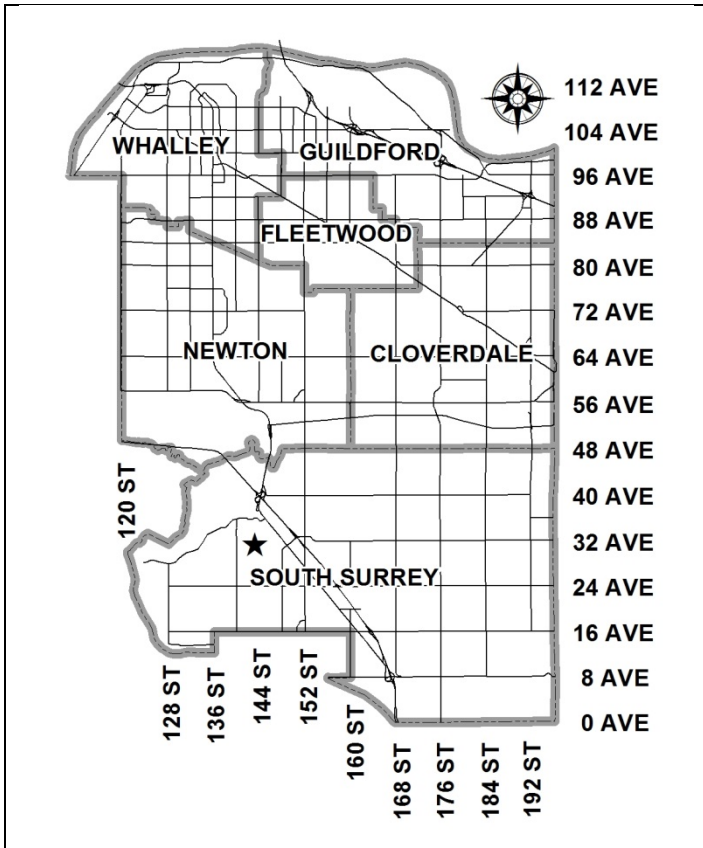


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0187-00

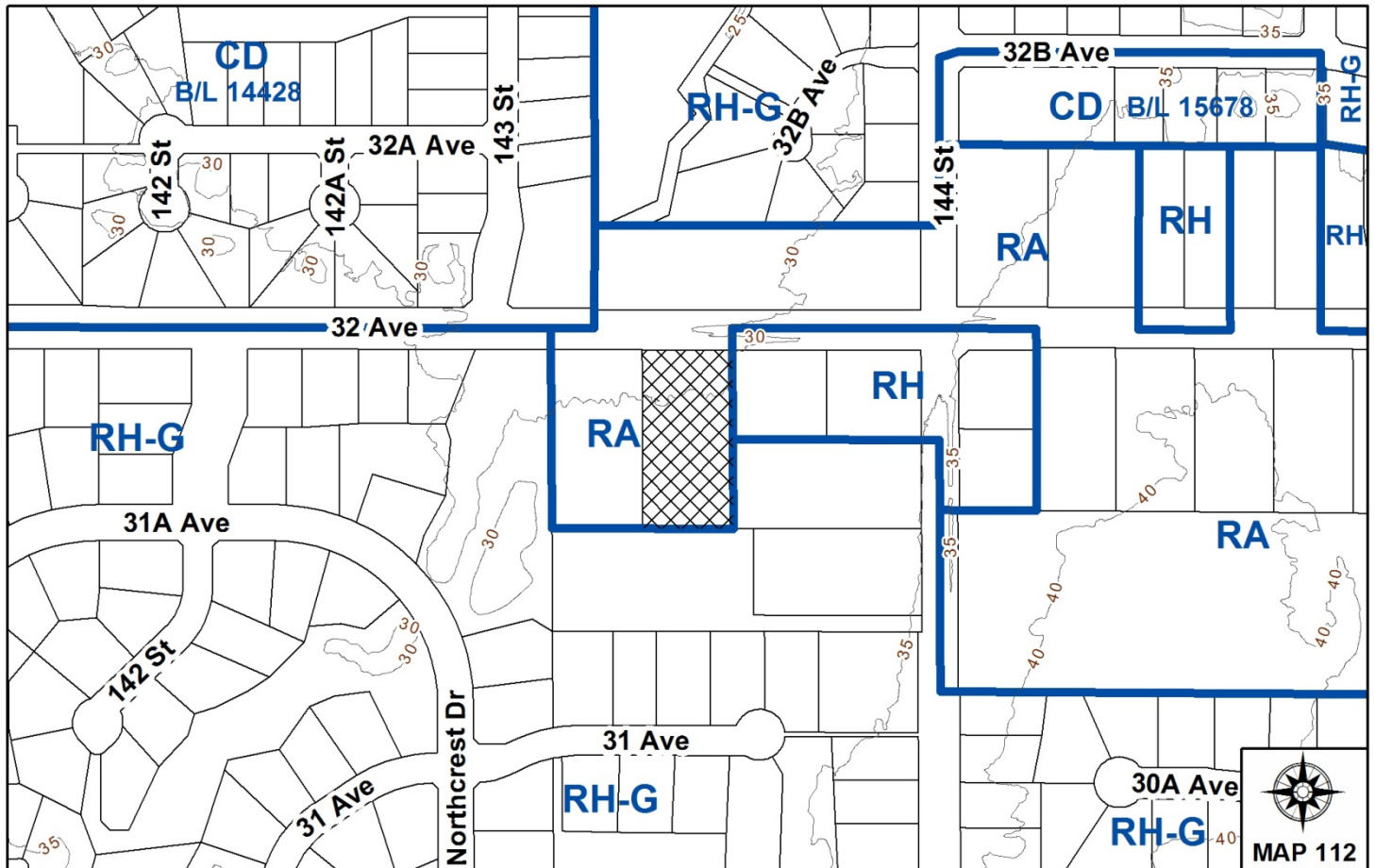
Planning Report Date: October 24, 2016



PROPOSAL:

- **Rezoning** from RA to CD and RH
- To allow subdivision into 3 single family lots.

LOCATION: 14338 - 32 Avenue
OWNER: Kanwaldeep Sandhu
ZONING: RA
OCP DESIGNATION: Suburban
LAP DESIGNATION: Half-Acre Gross Density



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 Official Community Plan designation and the Central Semiahmoo Peninsula Local Area Plan.
- The proposed CD-zoned lots are consistent with the lots approved under Development Application 7912-0077-00 located immediately east and south of the subject property.
- The proposed RH lot is consistent with the RH lots to the east on 32 Avenue and existing suburban developments in the surrounding area.
- The applicant proposes to provide 15% cash-in-lieu of open space for the two proposed gross density, CD-zone lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (By-law No. 12000) shown as Block A on the attached survey plan (Appendix I), and a date be set for Public Hearing.
2. a By-law be introduced to rezone a portion of the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" shown as Block B on the attached survey plan, 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, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant for the purpose of tree protection;
 - (g) the applicant address the deficit in tree replacement; and
 - (h) the applicant provide cash in lieu of 15% open space associated with the two proposed gross density type lots.

REFERRALS

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

School District: Projected number of students from this development:

2 Elementary students at Semiahmoo Trail Elementary School
 1 Secondary student at Semiahmoo Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2017.

Parks, Recreation & Culture:

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant will be required to address these concerns prior to final adoption of the rezoning by-law.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 32 Avenue):	Single family dwelling	Suburban/ Half-Acre Gross Density	RA
