

INTER-OFFICE MEMO

Regular Council - Public Hearing
Monday November 28, 2022 - Supplemental Information
B.2 7917-0085-00, B.3 7922-0091-00
B.4 7918-0108-00 B.8 7922-0202-00
B.9 7920-0062-00 B. 11 7921-0339-00
B.12 7921-0368-00 B. 16 7922-0149-00

TO: **Mayor & Council**

FROM: **Acting General Manager, Planning & Development
General Manager, Parks, Recreation & Culture**

DATE: **November 28, 2022** FILE: **1300-16**

RE: **Park Comments Related to Proximity of Amenities Surrounding
Development Applications
Regular Council – Public Hearing – November 28, 2022
Agenda Items B.2., B.3., B.4., B.8., B.9., B.11., B.12., B.16.**

INTENT

The intent of this memo is to provide comments to Mayor & Council in advance of tonight's Regular Council – Public Hearing Meeting related to park proximity adjacent to Development Applications.

BACKGROUND

In July 2022, the Planning & Development Department and Parks, Recreation & Culture Department began to implement a new process where Planning and Park staff prepared comments specific to the proximity of park amenities related to some Development Applications. When prepared, these comments have been reflected in the Council package.

DISCUSSION

Since introduced, staff have been refining the process to include comments in more of the Development Application Reports that Council receives during Public Hearing.

There are a number of Development Applications that will be discussed this evening where comments were not prepared in advance. Those comments are reflected in the attached Appendix "I". Moving forward, all *new* Development Application Reports will include Park comments related to park amenity proximity.



Jeff Arason, P.Eng.
Acting General Manager,
Planning & Development



Laurie Cavan
General Manager,
Parks, Recreation & Culture

Appendix "I": Park Planning Comments

c.c City Clerk
City Manager

PUBLIC HEARING: November 28, 2022

Park Planning Comments provided on November 28, 2022

ITEM #	DEVELOPMENT APPLICATION #	COMMENTS
PH B.2.	7917-0085-00	<i>Fraser View Park is the closest active park with amenities that include, open space, paths and a dog off leash area and has inventoried natural areas. The park is 300 metres walking distance from the development.</i>
PH B.3.	7922-0091-00	<i>Hawthorne Rotary Park is the closest active park with amenities that include, a recreational trail network, a dog off leash area, open space, playgrounds, and a water park and has inventoried natural areas. The park is 500 metres walking distance from the development.</i>
PH B.4.	7918-0108-00	<i>Invergarry Park is the closest active park with amenities that include, a recreational trail network, a playground, and open space and has inventoried natural areas. The park is 475 metres walking distance from the development.</i>
PH B.8.	7922-0202-00	<i>Frank Hurt Park is the closest active park with amenities that include, a playground and a recreational trail network and includes inventoried natural areas. The park is 865 metres walking distance from the development.</i>
PH B.9.	7920-0062-00	<i>In Report:</i> <i>The closest active parks are Springwood Forest Park and Kettle Crescent Park, which are approximately 200 metres away from the subject site. These parks are also the closest natural areas.</i> <i>Correction:</i> <i>Panorama Village Park is the closest active park with amenities that include, a playground, open space, and paths and is approximately 650 metres walking distance from the subject site. Springwood Forest Park is the closest park with inventoried natural areas and is 250 metres walking distance from the development site.</i>
PH B.11.	7921-0339-00	<i>Crescent Beach is the closest active with amenities that include, paths, volleyball courts, and beach access and inventoried natural areas. The park is 90 metres walking distance from the development.</i>
PH B.12.	7921-0368-00	<i>Fun Fun Park is the closest active park with amenities that include, a playground, paths, and open space and includes inventoried natural areas. The park is 520 metres walking distance from the development.</i>
PH B.16.	7922-0149-00	<i>Edgewood Park is the closest active park with amenities that include, a playground, paths, sports court, and open space, and includes inventoried natural areas. The park is 230 metres walking distance from the development. 0.31 hectares of parkland will be provided from the development site at the corner of 20 Ave and 166 St.</i>

TO: Mayor & Council

FROM: Acting General Manager, Planning & Development

DATE: November 28, 2022

FILE: 7921-0339-00

RE: Agenda Items B.11 & H.11 on Regular Council - Public Hearing Agenda for November 28, 2022 (By-law No. 20745) - Rezoning Application No. 7921-0339-00 at 3017 McBride Avenue

BACKGROUND

Development Application No. 7921-0339-00 is proposing a rezoning from “Single Family Residential Zone” (RF) to a “Comprehensive Development Zone” (CD) to permit the construction of a new single-family dwelling at 3017 McBride Avenue.

The Planning Report for the subject application was considered by Council at its Land Use Meeting on October 3, 2022. The Public Hearing for the application is scheduled for Monday, November 28, 2022.

DISCUSSION

This memo is to provide clarity on the Flood Construction Level (“FCL”) discussion contained in the October 3, 2022 Planning Report. The Planning Report indicates that “the FCL has been updated to 5.1 metres to reflect updated recommendations”. The FCL has not yet been formally updated from 3.3 metres to 5.1 metres. The FCL is the level below which there should not be any habitable area construction, to prevent flooding of habitable areas.

As part of staff’s consultation process with the Crescent Beach neighbourhood regarding updated construction requirements for single-family housing, staff anticipate reporting back to Council on the new floodproofing measures proposed for Crescent Beach in the new year. The report back will also include a recommendation to increase the FCL from 3.3 metres to 5.1 metres.

The subject application is proposing to comply with the recommended 5.1 metres FCL.



