



Corporate Report

NO: R154

COUNCIL DATE: July 28, 2008

REGULAR COUNCIL

TO: Mayor & Council DATE: July 28, 2008
FROM: General Manager, Planning and Development FILE: 7908-0123-00
SUBJECT: Proposed Rezoning of a Portion of the Crescent Park Annex Area
from RF to CD

RECOMMENDATION

The Planning and Development Department recommends that Council:

1. Receive this report as information; and
2. Authorize the City Clerk to bring forward, for the required readings and to set a date for the required Public Hearing, the by-law attached as Appendix I to this report, that, if adopted, will act to rezone the portion of the Crescent Park Annex area, as shown in Schedule "B" of the attached by-law, from Single Family (RF) to a Comprehensive Development (CD) Zone.

INTENT

The purpose of this report is to:

- Inform Council of the results of the neighbourhood consultation process undertaken with regard to a neighbourhood-initiated rezoning in the Crescent Park Annex area. The owners of 118 RF zoned lots in the Crescent Park Annex area were consulted about the proposed rezoning of their properties from RF to a CD Zone in order to restrict subdivision of the existing larger lots into smaller lots, as would currently be permitted under the RF Zone; and
- Obtain Council authorization to proceed with introduction of the rezoning by-law and the public hearing on the proposed by-law.

BACKGROUND

On April 30, 2007, Council-in-Committee received a delegation from the Crescent Park Annex Property Owners Association (the "Association"). The delegation expressed concern about a proposed subdivision to create 14 lots under the existing RF Zone and the impact of this and other possible future subdivisions on the character of their area (Subdivision Application No. 7907-0048-00). The delegation submitted a 232-signature petition opposing the approval of the subdivision and requesting Council to consider an area-wide rezoning of their neighbourhood to preserve its existing character.

The subject area is bounded by 124 Street, 128 Street, 24 Avenue and 22 Avenue, and also includes the 10 larger RF-zoned properties on the south side of 22 Avenue (see Schedule "B"). The area predominantly contains much larger than standard RF lots. A continuous mature tree cover is located in the rear yards of most of these lots.

On June 25, 2007, Council considered Corporate Report No. L007, which outlined the merits and implications of the area-wide rezoning request, and authorized staff to proceed with Option B, which was:

"The Association would undertake a process to determine the preferred zoning regulations for the neighbourhood and the level of support for area-wide rezoning to the preferred zoning regulations, which would provide Council with more information upon which to base a decision regarding whether to proceed with such a rezoning".

Steps for Neighbourhood Consultation Process

The public consultation process to which Option B refers, was to consist of the following steps:

1. The Association canvasses the neighbourhood to determine what provisions should be included in a new CD Zone. This would include attempting to obtain consensus from the community on the provisions of a new CD Zone, including lot size, building setbacks, maximum house size, and whether accessory uses, such as coach houses, would be acceptable to the neighbourhood. This canvassing process would also help to establish the boundaries of the area that would be covered by the proposed CD Zone;
2. Staff works with the Association to prepare draft provisions of the CD Zone;
3. The Association holds neighbourhood meetings to gauge the level of support for the CD Zone and to receive comments on the draft provisions. Staff would attend the meeting as a resource to answer any technical questions about the draft zoning provisions and respond to any questions about the rezoning process;
4. Staff sends a survey by registered mail to all owners whose properties would potentially be rezoned through this process. The survey package would contain information on the detailed provisions of the draft CD Zone. The survey would

determine the extent of support and opposition by owners whose properties would be directly involved in the rezoning; and

5. Staff reports back to Council on the results of the process and survey and provides recommendations, for Council's consideration, on whether to proceed with the introduction of a rezoning by-law for first and second readings and setting a date for the required public hearing.

Option B of Corporate Report No. L007 also noted that "in order to determine what level of support would constitute a clear majority, it is suggested that support of at least 75% of the land owners representing at least 75% of the land area within the petition area be a condition for consideration of a City-initiated down-zoning".

DISCUSSION

Neighbourhood Consultation Process

Steps 1 & 2 – Canvassing of the neighbourhood to determine the provisions of the new CD Zone & preparation of the draft CD zoning provisions.

On August 7, 2007 the Association submitted a letter advising that a door-to-door survey had been conducted in the neighbourhood and, following this survey, a template of the zoning provisions for the new CD Zone had been drafted.

The current RF Zone allows a minimum lot size of 560 square metres (6,000 square feet) and a floor area ratio of 0.48, with a maximum house size of 330 square metres (3,550 square feet).

The proposed zoning provisions include:

- Caps on the floor area ratio, house size and lot coverage on the basis of the lot area, with larger lots (14,000 – 20,000 square feet) having a smaller floor area ratio and lot coverage than smaller lots;
- Maximum allowable house sizes between 3,900 and 4,500 square feet for the larger lots, similar to the house sizes allowable under the RH-G Zone;
- For subdivision purposes, a minimum lot size of 20,000 square feet, a width of 80 feet and depth of 224 feet for most of the larger properties, which are on average 20,000 square feet in area. The intent was to ensure that the large-lot character of the neighbourhood is preserved; and
- For smaller properties, a minimum of 10,000 square feet lot size, 80 feet width and 125 feet depth.

The proposal also included a restriction on the house type to a two-storey, split-level or rancher, with or without a basement. The Association deleted this requirement after staff advised that house types could not be regulated in a zoning by-law.

Step 3 – Neighbourhood Meeting

The Association held a public information meeting on Wednesday, September 5, 2007 at the Ocean Park Community Hall. Staff attended this meeting and provided information on the rezoning process and proposed zoning provisions. The Association advised that invitations to the meeting were sent to all owners of RF lots in the affected area.

A package of information containing a brief history of the Association's rezoning efforts in the past, the rezoning proposal and a comment sheet were distributed at the meeting. The Association advised that 80 people attended the meeting. Sixty-eight of these were from within the rezoning area. Forty-eight completed comment sheets were returned from the owners of the RF lots within the Crescent Park Annex area. Forty-four (about 65% of 68 people) of these comment sheets indicated support for the rezoning.

The Association advised that after the public meeting, they again canvassed the neighbourhood, and that 84 people said that they were in favour of the rezoning, with 11 people against.

In a letter, dated January 28, 2008, the Association advised that, based on the comments received at and after the public information meeting, and further review of the draft zoning provisions, they propose changes to their initial proposal, which include:

- Elimination of floor area ratio caps, but retention and adjustment of the house size caps to permit a house of a maximum of 3,600 square feet for lots 8,000 square feet and smaller. This house size is comparable to the 3,550 square foot house size allowable under the RF Zone; and
- Graduated increases for house size and lot coverage based on the lot size. Under this revised proposal, a maximum house size of 4,800 square feet was proposed on 20,000 square foot or larger lots and the lot coverage proposed was a maximum of 20%.

Step 4 – Neighbourhood Survey

On March 28, 2008 staff sent a survey package (Appendix II), by registered mail, to each of the owners of the 118 RF lots in the Crescent Park Annex area. The survey package contained the following material:

1. A letter with a map of the proposed rezoning area;
2. A Questionnaire for the lot owner to complete regarding the owner's position on the proposed rezoning and any additional comments, including an addressed, pre-stamped return envelope;
3. An explanation of the reasons for the proposed rezoning and description of the neighbourhood consultation process; and
4. A description and comparison of the current RF Zoning regulations and proposed CD Zoning regulations.

The owners were requested to return the completed questionnaires to the City by April 25, 2008. On May 12, 2008 the survey packages were sent a second time to the owners of 28 lots who did not respond to the first mailing of the survey. The majority of these 28 packages were hand delivered by Association representatives to ensure that each of these owners received the survey package.

Proposed CD Zone

The regulations of the CD Zone, as proposed by the Association and included in the survey package, are crafted to maintain the large-lot character of the subject area by restricting the size of the new lots that would be permitted through subdivision. The CD zone would also reduce the allowable lot coverage and would require larger setbacks for future buildings. In recognition of maintaining large lots, the CD Zone permits larger houses than are currently permitted by the existing RF Zone. A majority of the existing lots are 1,858 square metres (20,000 square feet) or more in area, and the maximum allowable house sizes on these lots, as noted below, would be comparable to the house sizes permitted by the Half-Acre Gross Residential (RH-G) Zone.

