

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 and Semiahmoo Peninsula Local Area Plan Designation.
- Consistent with lot sizes and subdivision patterns established in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant adequately address the shortfall in tree replacement;
 - (e) registration of a Section 219 Restrictive Covenant to limit building envelopes on Lots 1 and 2 to ensure retention of Tree #6906 on Lot 1.
 - (f) registration of a shared driveway access easement across 13333-20 Avenue for Rem Lot 2; and
 - (g) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager, Planning and Development.

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:**

1 Elementary student at Laronde Elementary School
1 Secondary student at Elgin Park 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 2012.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings on both subject lots.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family dwellings.	Suburban/1 Acre Suburban Residential	RH-G
East:	Single family dwellings.	Suburban/1 Acre and Half-Acre Suburban Residential and Open Space	RH-G
South (Across 20 Avenue):	Single family dwellings.	Suburban/Half-Acre Suburban Residential	RH
West:	Single family dwellings.	Suburban/1 Acre and Half-Acre Suburban Residential and Open Space.	RH-G and RA

DEVELOPMENT CONSIDERATIONSBackground and Proposed Subdivision

- The two subject properties at 13330 20A Avenue and 13333 - 20 Avenue are approximately 5,012 square metres (1.24 ac) and 4,293 square metres (1.06 ac) in size, respectively, based on the original site area. Both properties combined have an approximate area of 9,305 square metres or 0.9305 hectares (2.3 ac).
- The two properties are located north of 20 Avenue, west of 134 Street in South Surrey. The sites are designated "Suburban" in the Official Community Plan (OCP) and "Suburban Residential (1 Acre)", "Open Space", and "Suburban Residential (Half Acre)" in the Semiahmoo Peninsula Local Area Plan.
- The site is currently zoned "One-Acre Residential" (RA). The applicant is proposing to rezone the site to "Comprehensive Development Zone" (CD) based on the "Half-Acre Residential Zone" (RH) to allow subdivision of the northern lot at 13330 - 20A Avenue into three single family lots, with future subdivision potential for the southern lot at 13333 - 20 Avenue. (Appendix II).
- The proposed CD zone is to permit slightly smaller lots than permitted within the RH Zone. The proposed development complies with the Suburban designation.
- The 3 proposed lots are located at the east terminus of the 20A Avenue cul-de-sac and range in area from 1,536 sq.m. (16,533 sq.ft.) to 1,605 sq.m. (17,276 sq.ft.). Despite a smaller lot size compared to the RH Zone, the proposed lots exceed the size of the adjacent RH-G residential lots to the west on 20A Avenue and to the north.

- The property at 13333-20 Avenue has future subdivision potential into two lots, resulting in an ultimate yield of five lots. This effectively equates to a density of 5.0 units per hectare (2 upa) of the parent parcel, which is consistent with the Suburban designation of the OCP.

Proposed CD By-law (Appendix VIII)

- The proposed CD By-Law is based on the requirements of the RH Zone with modifications to lot area and lot width. The differences between the RH Zone and the proposed CD By-law are identified in the table below:

	RH Zone	Proposed CD Zone
Uses	<ul style="list-style-type: none"> One single family dwelling Accessory uses limited to: <ul style="list-style-type: none"> A bed and breakfast; and, The keeping of boarders and lodgers 	No change
Floor Area Ratio (maximum)	0.25	No change
Lot Coverage (maximum)	25%	No change
Yards & Setbacks (minimum) (Principal Building)	Front yard: 7.5m [25 ft.] Rear yard: 7.5m [25 ft.] Side yard: 4.5m [15 ft.] Side yard on a Flanking Street: 7.5m [25 ft.]	No change except Side yard: 3.0m [10 ft.]
Lot Area (minimum)	1,858 sq. m. [0.5 acre]	1,500 sq. m.
Lot Width (minimum)	30 metres [100 ft.]	24 metres [80 ft.]
Lot Depth (minimum)	30 metres [100 ft.]	No change

- The proposed side yard setback will be consistent with other properties along 20A Avenue and to the east of the proposed site along 134 Street.
- The proposed lot width of 24 metres (80 ft.) and lot areas of 1,536 to 1,605 square metres (16,533 sq.ft. to 17,276 sq.ft.) will allow the construction of single family homes in proportion to homes of the surrounding area along 20A Avenue.
- The lot width of 24 metres (80 ft.) is requested to accommodate 2 of the 3 proposed pie-shaped lots on the cul-de-sac bulb. Future subdivision of the remainder property at 13333-20 Avenue would also result in lot widths of 24m; however, these lots would be substantially deep and oversized with an approximate depth of 85.5 metres (281 ft.) and areas of 2,123 square metres (22,852 sq. ft.).