Jeff Arason, P.Eng.
Acting General Manager, Planning & Development

DT/KB/ss

Attachment: Redline Changes to Planning Report for Development Application No. 7921-0339-00

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) registration of a Section 219 Restrictive Covenant that stipulates the ground level is not to be used as habitable space or storage area, all mechanical and electrical systems are to be constructed above the flood construction level of Crescent Beach, and that the City is indemnified against any potential losses to the property owner as a result of having the uninhabitable space within a floodplain.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single-Family Dwelling	Urban Residential	RF
North:	Single-Family Dwelling	Urban Residential	RF
East (Across McBride Avenue):	Single-Family Dwelling	Urban Residential	RF
South:	Single-Family Dwelling	Urban Residential	RF
West (Across Ohara Lane):	Single-Family Dwelling	Urban Residential	RF

Context & Background

- The subject property is located at 3017 – McBride Avenue in Crescent Beach and is designated "Urban" in the Official Community Plan (OCP), and "Urban Residential" in the Crescent Beach Local Area Plan (LAP).
- The subject property is currently zoned "Single Family Residential Zone (RF)" and is approximately 558 square metres in size.
- An existing single family dwelling is located on site and is located within the flood plain area for Crescent Beach.
- The current Flood Construction Level (FCL) for Crescent Beach is ~~5.1 metres~~ 3.3 metres above sea-level. This means that buildings within the Crescent Beach floodplain must have their habitable space located above this elevation level. ~~This is an increase from the previously-accepted FCL which was at 3.1 metres, which was required for past applications.~~

To date, 5 rezoning applications have received approval in order to permit the construction of flood tolerant single family dwellings with non-habitable ground floor levels in the Crescent Beach Neighbourhood, with Flood Construction Levels of 3.3 metres.

- On April 6, 2020, Council received Corporate Report No. Ro60 as information and instructed staff to consult with area residents on proposed new zoning provisions that take into account current and future flood construction level requirements for all new single family dwellings constructed in the Crescent Beach Neighbourhood. Work on the public consultation strategy resumed at the ~~start~~ end of 2022. Development Application No. 7922-0339-00 is expected to conclude before this process is complete. As part of this process, a new 5.1 metre FCL ~~was established~~ is proposed to be brought forward as the updated FCL for Crescent Beach.

DEVELOPMENT PROPOSAL

Planning Considerations

- The property owners are proposing to build a flood resilient, three-storey single family dwelling on the subject lot. All stories are proposed to be above grade. The ground level would be a 3.5 metre high, uninhabitable, flood tolerant space used for vehicle parking only. The second and third levels of the building would be habitable living space constructed at an elevation that is above current and anticipated future FCL requirements.
- The purpose of the proposed house construction is to provide for increased flood mitigation with anticipated rising flood elevations in the future. The uninhabitable space at the ground floor level will also maintain the existing water volume carrying capacity of the floodplain in a flood event.
- To permit this construction, the applicant is proposing to rezone the subject property from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" in order to:
 - Have the ground floor level be built below the FCL at full 1 storey height and excluded from Floor Area Ratio (FAR) (density) calculation requirements;
 - Increase building height to accommodate the raised main floor level above the FCL.
- The property owners have proposed an RC indemnifying the City for the proposed construction in the floodplain which will include provisions that prohibit the ground floor level from being used as a living or storage space.
- Staff support the application as a pilot project reflecting flood adaptation strategies for new construction in the Crescent Beach floodplain while the planning process that is looking at the larger issue of flood resilient development in the Crescent Beach community is being explored. As such, the proposed regulatory changes (CD Bylaw) in this application are not intended to be implemented broadly in Crescent Beach at this time.

Crescent Beach Building Practices

Current Practices

- The Flood Construction Level (FCL) for Crescent Beach is based on the Geodetic Survey of Canada and ~~was previously~~ is set at 3.3 metres above sea-level, ~~a level that was established in the 1990s~~. The FCL is proposed to be ~~has been~~ updated to 5.1 metres to reflect updated recommendations, ~~once the public consultation on the new proposed Crescent Beach Single Family Zone is complete~~. This means that buildings within the Crescent Beach floodplain should have all habitable space located above this elevation.
- To comply with the FCL for the area, newly constructed homes should be built atop an uninhabitable space that is 5.1 metres above sea-level.

Proposed Construction

- The property owners are proposing to build a flood-resilient house that raises the habitable areas of the dwelling above the anticipated future FCL. To achieve this, the proposal is to build the underside of the habitable floor space at 5.1 metres above sea-level. The applicant is proposing a 3.5 metre high uninhabited open floor plan space on the ground floor level. The ground floor would be constructed with concrete walls and floor which could withstand a future flood event.
- By keeping the ground floor level as a single open and uninhabitable room, the property maintains the carrying capacity of the Crescent Beach floodplain. In contrast, when fill is used to reach the FCL, space for accommodating flood waters in the existing floodplain is displaced. As more properties use fill for their construction, the 200-year flood elevation increases above the natural level for the area due to the reduced overall water volume carrying capacity of the floodplain.
- The property owners would be permitted to use the ground floor level for vehicle parking, elevator, internal stair, and foyer only. No storage, electrical, plumbing, will be permitted to be in the ground floor level. The proposed internal stairs are supported to help reduce the total site coverage of the proposed building. These no-build provisions will be included in the proposed indemnification Restrictive Covenant.

Restrictive Covenant

- Under Section 219 of the Land Title Act, a local government and property owner may enter into a covenant to enact additional restrictions beyond the standard Zoning Bylaw regulations on how a building may be built or used on a given property. These covenants are registered on the property's title and are in effect in perpetuity.
- The applicant has proposed a Restrictive Covenant in support of the construction of a flood tolerant ground floor level in their new dwelling. The Restrictive Covenant will cover the following:
 - The ground floor level is not to be used as habitable space or storage area;
 - No mechanical, electrical, heating, or plumbing systems are to be installed in the ground floor level;

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0339-00

Planning Report Date: October 3, 2022

PROPOSAL:

- **Rezoning** from RF to CD

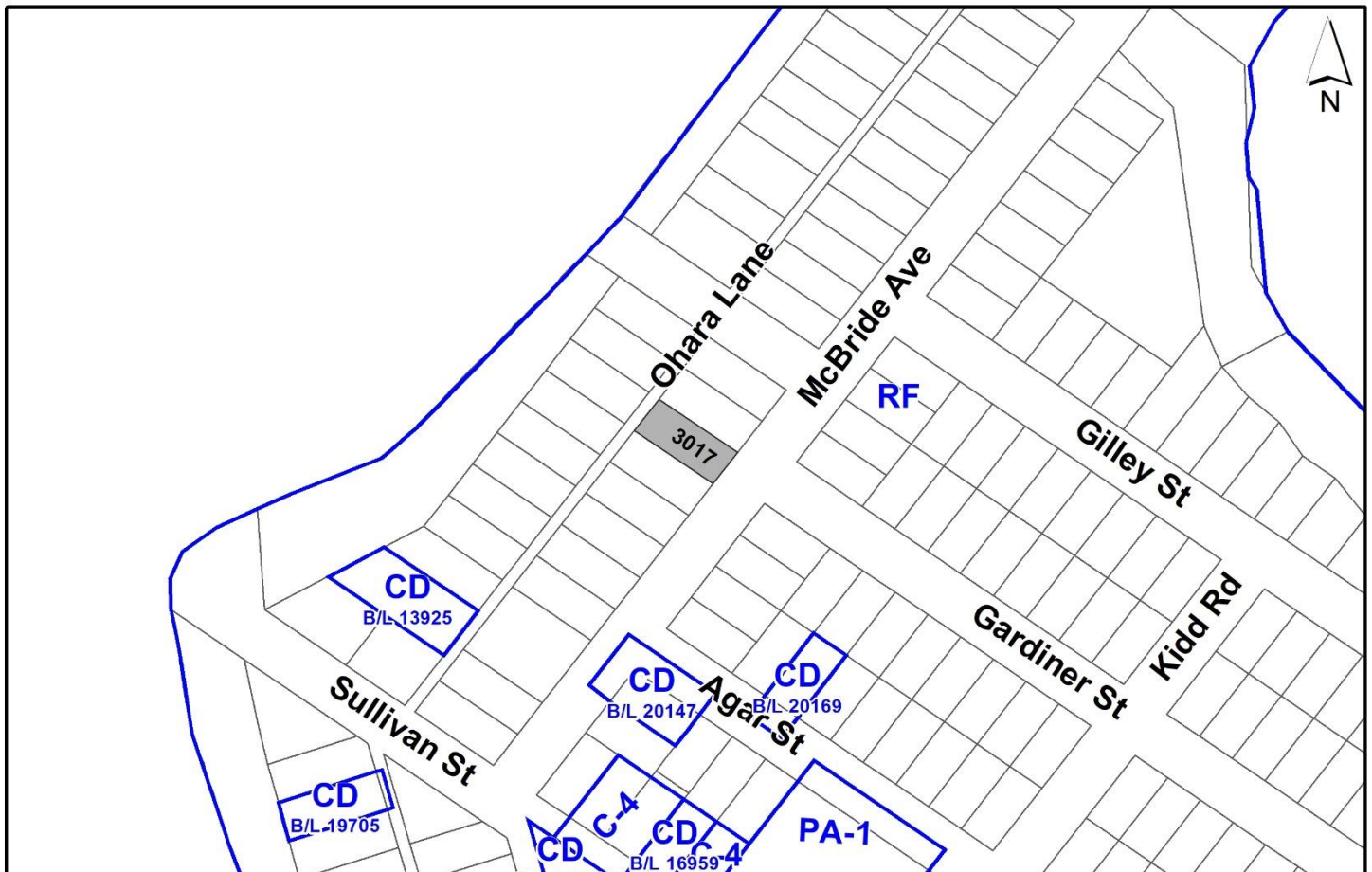
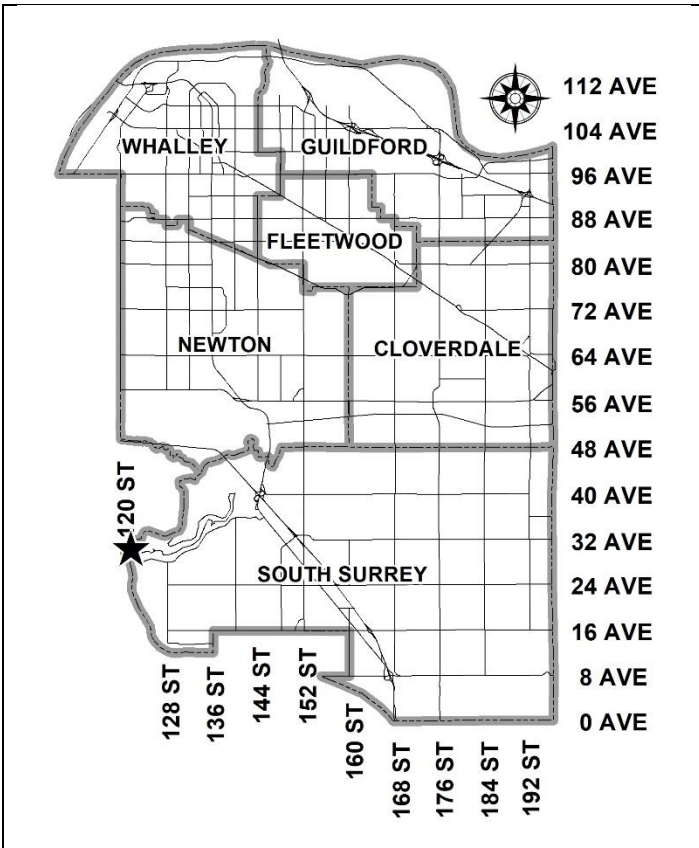
to permit the construction of a new single family dwelling.

LOCATION: 3017 - McBride Avenue

ZONING: RF

OCP DESIGNATION: Urban

LAP DESIGNATION: Urban Residential



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 "Urban" designation in the Official Community Plan (OCP), the "General Urban" designation in the Metro Vancouver Regional Growth Strategy (RGS) and the "Urban Residential" designation in the Crescent Beach Local Area Plan (LAP).
- The proposed dwelling establishes the habitable/flood construction floor level at 5.1 metres above sea-level, meeting the recommended minimum of 5.1 metres.
- The proposal responds to rising sea levels and will help maintain the water volume carrying capacity of the Crescent Beach floodplain in a flood event while ensuring that the habitable area of the proposed dwelling is above the Flood Construction Level (FCL).
- With the proposed "Comprehensive Development Zone (CD)" the applicant is seeking to accommodate a more flood resilient dwelling with an appropriate built form compatible with the neighbourhood character.
- Staff support the proposal for the construction of a flood tolerant building in the Crescent Beach floodplain.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) registration of a Section 219 Restrictive Covenant that stipulates the ground level is not to be used as habitable space or storage area, all mechanical and electrical systems are to be constructed above the flood construction level of Crescent Beach, and that the City is indemnified against any potential losses to the property owner as a result of having the uninhabitable space within a floodplain.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single-Family Dwelling	Urban Residential	RF
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West (Across Ohara Lane):	Single-Family Dwelling	Urban Residential	RF

Context & Background

- The subject property is located at 3017 – McBride Avenue in Crescent Beach and is designated "Urban" in the Official Community Plan (OCP), and "Urban Residential" in the Crescent Beach Local Area Plan (LAP).
- The subject property is currently zoned "Single Family Residential Zone (RF)" and is approximately 558 square metres in size.
- An existing single family dwelling is located on site and is located within the flood plain area for Crescent Beach.
- The current Flood Construction Level (FCL) for Crescent Beach is 5.1 metres above sea-level. This means that buildings within the Crescent Beach floodplain must have their habitable space located above this elevation level. This is an increase from the previously accepted FCL which was at 3.1 metres, which was required for past applications.

