

# Corporate Report

NO: L006

COUNCIL DATE: March 1, 2004



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## REGULAR COUNCIL – LAND USE

TO: Mayor and Council      DATE: **February  
26, 2004**

FROM: **General Manager,  
Planning and  
Development**      FILE: **7900-0225-00**

SUBJECT: **Development Application 7900-0225-00 Related to  
Property at  
2030/64 - 128 Street and 12825/51 - 20 Avenue**

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## RECOMMENDATION

It is recommended that Council:

1. Receive this report as information;
2. Instruct staff to advise the applicant that, prior to further consideration of Development Application No. 7900-0225-00 by the City, the applicant is to conduct a Public Information Meeting to present the revised development proposal to the community; and
3. Instruct staff to forward a report to Council subsequent to the Public Information Meeting that provides information on the results of the Public Information Meeting and recommends an appropriate course of action for the further consideration of the subject development application.

## BACKGROUND

At its Regular Council Land Use meeting on February 5, 2001, Council considered a Planning report regarding Development Application No. 7900-0225-00 (Appendix I) related to land located at the northwest corner of the intersection of 128 Street and 20 Avenue, as illustrated on the map included in Appendix I. The report recommended, among other things, that Council approve the introduction of by-laws to amend the Official Community Plan ("OCP") designation for the subject properties from Suburban to Urban and to rezone the properties from RH and RA to RF and CD to permit a subdivision of the land into approximately 28 single family lots (as illustrated in Appendix II). Council approved the recommendations and the related Public Hearing for the OCP amendment By-law No. 14330 and the rezoning By-law No. 14431 was held on February 19, 2001. During the Public Hearing, delegations from the community expressed strong concern over the density of the proposed development in comparison to the existing OCP designation and the impact the increase in density may have on the adjacent community.

On February 26, 2001, Council considered third reading for the subject by-laws and did not give the by-laws third reading. Rather, Council resolved to direct staff to work with the applicant on decreasing the density of the project to reflect the densities of the established neighbourhoods to the south and west of the subject site.

On March 12, 2001, Council considered Corporate Report No. R055 (Appendix III) that provided information on the area surrounding the subject site, a revised subdivision layout (19 lots) and an amended rezoning by-law for Council's consideration. The revised subdivision layout (Appendix IV) reduced the overall density from approximately 16.6 units

per hectare (6.7 units per acre) to 11.3 units per hectare (4.57 u.p.a.). The Corporate Report recommended that Council:

- Approve the revised subdivision layout;
- Approve an amendment to Rezoning By-law No. 14331, as documented in the Corporate Report;
- Grant third reading to the OCP Amendment By-law No. 14330 and Rezoning By-law No. 14331, as amended;
- Require that, prior to Final Adoption of Rezoning By-law No. 14331, a Restrictive Covenant be registered to require future subdivision of the subject site to conform to the subdivision layout as presented in the report; and
- Deem the public consultation process, as documented in the Corporate Report related to the OCP amendment proposed under By-law 14330, to satisfy the requirements of the *Local Government Act*.

Council received the Corporate Report as information and referred the application to the next major OCP Review.

During the 2003 OCP annual review, the applicant indicated that amendments to the application were being contemplated and the application was not ready to proceed. The Corporate Report that was forwarded to Council on the 2003 OCP annual review advised Council that the subject application would be put forward to Council for consideration with a Land Use Report to a Regular Council Land Use meeting once the proposal was finalized.

### **Current Proposal**

The applicant has now indicated that they wish to proceed under the existing OCP Amendment By-law No. 14330 and Rezoning By-law No. 14331 with a slightly modified subdivision layout (Appendix V). The revised subdivision layout is related to a change in the proposed road pattern that is intended to facilitate a better subdivision pattern in the surrounding area. The proposed density is consistent with the information presented to Council in the March 12, 2001 within Corporate Report No. R055 (Appendix III).

As noted earlier in this report, the proposal that was presented to Council in Corporate Report No. R055 was developed to address the concerns expressed at the Public Hearing. The revisions included a reduction in the number of lots from 28 to 19 lots and a revised subdivision layout in comparison to the original proposal for the site. Specifically, the revised plan involves the following:

- The unit density was decreased from approximately 16.6 units per hectare (6.7 u.p.a.) to 11.3 units per hectare (4.57 u.p.a.);
- The range of lot sizes was increased to be more consistent with average lot sizes of the existing neighbourhoods to the south and west. The average lot sizes range from 660 m<sup>2</sup> (7,100 sq. ft.) to 879 m<sup>2</sup> (9,460 sq. ft.);
- The minimum lot width was increased to 18 m (60 ft.) and the minimum lot depth was increased to 28 m (92 ft.); and
- The road pattern was revised to facilitate a better subdivision pattern in the surrounding area.

Some residents of the community in the immediate vicinity of the application have indicated a desire to review the revised plan prior to Council considering third reading of the related OCP amendment and Rezoning By-laws. In addition, it has been approximately three years since the Public Hearing for these By-laws. On this basis, it is considered appropriate that, prior to further consideration of the application and related by-laws by Council, the applicant present the revised plan with the latest modifications to the community in a Public Information Meeting conducted by the applicant. Subsequent to the Public Information Meeting, staff will forward a report to Council on the results of the Public Information Meeting and include recommendations on an appropriate course of action for further consideration of the application.

### **CONCLUSION**

It is recommended that Council instruct staff to advise the applicant that, prior to further consideration of Development Application No. 7900-0225-00 by the City, the applicant is to conduct a Public Information Meeting to present the revised development proposal to the community and further instruct staff to forward a report to Council, subsequent to the

Public Information Meeting, that provides information on the results of the Public Information Meeting and recommends an appropriate course of action for the further consideration of the subject development application.

Murray Dinwoodie  
General Manager

Planning and Development

WC:saw

Attachments:

- Appendix I Planning Report, dated February 5, 2001
- Appendix II Original Subdivision Proposal presented to Council on February 5, 2001
- Appendix III Corporate Report No. R055, dated March 12, 2001
- Appendix IV Revised Subdivision Proposal tabled by Council on March 12, 2001
- Appendix V Current Subdivision Layout

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Appendix I

City of Surrey

OCP Amendment  
Rezoning

PLANNING & DEVELOPMENT REPORT

File: 7900-0225-00



<b>Proposal:</b>	Amend the OCP from Suburban to Urban and rezone from RH and RA to RF and CD to permit subdivision into approximately 28 single family lots.		
<b>Recommendation:</b>	Approval to Proceed		
<b>Location:</b>	2030/64 - 128 Street; 12825/51 - 20 Avenue	<b>Zoning:</b>	RH and RA
<b>OCP Designation:</b>	Suburban		
<b>NCP/LAP Designation:</b>	Suburban Residential	<b>Owner:</b>	Roy & Nancy Langton



## PROJECT TIMELINE

Completed Application Submission Date: August 16, 2000  
Planning Report Date: February 5, 2001

The applicant is proposing:

- an OCP amendment from Suburban to Urban;
- a rezoning from RH and RA to RF and CD

in order to permit subdivision into approximately 28 single family lots.