The following are the highlights of the regulations of the proposed CD Zone that are different from the regulations of the RF Zone:

- **Restriction on Lot Sizes through Subdivision** - To preserve the existing large-lot character, the minimum lot size required in any new subdivision would be increased from 560 square metres (6,000 square feet) in the RF Zone to 1,858 square metres (20,000 square feet). Recognizing, however, that there are some existing lots, which are not as large as the majority of the lots, 929 square metre (10,000 square feet) lots would also be permitted in the areas where lots smaller than 1,858 square metres are located;
- **Reduction in the Lot Coverage** – In order to preserve the existing trees, the lot coverage would be reduced from a maximum of 40% in the RF Zone to a lot coverage ranging from a maximum of 20% to 25% in the CD Zone, depending on the lot size;
- **Increase in the Yard & Setback Dimensions** - To preserve trees and to maintain and enhance the privacy between lots, building setbacks would be increased in the proposed CD Zone, to be larger than the setbacks permitted under the RF Zone. The CD Zone would, however, recognize smaller setbacks on existing smaller lots to reduce the creation of non-conformities through this rezoning; and
- **Increase in the House Size** - Given that most of the existing lots are much larger than under the RF Zone, the proposed CD Zone permits larger houses. Under the CD Zone, the permissible house size would increase from a maximum of 330 square metres (3,550 square feet) currently permitted in the RF Zone to a house size ranging from a maximum of 334 to 446 square metres (3,600 to 4,800 square feet), depending on the lot size.

Step 5 – Survey Results

Completed questionnaires were received from the owners of 107 of the 118 RF zoned lots, which represents a response rate of approximately 91%. The following table summarizes the questionnaire responses from the owners of 107 lots:

	Number of Responses Received (Counted One response per Lot)	No Responses Received	% of the Total Number of Responses Received (107 Lots)	% of the Total Number of RF Lots (Total 118)
"Yes" to the Rezoning	92		86%	78%
"No" to the Rezoning	14		13%	12%
Survey returned stating "No Response" to the Rezoning at this time	1		1%	1%
Survey not returned.		11		9%
Sub-Total	107	11		
Total	107 + 11 = 118		100%	100%

A map showing the survey responses is attached as Appendix III.

As noted in the above table, there is 86% support for the proposed rezoning, based on the percentage of responses received (92 of the 107 completed questionnaires received). This translates to 78% overall support from the owners of the 118 RF lots.

The area of the properties, whose owners are in support, collectively represents 79% of the land area within the boundaries of the proposed rezoning area. This is more than the 75% support that was suggested in Corporate Report No. L007.

For comparison purposes, the survey results for the St. Helen's Park area rezoning in 2006, indicated 63% overall support and the rezoning in the Royal Heights Park area earlier this year, received 80% support.

The questionnaire also provided an opportunity for lot owners to make comments on the proposed rezoning and the provisions of the proposed CD Zone. Seventeen people provided comments. Negative opinions about the proposal are summarized below. These comments were referred to the Association for a response. Their full response is included in Appendix IV. A summary of their response is provided in italics under each comment as shown below.

- Rezoning should only apply to half-acre lots.

Response from the Association:

Most of the 118 existing RF lots in the area are half-acre or larger. 29 lots are smaller lots comprising between 8,000 to 20,000 sq. ft. Many of these smaller lots are comparable in size to the 12,000 to 14,000 sq. ft. lots permissible under the Half-Acre Gross Density Zone (RH-G), except two lots, which are smaller than 8,000 sq. ft. in size. All of the smaller lots have wide frontages that blend in with the

neighbourhood in a way that the RF lots of 50 to 60 ft. width will not. Inclusion of the smaller than half-acre lots will prevent their subdivision into smaller RF lots to achieve a less abrupt transition between larger lots and smaller lots. Also, the continuity of the existing forest cover will be protected by including the smaller lots in the rezoning.

- The proposed rear yard setback of 80 feet is too high. A more reasonable setback of 25 feet to 40 feet should be considered.

Response from the Association:

Upon close examination of similar comments, it is noted that the concern is often about the setbacks of the accessory buildings. The proposed CD By-law does not include any changes to the setbacks of these buildings. The by-law as proposed allows 25 ft. setback on small lots, which are only 90 ft. deep.

- Rezoning should be a choice.

Response from the Association:

We agree that the rezoning should be a choice, but this choice must be decided as a community through neighbourhood consultation.

- Rezoning will negatively affect property value.

Response from the Association:

While most of the owners recognize that the rezoning is likely to increase the property value, some remain convinced that they can do better by subdividing, or selling to a developer. Financial disadvantages of retaining an RF zoning include the potential loss of property value adjacent to any new development, cloud of uncertainty for years as piecemeal development follows a random pattern, the creeping erosion of unique and valuable characteristics and ongoing conflict between existing homeowners who wish to protect their neighbourhood and the potential developers who wish to change it.

Petition from the Owners of the Existing CD and RM-D Lots

Within the boundaries of the subject area, two lots are now zoned CD (one rezoned in 1998 to allow the retention of an existing accessory building and the second rezoned in 2006 to permit a floor area larger than 3,550 square feet). Seven lots are zoned RM-D (Duplex – which has a minimum lot size of 10,000 square feet). Following the mailing of the survey package by the City, the owners of the two CD lots and five of the seven RM-D lots, submitted a petition signed on April 26 and May 14, 2008. The petition states that the current RF zoning of the area would result in subdivisions surrounding their properties that would be incompatible with the character of the neighbourhood, and therefore, they would like their properties included in the proposed rezoning. The map attached as Appendix V shows the locations of the properties whose owners signed the petition.

The current rezoning proposal is only for the rezoning of the RF lots, as instructed by Council. Should Council approve the proposed rezoning, there would be no possibility of subdivision into small RF size lots. No lots smaller than 10,000 square feet or 20,000 square feet, depending on the size of the existing property, would be permitted. Subdivision into smaller RF type lots for any lots would require a rezoning application, pre-notification, public hearing and an approval by Council. In light of this, the concern of the petitioners about the impact of the subdivision of the surrounding properties into RF size lots is not warranted.

CONCLUSION

The consultation process, with regard to the proposed rezoning in the Crescent Park Annex area, has been completed in accordance with Council's direction. Based on the above discussion and support for the proposed rezoning, as indicated by the results of the City survey of the Crescent Park Annex area, it is recommended that Council authorize the City Clerk to bring forward, for the required readings and to set a date for the required Public Hearing, the by-law attached as Appendix I to this report, that, if adopted, will act to rezone the portion of the Crescent Park Annex area, as shown in Schedule "B" of the attached by-law, from Single Family (RF) to a Comprehensive Development (CD) Zone.

Jean Lamontagne
General Manager
Planning and Development

BP:saw

Attachments:

- Appendix I Proposed CD By-law
- Appendix II Survey Package mailed to the RF Lot Owners in the Crescent Park Annex Area
- Appendix III Map of the Crescent Park Annex Area Survey Results
- Appendix IV Response from the Crescent Park Annex Property Owners Association to Comments on the Proposed Rezoning and CD By-law
- Appendix V Map of the Properties included in Petition

CITY OF SURREY

BY-LAW NO.

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
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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 parcels of land, presently shown upon the map designated as the Zoning Map and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

All of the parcels of land identified on Schedule "A" and located within the area bounded by the heavy outline on Schedule "B" attached hereto and forming part of this by-law:

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

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

A. Intent

This Comprehensive Development Zone is intended to restrict the subdivision into small *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* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, 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. (a) For *building* construction within a *lot* the maximum allowable floor area shall be permitted as follows provided that the allowable floor area shall be subject to Sub-section D.1(b):
 - i. On a *lot* size of a maximum of 743 square metres [8,000 sq. ft.], the maximum allowable floor area shall be 334 square metres [3,600 sq. ft.];
 - ii. On a *lot* size of a minimum of 1,858 square metres [20,000 sq. ft.], the maximum allowable floor area shall be 446 square metres [4,800 sq. ft.]; and
 - iii. On a *lot* size larger than 743 square metres [8,000 sq. ft.] but smaller than 1,858 square metres [20,000 sq. ft.], the maximum allowable floor area shall be calculated as follows:

$$\text{Maximum Allowable Floor Area} = \left[\frac{(\text{Lot size} - 743 \text{ sq. m. [8,000 sq. ft.]})}{10} \right] + 334 \text{ sq. m. [3,600 sq. ft.]}$$

- (b) The maximum allowable floor area pursuant to above Sub-section D.1(a) shall be subject to the following::
 - i. Where the *lot* size is smaller than 929 square metres [10,000 sq. ft.], 37 square metres [400 sq. ft.] shall be reserved for use only as a garage or carport and where the *lot* size is 929 square metres [10,000 sq. ft.] or larger, 46 square metres [500 sq. ft.] shall be reserved for use only as a garage or carport;
 - ii. Where an *accessory building* is greater than 10 square metres [105 sq. ft.] in size, the area of that *accessory building* in excess of 10 square metres [105 sq. ft.] shall be included as part of the maximum allowable floor area; and
 - iii. The floor area of a *basement* shall not be included in the maximum allowable floor area provided that when a garage is located in the *basement*, the floor area of the garage shall be included as part of the maximum allowable floor area.