East:	Single family dwellings	Suburban/ Half-Acre Gross Density	RH and RH-G
South (Across future 31A Avenue):	Single family dwellings (Development Application No. 7912-0077-00)	Suburban/ Half-Acre Gross Density	RH-G
West:	Single family dwellings	Suburban/ Half-Acre Gross Density	RA

DEVELOPMENT CONSIDERATIONS

Background:

- The subject property is approximately 1.23 acres (0.50 ha) in size. The property is designated "Suburban" in the Official Community Plan (OCP); designated "Half-Acre Gross Density" in the Central Semiahmoo Local Area Plan; and zoned "One-Acre Residential Zone (RA)".

Current Proposal:

- The applicant is proposing to rezone the northern portion of the site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and to rezone the southern portion of the site from "One-Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" (based on "Half-Acre Residential Gross Density Zone (RH-G)"), to allow for subdivision into three single family lots.
- The proposed CD Zone is based on the "Half-Acre Residential Gross Density Zone (RH-G)". The two proposed CD-zoned lots will front future 31A Avenue and will be approximately 1,303 square metres and 1,178 square metres in area. The proposed lots correspond to the minimum lot depth and area of "Half-Acre Residential Gross Density Zone (RH-G)" lots. The widths of the proposed CD lots are 24.8 metres (81 ft.) and 25.5 metres (84 ft.).
- The proposed CD-zoned lots are consistent with the size of the RH-G lots recently approved to the east and south at 3125, 3141, and 3159 144 Street as part of Development Application No. 7912-0077-00.
- The proposed RH lot is consistent with the RH lots to the east on 32 Avenue and other existing suburban developments in the surrounding area.

Open Space

- The subject property has no area which is desired for open space. To meet the open space requirements associated with the two gross density type lots, the applicant proposes to provide 15% cash-in-lieu.
- The Parks, Recreation and Culture Department has also requested a \$500 per lot amenity contribution from the applicant, to address concerns this project will place additional pressure on existing Parks, Recreation and Culture facilities in the neighbourhood.