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan to redesignate the property from Suburban to Urban and a date for Public Hearing be set.
2. a By-law be introduced to rezone the property from "Half-Acre Residential Zone (RH)" (By-law No. 12000) and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
3. 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; and
  - (c) finalization of an acceptable tree survey and Arborist Report and submission of securities for tree replacement;
4. Council pass a resolution to amend the Semiahmoo Peninsula Local Area Plan to redesignate the land from Suburban Residential (Half-Acre) to Urban Residential when the project is considered for final adoption.

## 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.
School District:	Enrollment capacity at Laronde Elementary is sufficient to accommodate the proposed development. Secondary School capacity (Elgin park) is currently exceeded (9 portables) and is expected to be addressed by an addition which is planned to be completed in 2003 (Appendix IV).

## SITE CHARACTERISTICS

- **Existing Land Use** Single family dwelling.
- **Significant Site Attributes** There are several clusters of significant vegetation on site.
- **East:** Single family dwelling on acreage property, zoned RH.
- **South:** Across 20 Avenue are single family dwellings on Urban designated properties, zoned RF.
- **West:** Across 128 Street are single family dwellings on Urban designated properties, zoned RF and RM-D.
- **North:** Single family dwelling on acreage property zoned RA.

## PLAN AND POLICY COMPLIANCE

OCP Designation:	Needs amendment from Suburban to Urban.
LAP Designation:	Needs amendment from Suburban Residential (Half Acre) to Urban Residential.

## JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated Suburban in the Official Community Plan, which allows a maximum allowable density of 5 units per Ha (2 units per acre). The applicant proposes to amend the OCP designation from Suburban to Urban to allow single-family residential development at a density of approximately 17 units per Ha (7 units per Acre).
- The subject OCP amendment application was identified as in-stream under the 2000 Annual Review of the Official Community Plan. The application is considered a Type 3, or Major OCP Amendment. Council recommended that it be dealt with concurrently with a rezoning application.
- Under the existing Suburban designation, the subject sites were intended to be developed for suburban (half-acre) residential lots, and would be served by a new cul-de-sac from the east (129 Street) in order to complete the surrounding

half-acre neighbourhood (Appendix IX). Access to these properties under this concept would be provided from 129 Street and 20 Avenue; no access to 128 Street was required.

- The proposed development is to create an urban enclave in this area by providing an appropriate urban/suburban interface. The Development Concept Plan submitted by the applicant addresses a number of interface issues, and is characterized as follows (Appendix X):
  - Proposes to create a "self-contained" Urban enclave and realign the Urban/Suburban boundary north and east of the subject sites;
  - The proposed Urban enclave includes urban development potential on adjacent undeveloped Suburban designated properties to the north and east;
  - Establishes a new, self-contained road network to serve the new Urban enclave which connects 128 Street to 20 Avenue;
  - Prohibits vehicular access between the Urban and Suburban areas on 129 Street, but provides for pedestrian and emergency-vehicle access; and
  - Achieves completion of the Suburban (Half Acre) neighbourhood to the north and east.
- The proposed Development Concept Plan addresses the need for a new road connection (20A Street) from 128 Street east to 129 Street (presently undeveloped) and south to 20 Avenue. This required linkage has been identified by the Engineering Department to provide for network circulation needs in the area. The proposed restriction for vehicular access on 129 Street between the proposed Urban enclave and existing Suburban area to the north is intended to ensure this new enclave is self contained, and to address concerns raised by existing residents regarding increased traffic and shortcutting through the suburban neighbourhood. Future development of an emergency vehicle/pedestrian access is proposed to address circulation needs for residents and emergency protection.
- Adjacent properties immediately to the north and east, which are presently designated Suburban, would have future development potential for urban development under this concept. It is noted that the owners of the properties to the north have indicated a desire to develop these properties in a similar fashion as the subject application. The owners of the adjacent property also support future urban development of the site; however, they object to the required road alignment of 20A Avenue through their site. It is noted that an increased density is proposed for this site under this urban concept, which would adequately compensate for the additional road development. Future Rezoning and Official Community Plan amendment applications will be required in the future on adjacent sites to facilitate development as per the proposed Development Concept Plan.

## DEVELOPMENT CONSIDERATIONS

### ***Subdivision Proposal***

- The applicant proposes development of an urban enclave comprising a combination of conventional and small urban lots. Proposed lot sizes range from 366 sq. metres (3,939 sq. feet) to 616 sq. metres (6,630 sq. feet).
- The smallest lots (366 sq.meters/12.2m wide) are proposed along 128 Street, and will be accessed from the rear. The front of these lots will face the rear fence line and vegetation of existing lots on the west side of 128 Street.
- Increased lot sizes are proposed along 20 Avenue and within the proposed cul-de-sac. Full RF sized lots are proposed along 20 Avenue to mirror existing RF lots south of 20 Avenue. A combination of urban and small lots will be developed within the proposed cul-de-sac.
- The first phase of the proposed subdivision is intended to create 26 lots, including two large remnant parcels (Lots 24 and 25) created to preserve two existing dwellings fronting 20 Avenue. Future subdivision of Lots 24 and 25 will proceed when the existing dwellings are ready to be demolished and new dwellings constructed.

### ***Tree Preservation***

- A Tree Survey, Arborist Report, and Tree Replacement Plan have been completed and submitted to the City for review. A

summary of proposed tree cutting and replacement planting proposed for the site is included as Appendix VI.

- The Arborist undertook an analysis of the existing vegetation at the subject site, including a complete inventory and assessment of significant trees, site topography, physical conditions, and proposed subdivision impact. Most of the vegetation on site is considered to be in generally good health. Of the 87 significant (protected) trees identified, 14 have been declared hazardous. 55 trees will be impacted by the development and are proposed to be removed. A total of 18 trees (20%) will be retained.
- To address the tree replacement requirements, a Tree Replacement Plan has been submitted. The applicant proposes to replace the removed trees with 82 new trees, located in within the proposed residential lots. This results in a ratio of 3.7 trees per residential lot, which exceeds the City's requirement of 3 trees per lot within the Urban area. Additionally, approximately 24 more trees will be planted along City boulevard in front of the proposed lots.