E. Lot Coverage

The maximum *lot coverage* shall be as follows:

- (a) On a *lot* size of a maximum of 1,393 square metres [15,000 sq. ft.], the *lot coverage* shall be a maximum of 25%;
- (b) On a *lot* size of 1,858 square metres [20,000 sq. ft.] or larger, the *lot coverage* shall be a maximum of 20%; and
- (c) On a *lot* size larger than 1,393 square metres [15,000 sq. ft.] but smaller than 1,858 square metres [20,000 sq. ft.], the maximum *lot coverage* shall be calculated as follows:

$$\text{Maximum Lot Coverage} = 25\% - \left[\frac{(\text{Lot size} - 1,393 \text{ sq. m. [15,000 sq. ft.]})}{1000} \right]$$

F. Yards and Setbacks

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>		7.5 m. ^{1 & 2} [25 ft.]	24.0 m. ³ [80 ft.]	3.0 m. ⁴ [10 ft.]	7.3 m. [24 ft.]
<i>Accessory Buildings and Structures</i> Greater Than 10 square metres [105 sq. ft.] in Size		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

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

1. The *front yard setback* on a *lot* within Area "1C", as shown on the attached Schedule "C", may be relaxed at a first storey level only to not less than 5.5 metres [18 ft.] for a maximum of 50% of the length of the front of the *single family dwelling* for all portions of the *single family dwelling* excluding the garage. If 50% of the *building* face has the *setback*

of 9 metres [30 ft.] from the *front lot line*, the *setback* of an attached garage whose main access doors face the fronting *highway* may be relaxed to a minimum of 6.7 metres [22.0 feet], except that the *setback* for a garage whose main access doors face a *side yard* may be relaxed to a minimum of 4.5 metres [15 ft.].

2. With the exception of a garage where main garage access doors face a *side yard*, an attached garage to the *principal building* shall not extend towards the *highway* by more than half the depth of the said garage, measured from the exterior front face of the *principal building*, excluding any front face of the exterior wall above the said garage. If the aforesaid garage contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) shall have the *setback* of a minimum of 0.9 metre [3 ft.] from the front of the said garage.
3. When the *lot depth* is less than 68 metres [224 ft.], the *rear yard setback* may be reduced to a minimum of 12 metres [40 ft.], provided that when the *lot depth* is less than 30 metres [100 ft.] the *rear yard setback* may be reduced to not less than 7.5 metres [25 ft.] and further provided that on those *lots* where the *lot depth* is less than 30 metres [100 ft.], 50% of the length of the rear *building* face may have a *setback* of a minimum of 6.0 metres [20 ft.] from the *rear lot line* subject to the remainder of the *building* face, not including *sundecks*, having the *rear yard setback* of a minimum of 8.5 metres [28 ft.].
4. The *side yard setback* may be reduced to a minimum of 1.8 metres [6 ft.] if the other *side yard setback* is a minimum of 4.3 metres [14 ft.] except as follows:
 - i. Where the *lot width* is 21 metres [70 ft.] or less, the *side yard setback* shall be a minimum of 2.4 metres [8 ft.], which may be reduced to a minimum of 1.8 metres [6 ft.] if the other *side yard setback* is a minimum of 3 metres [10 ft.]; and
 - ii. Where the *side yard* abuts a *rear yard* of the adjacent *lot*, the *side yard setback* shall be a minimum of 3.6 metres [12 ft.] regardless of whether the other *side yard* is a minimum of 4.3 metres [14 ft.].

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 6.70 metres [22 feet].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4 metres [13 feet] except that where the roof slope and construction materials of an *accessory building* or *structure* are the same as that of the

principal building, the building height of the accessory building or structure may be increased to 5 metres [16.5 feet.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.6 of 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 a residential use shall be limited as follows:
 - (a) A maximum of 2 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 (a) and (b) shall not exceed 3.
3. *Vehicle* parking may be permitted in either the *front yard* or *side yard* subject to the following:
 - (a) No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway*. *Driveways* may be constructed off either the *frontage* or *flanking street*;
 - (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a car port, or on a parking pad; and
 - (c) The total area surfaced or paved for a *driveway* shall be as follows:
 - i. Every *lot* may have one *driveway* with a uniform width of 6 metres [20 ft.] extending from the *lot line* to the garage, carport, or parking pad on the *lot*;
 - ii. The *driveway* width may be expanded provided that the total area of the *driveway* within the *front yard* or required *side yard* does not exceed 33% of the total area of the *front yard* or required *side yard* within which the *driveway* is located;
 - iii. Notwithstanding 3.(c) (ii) additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side *parking spaces*, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side

parking spaces measured at the required *front yard setback* and is uniformly tapered over the required *front yard* to a width of 6 m [20 ft.] at the *front lot line*; and

- iv. Where the *driveway* is constructed in a *side yard* off a *flanking street* all references to *front yard* within this Section shall be read as *side yard*; and
 - (d) The number of *vehicles* parked in a *driveway* within the *front yard* or *side yard* shall not exceed two.
4. 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 *dwelling unit*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
- (a) 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 Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended;
 - (b) Notwithstanding Sub-section H.4(a), no outside parking or storage of a *house trailer* or boat is permitted on *corner lots* in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*; and
 - (c) Adequate screening, as described in Section I.2 of this Zone is provided.

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) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street

corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;

- (b) 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
- (c) 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

Not Applicable to this Zone.

K. Subdivision

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

	<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
Subdivision within Area "1D", as shown on the attached Schedule "D"	1,858 sq. m [20,000 sq. ft.]	24 metres [80 ft.]	68 metres [224 ft.]
Subdivision within Area "2D", as shown on the attached Schedule "D"	929 sq. m. [10,000 sq. ft.]	24 metres [80 ft.]	38 metres [125 ft.]

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

L. Other Regulations

In addition to all statutes, by-laws, 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 RF 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, 2002, No. 14650, as amended, and the development cost charges shall be based on the RF Zone.
8. Surrey Tree Protection By-law, 2006, No. 16100, as amended.
9. Provincial licensing of *childcare centres* is regulated by the Community Care Facility Act R.S.B.C. 1996. c. 60, 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, 2008, No. _____."

READ A FIRST AND SECOND TIME on the ____ day of _____.

PUBLIC HEARING HELD thereon on the ____ day of _____.

READ A THIRD TIME ON THE ____ day of _____.

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

_____ MAYOR

_____ CLERK

SCHEDULE "A"

ADDRESS	ROAD	PID	LEGAL DESCRIPTION
12477	22 Ave	007-419-678	LOT 191 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 36932
12489	22 Ave	009-296-182	LOT 136 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12496	22 Ave	002-318-903	LOT 462 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 65753
12506	22 Ave	002-157-411	LOT 463 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 65753
12520	22 Ave	003-665-739	LOT 464 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 65753
12521	22 Ave	009-296-255	LOT 140 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12534	22 Ave	000-626-970	LOT 514 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 67376
12535	22 Ave	009-296-271	LOT 141 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12546	22 Ave	000-439-436	LOT 515 NORTH EAST QUARTER SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 67376
12551	22 Ave	001-092-430	LOT 144 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12561	22 Ave	003-309-797	LOT 145 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12562	22 Ave	000-605-824	LOT 1 EXCEPT: PART SUBDIVIDED BY PLAN 75586; SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 67972
12574	22 Ave	000-510-343	LOT 74 EXCEPT: PART SUBDIVIDED BY PLAN 67972, SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 9496
12575	22 Ave	009-296-336	LOT 148 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12585	22 Ave	009-296-352	LOT 149 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12594	22 Ave	000-510-394	LOT 76 EXCEPT: PART SUBDIVIDED BY PLAN 67972, SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 9496
12597	22 Ave	009-296-409	LOT 152 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12611	22 Ave	000-926-850	LOT 153 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12624	22 Ave	002-268-272	LOT 2 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 70339
12625	22 Ave	009-296-506	LOT 156 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12641	22 Ave	004-874-986	LOT 157 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12664	22 Ave	003-364-348	LOT 475 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 63614
12665	22 Ave	009-296-557	LOT 160 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320