OCP Density Exception Area

- The subject property is located in the Suburban Density Exception Area of the OCP. Lands located within a Density Exception Area are limited to unit densities of 5 u.p.h. (2 u.p.a.). The proposed development proposes a unit density of 6.05 u.p.h. (2.45 u.p.a.).
- While the proposed development does not meet the unit densities specified in the OCP for Suburban Density Exception Areas, the proposed lot sizes meet the intent of the OCP, which is to retain low-density residential uses in keeping with a suburban neighbourhood character.
- The proposal also meets the intent of the "Half-Acre Gross Density" designation of the Central Semiahmoo Local Area Plan. The subject site does not have land to dedicate; however, the applicant proposes 15% cash-in-lieu of open space.
- The proposed lot sizes of the CD-zoned lots are consistent with the RH-G zoned lots located immediately to the east and south at 3125, 3141, and 3159 144 Street created as part of Development Application No. 7912-0077-00. The area of the proposed RH lot is consistent with the RH lots to the east on 32 Avenue.

Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Apex Design Group Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes which found that the residential character surrounding the subject site is a mix of older homes built in the 1990s -2000s. The older housing stock in the area does not provide suitable architectural context. The Design Consultant has proposed a set of building design guidelines that recommend an updated design standard that is consistent with the newer homes built in the surrounding area (Appendix V).

Proposed Lot Grading

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

CD By-law

- The applicant is proposing a CD Zone for the site, based on the "Half-Acre Residential Gross Density Zone (RH-G)". The table below outlines the differences between the RH-G Zone and the proposed CD Zone:

	RH-G	Proposed CD Zone (Based on RH-G)
Unit Density	• 5 dwelling units per hectare (2 u.p.a.)	• 7.4 dwelling units per hectare (3 u.p.a.)
Minimum Lot Width	• 30 metres (100 ft.) for Regular Standard Lots; and • 24 metres (80 ft.) for 50% of lots within a subdivision.	• 25 metres (82 ft.) for Regular Standard Lots; and • 24 metres (80 ft.) for 50% of lots within a subdivision.

- The CD Zone proposes a unit density of 7.4 dwelling units per hectare (3 u.p.a.), which is greater than that permitted under the RH-G Zone.
- The proposed CD zone reduces the minimum lot width in the RH-G Zone from 30 metres (100 ft.) to 25 metres (82 ft.) for Regular Standard Lots, and to 24 metres (80 ft.) for 50% of lots within a subdivision.
- The proposed CD Zone is consistent with the RH-G zoning on the lots created as part of Development Application No. 7912-0077-00 located immediately east and south of the subject property.
- The proposed CD Zone will not reduce the maximum floor area below that permitted under the RH-G Zone, and secondary suites will be permitted under the proposed CD Zone, given that they are permitted in all single family residential zones.
- The proposed CD Zone corresponds to all other provisions of the existing RH-G Zone, including Lot Coverage, Setbacks, and Building Height.

PRE-NOTIFICATION

Pre-notification letters were mailed to the owners of 30 properties within 100 metres of the subject site on July 26, 2016. A Development Proposal Sign was installed fronting the property on July 27, 2016. To date, the Planning and Development Department has received 1 email regarding the proposal (Staff comments in italics):

- A representative of a nearby Strata Corporation located at 3233-144 Street contacted staff to ask that the strata be included in any public notification related to nearby development applications, including the subject application.

(Staff responded by forwarding the preliminary subdivision plan and a description of the proposed subdivision).

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	4	4	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Maple	1	0	1
Coniferous Trees			
Douglas Fir	31	4	27
Norway Spruce	1	0	1
Pine	11	0	11
Western Red Cedar	11	0	11
Total (excluding Alder and Cottonwood Trees)	55	4	51
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		51	
Contribution to the Green City Fund		\$4,800	

- The Arborist Assessment states that there are a total of 55 protected trees on the site, excluding Alder and Cottonwood trees. 4 existing trees, approximately 7% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 51 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 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 12 replacement trees on the site. Since no replacement trees are proposed on the site, the deficit of 12 replacement trees will require a cash-in-lieu payment of \$4,800 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 51 trees are proposed to be retained or replaced on the site with a contribution of \$4,800 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 29, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The property is designated "Suburban" in the Official Community Plan and located in the Central Semiahmoo Peninsula Local Area Plan (LAP) area. The proposed development is consistent with the "Half-Acre Gross Density" designation of the LAP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • n/a
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development incorporates rain water management design considerations, including absorbent soils and sediment control devices. • The applicant also proposes to retain on site trees where not in conflict with the building envelopes and service connections.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • n/a
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The driveways for each proposed house are oriented towards the street to increase visual permeability.
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • n/a

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets, and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	Building Design Guidelines Summary
Appendix VI	Summary of Tree Survey and Tree Preservation
Appendix VII	CD By-law No. 7916-0187-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/da

SUBDIVISION DATA SHEET

Proposed Zoning: RH and CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.226
Hectares	0.496
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	24.8 m – 50.3 m
Range of lot areas (square metres)	1,177.5 m ² – 2,260.6 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	6.047 uph / 2.45 upa
Lots/Hectare & Lots/Acre (Net)	6.047 uph / 2.45 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
15% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

SURVEY PLAN TO ACCOMPANY CITY OF SURREY CD BYLAW AND REZONING
 BYLAW NO. _____ OF LOT 35 SECTION 21 TOWNSHIP 1
 NEW WESTMINSTER DISTRICT PLAN 42783