## Zoning Proposal

- The applicant proposes to rezone the lots fronting 20 Avenue to RF (Single-Family Residential Zone) in order to match the RF-zoned properties fronting the south side of 20 Avenue. The remainder of the site will be rezoned to a Comprehensive Development (CD) Zone to permit development of small urban lots (Appendix VII).
- The proposed CD Zone is based on the Single Family Residential (12) Zone (RF-12), which was endorsed by Council in January 2000. The proposed CD Zone requirements generally meet or exceed the RF-12 Zone requirements in terms of overall unit density; subdivision lot size, width and depth requirements; building height and setbacks; and landscaping requirements. However, modifications are proposed respecting front yard setback, allowable floor area ratio (FAR), maximum floor area and lot coverage.

	RF-12 Zone	Proposed Development (CD Zone)
Maximum Floor Area Ratio (FAR)	0.55	0.60
Maximum House Size	220 sq. m. (2,400 sq. ft.)	260 sq. m. (2,800 sq. ft.)
Lot Coverage	45%	50%
Front Setback	6 m (20 feet)	4 m (13 feet) only where vehicle access is <u>not</u> from the front

- Overall, the modifications to the RF-12 zoning provisions proposed in the CD Zone are supportable. The proposed modifications in Floor Area Ratio, maximum floor area, and lot coverage are consistent with other Comprehensive Development Zones approved by Council for similar small lot developments in the South Surrey area.

## Building Character Study and Proposed Design Guidelines

- To address Council's requirements respecting the design of new subdivisions, Building Design Guidelines are proposed to ensure new dwellings are compatible with the character and quality of the surrounding neighbourhood. Proposed Design Guidelines have been prepared by Creative Homes Design Ltd. and were developed based on a Building Character Study completed following a review of the existing dwellings in the area. A Summary of the proposed Building Design Guidelines is attached as Appendix V.
- The Building Character Study indicates that the surrounding neighbourhood to the north is predominantly characterized by

good-quality, larger dwellings on suburban properties. The residential half-acre properties in Ocean Park to the north comprises a mix of high-quality suburban homes, mature landscaping, and common design elements. Dwellings located to the south and west are generally good quality homes on urban properties, and contain a variety of building styles and quality. Some of the design elements found in Ocean Park have been incorporated into the proposed Design Guidelines for the proposed residential development, however, greater exterior detailing is proposed in the new subdivision.

- To address specific design treatment and exterior detailing consistent with high-quality small-lot developments, the applicant proposes an exterior design and treatment similar to the Ocean Glen (Padwood Homes) small lot development on 16 Ave/130 Street. The following design characteristics and restrictions are proposed for the subject lots:
  - Two (2) storey dwellings;
  - Enclave of attractive "Craftsman" homes with distinctive detailing, including verandas;
  - Basement-entry dwellings prohibited;
  - 8:12 roof pitch (main roof);
  - Rear lane access for 128 Street lots;
  - Double garages only;
  - Exterior treatment: vinyl siding, stucco, wooding siding, hardiplank; and
  - Required accent and trim: brick, stone and stucco.

## PRE-NOTIFICATION

- Pre-Notification letters were sent on September 15, 2000 and staff received four (4) telephone responses, two (2) written responses, and several counter inquiries. The majority of the respondents indicated opposition to the proposal due to various reasons, including excessive density, school overcrowding, and impact on existing trees and open space. The two written responses indicated strong opposition to the proposed Official Community Plan amendment, and indicated that the area should be developed for half-acre residential development in keeping with the existing Official Community Plan. Several residents are concerned about the small lot sizes and excessive number of lots proposed, and have requested that the plan be revised to achieve a more sensitive density and lot size transition to the adjacent suburban area.
- The applicant has addressed concerns about overall density, small lot sizes, and sensitivity to the existing residential neighbourhood in a reasonable manner by designing the site as a "self-contained" enclave, thereby ensuring the surrounding suburban neighbourhood is unaffected. A revised development concept plan for the remaining developable properties has been prepared on this basis, and features strict separation of vehicular traffic between the existing suburban and proposed urban lots. Tree retention issues have been addressed in the Arborist report, and proposed tree replacement exceeds the City requirements. The School District has provided comments on school capacity issues.

### Applicant's Public Consultation Process

- To ensure sufficient information was available to neighbourhood residents, the applicant met with an provided information to the executive of the Crescent Beach Ratepayers' Association, Ocean Park Ratepayers' Association, Ocean Park Merchants Association, all adjoining neighbours, and concerned residents of the 12900 Block of 21A Avenue.
- A Public Information Meeting was held on October 18, 2000 to provide further information, obtain input from the surrounding residents on the proposed development, and discuss concerns raised during the pre-notification. Representatives from the Planning & Development and Engineering Departments were in attendance to observe the meeting and answer questions. The meeting was conducted as an Open House and was attended by 72 people. A summary of the meeting has been provided by the applicant as follows:
  - 221 invitations were sent out to the surrounding neighbourhood;
  - 43 Comments Sheets representing 52 people were submitted;
  - 25 Comments Sheets (58%) representing 31 people (60%) expressed comments and opinions supportive of the



- project;
  - 13 Comments Sheets (30%) representing 16 people (31%) expressed concerns with the proposal;
  - The majority of responses expressing opposition related to traffic and circulation issues; including concerns about the proposed lane access to 20 Avenue and future connection of 129 Street south to 20 Avenue;
  - Concerns were also raised regarding the proposed density and zoning, which are considered inappropriate within the Suburban context, tree removal, and effect on surrounding property values;
  - Some positive comments were submitted regarding the proposed small-lot house design and location of the site relative to the new library and commercial services.
- The key issues of concern identified in the Public Information Meeting are the proposed lane access to 20 Avenue, interface of the proposed development with the existing suburban (1/2 Acre) neighbourhood to the north, and future extension of 129 Street south to 20 Avenue. These have been addressed as follows:
    - 20<sup>th</sup> Avenue Lane Access: The lane paralleling 128 Street, which is an Arterial road, is required to provide access to proposed residential lots, and has been designed to mirror the existing lane south of 20 Avenue. A few comments from residents south of 20 Avenue were raised about this lane, indicating that the lane would be heavily used and could create traffic conflicts. To address these concerns, the applicant submitted two alternative lane options that restricted the lane access to 20 Avenue, one showing an emergency-only access and the other showing a dead-end turn-around. These options were reviewed by the Engineering Department, however, the original lane access was considered to be the most optimal solution given the minimal amount of traffic expected to use this lane in the future when the 129 Street connection to 20 Avenue is developed. To further address this concern, speed bumps will be installed to reduce traffic speeds and control circulation at this location.
    - Interface With Existing Suburban Neighbourhood: Concerns were raised regarding the incompatibility of the proposed urban and small lots with the existing Suburban neighbourhood. To address these concerns, the proposed subdivision and future road pattern was re-designed to ensure the new development is entirely self-contained. No vehicular connection will be provided from the new neighbourhood to the adjacent Suburban area. Furthermore, Building Scheme will be registered on the new lots to ensure a quality of design consistent or exceeding that of the established suburban dwellings.
    - 129 Street Connection to Suburban Area: The key issue by area residents was concern regarding the future connection of 129 Street to 20 Avenue, which is required as shown on the existing (Suburban) Concept Plan (Appendix IX). The applicant met with representatives of the Engineering and Planning & Development Departments to address this concern. As a result, a revised plan of subdivision and new Development Concept Plan for the surrounding were prepared to address this concern (Appendix X). The new plan ensures that 129 Street will not be extended south, thereby restricting the introduction of new traffic to the existing neighbourhood. However, an emergency and pedestrian access will be provided. The Engineering Department supports the revised layout.
  - Upon completion of these changes, a letter was mailed out to surrounding residents on January 24, 2001 advising of the amended plan. No responses were received prior to completion of this report.