Building Scheme

- The applicant for the subject site has retained Michael E. Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant has developed the Building Design Guidelines based on a character study completed for the area. A summary of the design guidelines is attached. (Appendix V).

Arborist Report and Tree Preservation

- Trevor Cox of Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been reviewed by the City's Landscape Architect and deemed acceptable.
- The Arborist Report indicates there are fifty-five (55) mature trees on the subject site. The report proposes the removal of thirty-three (33) trees. Thirty-one (31) of these trees to be removed are low value cottonwood and alders which are located within the proposed building envelope. Of the two (2) remaining cedars, one is located within the proposed building envelope and the other is in poor health. The report proposes twenty-two (22) trees be retained; all of which are on proposed Lot 3. Ten (10) replacement trees will be planted for a total of thirty-two (32) trees on site, providing for an average of ten (10) trees per lot.

Tree Species	No. of Trees	No. of Trees Proposed for Retention	No. of Trees Proposed for Removal
Cherry	2	2	0
Cottonwood	8	0	8
Douglas-fir	1	1	0
Maple (Japanese)	2	2	0
Red alder	23	0	23
Western Red Cedar	19	17	2
Total	55	22	33

- Based on Tree Protection By-law (No. 16100), tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. In addition to this, the By-law also requires tree replacement at a minimum of 5 trees per lot. As two (2) protected trees and thirty-one (31) alder and cottonwood trees are to be removed, a total of thirty-five (35) replacement trees would be required for this application. The applicant proposes ten (10) replacement trees. Under the requirement of the new Tree Preservation By-law, this would result in a tree replacement deficit of twenty-five (25) trees. As such, under the new By-law, monetary compensation for the remaining 25 trees would be \$7,500 based on \$300/tree.

Lot Grading

- Preliminary lot grading plans were prepared and submitted by Hunter Laird Engineering Ltd. The plans were reviewed by staff and deemed acceptable to proceed to the next stage.
- Minimal cut and fill will be required to achieve grading required by engineering.

PRE-NOTIFICATION

Pre-notification letters were sent out on November 26, 2010 and staff received one email with the following comment:

- The resident who lives adjacent to the subject site had several concerns:
 - The site to be subdivided is only one acre in size with two existing dwellings on it;

- A total of five homes would be excessive for half-acre properties; and
- There is an existing watercourse on the property that should be addressed.

(The applicant has submitted a survey plan verifying that only one dwelling exists on the property, although there is a detached carport and shed connected to the dwelling via a covered breezeway.

The RH zone has an allowable density of 5.0 units per hectare (2 upa) and the original site area is 0.9305 hectares (2.3 ac) in size.

Staff notes there is no designated watercourse within 500 metres and that the closest designated watercourse is over 700 metres away to the east at Chantrell Creek.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	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.	LAP Plan
Appendix VIII.	Proposed CD By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

CAL/kms

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Information for City Clerk

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

1. (a) Agent: Name: Hunter Laird Engineering Ltd.
 Address: #300 – 65 Richmond Street
 New Westminster, BC
 V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application
 - (a) Civic Addresses: 13330 – 20A Avenue and 13333 – 20 Avenue

 - (b) Civic Address: 13330 – 20A Avenue
 Owner: Provincial Rental Housing Corporation, Inc. No. 52129
 PID: 018-581-315
 Lot 2 Section 17 Township 1 New Westminster District Plan LMP13893

 - (c) Civic Address: 13333 – 20 Avenue
 Owner: Provincial Rental Housing Corporation, Inc. No. 52129
 PID: 018-581-307
 Lot 1 Section 17 Township 1 New Westminster District Plan LMP13893

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.3ac
Hectares	0.9305 ha
NUMBER OF LOTS	
Existing	2
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	24 m ² - 30 m ² (80 ft. - 100 ft.)
Range of lot areas (square metres)	1,536 m ² - 1,605 m ² (16,533 sq.ft. - 17,276 sq.ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **November 30, 2010** PROJECT FILE: **7810-0222-00**

RE: **Engineering Requirements
Location: 13330 20A Ave.**

REZONE/SUBDIVISION

Works and Services

- Provide storm service connection, inspection chambers, and water meter.

A Mini-Servicing Agreement is required prior to Rezone/Subdivision.

A handwritten signature in black ink, appearing to read "Bob Ambardar".