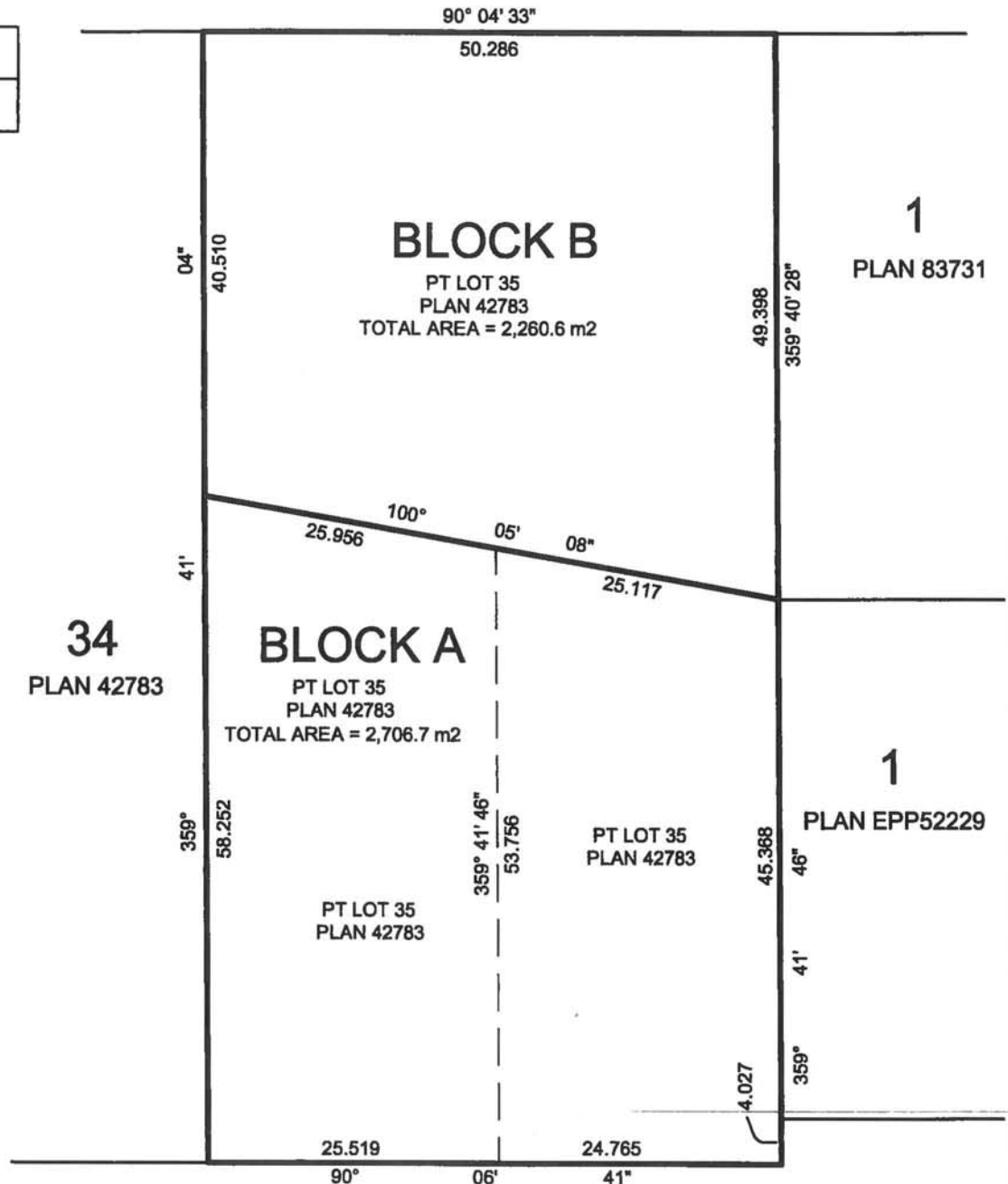
32 AVENUE

BCGS 92G.006

BLOCK A FROM RA TO CD AREA = 2,706.7 m ²
BLOCK B FROM RA TO RH AREA = 2,260.6 m ²



SCALE: 1:600



31A AVENUE

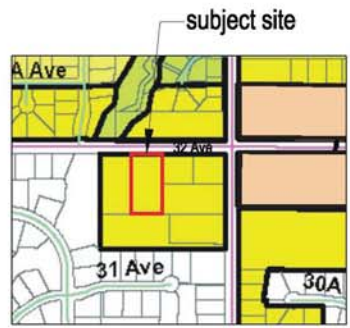
BRITISH COLUMBIA PROFESSIONAL LAND SURVEYORS
 PAUL BARTLET
 CERTIFIED ACCORDING TO FIELD SURVEY THIS 3rd DAY OF MARCH, 2016

 PAUL BARTLETT B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER
 REGIONAL DISTRICT - CITY OF SURREY

McELHANNEY ASSOCIATES
 LAND SURVEYING LTD.
 2300, 13450 102 AVENUE
 SURREY, BC V3T 5X3
 TEL: 604-596-0391
 FILE: 2112-63115-03 R2
 DATE: OCTOBER 18, 2016