To date, 5 rezoning applications have received approval in order to permit the construction of flood tolerant single family dwellings with non-habitable ground floor levels in the Crescent Beach Neighbourhood, with Flood Construction Levels of 3.3 metres.

- On April 6, 2020, Council received Corporate Report No. Ro60 as information and instructed staff to consult with area residents on proposed new zoning provisions that take into account current and future flood construction level requirements for all new single family dwellings constructed in the Crescent Beach Neighbourhood. Work on the public consultation strategy resumed at the start of 2022. Development Application No. 7922-0339-00 is expected to conclude before this process is complete. As part of this process, a new 5.1 metre FCL was established.

DEVELOPMENT PROPOSAL

Planning Considerations

- The property owners are proposing to build a flood resilient, three-storey single family dwelling on the subject lot. All stories are proposed to be above grade. The ground level would be a 3.5 metre high, uninhabitable, flood tolerant space used for vehicle parking only. The second and third levels of the building would be habitable living space constructed at an elevation that is above current and anticipated future FCL requirements.
- The purpose of the proposed house construction is to provide for increased flood mitigation with anticipated rising flood elevations in the future. The uninhabitable space at the ground floor level will also maintain the existing water volume carrying capacity of the floodplain in a flood event.
- To permit this construction, the applicant is proposing to rezone the subject property from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)" in order to:
 - Have the ground floor level be built below the FCL at full 1 storey height and excluded from Floor Area Ratio (FAR) (density) calculation requirements;
 - Increase building height to accommodate the raised main floor level above the FCL.
- The property owners have proposed an RC indemnifying the City for the proposed construction in the floodplain which will include provisions that prohibit the ground floor level from being used as a living or storage space.
- Staff support the application as a pilot project reflecting flood adaptation strategies for new construction in the Crescent Beach floodplain while the planning process that is looking at the larger issue of flood resilient development in the Crescent Beach community is being explored. As such, the proposed regulatory changes (CD Bylaw) in this application are not intended to be implemented broadly in Crescent Beach at this time.

Crescent Beach Building Practices

Current Practices

- The Flood Construction Level (FCL) for Crescent Beach is based on the Geodetic Survey of Canada and was previously set at 3.3 metres above sea-level. The FCL has been updated to 5.1 metres to reflect updated recommendations. This means that buildings within the Crescent Beach floodplain should have all habitable space located above this elevation.
- To comply with the FCL for the area, newly constructed homes should be built atop an uninhabitable space that is 5.1 metres above sea-level.

Proposed Construction

- The property owners are proposing to build a flood-resilient house that raises the habitable areas of the dwelling above the anticipated future FCL. To achieve this, the proposal is to build the underside of the habitable floor space at 5.1 metres above sea-level. The applicant is proposing a 3.5 metre high uninhabited open floor plan space on the ground floor level. The ground floor would be constructed with concrete walls and floor which could withstand a future flood event.
- By keeping the ground floor level as a single open and uninhabitable room, the property maintains the carrying capacity of the Crescent Beach floodplain. In contrast, when fill is used to reach the FCL, space for accommodating flood waters in the existing floodplain is displaced. As more properties use fill for their construction, the 200-year flood elevation increases above the natural level for the area due to the reduced overall water volume carrying capacity of the floodplain.
- The property owners would be permitted to use the ground floor level for vehicle parking, elevator, internal stair, and foyer only. No storage, electrical, plumbing, will be permitted to be in the ground floor level. The proposed internal stairs are supported to help reduce the total site coverage of the proposed building. These no-build provisions will be included in the proposed indemnification Restrictive Covenant.

Restrictive Covenant

- Under Section 219 of the Land Title Act, a local government and property owner may enter into a covenant to enact additional restrictions beyond the standard Zoning Bylaw regulations on how a building may be built or used on a given property. These covenants are registered on the property's title and are in effect in perpetuity.
- The applicant has proposed a Restrictive Covenant in support of the construction of a flood tolerant ground floor level in their new dwelling. The Restrictive Covenant will cover the following:
 - The ground floor level is not to be used as habitable space or storage area;
 - No mechanical, electrical, heating, or plumbing systems are to be installed in the ground floor level;
 - No windows are to be provided in the ground floor level; and

- Indemnification for the City against any potential losses suffered by the property owner as a result of having an uninhabitable space within a floodplain.

Referrals

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

POLICY & BY-LAW CONSIDERATIONS

Official Community Plan

Land Use Designation

- The proposal complies with the Urban designation in the Official Community Plan (OCP).

Themes/Policies

- D2.10 - Consider and prepare for the projected impacts of climate change on flood hazard areas due to sea level rise and flood risk. Take into account the effects of long-term climate change such as increased flooding events, increased runoff due to development and a reduced percentage of overall mature tree cover.

(The proposed development includes an uninhabitable ground floor level that provides for increased flood mitigation with anticipated rising flood elevations in the future. The current best practices for flood construction level (FCL) in Crescent Beach recommends habitable space to be located at least 5.1 metres above sea level. The proposed single family dwelling's habitable space is proposed above 5.1 metres which is measured from sea-level to the bottom of the 2nd floor joists.)

Secondary Plans

Land Use Designation

- The proposal complies with the Urban Residential designation in the Crescent Beach Local Area Plan (LAP).

CD By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" to "Comprehensive Development Zone (CD)".
- The applicant is proposing a "Comprehensive Development Zone (CD)" to accommodate a proposed single family dwelling on the subject site. The CD By-law will be based on the "Single Family Residential Zone (RF)". The CD By-law for the proposed development site identifies appropriate uses and densities.