Bob Ambardar, P.Eng.
Development Project Engineer

HB



SCHOOL DISTRICT #36 (SURREY)

Friday, March 04, 2011
Planning

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

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 7910-0222-00

SUMMARY

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

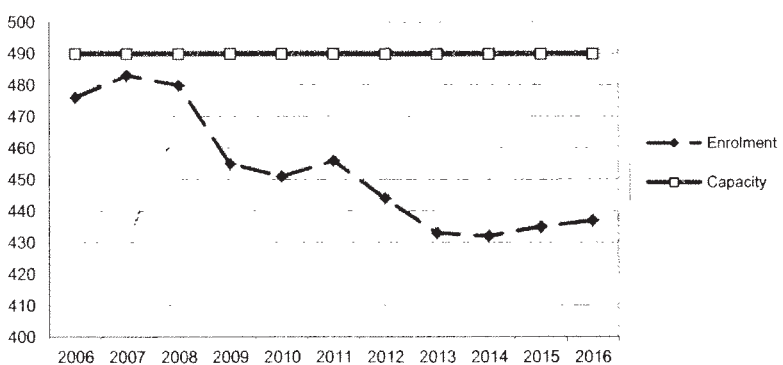
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

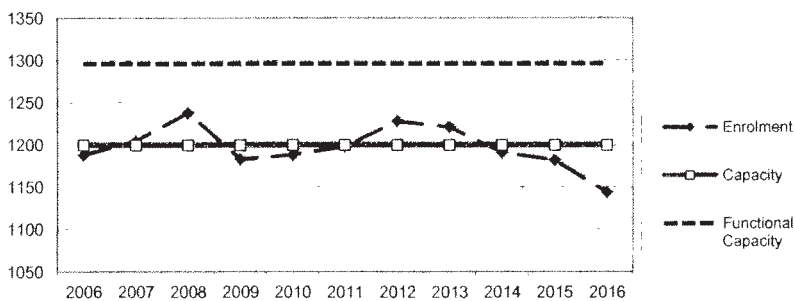
September 2010 Enrolment/School Capacity

Laronde Elementary	
Enrolment (K/1-7):	48 K + 403
Capacity (K/1-7):	40 K + 450
Elgin Park Secondary	
Enrolment (8-12):	1188
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

Laronde Elementary



Elgin Park Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7910-0222-00
 Project Location: 13330 – 20A Ave., and 13333 – 20 Ave., Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed 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 subject site is located in an old growth area that has little potential for future subdivision, with the exception of three lots located adjacent to the west side of the subject site. The two properties comprising the subject site stretch from 20 Avenue to the south to 20A Avenue to the north, resulting in two character areas relevant to the subject site.

The first area is located in the 13200 and 13300 blocks of 20 Avenue. This area was substantially redeveloped during the 1970's and 1980's (there is only one home from the 1990's, which is the newest home in this area). There is one 2800 sq.ft. box-like "West Coast Traditional" style Basement Entry home with a low slope tar and gravel roof, and stucco cladding with brick accent. There are two Bungalows; a 1970's 2000 sq.ft "West Coast Traditional" style, and a 2500 sq.ft "Traditional" style (this is the site home to be retained at 13333 – 20th Avenue). All other homes in this area are Two-Storey type, ranging in size from 3000 – 3600 sq.ft, in a variety of styles including "Cape Cod", "Rural Heritage", "West Coast Modern", "West Coast Traditional" and "Contemporary". There are also a wide variety of massing designs on the Two-Storey type homes ranging from "low mass" in which most of the upper floor is concealed behind a roof system extending up from the floor below, to "box-like" massing in which the upper and lower floors are fully visible to the street. Roof slopes range from flat to 12:12. Roof surfacing materials include cedar shingles, asphalt shingles and tar and gravel. Wall cladding materials include stucco, vinyl, brick and stone. Landscape standards range from "modest" to above average. Driveway materials include exposed aggregate, broom finish concrete, and asphalt. Many of the homes present a desirable appearance and some do not. However, none provide specific architectural context suitable for RH zone (or CD zone based on RH zone) developments constructed in 2011. New homes in this area should benefit from more sophisticated massing designs, more interesting architectural features, improvements in proportionality and balance, improvements in construction materials, and improvements in landscape design.