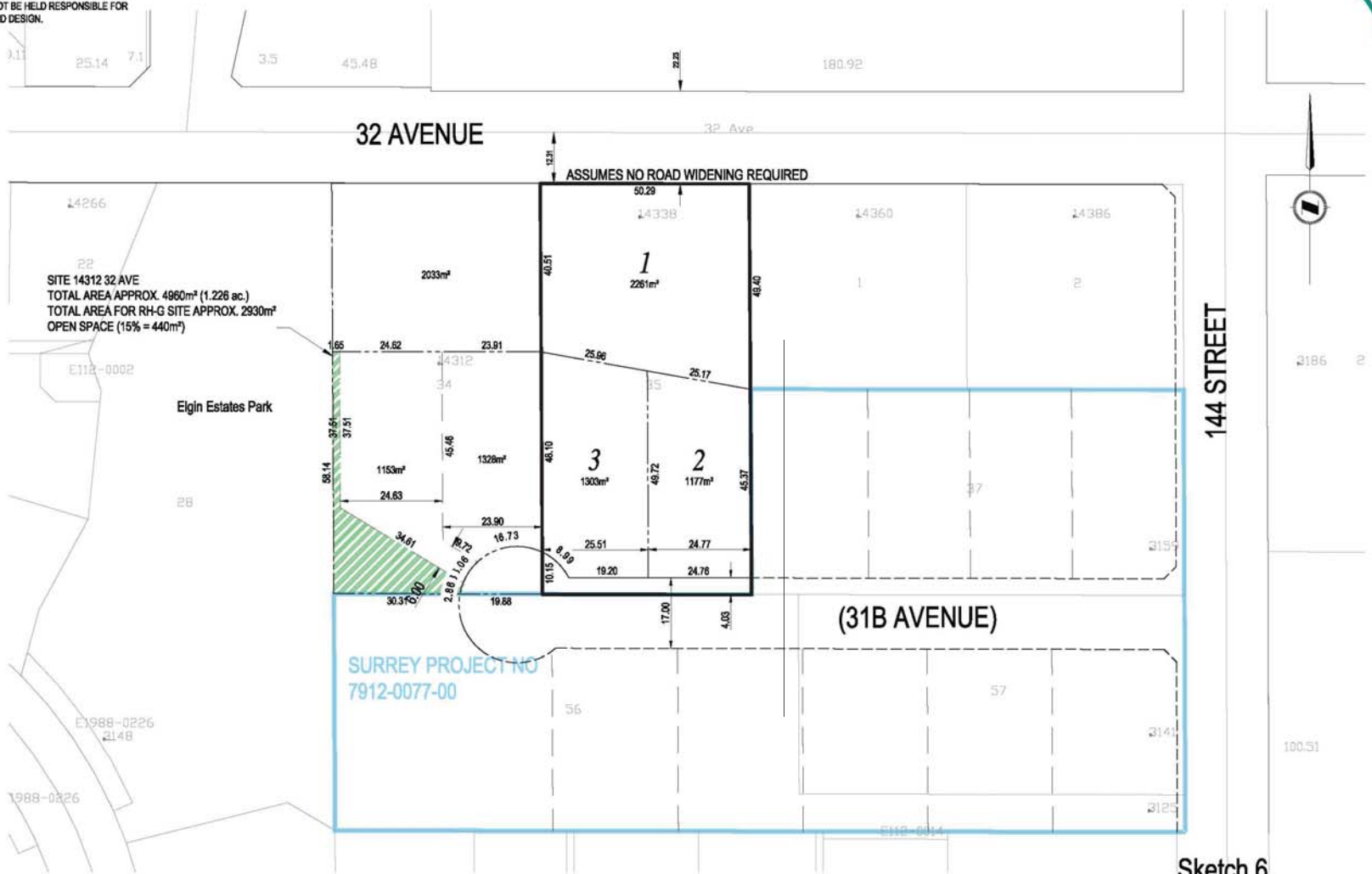
THIS DRAWING AND DESIGN IS THE PROPERTY OF McELHANNEY CONSULTING SERVICES LTD. AND SHALL NOT BE USED, REUSED OR REPRODUCED WITHOUT THE CONSENT OF THE SAID COMPANY. McELHANNEY CONSULTING SERVICES LTD. WILL NOT BE HELD RESPONSIBLE FOR THE IMPROPER OR UNAUTHORIZED USE OF THIS DRAWING AND DESIGN.