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

Zoning	RF Zone (Part 16)	Proposed CD Zone
Floor Area Ratio	All covered area located above grade is calculated as floor area ratio	The uninhabitable ground floor level is excluded from the floor area ratio calculation. The foyer entrance will be limited to 10 square metres.
Lot Coverage	40% maximum	47% maximum
Yards and Setbacks		
Front Yard (southwest):	7.5 metres	7.5 metres
Front Yard (northwest):	7.5 metres	6.5 metres
Side Yard (northwest & southwest):	1.8 metres	1.8 metres
Number of Spaces		
Permitted Uses:	One Single Family Dwelling	One single family dwelling where the ground level is to only be used for parking and main level access.

- **Permitted Use**
 - Under the existing RF Zone, the property owners are permitted to have a single family dwelling (with secondary suite) on their property. The RF Zone's permitted uses section does not stipulate what each storey of the single family dwelling is to be used for.
 - The CD Zone has been proposed to permit a single family dwelling, which may contain 1 secondary suite, provided that the ground floor level, which is to be built below the 5.1 metre FCL, is to be used only for parking, and main level access, including a foyer.
- **Floor Area Ratio (FAR)**
 - Floor Area Ratio (FAR) is a form of density in the Zoning Bylaw which regulates the maximum amount of floor area permitted for buildings and structures based on the area of a given lot. All covered areas of a building or structure that are constructed above grade are counted towards the FAR maximum for a lot. Basement levels, which by definition are building levels that are a minimum of 50% in-ground, are typically not applied against the maximum FAR of a lot.
 - The FAR calculation for the subject property under the existing RF Zone is 0.6 and would permit the property owners to construct a new single family dwelling with a maximum habitable floor area of approximately 335 square metres.

- However, based on how floor area is defined in the Zoning Bylaw, the proposed three-storey single family dwelling results in a total floor area of 539 square metres; 204 square metres of uninhabitable space on the ground level and 335 square metres of habitable space on the second, and third levels. This total floor area exceeds the maximum FAR allowance if the property were to remain in the RF Zone.
 - The proposed CD Zone excludes the uninhabitable, ground floor area from the overall FAR calculation and restricts the space only for parking. Once the 204 square metre uninhabitable space is excluded from the FAR calculation, the proposed habitable area on the second and third levels totals 335 square metres, which meets what would normally be permitted under the RF Zone for the subject site. As such, the property owners are not receiving additional habitable floor area by way of the CD Zone when compared with the existing RF Zone.
- **Building Height**
 - Under the existing RF Zone, the maximum building height for a principal dwelling is 9 metres where the roof pitch is 1:4 or greater, and 7.5 metres where the roof pitch is less than 1:4 (flat roof). The measurement for building height is taken from the existing average grade of the property to the mid-point between the ridge and the eaves of the highest building roof.
 - The applicant, under the CD Zone, is proposing to increase the maximum building height to 11.82 metres where the roof pitch is 1:4 or greater, and to 10.7 metres where the roof pitch is less than 1:4 (flat roof) in order to accommodate the higher main floor elevation of the proposed dwelling, and third floor covered deck.
- **Lot Coverage**
 - Under the existing RF Zone, the maximum lot coverage is 40%. Lot coverage includes all structures, including all covered areas and structures.
 - The applicant, under the CD zone, is proposing to increase the maximum lot coverage to 47%. Due to the considerable floor height, exterior stairs at the rear of the lot will contribute more to the site coverage than would be typical. Planters with heights greater than 0.6 metres will also contribute to the lot coverage. These planters are proposed to soften the massing of the rear deck.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 8th, 2022, and the Development Proposal Signs were installed on November 29, 2021. Staff received no responses from neighbouring residents.

TREES

- Russ Vankoughnett, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Portuguese Laurel	1	1	0
Katsura	1	1	0
Coniferous Trees			
Total (excluding Alder and Cottonwood Trees)	2	2	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		3	
Total Retained and Replacement Trees		3	
Contribution to the Green City Program		\$550	

- The Arborist Assessment states that there are a total of 2 mature trees on the site, excluding Alder and Cottonwood trees. No existing trees are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 4 replacement trees on the site. Since only 3 replacement trees can be accommodated on the site, the deficit of 1 replacement tree will require a cash-in-lieu payment of \$550.00, representing \$550 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 3 trees are proposed to be retained or replaced on the site.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, and Perspective
- Appendix II. Engineering Summary
- Appendix III. Summary of Tree Survey and Tree Preservation