## 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.	School District Comments
Appendix V.	Summary of Building Design Guidelines
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	CD By-law
Appendix VIII.	Semiahmoo Peninsula Local Area Plan
Appendix IX.	Existing (Suburban) Concept Plan
Appendix X.	Proposed Development Concept Plan
Appendix XI.	Summary of Public Information Meeting (October 18, 2000)

## INFORMATION AVAILABLE ON FILE

- Tree Survey and Tree Preservation and Planting Plan prepared by Randy Greenizan (Arborist) and dated January 26, 2001.
- Residential Character Study and Proposed Building Scheme prepared by Creative Homes Design and dated January 26, 2001. (One copy is filed with the City Clerk's Office.)
- Soil Contamination Review Questionnaire prepared by Roy Langton and dated August 16, 2000.

Murray D. Dinwoodie  
General Manager  
Planning & Development Department

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## APPENDIX I

### Information for City Clerk

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

1. (a) Agent(s): Name: Hunter Laird Engineering Ltd.  
Address: #300 - 65 Richmond Street  
New Westminster, B.C.  
V3L 5P5  
Tel:
2. Properties involved in the Application
  - (a) Civic Addresses: 2030/64 - 128 Street; 12825/51 - 20 Avenue
  - (b) Civic Address: 2030 - 128 Street  
Owner: Roy and Nancy Langton  
PID: 003-094-057  
Lot 1, Section 17, Township 1, Plan 71039
  - (c) Civic Address: 2064 - 128 Street  
Owner: Roy and Nancy Langton  
PID: 009-309-535  
Lot 1, Section 17, Township 1, Plan 23153
  - (d) Civic Address: 12825 - 20 Avenue  
Owner: Roy and Nancy Langton  
PID: 003-094-065  
Lot 2, Section 17, Township 1, Plan 71039
  - (e) Civic Address: 12851 - 20 Avenue  
Owner: Roy and Nancy Langton  
PID: 009-306-005  
Lot 3, Section 17, Township 1, Plan 23153
3.
  - (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.

- (b) Introduce a By-law to rezone the property.

## SUBDIVISION DATA SHEET

**Proposed Zoning: CD**

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	4.15 acres
Hectares	1.68 ha
<b>NUMBER OF LOTS</b>	
Existing	4
Proposed	28 (ultimate)
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	12.2 - 16 m
Range of lot areas (square metres)	366 m <sup>2</sup> - 600 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	16 lots/ha (7 lots/acre)
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	Approximately 20%
Estimated Road, Lane & Driveway Coverage	Approximately 8%
Total Site Coverage	Approximately 28 %
<b>PARKLAND</b>	n/a
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	YES
<b>MODEL BUILDING SCHEME</b>	YES
<b>HERITAGE SITE Retention</b>	NO
<b>BOUNDARY HEALTH Approval</b>	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



Appendix III



# INTER-OFFICE MEMO

**TO: Manager, South Surrey Section  
Planning and Development Department**

**FROM: Land Development Manager - Engineering Department**

**DATE: January 30, 2001**                      **FILE: 5600-0225-00**  
**XC: 6000-0225-00**

**RE: Comments on Rezoning and Subdivision Application  
5600-0225-00 and 6000-0225-00**

**Zoning: RA and RH to CD (based on RF-12)**

**Location: 2030 and 2064 - 128 Street and  
12825 and 12851 - 20 Avenue**

**Number of Lots: 24**

**Applicant: Hunter Laird Engineering Ltd. (Agent)**

### **ENGINEERING SUMMARY**

The following servicing issues are required at development stage:

#### ***Road***

- construction of 20 Avenue across the frontage of the site to a major collector standard; and
- construction of 21 Avenue, 128A Street and a 6.0-metre lane to current standards.

#### ***Drainage***

- construction of private on-site interim detention facilities until downstream drainage constraints have been resolved by the City; and
- extension of storm sewer mains to drain the proposed roads and to provide service to each lot.

#### ***Water Main***

- extension of water mains to provide adequate water supply for fire protection and to provide a service to each lot.

#### ***Sanitary Sewer***

- extension of sanitary sewer mains to provide service to each lot.

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.

#### **128 Street - Arterial Road Right-of-Way Requirements**

The City of Surrey has plans to upgrade 128 Street at this location. Therefore, acquire a 27.0 metre wide road right-of-way in accordance with our Acquisition Policy.

#### **20 Avenue - Major Collector Road Right-of-Way Requirements**

The applicant should be advised that 20 Avenue is classified as a major collector and at additional road allowance to 22 metres is required to accommodate all services. The applicant should address the road allowance width requirement before commencing legal survey or detailed design.

#### **Traffic**

Driveway access is not permitted to 128 Street; the lots fronting this road, including existing dwellings, will have access from the proposed lane.

## **Road**

The applicant will be required to complete the north half of 20 Avenue to a major through collector standard, including concrete barrier curbs and gutters, a concrete sidewalk on the north side, and davit style street lights across the full frontage of this site.

The applicant will be required to construct 21 Avenue as a limited local half-road from 128 Street to the east boundary of this site. The location of a concrete sidewalk on 21 Avenue will need to be determined by the Planning Department. The applicant will also be required to construct 128A Street to a full limited local standard, complete with a cul-de-sac at the most southern end.

A 6.0 metre lane between 20 Avenue and 21 Avenue, including corner cuts, will be required and is to be constructed by the applicant.

