

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0553-00

Planning Report Date: September 17, 2018

PROPOSAL:

- **Rezoning** from RF to RF-13 to allow subdivision into four single family small lots.

LOCATION:

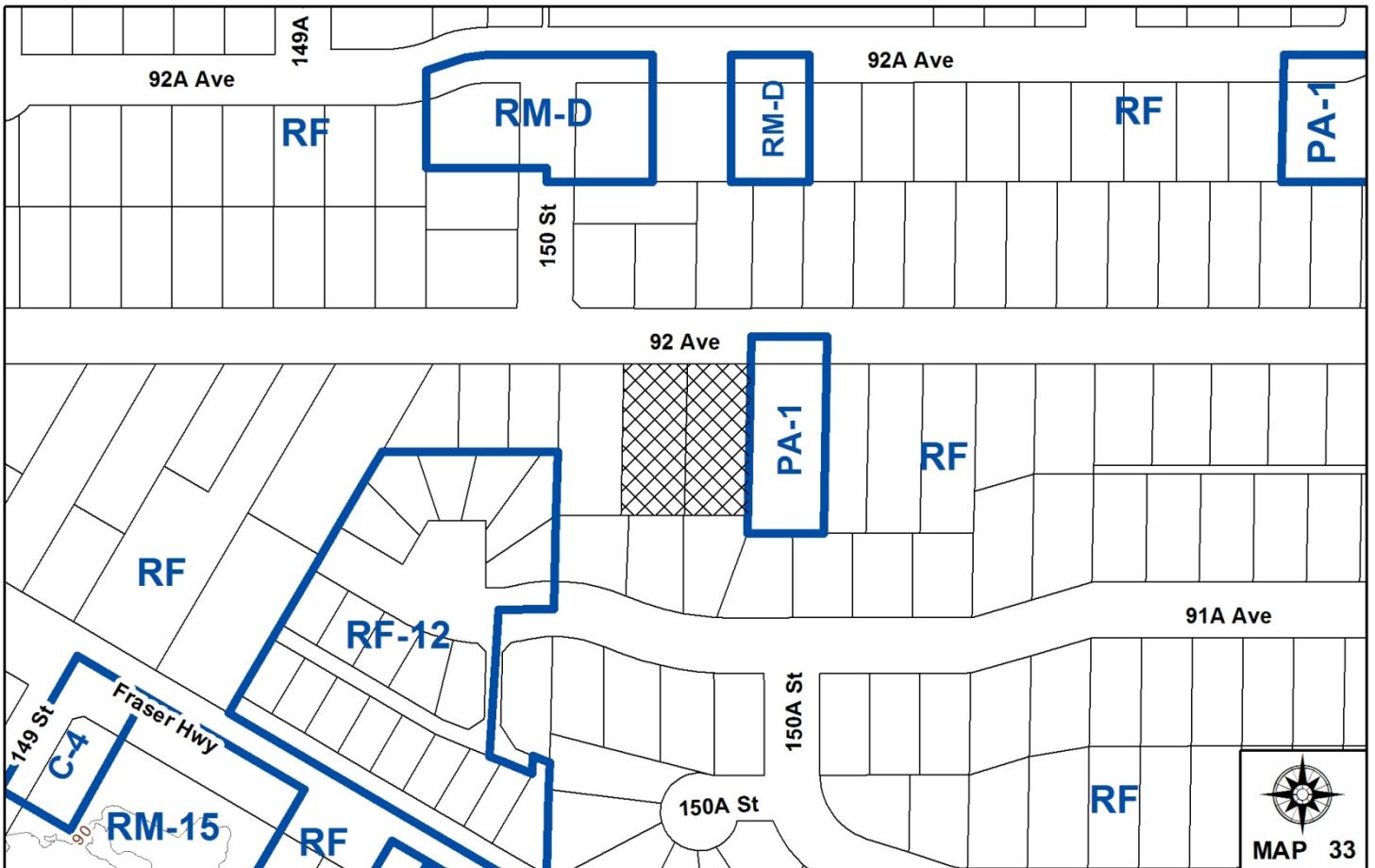
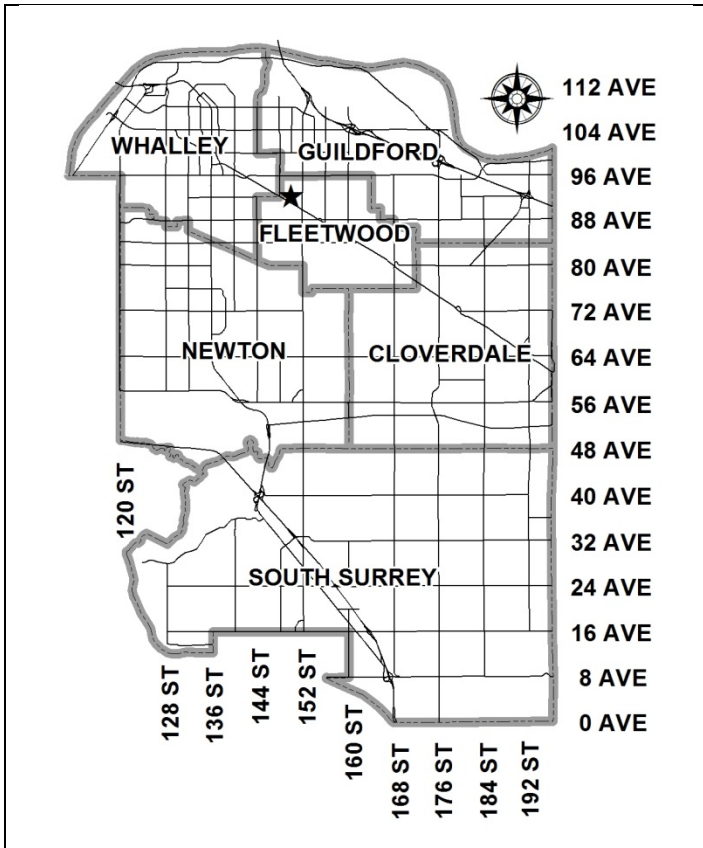
15032 - 92 Avenue
 15022 - 92 Avenue

ZONING:

RF

OCP DESIGNATION:

Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Urban Designation.
- Generally complies with Policy O-52 – Small Lot Residential Zones.
- The proposal is consistent with the emerging small-lot (RF-12/RF-13) pattern to the west which was introduced in 2006 and was also recently approved to be expanded by Council through Development Application 7916-0673-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, 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 "no build" on a portion of proposed Lot 4 until future consolidation with the adjacent property to the west (15012 – 92 Avenue); and
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

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 Berkshire Park Elementary School
1 Secondary students at Johnston Heights 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 Spring 2020.