Legend ■ Half-Acre Glass Density ■ One-Acre

City of Surrey - Planning and Development Services
Official Community Plan
 LOCAL AREA PLAN AMENDMENTS
 CENTRAL SEMIAHMCOO PENINSULA
SURREY 1986

from City of Surrey planning report 7912-0236-00



Sketch 6
14338 32 AVENUE

SITE 14338 32 AVE
 TOTAL AREA APPROX. 4961m² (1.226 ac.)
 DENSITY 3 LOTS = 6.047 upha (2.45 upa)
 LAYOUT ASSUMES LOT 1 RH
 MIN LOT AREA: 1,858m² WIDTH 30m DEPTH 30m
 CD BASED ON RH-G ZONE
 MIN LOT AREA: 1120m² WIDTH 24m DEPTH 30m
 ASSUMES CASH-IN-LIEU OF OPEN SPACE (15% OF CD PORTION = 405.6m²)

- NOTES:**
- THIS DRAWING IS FOR PRELIMINARY LAYOUT ONLY, AND SUBJECT TO MUNICIPAL APPROVAL.
 - THE AREAS AND DIMENSIONS SHOWN ON THE DRAWINGS ARE SUBJECT TO DETAILED SURVEY AND CALCULATIONS, AND MAY VARY.
 - THIS DRAWING IS NOT TO BE USED FOR LEGAL TRANSACTIONS.

Scale: 1:1000
 Date: Oct 17, 2016
 Project No: 2111-03115-0
 Model Project: -

McElhanney
 Suite 2300 - Central City Tower
 13450 102 Avenue, Surrey, BC
 V3T 5X3
 P: 604-596-0391
 F: 604-584-5050

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

FROM: Development Services Manager, Engineering Department

DATE: October 19, 2016 PROJECT FILE: **7816-0187-00**

**RE: Engineering Requirements
Location: 14338 32 Avenue**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment

REZONING & SUBDIVISION

Property and Right-of-Way Requirements

- dedicate approximately 4.0 metres along 31A Avenue for the ultimate 17.0 m Local road allowance;
- dedicate a portion of cul-de-sac bulb at the end of 31 A Avenue for ultimate 14.0 m radius bulb; and
- register a 0.5 m statutory right-of-way (SRW) for inspection chambers and sidewalk maintenance along 32 Avenue.

Works and Services

- construct the south side of 32 Avenue to the Collector road standard;
- construct north side of 31A Avenue to the Local road standard;
- provide service connections, complete with inspection chambers/water meters, to each lot.

A Servicing Agreement is required prior to Rezoning & Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

M51



Tuesday, July 26, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0312 00

SUMMARY

The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2015 Enrolment/School Capacity

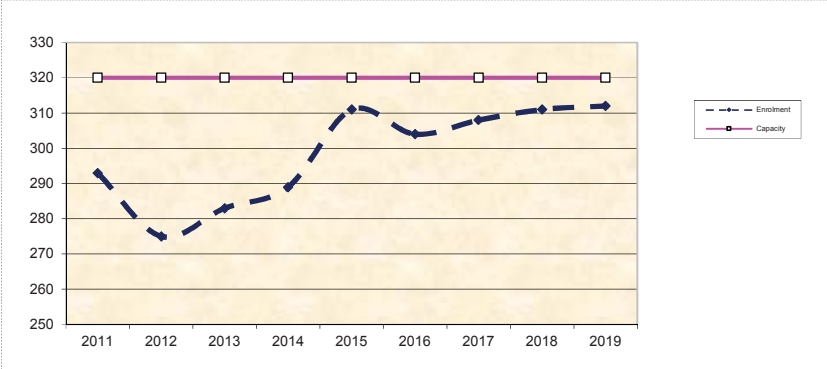
Semiahmoo Trail Elementary	
Enrolment (K/1-7):	32 K + 279
Capacity (K/1-7):	20 K + 300
Semiahmoo Secondary	
Enrolment (8-12):	1584
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

School Enrolment Projections and Planning Update:

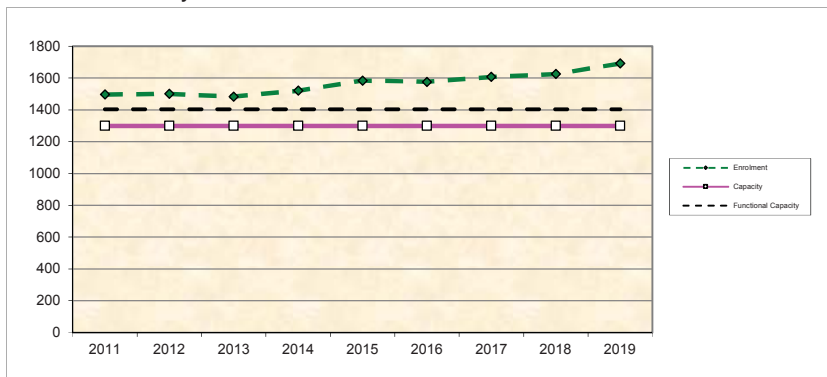
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at Semiahmoo Trail Elementary School. The school district has purchased land for a new secondary school in the Grandview area adjoining the City of Surrey future aquatic centre and recreation property. Capital project approval has been granted for the new 1,500 student secondary schools (likely opening 2020) which will relieve capacity pressures at area secondary schools.