The Engineering Department is requesting that the applicant construct a concrete sidewalk along 128 Street at the ultimate location. The sidewalk works on 128 Street will be paid for by the City through either a reduction in the DCC's or by Development Co-ordinated Works funding.

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, except for lots fronting 126 Street which will be permitted aerial connections. 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 sewer(s) to service the development including road drainage where applicable.

**The applicant is required to submit a Storm Water Servicing Concept to the Engineering Department for approval prior to Pre-design Meeting. This submission must indicate how the development will address potential impacts downstream and how the comments and requirements listed herein for drainage will be addressed. Please contact your City Land Development Project Manager for further details on the requirements of this submission.**

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 floodplain. The applicant will be required to address and resolve any downstream capacity and/or erosion concerns 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 provide interim, on-site detention (minimum storage volume = 260 m<sup>3</sup>/ha and maximum release rate = 5 L/s/ha) as downstream capacity constraints have been identified.

This application is located within an area that has undergone a Master Drainage Plan (MDP) study. The Ocean Bluff and McNally Creek Drainage Assessment Report is available for reference. This MDP identified existing downstream constraints. Therefore, this development must incorporate interim private on-site detention until the downstream constraints have been resolved by the Engineering Department. The current 10 Year Servicing Plan does not list the required upgrading works.

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 interim private on-site detention facility.

### **Water Main**

The applicant will be required to confirm adequate water supply for fire protection is available to the site(s) for the existing/proposed land use and provide improvements where required (including installation of Hydrants, as per the City Design Criteria).

The applicant will be required to extend water main to service the site(s) and to service each proposed lot within this development.

### **Sanitary Sewer**

The applicant will be required to extend sanitary sewer to service the site(s) and to service each proposed lot within this development.

### **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 \$15,381.25 (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 John Wilson (591-4294).

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

JMW:sew

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



















Appendix VII

CITY OF SURREY

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 Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey

Zoning By-law, 1993, No. 12000, as amended as follows:

- a) FROM "HALF-ACRE RESIDENTIAL ZONE (RH)"  
AND "ONE-ACRE RESIDENTIAL ZONE (RA)"  
  
TO "SINGLE FAMILY RESIDENTIAL ZONE (RF)"
- 

Portions of the lands shown in heavy outline on Survey Plan attached hereto as Schedule A, and containing 0.2986 hectares, and called Block "A", and more particularly described as follows:

Parcel Identifier: 003-094-065

A portion of Lot 2, Section 17, Township 1, New Westminster District, Plan 71039; and

(Portion of 12825 - 20 Avenue)

Parcel Identifier: 009-306-005

A portion of Lot 3, Section 17, Township 1, New Westminster District, Plan 23153

(Portion of 12851 - 20 Avenue)

- b) FROM "HALF-ACRE RESIDENTIAL ZONE (RH)"  
AND "ONE-ACRE RESIDENTIAL ZONE (RA)"  
  
TO : "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
- 

Portions of the lands shown in heavy outline on Survey Plan attached hereto as Schedule A, and containing 1.3815 hectares, and called Block "B", and more particularly described as follows:

Parcel Identifier: 003-094-065

A Portion of Lot 2, Section 17, Township 1, New Westminster District, Plan 71039;

(Portion of 12825 - 20 Avenue)

Parcel Identifier: 009-306-005

A portion of Lot 3, Section 17, Township 1, New Westminster District, Plan 23153;

(Portion of 12851 - 20 Avenue)

Parcel Identifier: 003-094-057

Lot 1, Section 17, Township 1, New Westminster District, Plan 71039; and

(12817 - 20 Avenue)

Parcel Identifier: 009-309-535

Lot 1, Section 17, Township 1, New Westminster District, Plan 23153

(2064 - 128 Street)

(hereinafter referred to as the "*Lands*")

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

**A. Intent**



This Comprehensive Development Zone is intended for *single family dwellings* on large urban lots.

**B. Permitted Uses**

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

1. One *single family dwelling*.
2. *Accessory uses*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For the purpose of subdivision, the maximum *unit density* shall not exceed 11.3 dwelling units per hectare [ 4.6 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone.
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* shall not exceed 0.048, provided that, of the resulting allowable floor area, 37 m<sup>2</sup> [400 ft.<sup>2</sup>] shall be reserved for use only as a garage or carport, and 10 m<sup>2</sup> [105 ft.<sup>2</sup>] shall be reserved for use only as *accessory buildings* and *structures*. The area to be reserved for a garage or carport may be reduced to 25 m<sup>2</sup> [270 ft.<sup>2</sup>] when a single attached garage or carport is an integral part of the *single family dwelling*; and
    - ii. Notwithstanding Sub-section D.2(b)i of this Zone, the maximum *floor area* of all *buildings* and *structures* on a *lot*, shall be 330 m<sup>2</sup> [3,550 ft.<sup>2</sup>].

**E. Lot Coverage**

The maximum *lot coverage* shall be 40%.

**F. Yards and Setbacks**

1. *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>		<u>7.5</u> m [ <del>20</del> <u>25</u> ft.]	7.5 m <sup>1</sup> [25 ft.]	1.2 m [4 ft.]	2.5 m [8 ft.]
<i>Accessory Buildings and Structures</i>		n/a <u>3.2</u> <sub>-</sub>	1.0 m [3 ft.]	1.0 m [3 ft.]	6.0 m [20 ft.]

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

- <sup>1</sup> The *rear yard* for a *principal building* may be reduced to 6.0 m [20 ft.] for up to 50% of the rear of the *principal building* either on an upper or lower storey or some combination thereof.
- <sup>2</sup> *Accessory buildings and structures* shall not be located in the *front yard* of the *principal building*.

## **G. Height of Buildings**

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

1. *Principal buildings:* The *building height* shall not exceed 9.0 metres [ 30 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 3.0 metres [10 feet] 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 5.0 m [16 ft.].

## **H. Off-Street Parking**

1. A minimum of 2 off-street *parking spaces* shall be provided for each *single family dwelling unit*.
2. A maximum of 2 off-street *parking space* may be located in a detached garage.
3. Outside parking of *vehicles* ancillary to a *residential* use shall be limited to a maximum of 2 cars or trucks.
4. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted in any *front yard setback*.
5. No parking is permitted on *corner lots* in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 6.0 m [20 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*.

## **I. Landscaping**

1. All portions of the *lot* not covered by *buildings*, *structures*, non-porous or paved surfaces shall be landscaped. This *landscaping* shall be maintained.
2. No more than 30% of the *lot* area not occupied by a *principal building* or *accessory buildings* or *structures* shall be covered with non-porous or paved surfaces including the driveway.
3. At least 50% of the area of the required *front yard* shall be landscaped and shall not include any non-porous or paved surfaces.