Parks, Recreation & Culture:

Parks has some concerns about the pressure this project will place on existing parks, recreation, and cultural facilities in the neighbourhood.

The applicant has agreed to a contribution of \$1,000 which represents a payment of \$500 per new lot being created. Parks is agreeable to this contribution to address their concerns.

SITE CHARACTERISTICS**Existing Land Use:**

Oversized RF lots occupied by single family dwellings, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 92 Avenue):	Single family dwellings	Urban	RF
East:	Public Assembly use (Church)	Urban	PA-1
South:	Single family dwellings	Urban	RF
West:	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS**Background**

- The 0.25-hectare (0.6-acre) subject site consists of two properties located south of 92 Avenue, between 150 Street and 152 Street, in Fleetwood.
- The subject site is designated Urban in the Official Community Plan (OCP) and is currently zoned "Single Family Residential Zone (RF)".

Current Proposal

- The applicant is proposing to rezone the subject properties from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)", in order to allow for subdivision into four (4) single family small lots.
- All proposed lots are planned to front onto a new 150A Street cul-de-sac being created through this application.
- The proposed lots will have areas ranging from 403 square metres (4,337 sq. ft.) to 632 square metres (6,803 sq. ft.). The width of the proposed lots range from 13.4 metres (44 ft.) to 14.2 metres (46.5 ft.) with narrower frontages on pie-shaped lots. The proposed depths range from 26 metres (85 ft.) to 33.9 metres (111 ft.).

- All proposed lots meet the minimum area and dimensional requirements of the RF-13 Zone (Type II Lots).
- A "no build" covenant is required over portions of proposed Lot 4 until future consolidation with portions of the adjacent property to the west (15012 – 92 Avenue) to allow for a similar lot pattern subject to a future rezoning and subdivision application.

Policy Considerations

- The proposed development is supported by the following policies of the Official Community Plan:
 - A.1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver *Regional Growth Strategy* (RGS) (2011).

(The proposed development will introduce a more compact and efficient built form into this area of Fleetwood.)

- A1.3 – Accommodate urban land development according to the following order of growth management priorities:
 - (a) City Centre and Town Centre locations well-served by local services, infrastructure, and transit.
 - (b) Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhood, when developed compatibly with existing neighbourhood character.

(The proposed development is located in a well-service area of Fleetwood)

- A3.1 – Permit gradual and sensitive residential infill within existing neighborhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvements to the public realm.

(The proposed development is located within walking distance to the planned rapid transit corridor along Fraser Highway and will introduce a moderate increase in density by allowing small-lot residential development adjacent to traditional sized RF lots.)

- A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

(The regulations of the proposed RF-13 Zone will ensure that an appropriate scale and density is developed on the site. A Character Study and Building Design Guidelines have been submitted by the applicant and will help to ensure that the design of the new homes will be compatible with the existing neighbourhood character.)

- B6.4 – Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhood.

(A Character Study and Building Design Guidelines have been submitted by the applicant and will help to ensure that the design of the new homes on the proposed lots will be compatible with the existing neighbourhood character.)

- The proposed development complies with Policy O-52 – Small Lot Residential Zones which identifies guidelines for the location of small lots.
 - The subject site is designated as Urban in the OCP and is located near the following amenities:
 - Barry Mather Park (120 metres / 393 ft.);
 - Commercial services at Fraser Highway and 152 Street (350 metres / 1,148 ft.);
 - Green Timbers Urban Forest Park (493 metres / 1,617 ft.);
 - Berkshire Park Elementary School (548 metres / 1,797 ft.); and
 - Maple Green Park (394 metres / 1,292 ft.).
 - Appropriate interfaces with the adjacent single family residential dwellings will be ensured through the registration of a Building Scheme and through the regulations of the RF-13 Zone.

Transportation Considerations

- All proposed lots will have vehicular access from the 150A Street cul-de-sac that would be constructed through this application.
- As part of the proposed development, the applicant is being required to construct the abutting portion of 92 Avenue to the through-local road standard.
- The proposed development is approximately 430 metres (1,410 ft.) from both the 148 Street north/south bike route and the Fraser Highway bike route.
- The subject site is approximately 320 metres (1,050 ft.) from the nearest bus stop, located on 152 Street which is serviced by TransLink's Route 320. The subject site is also in walking distance to TransLink's other routes that service Fraser Highway and 148 Street. The subject site is also within walking distance to the intersection of 152 Street and Fraser Highway where a future rapid transit station is anticipated to be located.
- The applicant will be required to improve the pedestrian realm adjacent to the development through the installation of a sidewalk along 92 Avenue, street lighting, and street trees.

Neighbourhood Character Study and Building Scheme

- The applicant has retained Ran Chahal, AIBC of Apex Design Group Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes

which suggests that some of the adjacent housing stock in the area provides a suitable architectural context, and has proposed a set of building design guidelines that recommend updated design standards (Appendix V).

Preliminary Lot Grading

- Preliminary lot grading plans were prepared and submitted by H.Y. Engineering Ltd. The plans have been reviewed by staff and are acceptable. Basements are not proposed.