Semiahmoo Trail Elementary



Semiahmoo Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

V.1.2

Surrey Project no.: 16-0187-00 (TKS Dev)
Property Location: 14338-32 Avenue, Surrey, B.C

Design Consultant: Apex Design Group Inc.
 Ran Chahal, Architectural Technologist AIBC, CRD
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines, which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character**1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:**

The area surrounding the subject site is an old urban area built out in the 1990's – 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 2000-6000sf.

Most of the existing homes have mid to mid-massing characteristics with 90% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-10/12) common truss roofs with simple gables and common hips with Cedar roof shakes being most common.

Wall surface materials are limited in the most part to one of the following: Stucco (dominant), Cedar & Vinyl for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 39% of the homes having Exposed Aggregate driveways.

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

None. Since the majority of the existing homes in the study area are 15-25 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types/Locations: "Two-Storey" 50.0%
 "Basement /Cathedral Entry" 0.00%
 "Rancher (Bungalow)" 50.0%
 "Split Levels" 0.00%

**Dwelling Sizes/Locations:
 (Floor Area and Volume)** Size range:
 50.0% 2000 - 3500 sq.ft excl. garage
 50.0% over 3501 sq.ft excl. garage

**Exterior Treatment
 /Materials:** Cedar: 40.0% Stucco: 50.0% Vinyl: 10.0%
 Brick or stone accent on 55.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 20.0% Cedar Shingles: 52.0%
 Concrete Tiles: 28.0% Tar & Gravel: 0.00%
 50.00% of all homes have a roof pitch 6:12 or lower.

Window/Door Details: 100% of all homes have rectangular windows

Streetscape: A variety of simple "Two Story", 15-25 year old "West Coast Traditional" homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Cedar roof shakes on most of the homes. Most homes are clad in Stucco.

Other Dominant Elements: None

2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types: Two-Storey, Split Levels and Ranchers (Bungalows).
Dwelling Sizes: Two-Storey or Split Levels - 2000 sq.ft. minimum
Floor Area/Volume: Basement Entry - 2000 sq.ft. minimum
 Rancher or Bungalow - 1400 sq.ft. minimum
 (Exclusive of garage or in-ground basement)

Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
Exterior Materials /Colours:	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 6:12
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and Asphalt shingles in a shake profile. Grey, brown or black tones only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 30 shrubs (min. 5 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:


 Ran Chahal, Design Consultant
 Architectural Technologist AIBC, CRD
 Apex Design Group Inc.

September 21, 2016
 Date

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 16-0187-00

Address: 14338 32 Avenue

Registered Arborist: Vanessa Melney

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	59
Protected Trees to be Removed	8
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	51
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = <u>4</u> - All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = <u>8</u> 	12
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

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

Signature of Arborist:

Date: July 21, 2016



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302



CITY OF SURREY

BYLAW NO. _____

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

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 006-546-285
 Lot 35 Section 21 Township 1 New Westminster District Plan 42783, as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Jason G. Hamel, B.C.L.S. on the 3rd day of March, 2016, containing 2,706.7 square metres, called Block A:

Portion of 14338 – 32 Avenue

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* on *suburban 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* which may contain 1 *secondary suite*.
2. *Accessory uses* including the following:

- (a) *Bed and breakfast* use in accordance with Section B.2, of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended; and
- (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. For the purpose of subdivision, the *unit density* shall not exceed 7.4 *dwelling units* per hectare [3 u.p.a.].
- 2. For *building construction* within a *lot*:
 - (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, the following must be included in the calculation of *floor area ratio*:
 - i. Covered area used for parking unless the covered parking is located within the *basement*;
 - ii. The area of an *accessory building* in excess of 10 square metres [108 sq.ft.];
 - iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and
 - iv. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq.ft.] on the *lot*; and
 - (b) The *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as accessory *buildings and structures*.

E. Lot Coverage

The *lot coverage* shall not exceed 25%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard
<i>Principal Building</i>		7.5 m [25 ft.]	7.5 m [25 ft.]	3.0 m [10 ft.]
<i>Accessory Buildings and Structures</i>		18.0 m [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m

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

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 building:*
 - (a) The *building height* shall not exceed 9 metres [30 ft.]; and
 - (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:

- (a) A maximum of 3 cars or trucks;
 - (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under Sub-sections H.2(a) and (b) shall not exceed 4.
3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *principal building*, or within 1 metre [3 ft.] of the *side lot line*, except on *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

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

J. Special Regulations

- 1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

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

	Lot Size	Lot Width	Lot Depth
Regular Standard <i>Lot</i>	1,300 sq. m. [14,000 sq. ft.]	25 metres [82 ft.]	45 metres [147 ft.]
Permissible Reduction as set out below*	1,120 sq. m. [12,000 sq.ft.]	24 metres [80 ft.]	45 metres [147 ft.]

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

* Permissible reduction for up to 50% of the *lots* within a plan of subdivision.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RH-G Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. 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 Bylaw, 2012, No. 17850, as amended.

8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge Bylaw, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
9. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation 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. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

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

PASSED THIRD READING on the _____ th day of _____, 20__ .