## **J. Special Regulations**

1. Where there is a lane up to or along the *rear lot line* or *side lot line* or where a lane is required for alternative access in accordance with "Highway and Traffic By-law, 1997, No. 13007", as amended, *vehicle* access to the *lot* is only permitted from the lane. Where there is no lane up to or along the *rear lot line* or *side lot line* or where a lane is not required for alternative access in accordance with "Highway and Traffic By-law, 1997, No. 13007", as amended, vehicle access shall be permitted from the *front lot line* or *side lot line* in which case a double garage may be permitted.

## **K. Subdivision**

1. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<i>Interior Lot</i> <sup>1</sup>	660 m <sup>2</sup> [7,100 sq.ft.]	18m [ 59 ft.]	28 m [92 ft.]
<i>Corner Lot</i>	660m <sup>2</sup> [ 7,100 sq.ft.]	18 m [59ft.]	28 m [ 92 ft.]

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

- <sup>1</sup> A lot without a *side yard* on a *flanking street*.

## L. Other Regulations

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-G zone 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-G Zone.
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





















Appendix III



# **Corporate Report**

**NO:** \_\_\_\_\_

**COUNCIL DATE:** \_\_\_\_\_

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**REGULAR COUNCIL**

**TO: Mayor & DATE: March**

# Council

# 9, 2001

FROM: **General Manager,  
Planning and  
Development**                      FILE: **7900-0225-00**

SUBJECT: **Amendment to Development Application No.  
7900-0225-00 (Langton; 2030/64 128 Street  
& 12825/51- 20 Avenue)**

## RECOMMENDATION

The Planning & Development Department recommends that Council:

1. Receive this report as information;
2. Approve the revised subdivision layout plan for Development Application No. 7900-0225-00 (Appendix I);
3. Approve amendments to Rezoning By-law No. 14331 as documented in Appendix IV;
4. Grant Third Reading to Official Community Plan Amendment By-law No. 14330, and Rezoning By-law No. 14331 as amended;
5. Require that prior to Final Adoption of Rezoning By-law No. 14331, a Restrictive Covenant be registered to restrict future subdivision of the subject property to the pattern illustrated on Appendix I; and
6. Deem the public consultation process as documented in this report related to the OCP amendment proposed under By-law No. 14330 to satisfy the requirements of the *Local Government Act*.

## BACKGROUND

The Public Hearing for Official Community Plan Amendment By-law No. 14330 and Rezoning By-law No. 14331 was held on February 19, 2001. These By-laws relate to a development application to permit subdivision of 4 properties at 2030/64- 128 Street and 12825/51- 20 Avenue into 28 small urban lots (Appendix II). During the Public Hearing, delegations from the community expressed strong concerns about the density of the proposed development in comparison to the existing Official Community Plan, and the ramifications of the proposed higher density development on the adjacent community.

On February 26, 2001, Council considered Third Reading of the Official Community Plan Amendment By-law No. 14330 and Rezoning By-law No. 14331. Council deferred Third Reading of the By-laws and directed staff to work with the applicant on decreasing the density of the project to reflect the existing densities to the south and west of the project.

Staff has worked with the applicant and his consultants toward developing a revised subdivision plan for the subject property that complies with Council's direction.

## DISCUSSION

An analysis of the existing residential subdivisions to the south and west of the 128 Street/20 Avenue intersection has been undertaken. The areas that were studied are illustrated in Appendix III. The analysis included a review of existing lot densities, minimum and average lot sizes, and lot dimensions. The following table summarizes the results of the analysis:

	Lots (Future)	Gross	Lot Size		Lot Width	Lot Depth	Open Space

The following observations can be made

			<b>Density</b>		<b>Avg.</b>			
			<b>Units per hectare (Units per Acre)</b>	<b>Range</b>				
ADJACENT AREAS	SW Quadrant		10.2 (4.11)	684.9 – 1,030 m <sup>2</sup> (7,370 – 11,080 ft <sup>2</sup> )	786 m <sup>2</sup> (8,460 ft <sup>2</sup> )	16.7 m min. (55 feet)	40.7 m min. (134 ft.min.)	
	SE Quadrant		12.8 (5.18)	660 - 788.2 m <sup>2</sup> (7,100 – 8,480 ft <sup>2</sup> )	676 m <sup>2</sup> (7,270 ft <sup>2</sup> )	18 m (59 feet)	33.2 m (109 ft.)	
	NW Quadrant		11.0 (4.45)	663 – 1,069 m <sup>2</sup> (7,130 – 11,500 ft <sup>2</sup> )	772 m <sup>2</sup> (8,310 ft <sup>2</sup> )	18 m (59 feet)	35 m (115 feet)	
Previous R-F Zone (B/law No. 5942) Requirements		N/A		660 m2 min. (7,100 ft <sup>2</sup> )	N/A	18 m (59 feet)	28 m (92 feet)	
1995 Proposal (Denied)		17 lots	10.1 (4.1)  11.9 (4.81) exc. Open space	560 – 1,120 m <sup>2</sup> (6,025 – 12,050 ft <sup>2</sup> )	687 m <sup>2</sup> (7,390 ft <sup>2</sup> )	15 m (49 feet)	28 – 36 m (92 – 118 ft.)	15% park dedication
New Proposal (Tabled Feb.26/00)		28 lots	16.6 (6.7)	366 – 616 m <sup>2</sup> (3,940 – 6,630 ft <sup>2</sup> )	476 m <sup>2</sup> (5,120 ft <sup>2</sup> )	12.2 – 16 m (40 – 52 ft.)	28 – 30 m (92 – 98 ft.)	5% cash-in- lieu
Revised Proposal		19 lots	11.3 (4.57)	660 – 879 m <sup>2</sup> (7,100 – 9,460 ft <sup>2</sup> )	701 m <sup>2</sup> (7,540 ft <sup>2</sup> )	18 – 22 m (59 – 72 ft.)	28 – 35 m (92 – 35 ft.)	5% cash-in- lieu

from the analysis:

- Densities in the three quadrants of the subject intersection range from 10.2 to 12.8 units per hectare (4.11 to 5.18 units per acre).

- The minimum lot size is 660 m<sup>2</sup>.
- The average lot size for the three quadrants ranges from 676 m<sup>2</sup> (7,270 ft<sup>2</sup>) to 786 m<sup>2</sup> (8,460 ft<sup>2</sup>)

- The minimum lot width and depth observed in any of the three quadrants is 16.7 m (55 feet) and 28 m (92 feet) respectively.