The second character area is located in the 13200 block of 20A Avenue. In this area there are two homes from the 1980's; both "West Coast Traditional" style Bungalows ranging from 2000-2300 sq.ft.. These homes do not provide suitable architectural context for the subject site. The remaining eight homes were constructed in the 1990's and consist of one Bungalow and seven Two-Storey type. The homes range in size from 3000 to more than 4500 sq.ft. excluding any basements. Six of the homes are more than 75 feet wide, and most have an obvious "suburban estate" status. Although the homes are large, most are considered to have "mid-scale" massing characteristics. In most cases the upper floor appears small in relation to the lower floor, and upper floor wall mass is centred on the home, stepping down to one storey at each side. The result is homes that appear

"stable" and balanced. Front entrance heights range from one storey to two storeys. On the Two Storey homes, roof slopes range from 7:12 to 12:12. All are configured with a main common hip roof, but there are a wide variety of secondary roof forms including common gable, common hip, Boston hip, Dutch hip, and carousel hip forms. One home in this area has an asphalt shingle roof and all others have a cedar shingle roof. Wall cladding materials consist of "stucco only", stucco with brick, or stucco with stone. Most homes have a triple garage. However, one home has a double garage and another has a five vehicle garage. Landscape standards are high. All homes have an exposed aggregate driveway. Overall, these homes do provide suitable architectural and landscaping context for an executive quality suburban-estate development in this area.

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

- 1) Context Homes : Homes in the 13200 block of 20A Avenue provide suitable architectural context for the subject site.
- 2) Style Character : Styles that are compatible with the 20A Avenue character area and with RH zone (or CD based on RH zone) suburban-estate home areas include: "Traditional", "Neo-Traditional", "Heritage" and "Neo-Heritage" styles. Although present in this area, "West Coast Modern" styles are not recommended. Also, the "Modern California Stucco" style is not recommended.
- 3) Home Types : Dominance of Two-Storey home type. Most context homes in the surrounding area are Two-Storey type, and Two-Storey type homes will be preferred. Estate quality Bungalows are also evident in this area and are also recommended. There is only one Basement Entry type home in this area. Basement Entry type homes are only modestly characteristic, are not characteristic of newer homes in this area, and are generally not suitable for suburban-estate settings.
- 4) Massing Designs : Homes in the 20A Avenue character area provide desirable massing context. The homes are well balanced and correctly proportioned, and have mid-scale massing characteristics in which the upper floor wall mass is considerably smaller than the lower floor wall mass.
- 5) Front Entrance Design : Front entrance porticos range from one to two storeys in height (the front entrance portico is a significant architectural feature on several homes in this area).
- 6) Exterior Wall Cladding : Vinyl has not been used in this area and is not recommended.
- 7) Roof surface : Roof surfaces are cedar shingles (dominant) or asphalt shingles. Tar and gravel has been used on two homes. Other roof surface materials have not been used in this area.
- 8) Roof Slope : Roof pitch 7:12 or higher on most new homes.

Dwelling Types/Locations:	Two-Storey.....	70%
	Basement Entry/Cathedral Entry	5%
	Rancher (bungalow).....	25%
	Split Levels.....	0%

Exterior Treatment /Materials: Context homes are clad in stucco with brick or stone accent
Some non-context homes are clad in vinyl.

Roof Pitch and Materials: Cedar shingles clearly dominant. Asphalt shingles have been used in both character areas. Concrete roof tiles are not evident in this area. Tar and gravel is evident on two homes.

Window/Door Details: Rectangular dominant.

Streetscape: Homes in the 20A Avenue are 75 foot (plus wide), executive quality suburban estate homes, most with triple garages. These homes have desirable massing characteristics in which the upper floor has clearly less mass than the lower floor. Most of the homes have a cedar shingle roof and are clad in stucco with a masonry accent. Homes in the 20 Avenue character area are older, more diverse in style, have a greater size range, more diverse forms (including Basement Entry), and have a wider range of roof surface and wall cladding materials. Landscape standards are lower, and asphalt driveways are evident on some homes.

2. Proposed Design Guidelines

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

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style.
- a new single family dwelling *constructed on any lot* meets common post year 2008 design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys, or 14 feet.

2.2 Proposed Design Solutions:

Dwelling Types/Location: Two Storey, Split Levels, Bungalows, No Basement Entry.

Interfacing Treatment with existing dwellings) Strong relationship with neighbouring "context homes" in the 13200 block of 20A Avenue. Homes will therefore be "Traditional", "Neo-Traditional", "Heritage" and "Neo-Heritage" styles only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

Restrictions on Dwellings (Suites, Basement Entry) No Basement Entry type.
No third kitchen or food preparation area;
No access to the basement from outside other than from the rear of the single family dwelling.
Not more than 3 bathrooms in the basement.

