

**PROPOSAL:**

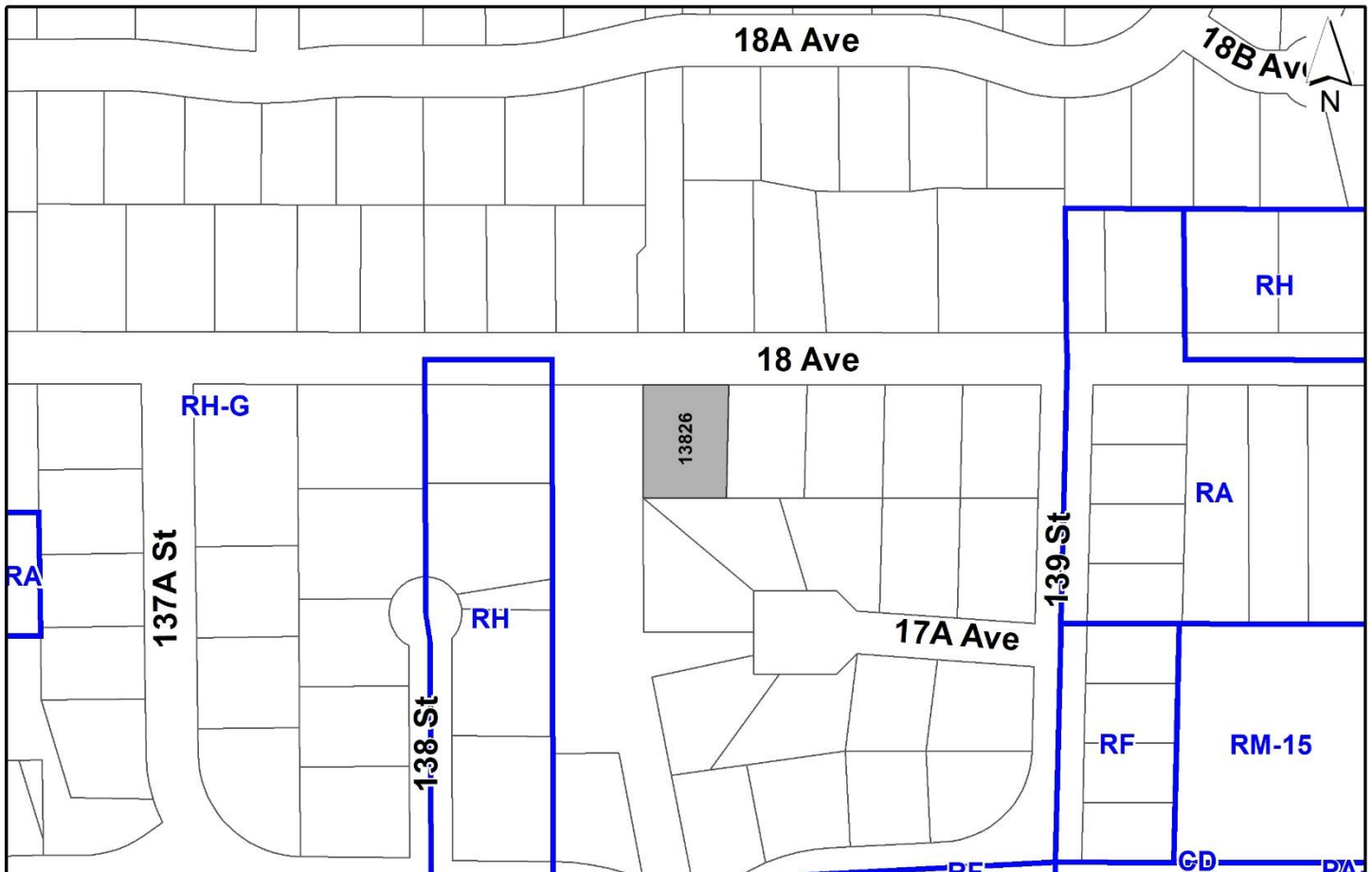
- **Rezoning** from RH-G to CD

to permit the construction of a single-family dwelling.