- The subdivisions in the three quadrants to the south and west were developed during the 1980's, and were based generally on the minimum subdivision requirements of the then prevailing R-F Residential Zone under By-law No. 5942, which permitted lots with a minimum area of 660m<sup>2</sup> (7,100 feet<sup>2</sup>) and a minimum lot width and depth of 18 m (59 feet) and 28 m (92 feet) respectively.

- A previous proposal (Application No. 23/5693-0241-00) on the subject site that was considered by Council in 1995 and denied following a Public Hearing is illustrated in Appendix V. This previous application proposed to create 17 lots, with a gross density of 10.1 units per hectare (4.1 units per acre). The proposal included a parkland dedication of 15% of the site area that is not included in the current proposal. If the parkland dedication is not included in the site area for the previous application, the density is

approximately 11.9 units per hectare (4.8 units per acre).

### Revised Proposal

As stated earlier in this report, staff has worked with the applicant and his consultants to develop a revised

subdivision plan for the subject property that has a density similar to the existing subdivisions to the south and west of the site. The revised subdivision pattern is illustrated in Appendix I. This revised plan has the following characteristics:

- **No of Lots:** 19 lots (18 currently with the potential for 1 additional lot to be created in the future when the existing home, which is in good condition, is demolished).
- **Density:** 11.3 units per hectare (4.57 units per acre) based on 19 lots
- **Range of Lot Sizes:** 660 m<sup>2</sup> (7,100 sq. feet) to 879 m<sup>2</sup> (9,460 sq. feet)
- **Minimum Lot Size:** 660 m<sup>2</sup> (7,100 ft<sup>2</sup>)
- **Average Lot Size:** 701 m<sup>2</sup> (7,545 sq. feet)
- **Minimum Lot Width:** 18 m (60 feet)
- **Minimum Lot Depth:** 28 m (92 feet)

This revised plan has been developed based on the requirements of the previous R-F Zone as contained in the Surrey Zoning By-law No. 5942, and therefore results in an overall density, and lot sizes, widths, and depths that are generally the same as the subdivisions to the south and west which were in majority developed under this previous zone.

Specifically, the proposed minimum lot size (660 m<sup>2</sup>/7,100 ft<sup>2</sup>) and average lot size (701 m<sup>2</sup>) are comparable to adjacent subdivisions to the south and west. Although the current proposed subdivision results in two more lots than was contemplated under the 1995 proposal, the revised plan actually has larger lots on average than the 1995 proposal since the 1995 proposal included open space dedication.

The Official Community Plan Amendment By-law No. 14330 and Rezoning By-law No. 14331 for the subject development were tabled pending completion of amendments to the proposed subdivision plan. The Rezoning By-law as currently written proposes to rezone lots fronting 20 Avenue to Single Family Residential Zone (RF) and the remaining lots to a Comprehensive Development Zone (Appendix IV).

The Comprehensive Development Zone portion of the proposed Rezoning By-law has been amended as documented in Appendix IV to reflect the revised plan of subdivision for the site. In addition to reducing the maximum density to 11.3 units per hectare (4.57 units per acre), the revised By-law has incorporated corresponding changes in the minimum lot size (660 m<sup>2</sup> /7,100 ft.<sup>2</sup>), lot width (18 m/59 ft.), lot depth (28 m/92 ft.), front yard setback (7.5 m/25 ft.), maximum building height (9 m/30 ft.), lot coverage (40%), floor area ratio (0.48), and maximum house size (330 m<sup>2</sup>/3,550 ft<sup>2</sup>), which are needed to reflect the reduction in density. The resulting requirements are consistent with the regulations of the RF Zone which applies also to the adjacent existing residential areas.

With respect to the portion of the site fronting 20 Avenue which is proposed to be rezoned to RF, the revised plan for the subject property shows lots along 20 Avenue which have a minimum width of 18 m and have a minimum area of 660 m<sup>2</sup>. However, the RF Zone permits lots with have a minimum width of 15 m (50 feet) and a minimum area of 560 m<sup>2</sup> (6,020 ft<sup>2</sup>). Therefore, it will be necessary to register a Restrictive Covenant on the subject property prior to final adoption of the Rezoning By-law that restricts future subdivision including the lots fronting 20 Avenue to the configuration illustrated on the revised plan of subdivision (Appendix I).

### Public Consultation

The public has not reviewed the revisions to the proposed plan of subdivision. Some residents of the immediate community who appeared before Council at the Public Hearing have communicated with staff and have indicated that they would like to have an opportunity to review the revised plan and provide input to the City prior to Council considering third reading of the related Rezoning By-law.

Pursuant to Section 894 of the *Local Government Act*, Council may, without further notice or hearing, alter and then adopt a Rezoning by-law provided the alteration to the by-law does not alter the use, or increase the density, or where a density decrease is included in such an amendment the owners have consented to the decrease in density (Appendix VI). The proposed amendments to the CD By-law call for a decrease in the proposed density of the residential use and have been agreed to by the owner. Therefore, should Council approve the revised subdivision plan, it is not necessary to hold

a second Public Hearing related to the Rezoning By-law.

Should Council support the revised subdivision plan and amended By-law, amendments to the arborist's Report, servicing plan, and Building Scheme in keeping with the amended layout will be need to be completed by the applicant to the satisfaction of the City.

### Official Community Plan Amendment

The *Local Government Act* requires local governments to provide an opportunity for consultation with persons, organizations and authorities it considers will be affected when undertaking an OCP amendment. Very limited guidance is provided in the Act regarding specific measures related to public consultation. With respect to the OCP amendment contemplated under By-law No. 14330, the public had opportunity to provide input to the City through the City's normal application pre-notification process as well as through a public information meeting held by the applicant in the community. In addition, the development sign erected on the site alerted the public to the proposed OCP amendment and included a phone number through which additional information could be obtained by interested parties. It is recommended that Council deem the public consultation process as documented above related to the OCP amendment proposed under By-law No. 14330 to satisfy the requirements of the *Local Government Act*. This recommendation was inadvertently overlooked in the previous Planning Report on this application.

## CONCLUSION

In accordance with Council direction, staff has worked with the applicant to revise the subdivision layout for the subject property to reflect existing densities of subdivisions to the south and west. Should Council approve the revised plan, it is recommended that amendments to the Rezoning By-law (No. 14331) as documented in Appendix IV be adopted, and that Council grant Third Reading to the Rezoning and Official Community Plan Amendment By-laws (Nos. 14330 and 14331) as amended. It is further recommended that Council direct that prior to Final adoption of the Rezoning By-law, a Restrictive Covenant be registered to restrict the future subdivision of the site to the pattern illustrated in Appendix I.