ADDRESS	ROAD	PID	LEGAL DESCRIPTION
12673	22 Ave	007-469-039	LOT 161 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12683	22 Ave	000-960-349	LOT 164 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12695	22 Ave	002-049-911	LOT 165 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12715	22 Ave	000-873-691	LOT 168 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12721	22 Ave	009-296-611	LOT 169 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12733	22 Ave	009-296-646	LOT 170 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12741	22 Ave	009-296-654	LOT 171 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12755	22 Ave	006-169-449	LOT 217 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 47146
12765	22 Ave	006-169-431	LOT 216 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 47146
12426	23 Ave	003-117-731	LOT 198 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 41971
12427	23 Ave	006-387-110	LOT 205 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 42279
12436	23 Ave	006-278-108	LOT 199 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 41971
12450	23 Ave	006-278-116	LOT 200 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 41971
12480	23 Ave	006-278-124	LOT 201 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 41971
12488	23 Ave	006-278-141	LOT 202 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 41971
12495	23 Ave	007-503-849	LOT 128 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12496	23 Ave	007-906-722	LOT 135 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12506	23 Ave	009-296-191	LOT 138 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12519	23 Ave	009-296-158	LOT 126 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12520	23 Ave	009-296-221	LOT 139 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12533	23 Ave	009-296-131	LOT 125 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12545	23 Ave	009-296-115	LOT 124 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12548	23 Ave	002-404-869	LOT 143 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12553	23 Ave	009-296-107	LOT 123 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320

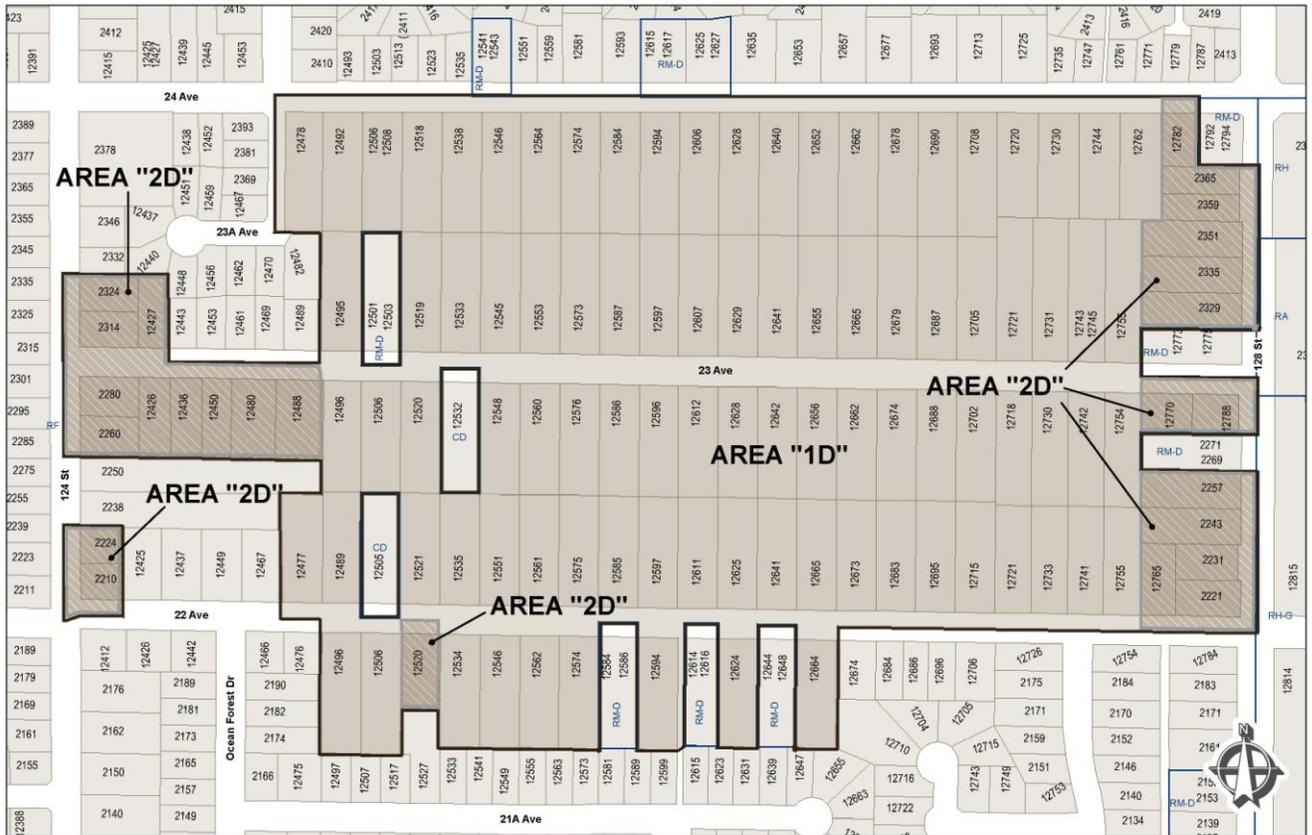
ADDRESS	ROAD	PID	LEGAL DESCRIPTION
12560	23 Ave	009-296-298	LOT 146 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12573	23 Ave	007-982-399	LOT 122 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12576	23 Ave	009-296-310	LOT 147 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12586	23 Ave	001-657-399	LOT 150 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12587	23 Ave	009-296-085	LOT 121 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12596	23 Ave	009-296-379	LOT 151 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12597	23 Ave	009-296-077	LOT 120 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12607	23 Ave	009-296-051	LOT 119 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12612	23 Ave	009-296-468	LOT 154 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12628	23 Ave	009-296-484	LOT 155 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12629	23 Ave	009-296-042	LOT 118 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12641	23 Ave	005-992-371	LOT 117 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12642	23 Ave	009-296-522	LOT 158 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12655	23 Ave	009-296-026	LOT 116 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12656	23 Ave	009-296-531	LOT 159 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12662	23 Ave	009-296-581	LOT 162 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12665	23 Ave	009-296-018	LOT 115 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12674	23 Ave	001-567-934	LOT 163 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12679	23 Ave	009-295-992	LOT 114 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12687	23 Ave	009-295-984	LOT 113 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12688	23 Ave	009-296-590	LOT 166 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12702	23 Ave	009-296-603	LOT 167 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12705	23 Ave	000-960-811	LOT 112 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12718	23 Ave	009-296-719	LOT 182 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320

ADDRESS	ROAD	PID	LEGAL DESCRIPTION
12721	23 Ave	009-296-727	LOT 183 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12730	23 Ave	009-296-697	LOT 181 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12731	23 Ave	009-296-735	LOT 184 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12742	23 Ave	001-595-083	LOT 180 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12745	23 Ave	009-296-751	LOT 185 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12754	23 Ave	006-897-762	LOT 179 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12755	23 Ave	009-296-760	LOT 186 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12770	23 Ave	006-045-006	LOT 215 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 46258
12788	23 Ave	006-045-812	LOT 214 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 46258
12478	24 Ave	001-491-024	LOT 94 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12492	24 Ave	009-308-849	LOT 95 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12506	24 Ave	002-853-167	LOT 96 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12518	24 Ave	009-308-881	LOT 97 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12538	24 Ave	002-014-556	LOT 98 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12546	24 Ave	001-445-138	LOT 99 OF LOTS 27 TO 57 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12564	24 Ave	001-964-178	LOT 100 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12574	24 Ave	009-308-938	LOT 101 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12584	24 Ave	009-308-971	LOT 102 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12594	24 Ave	003-184-188	LOT 103 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12606	24 Ave	009-309-039	LOT 104 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12628	24 Ave	009-309-063	LOT 105 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12640	24 Ave	004-387-490	LOT 106 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12652	24 Ave	006-415-903	LOT 107 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12662	24 Ave	000-637-394	LOT 108 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320

ADDRESS	ROAD	PID	LEGAL DESCRIPTION
12678	24 Ave	009-295-933	LOT 109 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12690	24 Ave	009-295-950	LOT 110 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12708	24 Ave	009-295-976	LOT 111 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
12720	24 Ave	011-398-515	PARCEL "A" (EXPLANATORY PLAN 29908) LOT 24 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 9496
12730	24 Ave	001-818-244	LOT 24 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 29908); SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 9496
12744	24 Ave	011-398-523	PARCEL "A" (L101096E) LOT 25 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 9496
12762	24 Ave	002-290-308	EAST HALF OF LOT 25 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 9496
12782	24 Ave	002-819-601	THE NORTH HALF OF LOT 26 EXCEPT PARCEL "A"(EXPLANATORY PLAN 14735), SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 9496
2210	124 St	005-951-500	LOT 211 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 45726
2224	124 St	005-206-502	LOT 212 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 45726
2260	124 St	002-198-789	LOT 197 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 41971
2280	124 St	001-984-764	LOT 196 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 41971
2314	124 St	003-344-479	LOT 204 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 42279
2324	124 St	002-180-880	LOT 203 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 42279
2221	128 St	009-753-435	LOT "C" SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 12857
2231	128 St	009-753-419	LOT "B" EXCEPT: PART SUBDIVIDED BY PLAN 39539; SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 12857
2243	128 St	009-296-671	LOT 175 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
2257	128 St	004-617-401	LOT 176 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
2329	128 St	009-296-794	LOT 188 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
2335	128 St	007-030-622	LOT 189 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320
2351	128 St	008-166-099	LOT 190 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 10320