PRE-NOTIFICATION

- Pre-notification letters were sent out on March 16, 2018 to a total of 94 addresses and the development sign was installed on March 20, 2018. Staff have not received any responses to the pre-notification letters or sign.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
Dogwood, Flowering	1	0	1
Cherry	2	1	1
Plum	1	1	0
Hornbeam, European	1	1	0
Coniferous Trees			
Cedar, Western Red	14	13	1
Douglas Fir	10	10	0
Yew	1	0	1
Pine, Shore	1	1	0
False Cypress	1	1	0
False Cypress, Lawson	1	1	0
Total	33	29	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		8	
Total Retained and Replacement Trees		12	
Contribution to the Green City Fund		\$20,000	

- The Arborist Assessment states that there are a total of thirty-three (33) protected trees on the site. No existing trees are Alder and Cottonwood trees. It was determined that four (4) 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 2 to 1 replacement ratio for all trees. This will require a total of fifty-eight (58) replacement trees on the site. Since only eight (8) replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of fifty (50) replacement trees will require a cash-in-lieu payment of \$20,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 92 Avenue and on the future 150A Street cul-de-sac. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of twelve (12) trees are proposed to be retained or replaced on the site with a contribution of \$20,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 16, 2017. 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)	• The subject properties are designated as Urban in the OCP. The rezoning from RF to RF-13 is consistent with the Urban designation.
2. Density & Diversity (B1-B7)	• N/A
3. Ecology & Stewardship (C1-C4)	• N/A
4. Sustainable Transport & Mobility (D1-D2)	• The subject site is located within walking distance of future rapid transit along Fraser Highway.
5. Accessibility & Safety (E1-E3)	• N/A
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The surrounding community was notified via a pre-notification letter and a Development Proposal Sign as required by the City. • A Public Hearing will be required as part of the rezoning process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- 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. Policy O-52 – Small Lot Residential Zones
- Appendix VIII. Aerial View of Site

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CW/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.62-acres
Hectares	0.249-hectares
NUMBER OF LOTS	
Existing	2
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	13.4 metres – 14.2 metres
Range of lot areas (square metres)	403 square metres – 632 square metres
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16.1 lots/ha (6.45 lots/ac)
Lots/Hectare & Lots/Acre (Net)	19.9 lots/ha (8.0 lot/ac)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40.3%
Estimated Road, Lane & Driveway Coverage	28.04%
Total Site Coverage	68.3%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
	Required
PARKLAND	
5% 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

PROPOSED SUBDIVISION LAYOUT



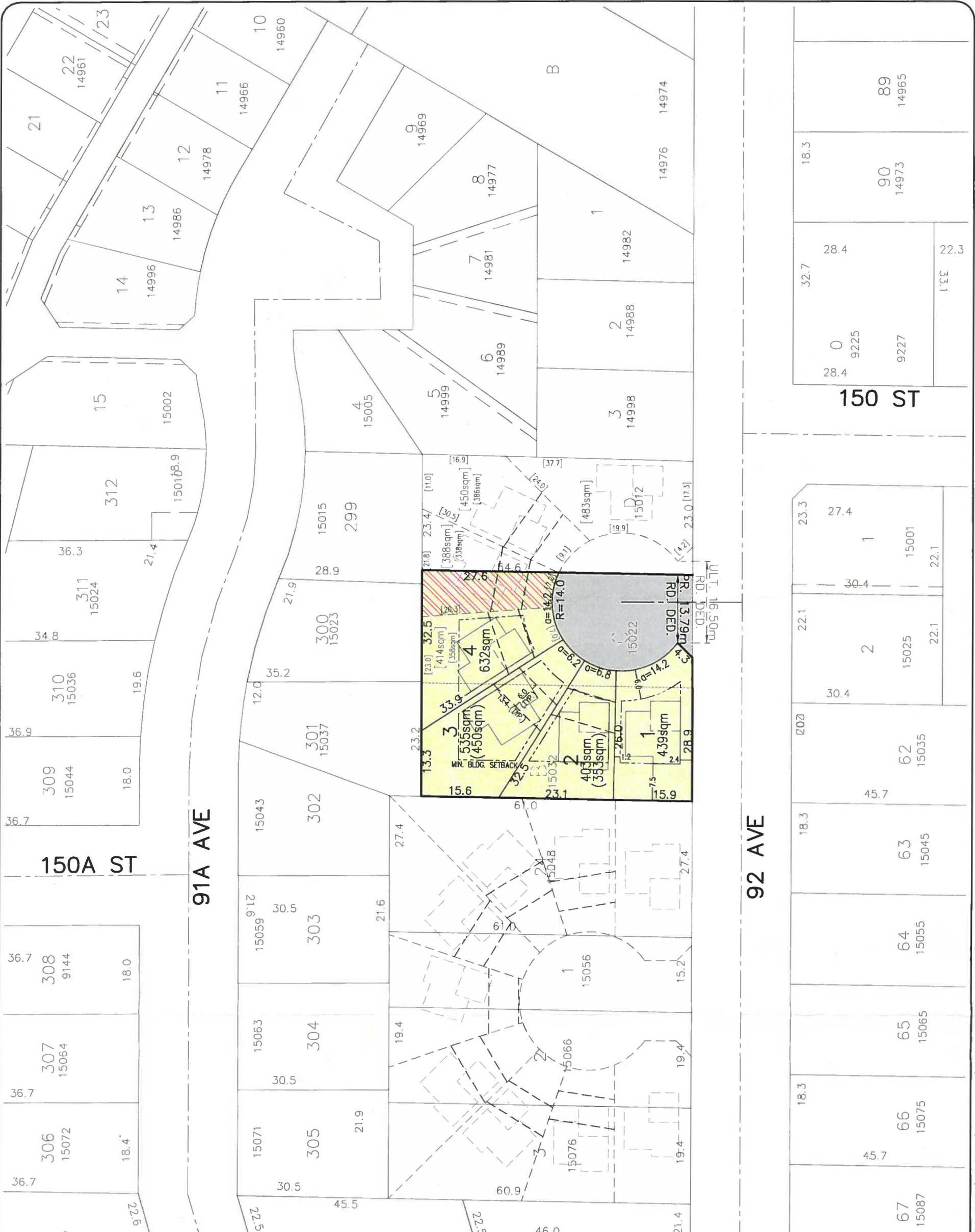
SURREY
CITY OF PARKS

Planning & Development Department
13450 - 104th Avenue, Surrey
British Columbia, Canada V3T 1V8
Tel. (604) 591-4441 Fax. (604) 591-2507

File No: 7917-0553-00
EXIST. ZONE: RF
PROP. ZONE: RF-13



CIVIC ADDRESS: 15022 & 15032 - 92 AVE., SURREY
LEGAL: LOTS B&C, SECTION 34, TOWNSHIP 2, N.W.D., PLAN NWP13743 PART SE 1/4.