**LOCATION:** 13826 - 18 Avenue

**ZONING:** RH-G

**OCP DESIGNATION:** Suburban



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- The proposal meets the required setback, height, and lot coverage of the existing Half-Acre Residential Gross Density (RH-G) Zone.
- On September 27, 2021, Council adopted Bylaw No. 20300 as part of Phase 1 of the review of Surrey Zoning By-law, 1993, No. 12000, as amended (the “Zoning Bylaw”). The Bylaw unintentionally removed the 465 square metre floor area maximum from Section 4. (c) of the RH-G zone. This error was subsequently corrected by Council on January 17, 2022.
- On December 1, 2021, the applicant purchased the property during the time that the floor area maximum had been removed, with the error still present within the Zoning Bylaw at time of purchase. The purchase agreement for the sale of the property was provided to corroborate this timeline.
- The applicant has indicated that due diligence for sale of the property occurred during the period in which the floor area maximum was removed. The applicant asserts that they then moved forward with a Building Permit for a new home and the demolition of the existing home under the assumption that the Zoning Bylaw had not changed since the time of purchase.
- City documentation indicates that the owner began the process of initiating construction of the new home relatively shortly after purchase, with a Demolition Permit being accepted for review on April 22, 2022, and a Building Permit on June 20, 2022. The applicant was informed that the proposed home exceeded the maximum allowable floor area under the Zoning Bylaw on November 7, 2022.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Half-Acre Residential Gross Density Zone (RH-G)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single-Family Dwelling	Suburban	RH-G
North (Across 18 Avenue):	Single-Family Dwelling	Suburban	RH-G
East:	Single-Family Dwelling	Suburban	RH-G
South:	Single-Family Dwelling	Suburban	RH-G
West:	Park (122B-Greenbelt)	Suburban	RH-G

### Context & Background

- The property is located on the south side of 18 Avenue and is 1,416 square metres in area, 32.1 metres wide, and 43.5 metres deep.
- The property is designated "Suburban" in the Official Community Plan (OCP) and is zoned "Half-Acre Residential Gross Density Zone (RH-G)".
- On September 27, 2021, Council adopted Bylaw No. 20300 as part of Phase 1 of the review of Surrey Zoning By-law, 1993, No. 12000, as amended (the "Zoning Bylaw"). Recommendations were based on Corporate Report No. R166; 2021, which detailed the amendments. The amendments were intended as administrative and housekeeping in nature, and not meant to affect existing regulation. However, upon adoption of the Zoning Bylaw amendments, several unintentional zone changes were discovered by staff. One of the unintentional zone changes was the removal of the existing 465 square metre cap for home size in the RH, RH-G, RQ, RF-O, RF, and RF-SS Zones.
- On December 1, 2021, the applicant purchased the property during the period that the floor area maximum had been removed, as the error was still present within the Zoning Bylaw at time of purchase. The purchase agreement for the sale of the property was provided to corroborate this timeline.



- A comparison of the density, lot coverage, setbacks, building height and permitted uses in the RH-G Zone and the proposed CD By-law is illustrated in the following table:

Zoning	RH-G Zone (Part 15)	Proposed CD Zone
<b>Maximum Floor Area</b>	465 sq. m	610 sq. m
<b>Lot Coverage:</b>	25%	25%
<b>Yards and Setbacks</b>		
Front Yard (north):	7.5 metres	7.5 metres
Side Yard (east/west):	3.0 metres	3.0 metres
Rear (south):	7.5 metres	7.5 metres
<b>Principal Building Height:</b>	9 metres	9 metres
<b>Permitted Uses:</b>	Principal Uses: <ol style="list-style-type: none"> <li>1. Single Family dwelling, which may contain 1 secondary suite</li> <li>2. Recreational Uses</li> </ol> Accessory Uses: <ol style="list-style-type: none"> <li>3. Bed and Breakfast</li> <li>4. The keeping of boarders and lodgers</li> </ol>	Principal Uses: <ol style="list-style-type: none"> <li>1. Single Family dwelling, which may contain 1 secondary suite</li> <li>2. Recreational Uses</li> </ol> Accessory Uses: <ol style="list-style-type: none"> <li>3. Bed and Breakfast</li> <li>4. The keeping of boarders and lodgers</li> </ol>
<b>Parking (Part 5)</b>		
<b>Number of Spaces</b>	3	3

- The proposed CD Bylaw will reflect all provisions within the current RH-G Zone, with the exception of increasing the maximum floor area.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on January 23, 2023, and the Development Proposal Signs were installed on January 20, 2023. Staff received no responses from neighbouring residents.