ADDRESS	ROAD	PID	LEGAL DESCRIPTION
2359	128 St	005-166-411	LOT 219 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 53711
2365	128 St	005-166-381	LOT 218 SECTION 18 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 53711

SCHEDULE "D"





CITY OF SURREY
Planning & Development Department

14245 - 56th Avenue, Surrey
British Columbia, Canada V3X 3A2

Telephone
604-591-4441

Fax
604-591-2507

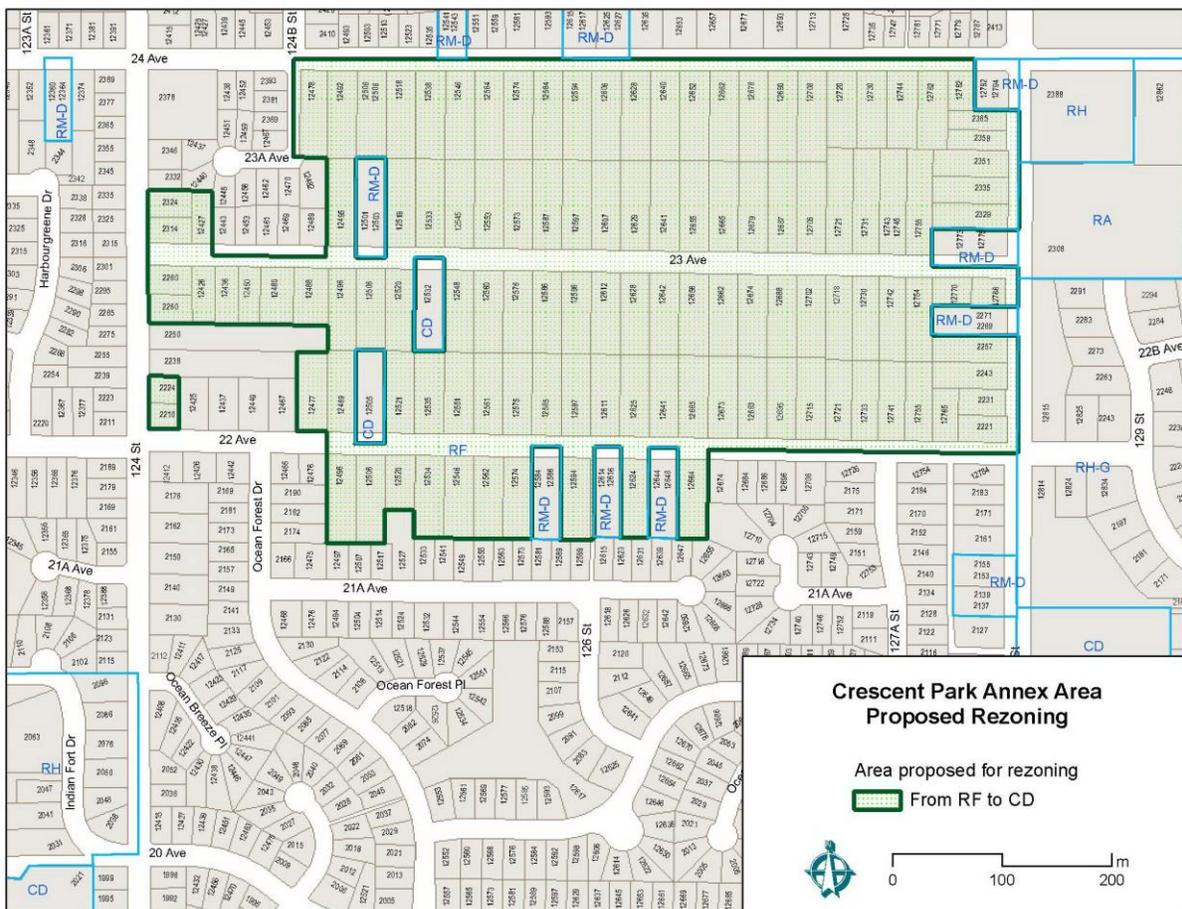
REGISTERED
SURVEY NOTICE

March 28, 2008
File: 6520-20 (Crescent Park Annex)

TO: OWNERS OF PROPERTIES ZONED SINGLE FAMILY RESIDENTIAL (RF) IN THE CRESCENT PARK ANNEX AREA

Dear Sir/Madam:

This survey concerns the proposed rezoning of your lot(s) in the Crescent Park Annex area shown outlined in the map below.



Please **review and read** all of the information contained in the attached survey package, and **complete and return** the Questionnaire included in the package by **Friday, April 25, 2008**.

This Survey Package contains a Questionnaire and the following Attachments:

- Attachment 1** Instructions about completing the Questionnaire. **Please mail the completed Questionnaire in the enclosed envelope no later than Friday, April 25, 2008.**
- Attachment 2** A description of the rezoning proposal and the rezoning process.
- Attachment 3** A comparison of the current (Single Family Residential - RF) and the proposed (Comprehensive Development - CD) zone regulations.

If you have any questions or require clarification, please call Bhargav Parghi, Senior Planner, at 604-591-4394 or by e-mail at BNParghi@surrey.ca.

Yours truly,



Judy McLeod, MCIP
Manager
Long Range Planning & Policy Development

BP/kms
Attachs.



QUESTIONNAIRE

Crescent Park Annex Area - Proposed Rezoning from RF to CD

*Please FULLY complete and mail this Questionnaire
no later than Friday, April 25, 2008 in the attached Return Envelope.*

Please circle the appropriate response below.

- I am / We are** the **owner/owners** of property/properties in the **Crescent Park Annex** area. **I am / We are** aware that Surrey City Council is considering a request to rezone all of the RF Zoned properties in this area from RF to Comprehensive Residential Zone (CD), including the properties that **I / we** own.
- I / We** have read the letter dated **March 28, 2008** from the City of Surrey and the accompanying information sheets ("Survey Package"), which explain the regulations of the proposed CD Zone compared to the existing RF Zone, and implications of the CD Zone on any new construction that may be permitted on the properties under the proposed CD Zone.
- I / We** fully understand the proposed CD Zone regulations and their implications. If Surrey City Council approves the proposed CD Zone, **I / we** recognize that **my /our** property(ies) will be rezoned from RF to CD, whether or not **I am / we are** in favour of the rezoning.

*In the space below, please provide address(es) of the property(ies) YOU OWN in the **Crescent Park Annex** area.*

Please check the appropriate answers below.

- _____ I/We **SUPPORT** the **proposed rezoning from RF to CD** of my / our **property(ies)**.
- _____ I/We **OPPOSE** the proposed rezoning from RF to CD of **my / our** property(ies).
- _____ I/We **DO NOT** wish to provide any response to the proposed rezoning from RF to CD of **my / our** property(ies).

If you have any additional comments, please provide in the space below.

Owner's Name(s) Only – (please **PRINT**)

Owner's Signature(s) Only

Mailing Address

Phone Number

E-mail (optional)

Attachment #1

BEFORE you complete and sign the Questionnaire please carefully read the following:

- **ONLY** the registered property owner(s) should sign the completed questionnaire before it is returned to the City.
- **Please print the owner's name and sign the Questionnaire (owner's signature only) before returning it to the City.** An unsigned Questionnaire will be reported to Council as a "Questionnaire Not Returned" meaning no response from you to the proposed rezoning of your lot(s).
- If a lot is owned by multiple owners, one or more owners of the lot may sign the questionnaire. If only one or more than one owner, but not all of the owners, signs and returns a single questionnaire, staff will assume that a consensus has been reached among **all** of the owners about their response to the rezoning. If, however, more than one questionnaire is returned from a different owner of the same lot and each questionnaire contains a different response, staff will assume that no consensus has been reached by the owners and, therefore, will report the position of the lot owners on the rezoning as "Undecided".
- **Only ONE response per lot/household** will be reported to Council, regardless of the number of signatures on a questionnaire and number of questionnaires returned for each lot.

Please return the questionnaire NO LATER THAN Friday, April 25, 2008 by mailing it back to the City in the return envelope included in this survey package. To allow you to promptly return the completed Questionnaire, this envelope is stamped and pre-addressed.