HY. ENGINEERING LTD.
• #200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616
• Website: www.hyengineering.com • FAX 604-583-1737

GROSS SITE AREA: 2,493sqm (0.61ac)
5% PARK DEDICATION: 125sqm (0.03ac)(CASH-IN-LIEU)
ROAD DEDICATION: 483sqm (0.12ac)
218sqm 'NO-BUILD'
COVENANT FOR FUTURE DEVELOPMENT
OF THE SITE TO THE WEST

NOTE: ALL EXISTING ONSITE
STRUCTURES ARE TO BE REMOVED
UNLESS NOTED OTHERWISE
NOTE: PROPOSED BUILDING
FOOTPRINTS ARE SHOWN FOR
ILLUSTRATIVE PURPOSES ONLY

H.Y.#:174776 | **ALTERNATIVE#01-1** | **DATE: 30 NOV/17** | **SCALE: 1:750**

DRAWING PATH: E:\PROJECTS\174776\PLANNING\174776-ALTO1.dwg (1-LAYOUT) PLOT FILE UPDATED: DECEMBER-01-17 12:42:18 PM BY: BENJAMIN CEBRERO

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

FROM: **Development Engineer, Engineering Department**

DATE: **June 4, 2018** PROJECT FILE: **7817-0553-00**

RE: **Engineering Requirements
Location: 15032 92 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 13.79m towards the ultimate 16.5m local road allowance for 150A St and required road allowance for 14.0m radius cul-de-sac bulb;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 92 Ave & 150A St; and
- Register 0.5m statutory right-of-way along 150A St for inspection chambers.

Works and Services

- Construct the south half of 92 Ave to the Through Local standard;
- Construct 150A St to the Limited Local standard with 11.0m radius cul-de-sac bulb as per SSD-R.13;
- Construct storm, sanitary and water mains along 150A St to service the development;
- Extend the existing sanitary main on 92 Ave to full site frontage;
- Construct storm, sanitary and water services to each lot; and
- Register required Restrictive Covenants for stormwater management features necessary to meet Integrated Stormwater Management Plan requirements.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.
Development Engineer

R29

APPENDIX IV.



Planning March 28, 2018

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.

Berkshire Park Elementary is in a maturing neighbourhood. With only 5 current development permit applications asking for modest density increases, the 10 year enrolment projections reflect a stable and level trend. Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time.

Johnston Heights also serves a maturing neighbourhood and it is showing the same enrolment trend as the Berkshire Park; stable and level. The school currently operates a District IB Middle Program that has stabilized the enrolment. Because current and future enrolment demand can be accommodated by the school's existing capacity, no additions are being considered at this time.

THE IMPACT ON SCHOOLS

APPLICATION #: 7917 0553 00

SUMMARY

The proposed 4 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

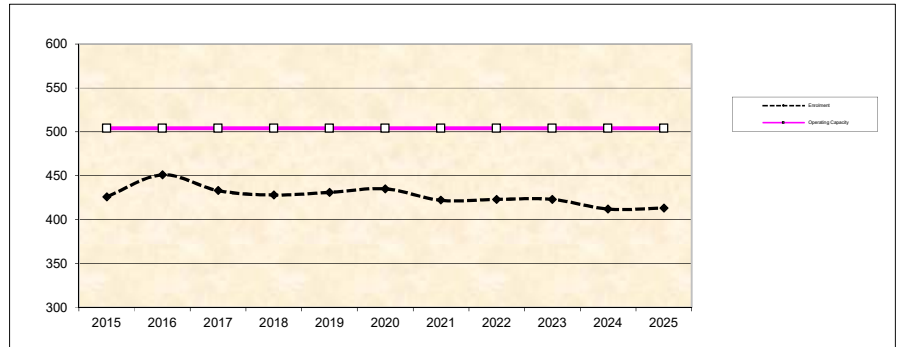
Elementary Students:	2
Secondary Students:	1

September 2017 Enrolment/School Capacity

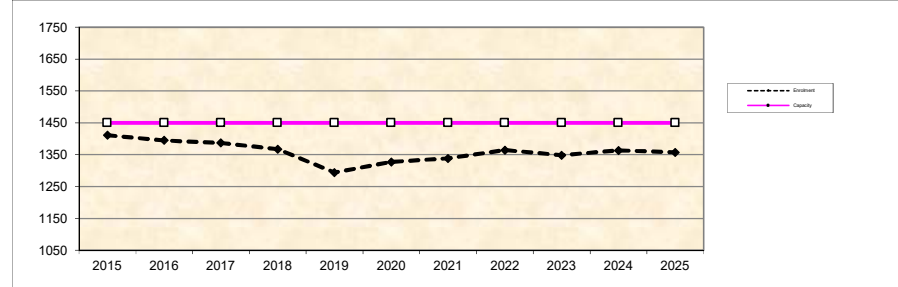
Berkshire Park Elementary
 Enrolment (K/1-7): 44 K + 389
 Operating Capacity (K/1-7) 38 K + 466

Johnston Heights Secondary
 Enrolment (8-12): 1387
 Capacity (8-12): 1450

Berkshire Park Elementary



Johnston Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

V.1.0

Surrey Project #: 17-0553 (NAICKER)
Property Location: 15022 & 15032 – 92 Avenue, Surrey, B.C

Design Consultant: Apex Design Group Inc.
Ran Chahal, Architectural Technologist.AIBC, CRD.ASTTBC
#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 urban area built out in the 1960's-1980's with some newer homes built in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1500-3500sf.

