) where the driveway or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said driveway; and
 - (c) in the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

Blocks A and B

Not applicable to this Zone.

K. Subdivision

Block A

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

- (a) Minimum *lot* size: 560 sq.m. [6,000 sq.ft.];
- (b) Minimum *lot* width: 17 metres [55 ft.]; and
- (c) Minimum *lot* depth: 28 metres [90 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.

Block B

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

- (a) Minimum *lot* size: 1,140 sq.m. [12,770 sq.ft.];
- (b) Minimum *lot* width: 24 metres [78 ft.]; and
- (c) Minimum *lot* depth: 30 metres [100 ft.].

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

L. Other Regulations

Blocks A and B

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable:

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 Zone for Block A and for the RH-G Zone for Block B as set forth in 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 Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended, and the Surrey Development Cost Charge By-law, 1993, No. 11951, as amended, and the development cost charges shall be based on the RF Zone for Block A and the RH-G Zone for Block B.
 8. Surrey Tree Preservation By-law, 1996, No. 12880, as amended.
 9. Provincial licensing of *child care centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. c. 60, as amended, and the Child Care Regulations set out under B.C. Reg 319/89/213.
3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, No. _____."

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

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

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

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

MAYOR

CLERK

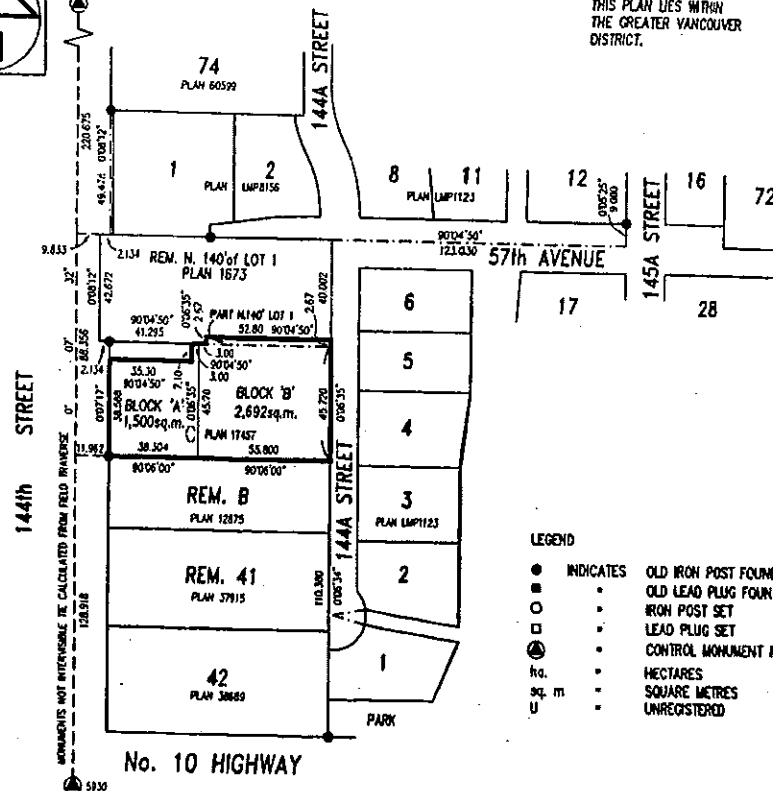
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SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW NUMBER _____ OVER A
PORTION OF NORTH 140 FEET OF LOT 1 PLAN 1673 AND LOT 'C' PLAN 1673
BOTH OF SECTION 10 TOWNSHIP 2 NEW WESTMINSTER DISTRICT

SCALE-1:2000



THIS PLAN LIES WITHIN
THE GREATER VANCOUVER
DISTRICT.