If you have any questions or require clarification, please call Bhargav Parghi, Senior Planner, at 604-591-4394 or by e-mail at BNParghi@surrey.ca.

Attachment #2

What is being proposed?

There are 118 RF zoned lots within the boundaries of the Crescent Park Annex area under consideration for the proposed rezoning. Most of these lots are much larger than the lots permitted by the current "Single Family Residential Zone (RF Zone)". The RF Zone permits subdivision to lots as small as 560 square metres (6,000 sq. ft.). In comparison, most of the lots in the Crescent Park Annex area range from 1,654 square metres (17,805 square feet) to 2,365 square metres (25,457 square feet or more than one-half acre).

On April 30, 2007, Surrey City Council received a Delegation from the Crescent Park Property Owners Association (CPAPOA). They submitted a 232-signature petition in opposition to an application to subdivide the properties at 2238 & 2250 – 124 Street and 12425, 12437 & 12449 – 22 Avenue. The subdivision application was to create 14 lots, as permitted under the current RF Zone in Surrey's Zoning By-law.

The CPAPOA expressed a concern that the lot sizes proposed in this subdivision would have a negative impact on the existing character of the Crescent Park Annex area, and requested Council to rezone the area in order to retain larger lot sizes to preserve the character of the area. They maintained that keeping large lots would protect existing mature tree cover that provides habitat for birds and small mammals, and would preserve the characteristic features of this neighbourhood. They also expressed concerns that further subdivision and the possible resulting road pattern could require the removal of a significant portion of the tree cover, would substantially alter the area's character, result in random development and contribute to continued uncertainty in the neighbourhood.

On June 25, 2007 Council considered a report on this matter and authorized a neighbourhood consultation process to provide an opportunity area property owners to review and express their opinion on a proposed "Comprehensive Development - CD Zone"

A "CD" Zone is a zone that is specifically crafted to address the requirements of a specific circumstance or a specific area. The regulations in this draft CD zone have been recommended by the CPAPOA. In this case, the CD zone would increase the minimum lot size, and provide for slightly larger houses than now allowed in the RF zone.

The enclosed survey provides all owners with the opportunity to indicate whether or not they support the rezoning from RF to the proposed CD Zone.

The results of the survey will provide Council with information on the level of support for such a rezoning. An explanation and a comparison of the current zoning and proposed new zoning provisions are provided in this Survey Package. The Neighbourhood Consultation Process is outlined on the next page.

The Neighbourhood Consultation Process consists of the following steps:

Step 1 – Public Meeting

The CPAPOA held a public information meeting on Wednesday, September 5, 2007 at 6:30 PM at the Ocean Park Community Hall. City staff also attended this meeting. The CPAPOA advised that invitations to the meeting had been sent to all of the owners of the RF lots in the area.

A package of information containing a brief history of the rezoning efforts by the CPAPOA, the rezoning proposal and a comment sheet were distributed at the meeting. The CPAPOA advised that 80 people attended the meeting. 68 were from within the rezoning area. The CPAPOA received 48 comments sheets from the owners of the RF lots within the Crescent Park Annex area. 44 of these comment sheets indicated support for the rezoning. Also, the CPAPOA advised that after the public meeting, they canvassed the neighbourhood. According to the CPAPOA, 84 people said that they were in favour of the rezoning and 11 people were against it.

Step 2 – Confirm or Revise Rezoning Proposal

On the basis of the comments received at the public information meeting and further review of the rezoning proposal, the CPAPOA proposed that the following changes be incorporated into the proposed CD Zone:

- For lots larger than 8,000 sq. ft. and up to 20,000 sq. ft. in area, a graduated maximum house size based on the lot size;
- For lots larger than 15,000 sq. ft. and up to 20,000 sq. ft. in area, a graduated maximum lot coverage based on the lot size; and
- Adjustments to the required side yard setback consistent with the 6 ft. side yard setback of many of the existing houses under the current RF Zoning.

Step 3 – Survey by Registered Mail

Council directed that City staff send a survey by registered mail to all of the owners of the 118 RF lots in the proposed rezoning area, including information on the proposed CD zoning regulations and their implications. The survey is intended to determine the level of support and opposition to the rezoning.

Step 4 – Report to Council

City staff will tabulate the results of this survey and report back to Council with recommendations on the requested rezoning. After considering the staff report, Council will decide whether to introduce a Rezoning By-law and hold a Public Hearing on the proposed by-law amendment, or to deny the requested rezoning. After the Public Hearing, Council will decide whether to approve the by-law or to retain the current RF zoning within the Crescent Park Annex area.

Attachment #3

1. A majority of the existing lots in the Crescent Park Annex area are large lots with a mature tree cover in the backyards. Several lots are close to or more than half acre (21,780 sq. ft.) in size. The existing Single Family Residential (RF) Zone of the area allows subdivision of these large lots into lots as small as 6,000 sq. ft.
2. The CPAPOA has proposed changes to some of the provisions of the current zoning to prevent the subdivision of the large lots into the smaller RF lots and to maintain the area's character. These changes would be incorporated into an area-specific CD (Comprehensive Development) Zone.
3. The CD Zone would maintain the large-lot character by restricting the size of the new lots that may be permitted through subdivision, reducing the allowable coverage of the lot by buildings and by requiring larger setbacks for future buildings. In recognition of and in return for maintaining large lots, the CD Zone would permit larger houses than currently permitted by the existing RF Zone. The provisions of the proposed CD Zone are comparable to the provisions of the Half-Acre Gross Residential (RH-G) Zone.
4. The following are the highlights of the provisions of the proposed CD Zone that are different from the provisions of the RF Zone. The attached table on the next four pages provides further details of the regulations of the existing RF Zone and proposed CD Zone.

- **Increase in the House Size**

Given that the most of the existing lots are larger than required under the RF Zone, the CD Zone would permit larger houses. The house size would increase from a maximum of 3,550 sq. ft. in the RF Zone to a house size ranging from a maximum of 3,660 to 4,800 sq. ft. under the CD Zone, depending on the lot size.

- **Reduction in the Lot Coverage**

Due to the larger lots and to preserve the existing trees, the lot coverage (that is, the amount of the lot that can be covered by buildings) would be reduced from a maximum of 40% in the RF Zone to a lot coverage ranging from a maximum of 20 to 25% in the CD Zone, depending on the lot size.

- **Yards & Setbacks**

To preserve the trees and to maintain and enhance the privacy between the neighbouring lots, the building setbacks would generally be bigger in the CD Zone than the setbacks permitted under the RF Zone. The CD Zone would, however, also incorporate smaller setbacks, as currently permitted under the RF Zone, in order to reduce the non-conformity of the existing buildings.

- **Subdivision**

To preserve the existing large-lot character, the minimum lot size required for new lots will be increased from 6,000 sq. ft. in the RF Zone to 20,000 sq. ft. Recognizing, however, that there are some existing lots, which are not as large as the majority of the lots, 10,000 sq. ft. lots will also be permitted in certain locations.

Comparison of the Existing RF Zoning Regulations and Proposed CD Zoning Regulations

Zoning Regulations	Existing RF Zone	Proposed CD Zone (Note: The regulations of the RF Zone, except as noted below, will remain unchanged in the proposed CD Zone.)									
Density (Floor Area)	Maximum House Size Permitted:	Proposed Increase to Maximum House Size as follows:									
	<ol style="list-style-type: none"> 1. 48% of the lot area, to a maximum of 3,550 sq. ft. 2. 400 sq. ft. of the permitted house size has to be reserved as a garage. 3. When the floor area of an accessory building exceeds 105 sq. ft., the excess floor area is to be included in the maximum house size. 	<ul style="list-style-type: none"> • On 8,000 sq. ft. or smaller lots – the house size would be a maximum of 3,600 sq. ft. • On lots 20,000 sq. ft. or larger lots – the house size would be a maximum of 4,800 sq. ft. • On lots larger than 8,000 sq. ft. but smaller than 20,000 sq. ft., the maximum house size would be in proportion to the lot size as follows: <ul style="list-style-type: none"> o 3,600 sq. ft. <u>plus</u> 100 sq. ft. of additional floor space for each 1,000 sq. ft. of lot area over 8,000 sq. ft. This will be calculated based on a graduated scale as follows: <p style="margin-left: 40px;">Max. Floor Area = $\left[\frac{(\text{Lot size} - 8,000)}{10} \right] + 3,600$</p> <ul style="list-style-type: none"> • 400 sq ft of the permitted house size has to be reserved as a garage on lots smaller than 10,000 sq. ft., and 500 sq. ft. on lots of 10,000 sq. ft. and larger. <p>Some examples of the maximum house sizes that may be permitted are included below:</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 50%;">Lot Size (sq. ft.)</th> <th style="width: 50%;">House Size (sq. ft.)</th> </tr> </thead> <tbody> <tr> <td>7,200</td> <td>3,200 + 400 sq. ft. for a garage</td> </tr> <tr> <td>8,918</td> <td>3,292 + 400 sq. ft. for a garage</td> </tr> <tr> <td>11,303</td> <td>3,430 + 500 sq. ft. for a garage</td> </tr> <tr> <td>17,000</td> <td>4,000 + 500 sq. ft. for a garage</td> </tr> </tbody> </table>	Lot Size (sq. ft.)	House Size (sq. ft.)	7,200	3,200 + 400 sq. ft. for a garage	8,918	3,292 + 400 sq. ft. for a garage	11,303	3,430 + 500 sq. ft. for a garage	17,000
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17,000	4,000 + 500 sq. ft. for a garage										