Most of the existing homes have mid to mid-massing characteristics with 68% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch of 3/12 to a medium pitch of 7-10/12 common truss roofs with simple gables and common hips with Asphalt Shingles Roof being most common.

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

Landscaping is of a moderate planting standard with 46% of the homes having Exposed Aggregate driveways.

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

A few of the newer homes located in the study area have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. Since the few existing newer homes in the study area are only 10-15 years old, a similar character should be maintained. 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"	36.0%
	"Basement /Cathedral Entry"	36.0%
	"Rancher (Bungalow)"	23.0%
	"Split Levels"	5.00%

Dwelling Sizes/Locations: (Floor Area and Volume)	Size range: 23.0% under 2000 sq.ft excl. garage
	9.0% 2001 - 2500 sq.ft excl. garage
	68.0% over 2501 sq.ft excl. garage

Exterior Treatment /Materials:	Cedar: 28.0% Stucco: 36.0% Vinyl: 36.0%
	Brick or stone accent on 41.0% of all homes

Roof Pitch and Materials:	Asphalt Shingles: 91.0% Cedar Shingles: 0.00%
	Concrete Tiles: 9.00% Tar & Gravel: 0.00%
	90.00% of all homes have a roof pitch 6:12 to 8:12.

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

Streetscape:A variety of simple "Two Story", 10-50 year old "West Coast Traditional" homes in a common urban setting. Roofs on most homes are simple low to medium pitched common hip or common gable forms with Asphalt Shingles roof is on most of the homes. Most homes are clad in Stucco & Vinyl.

Other Dominant Elements:	Most of the existing homes located in the immediate study area have covered front verandas.
-------------------------------------	---

2. Proposed Design Guidelines

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

The guidelines will ensure that the existing character of the homes are maintained with 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, Hardiplank, Vinyl (only permitted on non-street facing side only) and Brick or 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 or brown 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. 12 shrubs (min. 3 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:

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

March 19, 2018
Date

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD

Address: 15022 / 15032 - 92 Avenue

Registered Arborist: Corey Plester #PN-8523A

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)	33
Protected Trees to be Removed	29
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All Other Trees Requiring 2 to 1 Replacement Ratio 29 X two (2) = 58 	58
Replacement Trees Proposed	8
Replacement Trees in Deficit	50
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	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All Other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist:



Date: April 20, 2018



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
 TREE PRESERVATION AND PROTECTION PLAN
 15022 / 15032 92 AVENUE
 SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

SHEET TITLE

T1 - TREE PRESERVATION AND REMOVAL PLAN

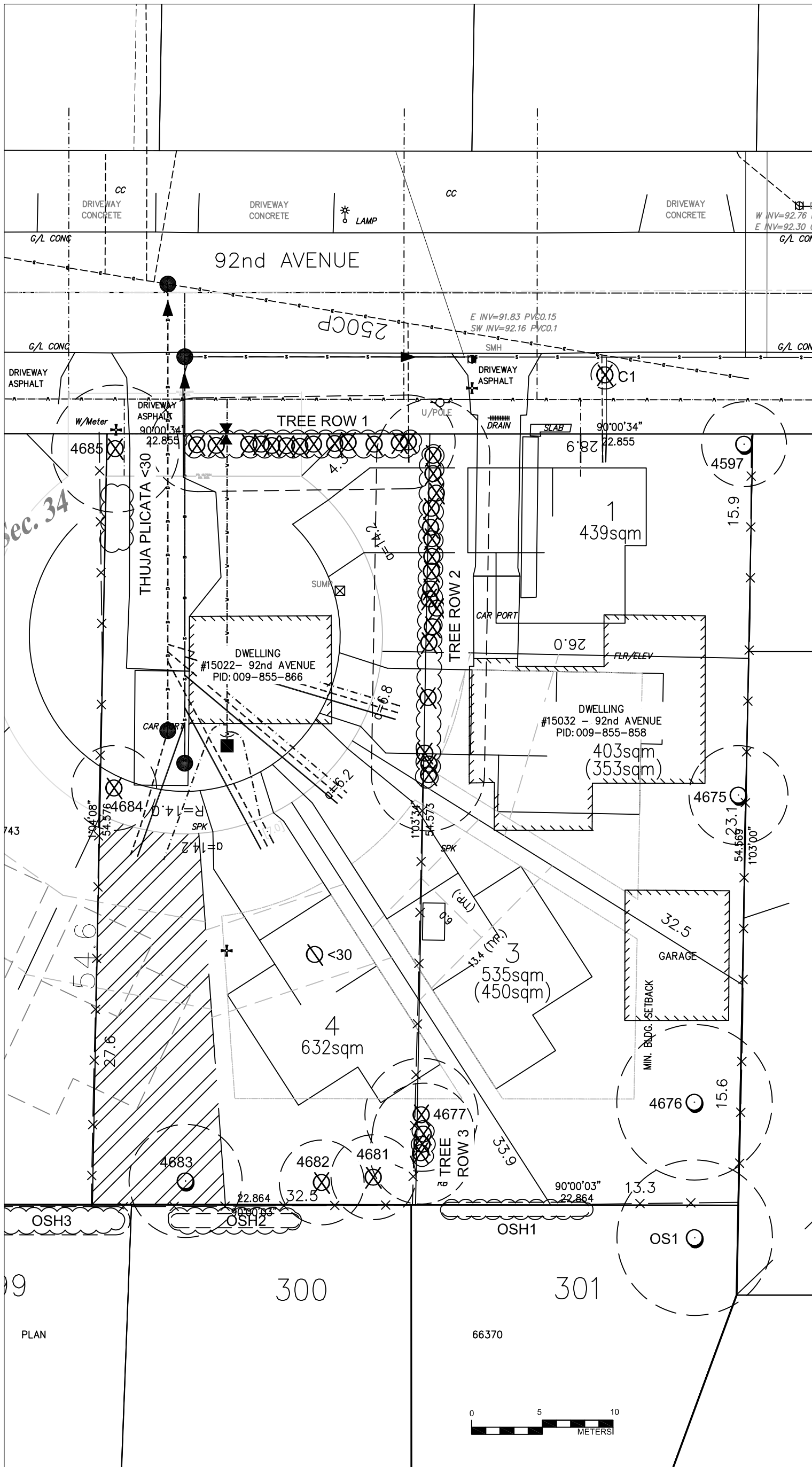
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 MK