LEGEND

- INDICATES OLD IRON POST FOUND
- OLD LEAD PLUG FOUND
- IRON POST SET
- LEAD PLUG SET
- CONTROL MONUMENT FOUND
- ha. HECTARES
- sq. m. SQUARE METRES
- U UNREGISTERED

OLSEN & ASSOCIATES
BRITISH COLUMBIA
LAND SURVEYORS

204-15585 24th AVE.,
SURREY, B.C.
V4A 2J4

Phone : 531-4067
Fax : 531-5811

INTEGRATED SURVEY AREA No.1, SURREY
GRID BEARINGS ARE DERIVED FROM OLD
CONTROL MONUMENTS 5609 AND 5930.
THIS PLAN SHOWS GROUND LEVEL MEASURED
DISTANCES. PRIOR TO COMPUTATION OF
UTM COORDINATES, MULTIPLY BY THE
COMBINED FACTOR 0.9995970

G.A. Rowbottom
CERTIFIED CORRECT

Dated this 21ST day of JUNE, 2000

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED. ©

BUILDING GUIDELINES SUMMARY

Surrey Project No: 7900-0044-00
Project Location: 5662 - 144 Street, Surrey, BC
Design Consultant: Design Marque Consulting Ltd.

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 Character of the Subject Site:

The subject site is located due east and across 144th Street from the Surrey Municipal Complex. It is approximately 250 yards north of the intersection of 144 Street with #10 Hwy and southwest of the intersection of 57th Ave. and 144 A Street.

This site is bounded to the east by RH-G lots. The houses in this subdivision were built in the 1980's and early 1990's and are primarily 2-storey, 2800-3700 square feet, cedar roofed homes with 3 car garages. These houses are large, boxy structures with stucco in pastel shades of pink based beige as the favourite finishing material.

There is no identifiable character for the houses on 144 Street. The existing houses to the north and south of the subject site range from ranchers in the 1000 square foot range to a new, larger home with Neo-Traditional features that has characteristics that can be used to help establish a new character in the area.

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

- 1) The West Coast Contemporary style along 144 A Street and the newer Neo-Traditional home on 144 Street.
- 2) "Two Storey;" and "Bungalow" single family residential structure types.
- 3) Varied Home Size. Two-Storey 2800-3700 sq. ft. Bungalows: 1000 sq. ft. plus. (excl. garage and in-ground basement).
- 4) Exterior cladding: Stucco, vinyl siding.
- 5) Cedar shingles, asphalt (on 144 Street only) are the primary roofing materials.
- 6) High portico, double door entries to houses on 144 A Street.

Dwelling Types/Locations:	Houses on 144 A St. are 2800-3700 sq. ft. two-storey dwellings. Houses on 144 St. include ranchers with basements and one newer two-storey home.
Dwelling Sizes/Locations:	Houses on 144 A St. range in size from 2800 - 3700 sq. ft. Houses on 144 St. range from 1960's 1000 sq. ft. ranchers with basements to one newer 2500 sq. ft. plus 2 storey dwelling.
Exterior Treatment/Materials:	Stucco finished in pastel shades and vinyl siding are the main finishing materials used on the houses on 144 A Street. Vinyl siding in a neutral colour is the finishing material used for the newer home on 144 Street.
Roof Pitch and Materials:	Houses on 144 A St. have an average pitch of 7:12 and cedar shingles are the dominant roofing material..
Windows/Door Details:	Houses on 144 A St.
Other Dominant Features:	None

2. Proposed Design Guidelines

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

- 1) Massing of the existing homes on 144 A Street
- 2) Compatibility with the roofing materials and roof pitch of the houses on 144 A St.
- 3) 3-car garages for the homes on 144 A Street
- 4) High quality landscaping to ensure compatibility with the existing homes.

2.2 Proposed Design Solutions:

Dwelling Types/ Location:	Two Storey, Ranchers (Bungalows) and Ranchers with Loft only. No Basement Entry, or other types. No restriction on location.
Dwelling Size Restrictions:	<u>Two Storey:</u> Min. 1600 sq. ft. for lots 1 and 2. Min. 2000 sq. ft. for lots 3 & 4.