approved by Shawn Low

Jeff Arason
Acting General Manager
Planning and Development

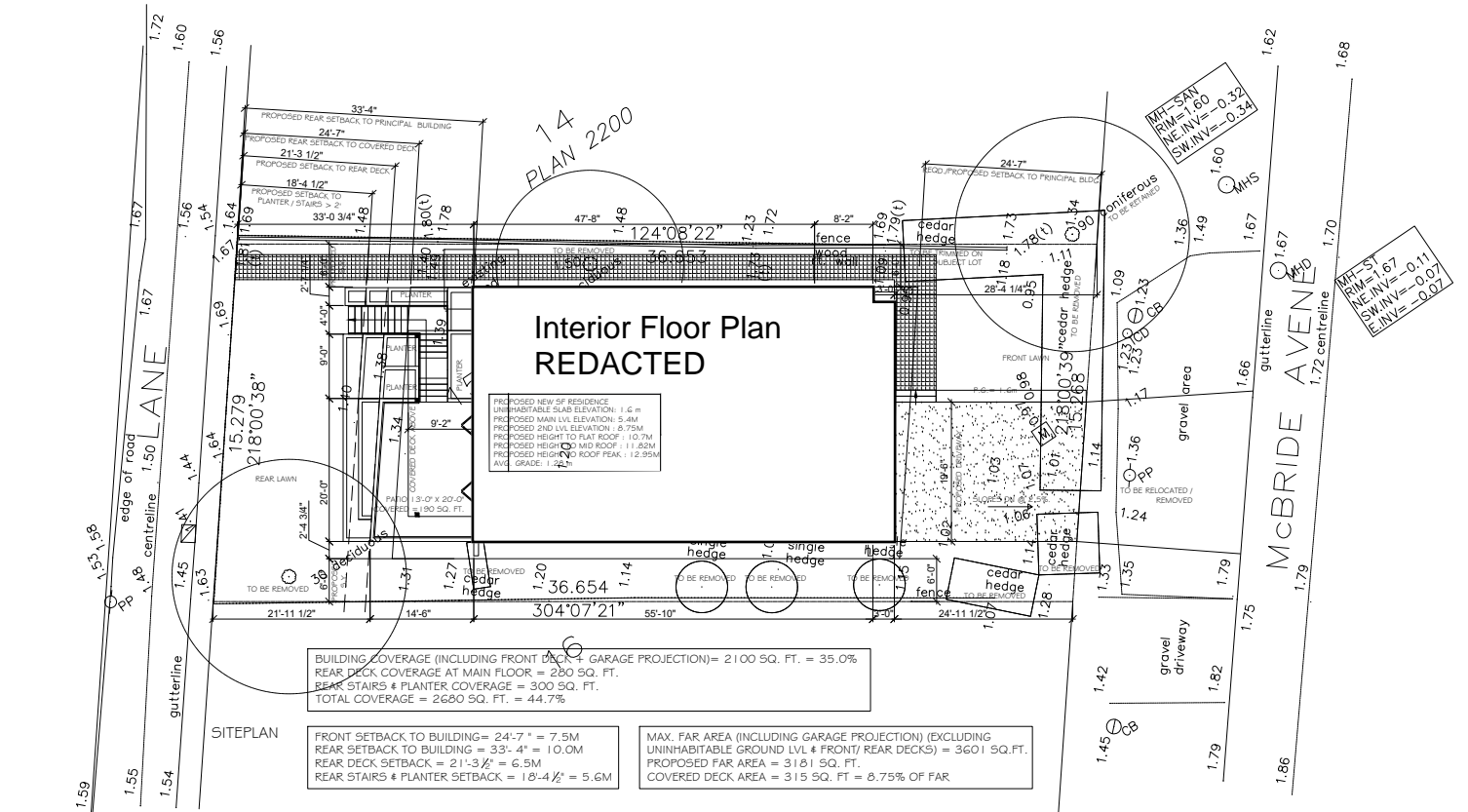
SDC/cm



ZONING	RF-ZONE (PART 16)	PROPOSED CD ZONE
PERMITTED USES	ONE SINGLE FAMILY DWELLING	ONE SINGLE FAMILY DWELLING- GROUND LEVEL USED FOR PARKING
FLOOR AREA RATIO	ALL COVERED AREAS ABOVE GRADE CALCULATED AS FAR	Allowed FAR Area = 0.6 = 3601 sq.ft.(335.1 sq.m) 420 sq. ft. reserved for garage UNINHABITABLE GROUND LEVEL is excluded from FAR LEVEL 1 = 1911 sq.ft. (including garage projection beyond Lvl 1) LEVEL 2 = 1270 sq.ft. TOTAL PROPOSED AREA = .53 = 3181 sq.ft. (295.5 sq.m)
LOT COVERAGE	40% MAX.	45.0% , 35.0% BUILDINGS
FRONT YARD	7.5 M	7.5 M
SIDE YARD	1.8 M	1.8 M
SIDE YARD	1.8 M	1.8 M
REAR YARD	7.5 M	10.0 M to Bldg. 6.5 m to Main Deck
LOT SIZE		558.5 SQ. M.
LOT WIDTH		15.27 M
LOT DEPTH		36.65 M.
PRINCIPAL BUILDING HEIGHT	9M MAX FOR ROOF SLOPE TO FLAT ROOF DORMER TO 1:4	11.82M TO MID ROOF & 10.70M TO FLAT ROOF DORMER. 12.95M TO ROOF PEAK

FLOOR PLAN NOTES

- GLAZING IN EXTERIOR DOORS & GLAZING WITHIN 3'-0" OF EXTERIOR DOORS TO BE SAFETY GLASS
- GLAZED ENCLOSURE SHOWERS & BATH TUBS TO BE SAFETY GLASS
- GLAZED GUARDRAILS TO BE CONSTRUCTED OF SAFETY GLASS
- ALL GUARDRAILS TO BE DESIGNED & CONSTRUCTED AS PER BC BUILDING CODE 9.8.8.
- ALL HANDRAILS TO BE DESIGNED & CONSTRUCTED AS PER B.C. BUILDING CODE SECTION 9.8.7. CODE SECTION 9.7 REFER TO STRUCTURAL ENGINEERS PLAN FOR ALL STRUCTURE SPECIFICATIONS
- ATTIC HATCHES TO INCLUDE WEATHER STRIPPING & INSULATION
- WINDOWS TO CONFORM TO B.C. BUILDING CODE
- ALL BEDROOMS/SLEEPING AREAS TO PROVIDE AN UNOBSTRUCTED MEANS OF EGRESS TO THE EXTERIOR OF THE RESIDENCE. TO CONFORM TO THE B.C. BUILDING CODE.
- ALL DIFFERING BUILDING MATERIALS & ALL UNPROTECTED OPENING TO HAVE FLASHING OVER
- ALL BEDROOMS/SLEEP AREA TO HAVE AN INTERCONNECTED SMOKE ALARM
- ALL RESIDENCE TO HAVE AN INTERCONNECTED SMOKE ALARM & CARBON MONOXIDE ALARM INSTALLED
- ALL BEAMS AND LINTELS ARE 2X10 UNLESS NOTED OTHERWISE ON THE PLANS OR BY A STRUCTURAL ENGINEERS PLANS