## TREES

Arminster Virk, ISA Certified Arborist of Arbor & Co. Certified Arborists 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
<b>Coniferous Trees</b>			
Western Redcedar	9	4	5
Western Redcedar (City)	2	0	2
Pine	1	0	1
Giant Sequoia	1	1	0
Giant Sequoia (City)	1	0	1
Nootka Cypress	3	3	0
Deodar Cedar (City)	1	0	1
Douglass Fire (Shared)	2	0	2
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>20</b>	<b>8</b>	<b>12</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>	<b>8</b>		
<b>Total Retained and Replacement Trees</b>	<b>20</b>		
<b>Contribution to the Green City Program</b>	<b>\$4,400</b>		

- The Arborist Assessment states that there are a total of 20 mature trees on the site and no Alder and Cottonwood trees. It was determined that 12 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The tree preservation summary attached as Appendix II notes that 28 trees were identified and of these, 20 are to be retained. It should be noted that these numbers include 8 offsite trees that are proposed to be retained.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 16 replacement trees on the site. Since only 8 replacement trees can be accommodated on the site, the deficit of 8 replacement trees will require a cash-in-lieu payment of \$4,400 representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 20 trees are proposed to be retained or replaced on the site with a contribution of \$4,400 to the Green City Program.

**INFORMATION ATTACHED TO THIS REPORT**

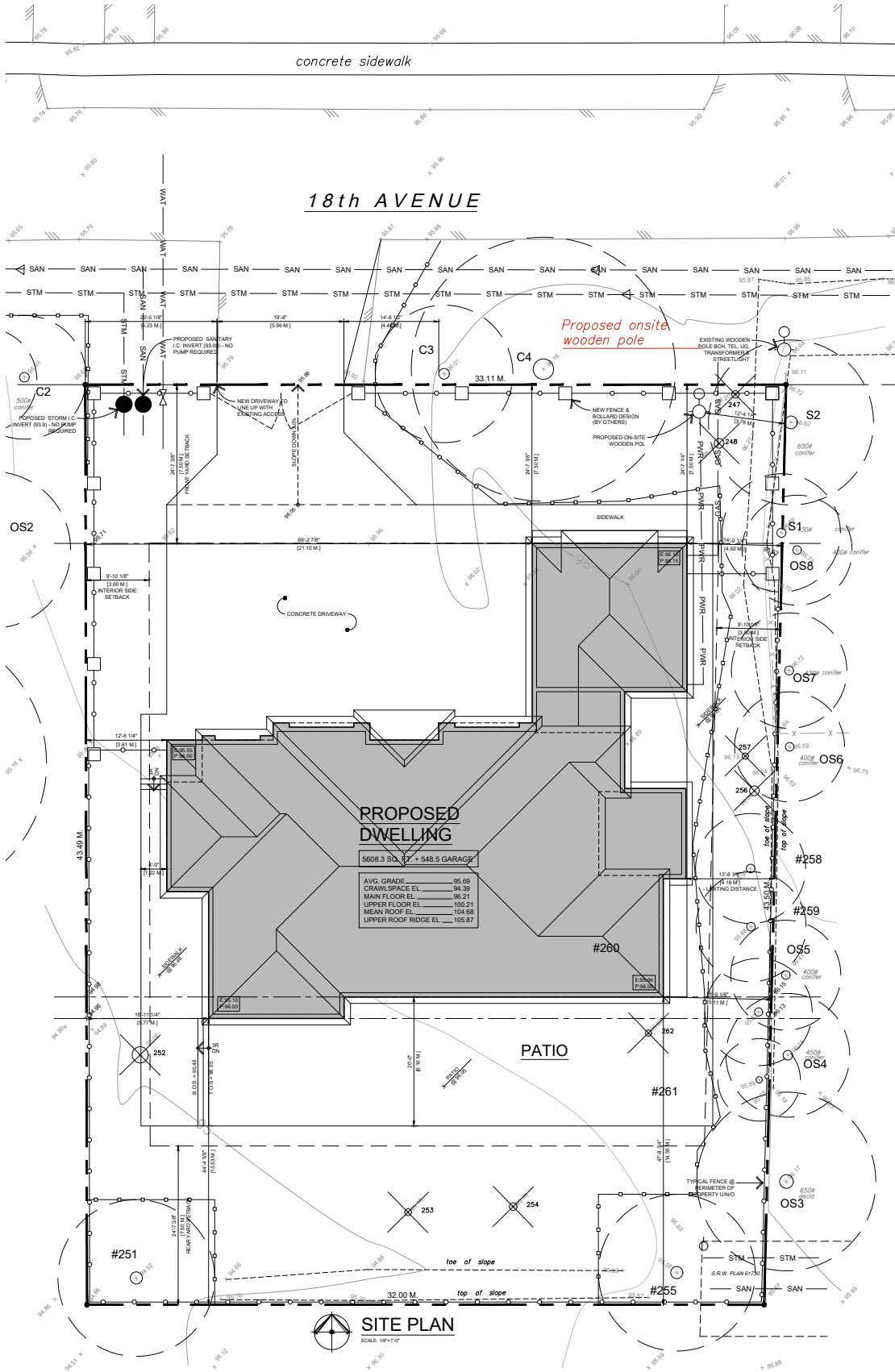
The following information is attached to this Report:

- Appendix I.        Site Plan
- Appendix II.     Summary of Tree Survey and Tree Preservation

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

SC/ar





## Appendix B – Summary of Tree Perseveration

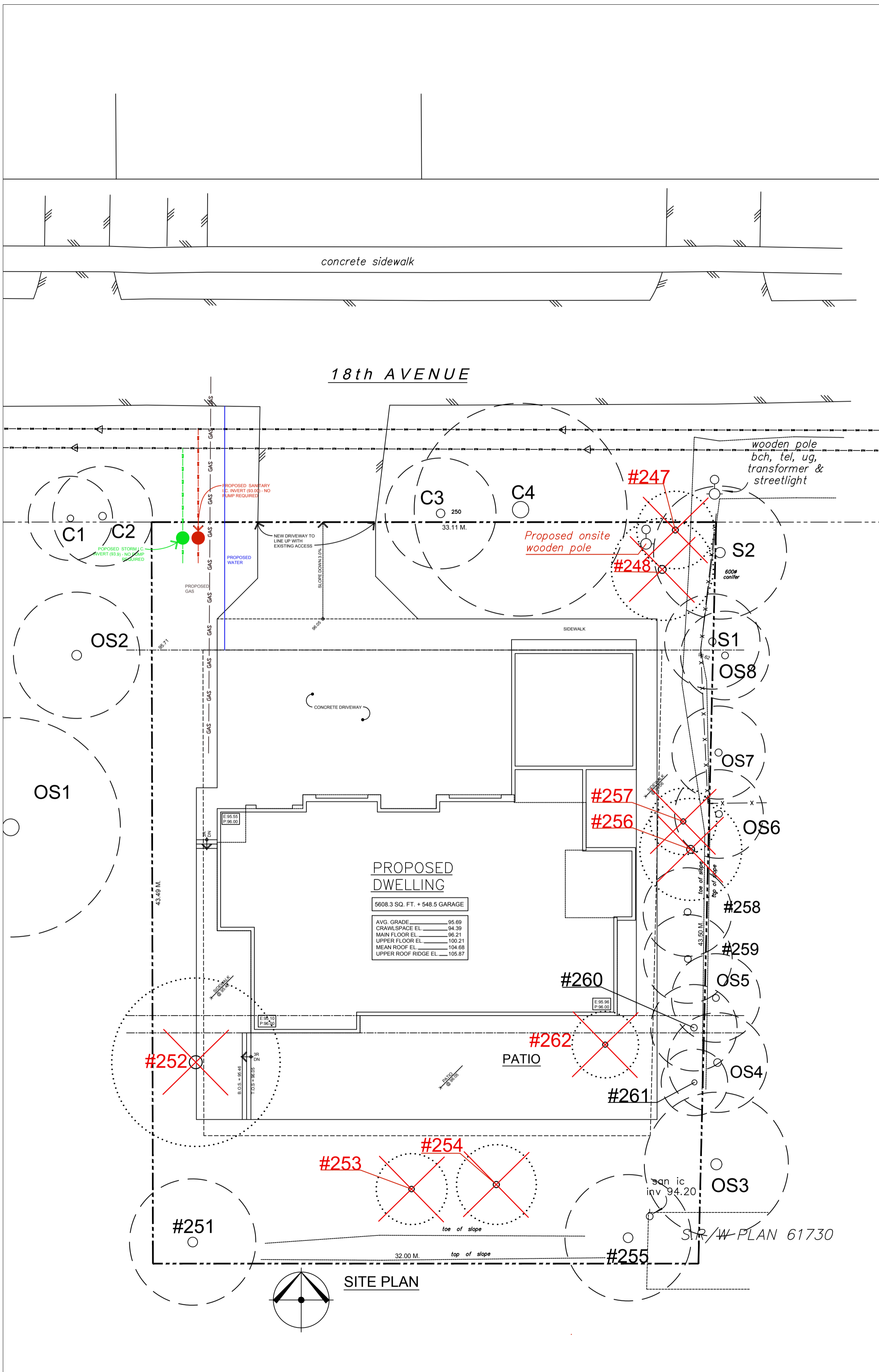
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including tree within boulevards and proposed streets and lanes, but excluding tree in proposed open space or riparian areas)	28  *Includes 8 offsite trees
<b>Protected Trees to be Removed</b>	8
Protected Trees to be Retained (excluding tree in proposed open space or riparian areas)	20 *Includes 8 offsite trees
<b>Total Replacement Trees Required:</b>  -Alder & Cottonwood Trees Requiring 1 to1 Replacement Ratio ___0___x one (1) = 0  -All other Trees Requiring 2 to 1 Replacement Ratio ___8___x two (2) =16	16
<b>Replacement Trees Proposed</b>	8
<b>Replacement Trees in Deficit</b>	8
<b>Protected Trees to be Retained in Proposed (Open Space/Riparian Areas)</b>	n/a