Ranchers: Min. 1600 sq. ft. for lots 1 and 2.
Min. 2000 sq. ft. for lots 3 and 4.
(exclusive of garage or in-ground basement)

Interfacing with Existing Dwellings: Compatible Styles: Lots 1 and 2 : Neo-Traditional. Lots 3 and 4: West Coast Contemporary.

Compatible Massing:
Similar Forms and Roof Pitch: 7:12 Min.
Roof Pitch.

Restrictions on Dwellings (suites, basement entry)

- Basement Entry not permitted.
- No second kitchen or food preparation area;
- Not more than one bedroom on the main floor of a two-storey single family dwelling;
- No main floor configuration in which a bedroom, bathroom and games room can be isolated from the remainder of the main floor;
- No access to the basement from outside other than from the rear of the single family dwelling; and
- Not more than one bathroom in the basement.

Exterior Materials/ Colour: Vinyl siding, cedar siding, Hardiplank, or Stucco (sand float finish only) and must be accompanied by either a stone, culture stone or brick accent.

Roof Pitch: Minimum 7:12.

Roof Materials/ Colours: Shake Look Concrete Tile, Duriod, Cedar Shake. Colours permitted include charcoal, taupe, grey and antique brown.

Window/Door Details: Beige tones encouraged

In-ground Basements: Permitted. Must meet By-law requirements.

Special Exterior Features: Two car garages for lots 1 and 2, two car garages or three car garages for lots 3 and 4.

Treatment of Corner Lots: Not applicable

Landscaping: Two 6cm caliper apple trees, Autumn Flowering Cherry Trees or Flowering Crab-apple trees. Once 2m high Blue Spruce or similar feature tree. Minimum 15 shrubs (#5 gallon pot size). Minimum 10 shrubs (#3 gallons pot size).

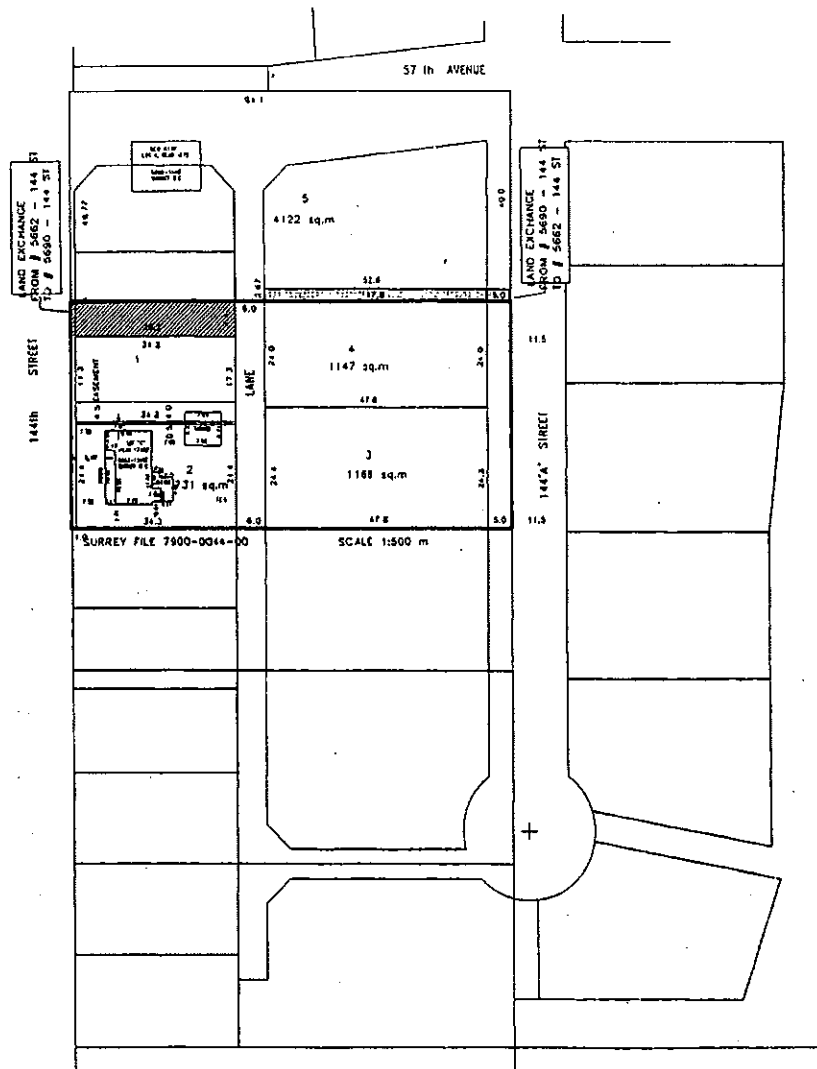
10% of lot must be ground cover other than turf (minimum
#2 pot size) such as low shrubs, perennials and/or annuals.