SCALE
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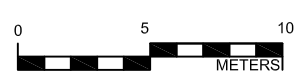
DATE
 APRIL 11, 2018

T-1
 SHEET 1 OF 2



LEGEND

	TREE TO BE RETAINED		MINIMUM NO DISTURBANCE ZONE
	TREE TO BE REMOVED		NON BY-LAW TREE



MIKE FADUM AND ASSOCIATES LTD. VEGETATION CONSULTANTS

#105, 8277 129 St.
Surrey, British Columbia
V3W 0A6
Ph: (778) 593-0300
Fax: (778) 593-0302
Email: mfadum@fadum.ca

CLIENT

FILE NO.

PROJECT TITLE
TREE PRESERVATION AND PROTECTION PLAN
15022 / 15032 92 AVENUE
SURREY, B.C.

REVISIONS:

NO.	DATE	BY	REVISION

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

SHEET TITLE

T2 - TREE PROTECTION PLAN

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DRAWN

MK

SCALE

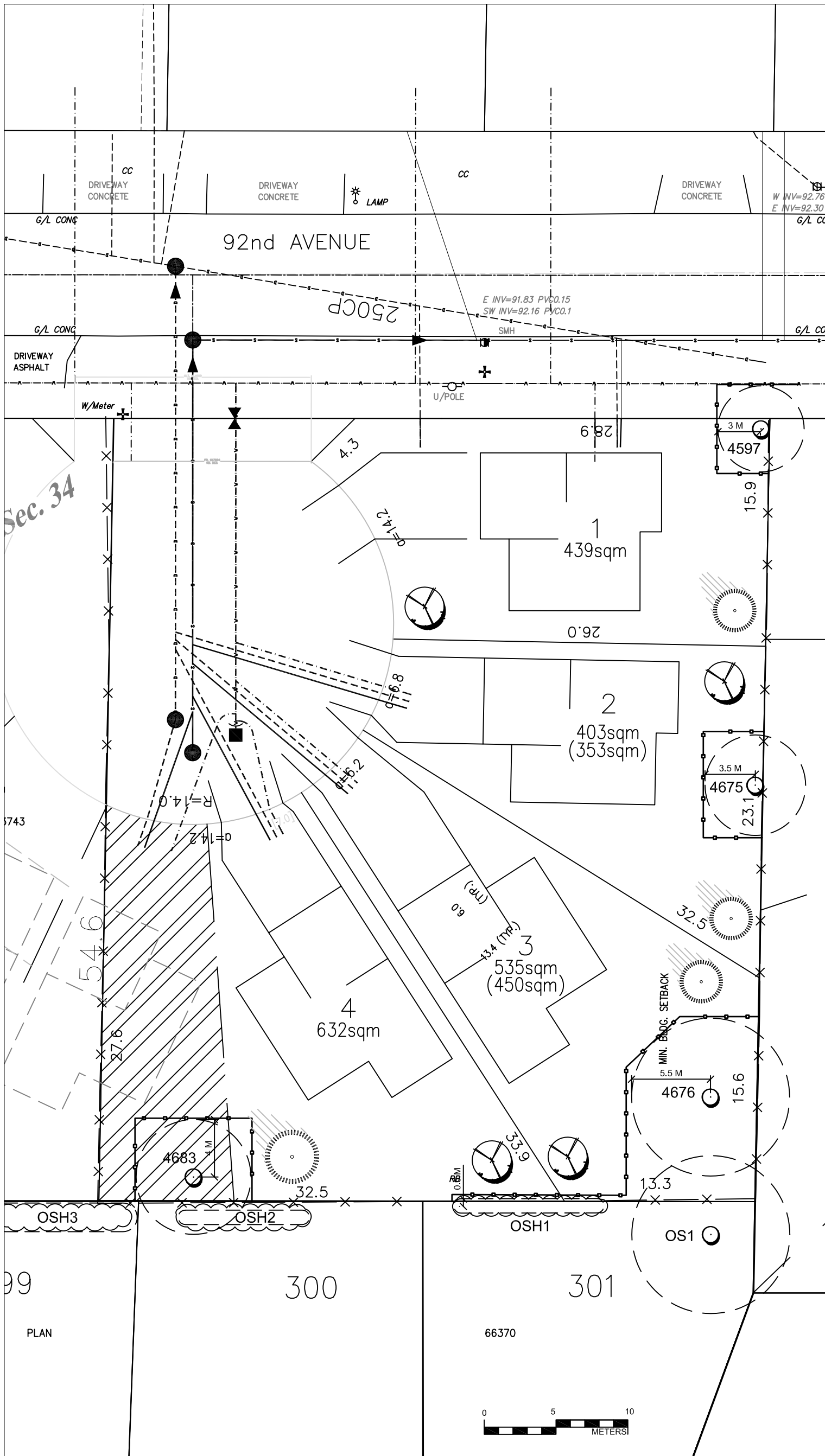
AS SHOWN

DATE

APRIL 11, 2018

T-2

SHEET 2 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)