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  -Alder & Cottonwood Trees Requiring 1 to1 Replacement Ratio ___0___x one (1) = 0  -All other Trees Requiring 2 to 1 Replacement Ratio ___0___x two (2) =0	0
<b>Replacement Tree Proposed</b>	n/a
<b>Replacement Trees in Deficit</b>	n/a

CLIENT:  
MR. HANIF KARMALLY

SITE ADDRESS:  
13826 18 Ave Surrey,  
B.C.

REVISIONS/COMMENTS:



Contact Arbor & Co,  
Phone:778-886-1566  
Email:arvinderv@arborco.org  
for inspection 72 hours prior  
to any grading or  
excavations within the tree  
protection zone.

SCALE:  
AS SHOWN

SHEET TITLE:  
TREE RETENTION &  
REMOVAL PLAN

DATE:  
JUNE 1, 2022

DRAWN BY:  
AV

**LEGEND**

- Non-permit Trees
- Retained Trees w/ CRZ (6xDBH)
- Trees Recommended for Removal
- 6 x DBH of Trees Recommended for removal

CLIENT:  
MR. HANIF KARMALLY

SITE ADDRESS:  
13826 18 Ave Surrey,  
B.C.

REVISIONS/COMMENTS:

Specifications:

Replacement Trees must be planted and maintained in accordance with the requirements set out in the latest edition of the BCSLA/BCLNA "B.C. Landscape Standard".

Preliminary locations and species of the on-site replacement trees have been indicated on the tree plan. Final recommendations will be based upon site conditions, design/construction and grading details.

Trees must be planted:

- At least 1m away from all property lines
- At least 3m away from another tree
- At least 3m away from BC Hydro lines
- At least 3m away from the house, garage, pool or other permitted outbuildings
- At least 1m away from a retaining wall
- At least 1m away from underground utilities

Replacement Trees must be the following size:

- 1) Deciduous tree species -3-5cm caliper or greater
- 2) Coniferous tree species -minimum 1.75m tall

The following will not be accepted as a replacement tree:

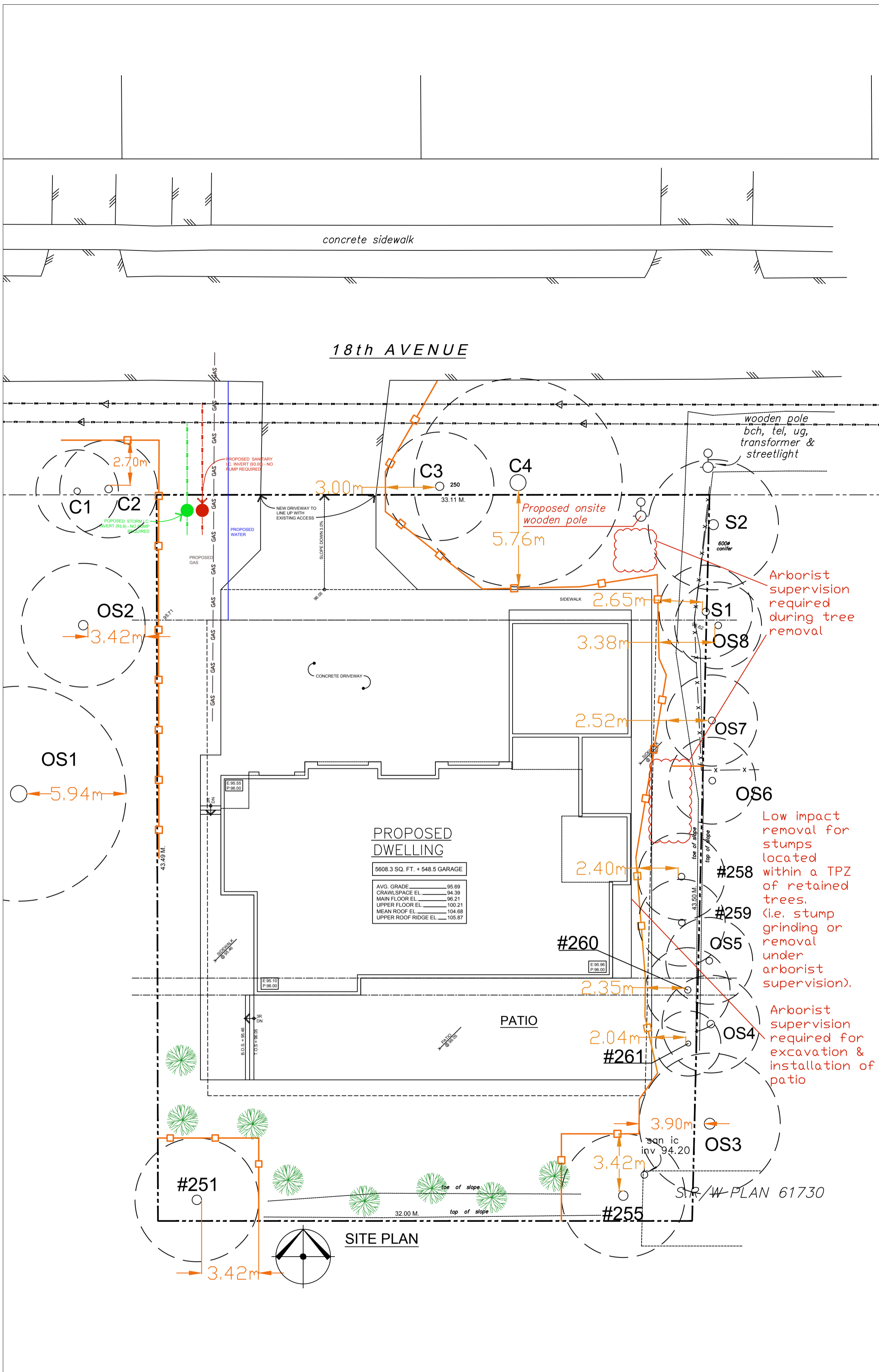
- Hedges
- Dwarf varieties
- Shrub species
- Palm trees

SCALE:  
AS SHOWN

SHEET TITLE:  
TREE PROTECTION  
/REPLACEMENT  
PLAN

DATE:  
JUNE 1, 2022

DRAWN BY:  
AV



**LEGEND**

- Non-permit Trees
- Trees Recommended for Removal
- Replacement Tree Locations  
(Locations and species subject to change pending final design and grading details)
- Retained Trees w/ CRZ (6xDBH)
- Tree Protection Fencing