Murray D. Dinwoodie  
General Manager  
Planning & Development Department

RCA/kms

### Appendices:

- Appendix I - Revised Proposal
- Appendix II - Previous Proposal (Tabled on February 26, 2001)
- Appendix III - Study Areas
- Appendix IV - Revised Comprehensive Development By-law (No. 14331)
- Appendix V - 1995 Proposal
- Appendix VI - Section 894 of *Local Government Act*

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Appendix IV

CITY OF SURREY

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 Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey

Zoning By-law, 1993, No. 12000, as amended as follows:

- a) FROM "HALF-ACRE RESIDENTIAL ZONE (RH)"  
AND "ONE-ACRE RESIDENTIAL ZONE (RA)"  
  
TO "SINGLE FAMILY RESIDENTIAL ZONE (RF)"
- 

Portions of the lands shown in heavy outline on Survey Plan attached hereto as Schedule A, and containing 0.2986 hectares, and called Block "A", and more particularly described as follows:

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A portion of Lot 2, Section 17, Township 1, New Westminster District, Plan 71039; and

(Portion of 12825 - 20 Avenue)

Parcel Identifier: 009-306-005

A portion of Lot 3, Section 17, Township 1, New Westminster District, Plan 23153

(Portion of 12851 - 20 Avenue)

- b) FROM "HALF-ACRE RESIDENTIAL ZONE (RH)"  
AND "ONE-ACRE RESIDENTIAL ZONE (RA)"  
  
TO : "COMPREHENSIVE DEVELOPMENT ZONE (CD)"
- 

Portions of the lands shown in heavy outline on Survey Plan attached hereto as Schedule A, and containing 1.3815 hectares, and called Block "B", and more particularly described as follows:

Parcel Identifier: 003-094-065

A Portion of Lot 2, Section 17, Township 1, New Westminster District, Plan 71039;

(Portion of 12825 - 20 Avenue)

Parcel Identifier: 009-306-005

A portion of Lot 3, Section 17, Township 1, New Westminster District, Plan 23153;

(Portion of 12851 - 20 Avenue)

Parcel Identifier: 003-094-057

Lot 1, Section 17, Township 1, New Westminster District, Plan 71039; and

(12817 - 20 Avenue)

Parcel Identifier: 009-309-535

Lot 1, Section 17, Township 1, New Westminster District, Plan 23153

(2064 - 128 Street)

(hereinafter referred to as the "*Lands*")

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

**A. Intent**

This Comprehensive Development Zone is intended for *single family dwellings* on large urban lots.

**B. Permitted Uses**

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

1. One *single family dwelling*.
2. *Accessory uses*.

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

1. For the purpose of subdivision, the maximum *unit density* shall not exceed 11.3 dwelling units per hectare [ 4.6 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone.
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* shall not exceed 0.48, provided that, of the resulting allowable floor area, 37 m<sup>2</sup> [400 ft.<sup>2</sup>] shall be reserved for use only as a garage or carport, and 10 m<sup>2</sup> [105 ft.<sup>2</sup>] shall be reserved for use only as *accessory buildings* and *structures*. The area to be reserved for a garage or carport may be reduced to 25 m<sup>2</sup> [270 ft.<sup>2</sup>] when a single attached garage or carport is an integral part of the *single family dwelling*; and
    - ii. Notwithstanding Sub-section D.2(b)i of this Zone, the maximum *floor area* of all *buildings* and *structures* on a *lot*, shall be 330 m<sup>2</sup> [3,550 ft.<sup>2</sup>].

**E. Lot Coverage**

The maximum *lot coverage* shall be 40%.

**F. Yards and Setbacks**

1. *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>		<u>7.5</u> m [ <del>20</del> <u>25</u> ft.]	7.5 m <sup>1</sup> [25 ft.]	1.2 m [4 ft.]	2.5 m [8 ft.]
<i>Accessory Buildings and Structures</i>		n/a <u>3.2</u> <sub>-</sub>	1.0 m [3 ft.]	1.0 m [3 ft.]	6.0 m [20 ft.]

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

1. The *rear yard* for a *principal building* may be reduced to 6.0 m [20 ft.] for up to 50% of the rear of the *principal building* either on an upper or lower storey or some combination thereof.
2. *Accessory buildings and structures* shall not be located in the *front yard* of the *principal building*.

## G. Height of Buildings

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

1. *Principal buildings:* The *building height* shall not exceed 9.0 metres [ 30 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 3.0 metres [10 feet] 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 5.0 m [16 ft.].

## H. Off-Street Parking

1. A minimum of 2 off-street *parking spaces* shall be provided for each *single family dwelling unit*.
2. A maximum of 2 off-street *parking space* may be located in a detached garage.
3. Outside parking of *vehicles* ancillary to a *residential* use shall be limited to a maximum of 2 cars or trucks.
4. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted in any *front yard setback*.
5. No parking is permitted on *corner lots* in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 6.0 m [20 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*.

## I. Landscaping

1. All portions of the *lot* not covered by *buildings*, *structures*, non-porous or paved surfaces shall be landscaped. This *landscaping* shall be maintained.
2. No more than 30% of the *lot* area not occupied by a *principal building* or *accessory buildings* or *structures* shall be covered with non-porous or paved surfaces including the driveway.
3. At least 50% of the area of the required *front yard* shall be landscaped and shall not include any non-porous or paved surfaces.

## J. Special Regulations

1. Where there is a lane up to or along the *rear lot line* or *side lot line* or where a lane is required for alternative access in accordance with "Highway and Traffic By-law, 1997, No. 13007", as amended, *vehicle* access to the *lot* is only permitted from the lane. Where there is no lane up to or along the *rear lot line* or *side lot line* or where a lane is not required for alternative access in accordance with "Highway and Traffic By-law, 1997, No. 13007", as amended, *vehicle* access shall be permitted from the *front lot line* or *side lot line* in which case a double garage may be permitted.

## K. Subdivision

1. *Lots* created through subdivision in this Zone shall conform to the following minimum standards:

	<i>Lot Area</i>	<i>Lot Width</i>	<i>Lot Depth</i>
<i>Interior Lot</i> <sup>1</sup>	660 m <sup>2</sup> [7,100 sq.ft.]	18m [ 59 ft.]	28 m [92 ft.]
<i>Corner Lot</i>	660m <sup>2</sup> [ 7,100 sq.ft.]	18 m [59ft.]	28 m [ 92 ft.]

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

<sup>1</sup> A lot without a *side yard* on a *flanking street*.

## L. Other Regulations

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-G zone 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-G Zone.
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\_\_ .

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MAYOR

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CLERK

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