CITY POLICY

No. O-52

REFERENCE:	APPROVED BY:	CITY COUNCIL
REGULAR COUNCIL PUBLIC HEARING MINUTES	DATE:	17 JAN 2000 (RES.R00-74)
	HISTORY:	NEW

TITLE: SMALL LOT RESIDENTIAL ZONES

In addition to any site-specific consideration, the appropriateness of the proposals under the RF-12, RF-9, RF-SD and RM-19 Zones should be considered in light of both the General and Zone-specific Policy Guidelines as follows:

A. General Policy Guidelines

1. RF-12, RF-9 and RF-SD zones may be considered in areas designated Urban by the Official Community Plan (OCP), provided that in infill situations community impacts are addressed to the satisfaction of Council. Within the Neighbourhood Concept Plan (NCP) areas they may be considered in the compact or small lot housing designations or other similar designations to accommodate similar housing, provided that the amenity impacts are resolved to the satisfaction of Council and the overall objectives of the applicable NCP are not compromised.
2. RM-19 Zone, may be considered in areas designated by the OCP as Multiple Residential in proximity to city centre, town centres and neighbourhood centres, and in areas designated as Urban if permitted by an applicable NCP.
3. Rezoning to the small lot zones should be subject to normal planning and design considerations including compatible transitions between different land uses and developments of different densities, adequacy and proximity of community recreational and social amenities, adequacy of engineering services and conformance with growth management policies of the OCP.

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4. The general intent is that there will be a gradation of land use intensity. The small lot development proposals that do not meet this intent may be considered if they are small-scale, self-contained and have minimal impacts on the neighbourhood.
5. The provision of small lot housing through comprehensive site planning is encouraged, provided that the objectives reflected in the OCP policies and any applicable NCP are not compromised. In an established neighbourhood the small lot housing development should be incrementally implemented in small scale, or in a substantially large site so as to provide an adequate buffer and transition to reduce impacts.
6. The length of a block in small lot developments should be approximately 100 to 150 metres (330 to 500 ft.) to facilitate convenient traffic movement and dispersal and provide shorter walking distances.
7. Comprehensive building schemes, registered against title under Section 220 of the Land Title Act, are required for the RF-12, RF-9, and RF-SD Zones to consider design compatibility within the development and with adjacent development. In particular, roof slopes and shape should be designed to minimize massing impacts and maximize daylight penetration in side yards. Roof slopes of 8:12 or of a steeper pitch are considered appropriate for this purpose.
8. Development permits are required for developments in the RM-19 Zone.

B. Specific Policy Guidelines

RF-12 Zone

1. This zone may be considered compatible adjacent to 15-metre (50 ft.) wide RF lots. The Infill Policy of Council may be applied when the adjacent RF lots are wider than 15 metres (50 ft.). Within infill situations, this zone can be considered if the proposed development is sufficiently large in size so as to provide adequate interface with the adjacent single family residential use, and adequate public support is demonstrated through a public planning process based on a comprehensive plan.
2. This zone may be considered in the Urban designated areas on the OCP within approximately 800 metres (1/2 mile) of the edges of the Surrey City Centre and Town Centres of Guildford, Fleetwood, Cloverdale, Newton and South Surrey (Semiahmoo) shown on Schedule 1 of this Policy, community nodes suitable to be considered as neighbourhood centres in keeping with the OCP, and major employment centres

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(such as Surrey City Hall complex, college or university campuses, hospitals, etc.). It may also be considered appropriate adjacent to Multiple Residential areas designated in the OCP and townhouse areas.

3. Access may be provided from the front, except that when one or more of the following situations occur the access should be provided from a rear lane:
 - When a rear lane is required for alternative access in accordance with Surrey Highway and Traffic By-law.
 - When a dedicated lane exists up to or along the rear or side lot line.
 - Where a majority of the lots in the surrounding area have dedicated rear lanes whether the lanes are constructed or not, or whether or not they are required as alternative access under Surrey Highway and Traffic By-law.
 - In comprehensive developments where lanes are proposed as an integral component of the development.
 - In areas with Neighbourhood Concept Plans that require rear lanes.

RF-9 Zone

1. This zone may be considered compatible adjacent to RF-12 lots, but not compatible with abutting or adjacent RF lots except in infill areas where a public planning process demonstrates public support based on a comprehensive plan and the proposed development is sufficiently large in size so as to provide adequate interface with the adjacent single family residential use.
2. This zone may be considered in the Urban designated areas on the OCP within approximately 400 metres (1/4 mile) of the edges of the Surrey City Centre and Town Centres of Guildford, Fleetwood, Cloverdale, Newton and South Surrey (Semiahmoo) shown on Schedule 1 of this Policy, community nodes suitable to be considered as neighbourhood centres in keeping with the OCP, and major employment centres (such as Surrey City Hall complex, college or university campuses, hospitals, etc.). It may also be considered appropriate adjacent to Multiple Residential areas designated in the OCP and townhouse areas.

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3. Access should be provided from rear lanes. Subject to Council's approval, under certain site-specific circumstances, an alternative to access from a rear lane may be considered through the Development Variance Permit process.

RF-SD Zone

1. This zone is considered compatible adjacent to RF-12 and RF-9 lots if considered in conjunction with a comprehensive development unless in a Neighbourhood Concept Plan this zone is specifically not permitted adjacent to RF-12 or RF-9 Zones. It may also be considered compatible adjacent to RF lots which are at least 18 metres (60 ft.) wide provided that the development is proposed to be small-scale, to be implemented on an incremental basis and design compatibility issues are addressed. In infill situations, rezonings to RF-SD should proceed on the basis of incremental neighbourhood change to reduce impacts, and provided that adequate public support is demonstrated through a public planning process for rezonings based on a comprehensive plan.
2. Access may be provided from the front, except when one or more of the following situations occur the access should be provided from a rear lane:
 - When a rear lane is required for alternative access in accordance with Surrey Highway and Traffic By-law.
 - When a dedicated lane exists up to or along the rear or side lot line.
 - Where a majority of the lots in the surrounding area have dedicated rear lanes whether the lanes are constructed or not, or whether or not they are required as alternative access under Surrey Highway and Traffic By-law.
 - In comprehensive developments where lanes are proposed as an integral component of the development.
 - In areas with Neighbourhood Concept Plans that require rear lanes.
3. Party wall agreements should be registered on each lot to protect the respective interests of adjacent lot owners including but not limited to maintenance of one's lot and dwelling and ability to exercise some control over exterior changes after the dwellings are built to ensure integrity of the design and construction of the overall building.