Site Plan

No.	Description	Date

3017 MCBRIDE AVE.

Site Plan

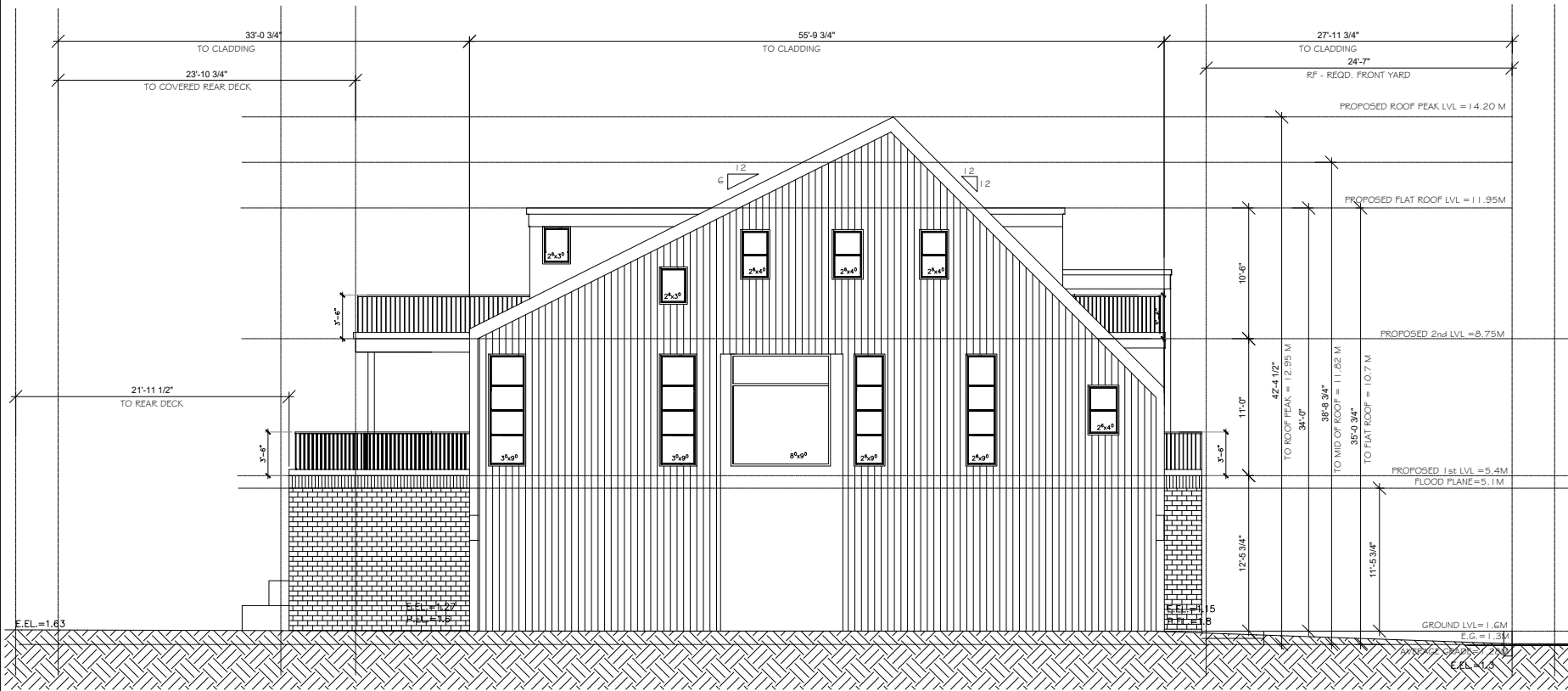
Date: **2022/08/02**

Drawn by: **Voxarch Studio**

#102 16255 85 AVENUE, SURREY, BC
778-886-7229 voxarchstudio@gmail.com

A1.0

Scale: **1/8" = 1'-0"**



FLOOR PLAN NOTES

- GLAZING IN EXTERIOR DOORS & GLAZING WITHIN 3'-0" OF EXTERIOR DOORS TO BE SAFETY GLASS
- GLAZED ENCLOSURES SHOWERS & BATH TUBS TO BE SAFETY GLASS
- GLAZED GUARDRAILS TO BE DESIGNED & CONSTRUCTED AS PER BC BUILDING CODE 9.8.8.
- ALL GUARDRAILS TO BE DESIGNED & CONSTRUCTED AS PER BC BUILDING CODE 9.8.8.
- ALL HANDRAILS TO BE DESIGNED & CONSTRUCTED AS PER B.C. BUILDING CODE SECTION 9.8.7. CODE SECTION 9.7
- REFER TO STRUCTURAL ENGINEERS PLAN FOR ALL STRUCTURE SPECIFICATIONS
- ATTIC HATCHES TO INCLUDE WEATHER STRIPPING & INSULATION
- WINDOWS TO CONFORM TO B.C. BUILDING CODE
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No.	Description	Date

SOUTH ELEVATION

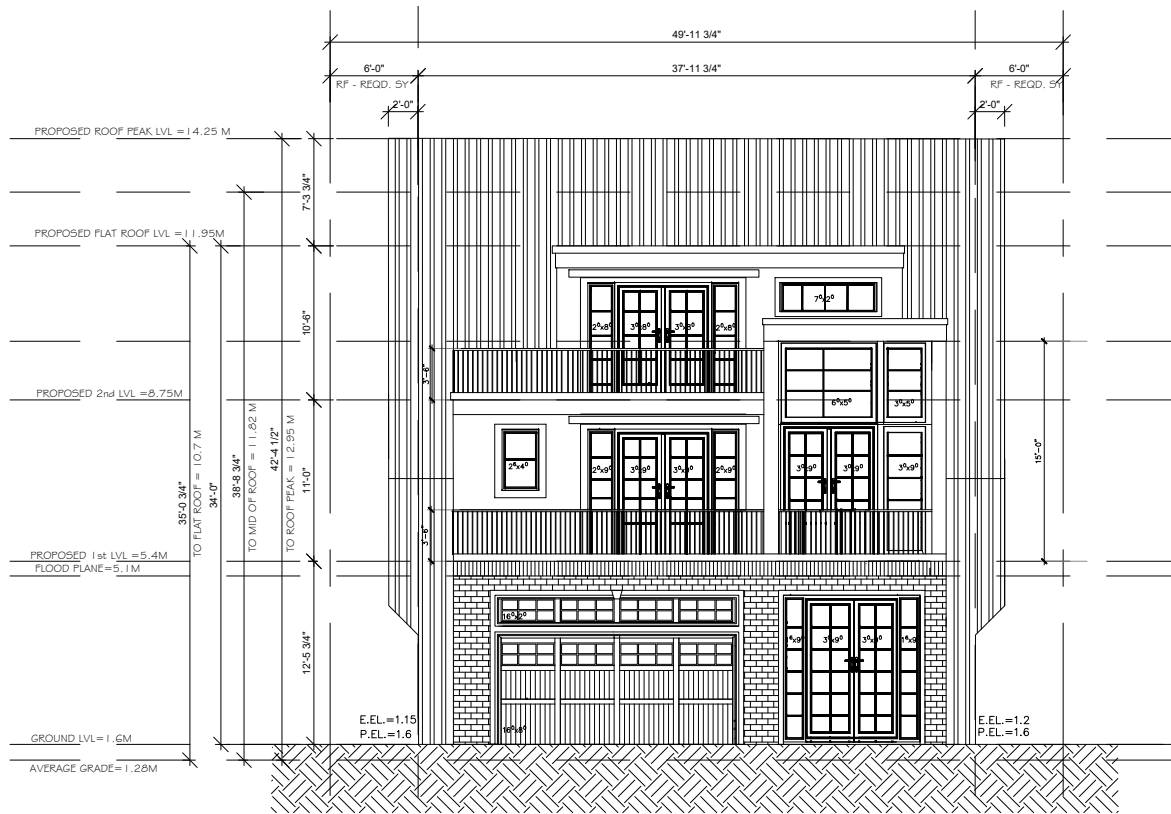
3017 MCBRIDE AVE.