"Lot Coverage" Requirement on the Next Page

Zoning Regulations	Existing RF Zone	Proposed CD Zone (Note: The regulations of the RF Zone, except as noted below, will remain unchanged in the proposed CD Zone.)										
Lot Coverage (Area of the Lot that may be occupied by buildings)	A maximum of 40% of the lot area may be occupied by the ground floors of all buildings.	<ol style="list-style-type: none"> 1. On lots 15,000 sq. ft. or smaller, a maximum of 25% of the lot area can be occupied by the ground floors of all buildings; 2. On Lots 20,000 sq. ft. or larger, the lot coverage would be reduced to a maximum of 20%. 3. On lots larger than 15,000 sq. ft. but smaller than 20,000 sq. ft., the maximum lot coverage would be reduced in proportion to the lot area as follows: 25% minus 1% for each 1,000 sq. ft. of lot area over 15,000 sq. ft. calculated on a graduated scale as follows: $\text{Max. Lot Coverage} = 25\% - \left[\frac{(\text{Lot size} - 15,000)}{1000} \right]$ <p>Some examples of the maximum area of the lot that may be occupied by the ground floors of all buildings on the lot are included below:</p> <table border="1" data-bbox="743 1167 1466 1430"> <thead> <tr> <th data-bbox="743 1167 943 1276">Lot Size (sq. ft.)</th> <th data-bbox="943 1167 1466 1276">Area of the Lot that may be occupied by the ground floors of all buildings</th> </tr> </thead> <tbody> <tr> <td data-bbox="743 1276 943 1314">7,200</td> <td data-bbox="943 1276 1466 1314">25% = 1,800 sq. ft.</td> </tr> <tr> <td data-bbox="743 1314 943 1352">11,303</td> <td data-bbox="943 1314 1466 1352">25% = 2,825 sq. ft.</td> </tr> <tr> <td data-bbox="743 1352 943 1390">15,918</td> <td data-bbox="943 1352 1466 1390">24% = 3,820 sq. ft.</td> </tr> <tr> <td data-bbox="743 1390 943 1430">17,000</td> <td data-bbox="943 1390 1466 1430">23% = 3,910 sq. ft.</td> </tr> </tbody> </table>	Lot Size (sq. ft.)	Area of the Lot that may be occupied by the ground floors of all buildings	7,200	25% = 1,800 sq. ft.	11,303	25% = 2,825 sq. ft.	15,918	24% = 3,820 sq. ft.	17,000	23% = 3,910 sq. ft.
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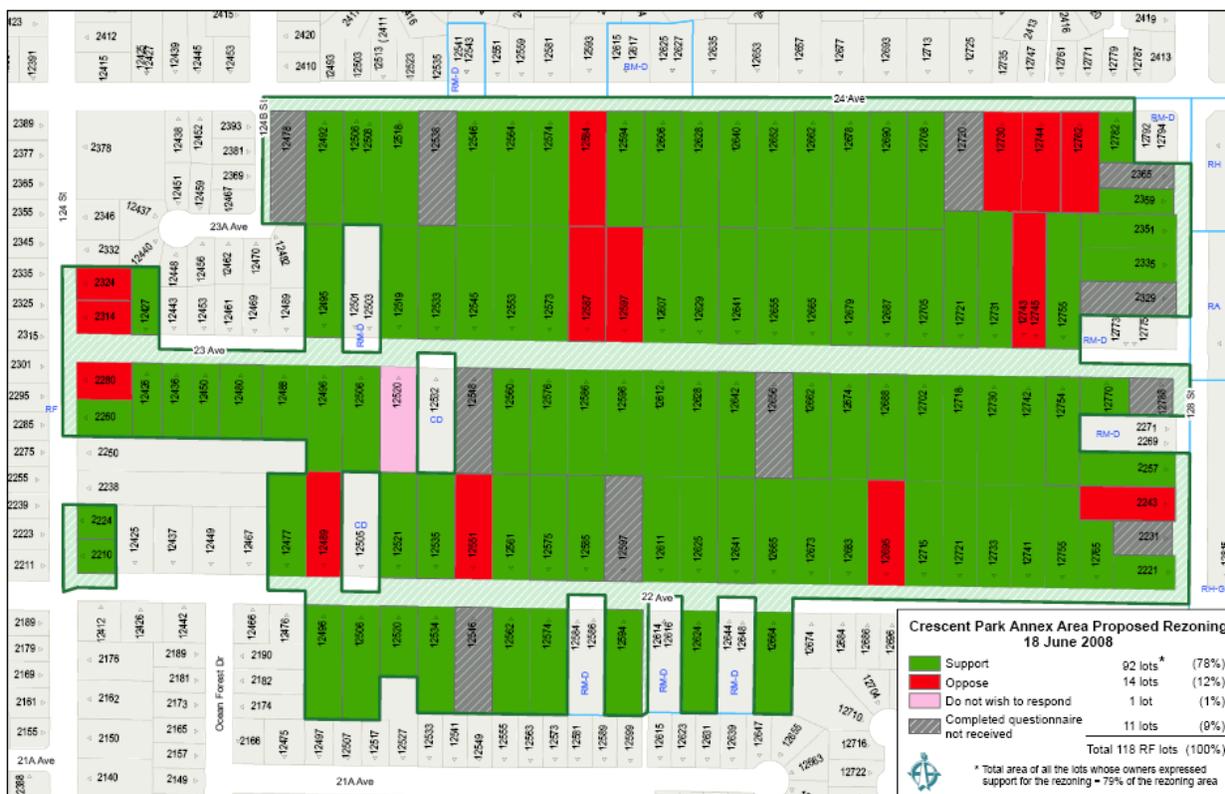
"Yards & Setbacks" Requirement on the Next Page

Zoning Regulations	Existing RF Zone	Proposed CD Zone (Note: The regulations of the RF Zone, except as noted below, will remain unchanged in the proposed CD Zone.)	
Yards & Setbacks (Distances between the buildings and lot lines)	Front Yard Setback = Minimum of 25 ft.	No change in the Front Yard Setback.	
	Side Yard Setback = 6 ft., which may be reduced to 4 ft. if the other side yard is a minimum of 8 ft.	Side Yard Setback = Min. of 10 ft., which may be reduced to 6 ft. if the other side yard is a min. of 14 ft., except as follows:	
		On a 70 ft. or less wide lot	A minimum of 8 ft., which may be reduced to a minimum of 6 ft. if the other side yard is a minimum of 10 ft.
		If the side yard abuts a rear yard of the adjacent lot	The side yard setback must be a minimum of 12 ft. irrespective of whether the other side yard is a min. of 14 ft.
	Side Yard Setback on Flanking Street = minimum of 12 ft.	Side Yard Setback on Flanking Street = Minimum of 24 ft.	
	Rear Yard Setback = minimum of 25 ft.	Rear Yard Setback = Minimum of 80 ft., except when the lot is less than 224 ft. deep it may be reduced to a minimum of 40 ft.	

"Subdivision" Requirement on the Next Page

Zoning Regulations	Existing RF Zone	Proposed CD Zone (Note: The regulations of the RF Zone, except as noted below, will remain unchanged in the proposed CD Zone.)
Subdivision	Minimum subdivision standards are as follows: Minimum Lot Size = 6,000 sq. ft. Minimum Lot Width = 50 ft. Minimum Lot Depth = 90 ft.	In the event of an application to subdivide a lot in the subject area, the minimum subdivision standards, as follows, will apply: Min. Lot Size = 20,000 sq. ft.; Min. Lot Width = 80 ft.; and Min. Lot Depth = 224 ft. Except that in the case of a subdivision of the following lots, the subdivision standards as shown below, will apply: <p style="text-align: center;">2210, 2224, 2260, 2280, 2314 & 2324 – 124 Street;</p> <p style="text-align: center;">2221, 2231, 2243, 2257, 2329, 2335, 2351, 2359 & 2365 – 128 Street;</p> <p style="text-align: center;">12782 – 24 Avenue;</p> <p style="text-align: center;">12426, 12427, 12436, 12450, 12480, 12488, 12770 & 12788 – 23 Avenue; and</p> <p style="text-align: center;">12520 – 22 Avenue</p> Min. Lot Size = 10,000 sq. ft. Min. Lot Width = 80 ft. Min. Lot Depth = 125 ft.