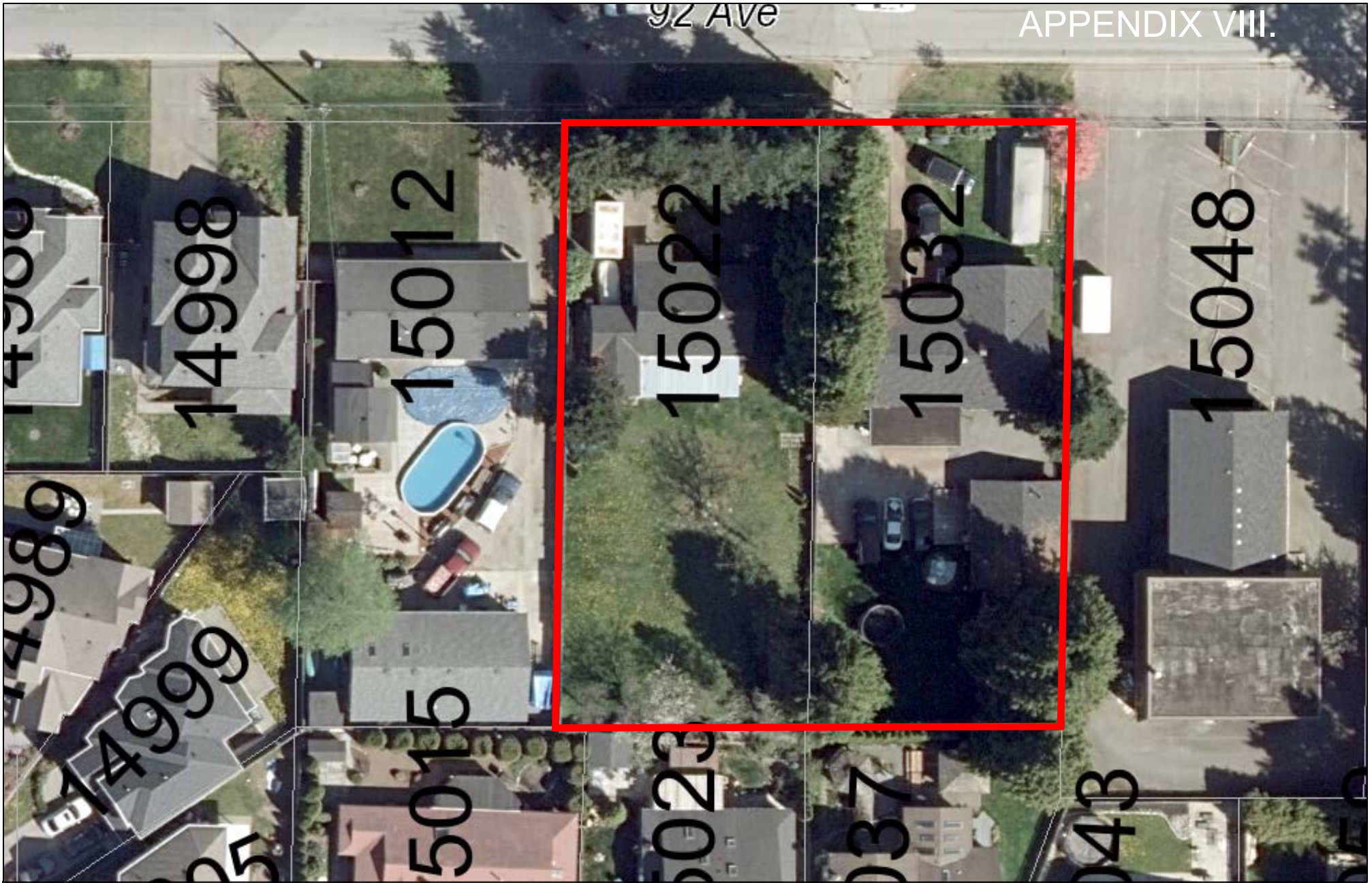
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RM-19 Zone

1. This zone may be considered compatible with the RF-9 and RF-SD Zones if considered in conjunction with a comprehensive development unless in a Neighbourhood Concept Plan this zone is specifically not permitted adjacent to these zones. It may also be considered compatible adjacent to RF and RF-12 Zones provided that the interface and transition issues are resolved, and it is permitted under the applicable NCP.
2. This zone may be considered in Multiple Residential designated areas in the OCP within approximately 400 metres (1/4 mile) of the edges of the Surrey City Centre and Town Centres of Guildford, Fleetwood, Cloverdale, Newton and South Surrey (Semiahmoo) shown on Schedule 1 of this Policy, community nodes suitable to be considered as neighbourhood centres in keeping with the OCP, and major employment centres (such as Surrey City Hall complex, college or university campuses, hospitals, etc.). It may also be considered appropriate in Multiple Residential areas adjacent to townhouses in the Urban areas if interface issues and community impacts are addressed.
3. Access to each individual unit should be provided from a rear lane. Subject to Council's approval, under certain site-specific circumstances, an alternative to access from a rear lane may be considered through the Development Variance Permit process.
4. Party wall agreements should be registered on each lot to protect the respective interests of adjacent lot owners including but not limited to maintenance of one's lot and dwelling and ability to exercise some control over exterior changes after the dwellings are built to ensure integrity of the design and construction of the overall building.

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92 Ave



7917-0553-00
15022 and 15032 - 92 Avenue
Aerial View of Site