Elevation

Date: 2022/08/03
 Drawn by: Vovach Studio
 #102 1625 85 AVENUE, SURREY, BC
 778-886-7229 vovachstudio.ca@gmail.com

A3.1

Scale: 1/4" = 1'-0"



EAST ELEVATION

- FLOOR PLAN NOTES**
- GLAZING IN EXTERIOR DOORS & GLAZING WITHIN 3'-0" OF EXTERIOR DOORS TO BE SAFETY GLASS
 - GLAZING ENCLOSED SHOWERS & BATH TUBS TO BE SAFETY GLASS
 - GLAZED GUARDRAILS TO BE CONSTRUCTED OF SAFETY GLASS
 - ALL GUARDRAILS TO BE DESIGNED & CONSTRUCTED AS PER BC BUILDING CODE 9.8.8.
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No.	Description	Date

3017 MCBRIDE AVE.

Elevation

Date 2022/08/03
 Drawn by Voraach Studio
 #102 16255 85 AVENUE, SURREY, BC
 778-886-7229 vorastudio.ca@gmail.com

A3.2

Scale 1/4" = 1'-0"



WEST ELEVATION

FLOOR PLAN NOTES

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- ALL GUARDRAILS TO BE DESIGNED & CONSTRUCTED AS PER BC BUILDING CODE 9.8.8.
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No.	Description	Date

3017 MCBRIDE AVE.

Elevation

Date 2022/08/03
 Drawn by Vovarech Studio
 #102 16205 85 AVENUE, SURREY, BC
 778-886-7229 vovarechstudio@gmail.com

A3.4

Scale 1/4" = 1'-0"



INTER-OFFICE MEMO

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

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

DATE: **November 29, 2021** PROJECT FILE: **7821-0339-00**

RE: **Engineering Requirements
Location: 3017 McBride Ave**

REZONE/SUBDIVISION

No drainage concerns on the proposal for lowest floor to be non-habitable and be constructed below the Flood Construction Level (FCL). All habitable spaces to be constructed above the FCL.

A Servicing Agreement is not necessary for the proposed rezone as no works and services are required.

BUILDING PERMIT

Standard Building Permit Application processes are to be followed, including evaluation of adequacy of existing services (existing driveway, water, sanitary and storm service connections) and relocation/upgrade or construction as required through the Building Permit process. This will also include abandonment of existing service connections as required.

Jeff Pang, P.Eng.
Acting Development Services Manager

Tree Preservation Summary

Surrey Project No:

Address:

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Terry Thrale- PN6766A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	2	Protected Trees Identified	1
Protected Trees to be Removed	2	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	1
Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 2 X two (2) = 4	4	Total Replacement Trees Required: - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0	0
Replacement Trees Proposed	3	Replacement Trees Proposed	-
Replacement Trees in Deficit	1	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		

*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

August 8, 2022

Date

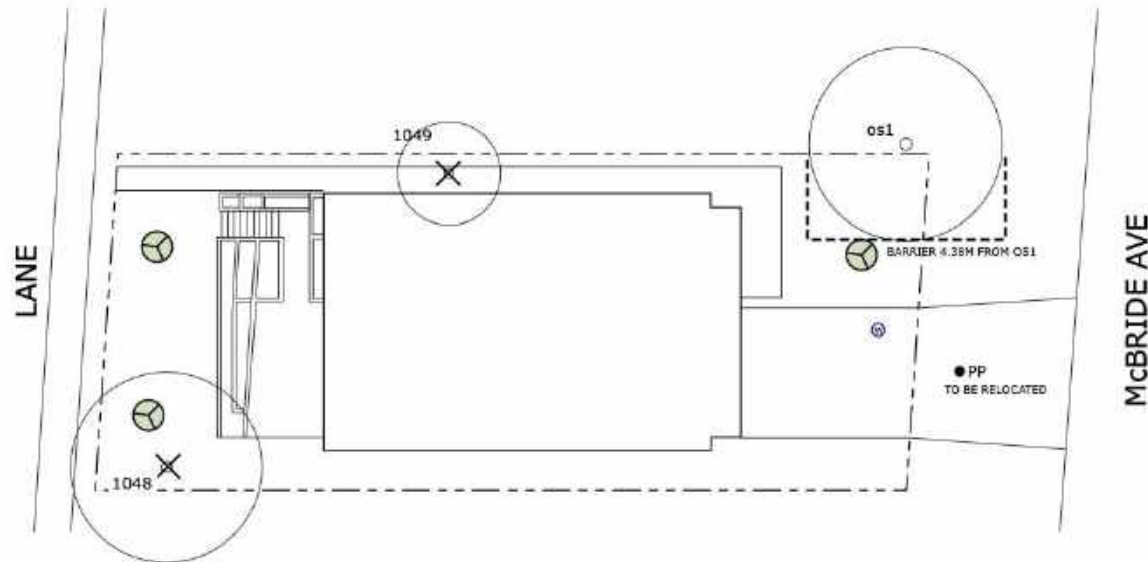


**Tree Plan for Development at
3017 McBride Ave, Surrey, BC**

Date: August 8, 2022

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
1048	Portuguese Laurel	72	4.32
1049	Katsura	39	2.34
os1	Western Red Cedar	73	4.38



Replacement tree selection, planting and maintenance to meet or exceed BCLNA/BSCLA Landscape Standards

Legend