Other Special Features: None.

Compliance Deposit: \$3500.00

Summary prepared and submitted by: Marque Thompson of Design Marque
Consulting Ltd.

Date: September 26, 2000



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MR

REGULAR COUNCIL - LAND USE MINUTES
MONDAY, OCTOBER 2, 2000

B. CORPORATE REPORTS

NEWTON

10. 7900-0044-00
5662 and 5690 - 144 Street
Ed Desroches/John McClurg, Yumiko Hirai, Martin Wedgwood Smith,
Karen Eda Gordon
Rezoning
*From RH to CD to allow for the development of approximately 4 single family
lots.*

The General Manager of Planning & Development submitted a report concerning
an application for rezoning on properties located at 1662 and 5690 - 144 Street.

The applicant is proposing:

- a rezoning from RH to CD;

in order to permit the development of approximately four single family lots.

The General Manager of Planning & Development was recommending that the
application be approved, subject to the conditions outlined in the report.

It was

Moved by Councillor Villeneuve
Seconded by Councillor Watts
That:

1. a By-law be introduced to rezone the property from "Half-Acre Residential
Zone (RH)" (By-law No. 12000) to "Comprehensive Development Zone
(CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final
adoption:
 - (a) ensure that all engineering requirements and issues including
restrictive covenants, and rights-of-way where necessary, are
addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the
Approving Officer;
 - (c) approval from the Ministry of Transportation and Highways;

REGULAR COUNCIL - LAND USE MINUTES
MONDAY, OCTOBER 2, 2000

- (d) submission of an acceptable tree survey and a statement regarding tree preservation;
- (e) provision of cash-in-lieu of open space (5% for the lots fronting 144 Street and 15% for the lots fronting 144A Street); and
- (f) registration of a Restrictive Covenant on 5690 - 144 Street outlining the general subdivision pattern for the remaining lot.

RES.R00-2309

Carried

It was

Moved by Councillor Villeneuve,
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2000, No. 14133" pass its first reading.

RES.R00-2310

Carried

The said By-law was then read for the second time.

It was

Moved by Councillor Villeneuve
Seconded by Councillor Watts
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law 2000, No. 14133" pass its second reading.

RES.R00-2311

Carried

It was then

Moved by Councillor Villeneuve
Seconded by Councillor Watts
That the Public Hearing on "Surrey Zoning
By-law, 1993, No. 12000, Amendment By-law 2000, No. 14133" be held at the
City Hall on October 16, 2000, at 7:00 p.m.

RES.R00-2312

Carried

mr

REGULAR COUNCIL - PUBLIC HEARING MINUTES
MONDAY, OCTOBER 16, 2000

B. DELEGATIONS

**5. Surrey Zoning By-law 1993, No. 12000,
Amendment By-law, 2000, No. 14133**

Rezoning Application No. 7900-0044-00

ADDRESS: **CIVIC/LEGAL**
Portion of 5662 - 144 Street/PID: 010-303-146, Lot "C",
Sec. 10, Tp. 2, NWD Plan 17457
Portion of 5690 - 144 Street/PID: 004-836-707, North 140
Feet Lot 1, Except: Parcel A (Bylaw Plan 83094); Sec. 10,
Tp. 2, NWD Plan 1673

APPLICANT: Martin W. Smith & Karen Eda Gordon, John McClurg and
Yumiko Hirai
c/o Ed Desroches
2419 - 128 Street
Surrey, B.C. V4A 3W2

PROPOSAL: To rezone the properties from "Half-Acre Residential Zone
(RH)" to "Comprehensive Development Zone (CD)".