RF Lot Owners Survey Results Crescent Park Annex Area



**Response from the Crescent Park Annex Property Owners Association
to Comments on the Proposed Rezoning and CD By-law**

The rezoning should only apply to ½ acre lots.

Most of the lots in the study area are ½ acre or larger. Of the lots that are smaller than ½ acre, 29 are between 8,000 sq. ft. and 20,000 sq. ft. (many of these are comparable in size to ½ acre gross density lots, which are 12,000 to 14,000 sq. ft.) We only have 2 lots that are smaller than 8,000 sq. ft. All of the “smaller lots” have the wide frontages, so from a streetscape perspective, they will blend in with the neighbourhood in a way that RF 50 to 60 ft lots will not. (This is our ongoing critique of the proposed subdivision).

Furthermore, by including these “smaller lots” into the CD zone, and preventing their subdivision into even smaller lots, we achieve a less abrupt transition from the larger lots to standard RF lots. This will protect all property values in the study area.

By including the “smaller lots”, we also protect the continuity of our forest cover.

While we may not have anticipated every situation, we have tried to develop formulas that are fair to all the lot sizes within the study area with respect to setbacks, site coverage and house size. We propose that maximum allowable floor areas will be amended to be comparable with other existing zoning. We have developed a scale that assigns a maximum floor area relative to the size of the lot and attempts to match floor area restrictions in other zones. For instance, lots which are similar in size to other RF sized lots (there are only a few of these) will be permitted to build a house of a size similar to that allowed under the RF zone. Lots which are similar in size to other RH-G lots (RH-G is half acre gross density) will be permitted to build a house of a size which is similar to that allowed under the RH-G zone

With the possible exception of the 2 lots, which are less than 8,000 sq. ft., all of the 29 lots that are smaller than 20,000 sq. ft. will benefit from larger allowable floor areas, thereby enhancing their property values. All the “smaller lots” will benefit from the preservation of our forest cover, and the consistency of our neighbourhood streetscape.

The rezoning proposal simply would not achieve its objective if lots of less than ½ acre were not included.

The proposed rear yard set back of 80 ft. is too high. A more reasonable set back of 25 ft to 40 ft should be considered.

We have heard this comment a few times, but closer examination revealed that the concern was often about accessory buildings. Our proposal does not recommend any changes from the existing RF bylaw with respect to accessory buildings. We have proposed a permissible reduction down to a

40' setback for lots shorter than 250 ft. On a lot of 250 deep, with a front setback of 25 ft and a rear yard setback of 80ft, there remains 145' on which to build a principle building. We can't imagine this not being enough for a 4,800 sq. ft. house.

Our primary goals with respect to this setback are to preserve the bands of forest that run down the center of these properties and to protect the privacy of the backyards. There is one situation we know of where there are a significant amount of trees in the front yard, and apparently not much in the back. If the intent is to preserve the front yard trees, and privacy with neighbors can be maintained, we could support some reasonable relaxation of the rear yard setback, but these decisions would of course have to be on a case-by-case basis. We have also become aware of two lots on 124 St (2210 and 2224), as well as two lots on 23 Ave (12770 and 12788), which are unusual in our study area by being only 90 ft. deep. In order not to create a hardship for a replacement building, these lots should probably be permitted a 25 ft rear yard setback.

Rezoning should be a choice.

We agree that rezoning should be a choice. We suggest that this choice must be decided as a community, through a process of neighborhood consultation. Any thing else is unworkable.

Other options have been tried. In 2001, council supported the concept of "down zoning" our study area, but did so by giving each owner the individual choice to downzone or to retain the RF zone. In this manner, the city failed to ensure uniformity and compatibility of land use and subdivision patterns.

The result was as disastrous as it was predicable. City staff had warned at the time "there may be small enclaves of RF zoned properties remaining in the area which may give rise to neighborhood conflicts when these properties are proposed for subdivision."

Most property owners in the study area recognized the proposed solution in 2001 was not adequate, especially since it was understood that under this proposal each owner would have to pay the rezoning costs. Given that the proposed solution was not likely to solve our issues, and that the process was onerous, only a few residents opted to rezone their properties.

Most stakeholders agree that a single development pattern is far superior to multiple competing patterns within this study area. The potential for random and incompatible subdivision within an area of lower density continues to cause uncertainty and conflict as well as limit the values of the established properties as large lots.

Environmentalists consider that the introduction of even small pockets of subdivision within this study area will significantly compromise the continuity of our forest cover. A council- initiated area- wide rezoning, based on a majority vote, is the only way to achieve a workable solution.

Rezoning will negatively affect property value.

While we have had much neighborhood discussion concerning the need to protect our neighborhood values and are enjoying good support for a neighborhood-rezoning proposal, a few folks are still hesitant to embrace the rezoning initiative because they are unsure of how to best maximize their property values. While most recognize that the rezoning proposal is likely to increase our property value, some remain convinced that they can do better by subdividing, or selling to a developer. This line of reasoning deserves some examination.

- 1) *Does this neighborhood have good subdivision potential?* Not really. **Subdivision in this neighborhood is not, has not, and will not be easy whether under the current zone or the new custom zone.** Half-acre lots cannot be subdivided in isolation. A land assembly is required, thereby greatly complicating the process. Some of the property owners within the borders of the proposed subdivision on the western edge of our study area have been trying for over ten years to get their property subdivided. Developers had been trying at least as far back as 1990 (that we know of) to get a subdivision together.

Many people have tried, but it has taken this long for a developer to find a way to make an acceptable land assembly.

According to our information, the only other subdivision that has been developed in our neighborhood in the past 20 plus years, at the western edge of the block between 23 and 24 Ave, became possible when a developer managed to acquire a large property as an estate sale. In both cases the developer has had to engage in a long and expensive process in order to address fierce opposition from the adjoining property owners.

- 2) *Will developers pay a large premium for these lots?* **There is no guarantee.** . Developers are businessmen who are going to negotiate the best deal they can for themselves. After all, they have to make money on the transaction and their costs are high. A very few people may get a premium on their lots. It seems probable that most will not. And the remaining larger lots bordering new subdivisions with higher densities are likely to lose value.

In summary, we have observed that subdivision development is difficult, uncertain, and not profitable for everyone. More financial disadvantages of retaining an RF zoning include the potential loss of property values for properties adjacent to any new development, a cloud of

neighborhood uncertainty for years and decades as piece-meal development follows a random pattern of opportunistic buying, the creeping erosion of our unique and valuable neighborhood characteristics, and ongoing conflict between existing homeowners who wish to protect their neighborhood and the potential developers who wish to change it. While development remains difficult, under the current zoning it can seem enticing, and the potential and perceived potential for subdivision continue to negatively affect our neighborhood.

In contrast, the advantages of the proposed rezoning are likely to benefit everyone in the neighborhood.

The new zone will more accurately describe the existing lot sizes and retain them, thereby creating security and stability in the neighborhood. New and future owners will have the confidence to invest and improve their properties. This will add value to our properties.

New lot size and site coverage restrictions will allow us to preserve the green space and the privacy that make this neighborhood so valuable. This will enhance the livability of our area and add value.

The new zone will give us a competitive edge over other zones. House size restrictions on the large lots have been upgraded to allow larger houses on the larger properties. This in itself is likely to enhance our property value almost immediately.

All regulations not specified in the new zoning proposals will remain as they are under the current zoning. For instance regulations and setbacks on accessory buildings will not be changed. Setback guidelines on the principal residence have been developed in an attempt to accommodate existing houses. No negative financial consequences of a rezoning are anticipated.

We anticipate that our properties will become more valuable, from any perspective, under the new CD zoning than they are currently with limited subdivision potential.

In conclusion, we see a tremendous financial benefit and little, if any, disadvantage to rezoning.

Intensive neighborhood consultation, a huge amount of volunteer hours, and networking with the planning department has resulted in a customized rezoning proposal that we believe will add value for every property owner within the study area and make huge improvement to our neighborhood as a whole.

Map - Petition from the CD and RM-D Lot Owners Crescent Park Annex Area