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

_____ MAYOR

_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY CD BYLAW AND REZONING
 BYLAW NO. _____ OF LOT 35 SECTION 21 TOWNSHIP 1
 NEW WESTMINSTER DISTRICT PLAN 42783

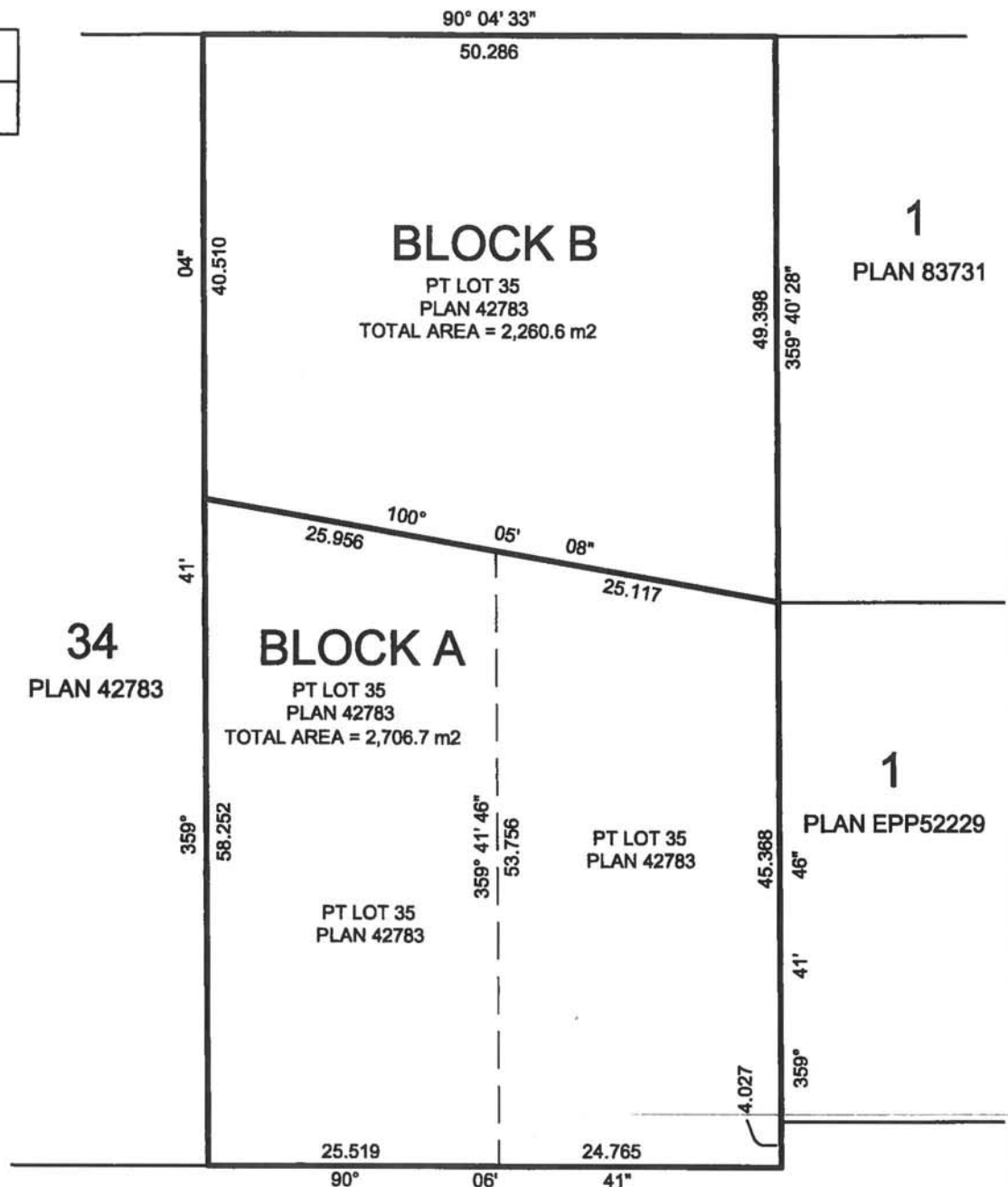
32 AVENUE

BCGS 92G.006

BLOCK A FROM RA TO CD AREA = 2,706.7 m ²
BLOCK B FROM RA TO RH AREA = 2,260.6 m ²



SCALE: 1:600



31A AVENUE

BRITISH COLUMBIA PROFESSIONAL LAND SURVEYORS
 PAUL BARTLET
 CERTIFIED ACCORDING TO FIELD SURVEY THIS 3rd DAY OF MARCH, 2016

 PAUL BARTLETT B.C.L.S.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER
 REGIONAL DISTRICT - CITY OF SURREY

McELHANNEY ASSOCIATES
 LAND SURVEYING LTD.
 2300, 13450 102 AVENUE
 SURREY, BC V3T 5X3
 TEL: 604-596-0391
 FILE: 2112-63115-03 R2
 DATE: OCTOBER 18, 2016