BLOCK A:

To rezone a portion of 5662 - 144 Street to permit
development into single family housing on urban lots.

BLOCK B:

To rezone a portion of 5662 and 5690 - 144 Street to permit
development into single family housing on small suburban
lots.

The purpose of the rezoning is to permit the development
of approximately four single family lots.

**PROPOSED "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
FOR BY-LAW 14133**

INTENT:

Block A

This Comprehensive Development Zone is intended to accommodate single
family housing on *urban lots*.

REGULAR COUNCIL - PUBLIC HEARING MINUTES
MONDAY, OCTOBER 16, 2000

Block B

This Comprehensive Development Zone is intended to accommodate single family housing on small *suburban lots*.

PERMITTED USES:

Blocks A and B

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

1. *One single family dwelling.*
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.

The Notice of the Public Hearing, except the legal description, was read by the Acting City Clerk. The location of the properties was indicated to the Public Hearing.

Councillor Hunt left the meeting at 8:09 p.m.

It was

Moved by Councillor Tymoschuk
Seconded by Councillor Steele
That the on table correspondence from

Brent Coulthard be received.

RES.R00-2395

Carried

Mayor McCallum noted the following persons had indicated in writing their support/opposition to the proposed rezoning.

	<u>For</u>	<u>Against</u>	<u>Undecided</u>
Lakhbir Brar	X		
Luckwinder Dhanda	X		
Harinder Dhillon	X		

MR

REGULAR COUNCIL - PUBLIC HEARING MINUTES
MONDAY, OCTOBER 16, 2000

H. BY-LAWS

5. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14133"

7900-0044-00 - Martin Smith and Karen Gordon; Yumiko Hirai and
John McClurg, c/o Ed Desroches

RH (BL 12000) to CD (BL 12000) - Portions of 5662 - 144 Street and
5690 - 144 Street - to permit the development of approximately four
single-family lots.

Approved by Council: October 2, 2000

It was

Moved by Councillor Hunt
Seconded by Councillor Steele
That "Surrey Zoning By-law, 1993,
No. 12000, Amendment By-law, 2000, No. 14133" pass its third reading.
Carried

RES.R00-2425

REGULAR COUNCIL - LAND USE MINUTES
MONDAY, OCTOBER 27, 2003

H. BY-LAWS

FINAL ADOPTIONS

DH

2. "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2000, No. 14133"

7900-0044-00 - Martin Smith and Karen Gordon; Yumiko Hirai and John McClurg, c/o Ed Desroches, Blackstone Construction Management Ltd.

RH (BL 12000) to CD (BL 12000) - Portions of 5662 - 144 Street and 5690 - 144 Street - to permit the development of approximately four single-family lots,

Approved by Council: October 2, 2000

- * Planning & Development advise that (reference memorandum dated October 20, 2003 in By-law back-up) the building scheme which has been filed with the City Clerk has been developed by a Design Consultant based on a character study of the surrounding neighbourhood. The building scheme will be registered concurrently with the subdivision plan pursuant to Section 220 of the Land Title Act. A 219 Restrictive Covenant will also be registered to tie the building scheme to the land.

Note: The Public Hearing on this application was held on October 16, 2000. As more than two years have passed since the Public Hearing, Council may wish to hold a new Public Hearing. Planning & Development advise that the reason for the delay in bringing this application to Final Adoption was due to financial and servicing constraints.

It was

Moved by Councillor Hunt

Seconded by Councillor Higginbotham

That "Surrey Zoning By-law, 1993,

No. 12000, Amendment By-law, 2000, No. 14133" be finally adopted, signed by the Mayor and Clerk, and sealed with the Corporate Seal.

RES.R03-2578

Carried