- Exterior Materials/Colours:** Stucco, Cedar, Hardiplank, Brick, and Stone. No Vinyl.
"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.
- Roof Pitch:** Minimum 8:12, with some exceptions to prevent overly high roof ridge heights where truss spans are large.
- Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles (minimum 40 year warranty) with a raised ridge cap. Grey, brown, or black only.
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** Not applicable - there are no corner lots
- Landscaping:** *High modern suburban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 50 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** December 31, 2010

Reviewed and Approved by:  **Date:** December 31, 2010



TREE PRESERVATION SUMMARY

Surrey Project No.:	7910-222
Project Location:	13330 20A Ave, Surrey BC
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of an Arborist's Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site: 1.16 acre parcel with one residence upon it. Driveway leads into rear of property through adjacent property north of the site. Protected sized pioneer species trees found within site.

2. Summary of Proposed Tree Removal and Placement:


- The summary will be available before final adoption.

Number of Protected Trees Identified	55	(A)
Number of Protected Trees declared high risk due to natural causes	0	(B)
Number of Protected Trees to be removed	33	(C)
Number of Protected Trees to be Retained (A-B-C)	22	(D)
Number of Replacement Trees Required (C-B) x 2	35	(E)
Number of Replacement Trees Proposed	10	(F)
Number of Replacement Trees in Deficit (E-F)	25	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	32	(H)
Number of Lots Proposed in the Project	3	(I)
Average Number of Trees per Lot (H / I)	10.60	

3. Tree Survey and Preservation / Replacement Plan

- Tree Survey and Preservation / Replacement Plan is attached _____
- This plan will be available before final adoption _____

Summary prepared and submitted by:



 Arborist

February 24, 2011

Date



- Legend**
SemiahmooPeninsularAP
LAND_USE
- AGRICULTURAL
 - SUBURBAN RESIDENTIAL (5 ACRE)
 - SUBURBAN RESIDENTIAL (1 ACRE)
 - SUBURBAN RESIDENTIAL (1/4 ACRE)
 - URBAN RESIDENTIAL
 - MOBILE HOME
 - MULTIPLE RESIDENTIAL (TOWNHOUSE)
 - MULTIPLE RESIDENTIAL (MEDIUM RISE)
 - MULTIPLE RESIDENTIAL (HIGH RISE)
 - INSTITUTIONAL
 - SCHOOL
 - CEMETERY
 - SHOPPING CENTRE
 - RETAIL COMMERCIAL
 - TOURIST COMMERCIAL
 - HIGHWAY COMMERCIAL
 - CORE COMMERCIAL
 - SERVICE INDUSTRIAL
 - GENERAL INDUSTRIAL
 - HIGH IMPACT INDUSTRIAL
 - SALVAGE INDUSTRIAL
 - INDUSTRIAL PARK
 - AGRO INDUSTRIAL
 - RECREATIONAL
 - OPEN SPACE
 - SPECIAL STUDY AREA

CITY OF SURREY

BY-LAW NO. _____

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

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 903 of the Local Government Act, R.S.B.C. 1996 c. 323, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)
 TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 018-581-315
 Lot 2 Section 17 Township 1 New Westminster District Plan LMP 13893

13330 - 20A Avenue

Parcel Identifier: 018-581-307
 Lot 1 Section 17 Township 1 New Westminster District Plan LMP 13893

13333 - 20 Avenue

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of single family *dwelling*s on small *suburban* lots, with substantial *open space* set aside within the subdivision.

B. Permitted Uses

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

- 1. One *single family dwelling* which may contain 1 *secondary suite*.
- 2. *Accessory uses* including the following:

- (a) *Bed and breakfast* use in accordance with Section B.2, 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. The maximum *unit density* shall not exceed 5 *dwelling units* per hectare [2 u.p.a.].
- 2. (a) For the purpose of this Section For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*; and
- (b) For *building* construction within a *lot*, the *floor area ratio* shall not exceed 0.25, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq. ft.] shall be reserved for use only as *accessory buildings and structures*.

E. Lot Coverage

The *lot coverage* shall not exceed 25%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures Greater than 10 square metres [105 sq.ft.] in Size</i>		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.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, as amended.

1. *Principal buildings*: The *building height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials are an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking and Loading/Unloading

1. Resident *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 the residential use, shall be limited to:
 - (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. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards*, 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.

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, 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>
1,500 sq. m. [16,145 sq. ft.]	24 metres [80 ft.]	30 metres [100 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 RH Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking, 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.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2011, No. 17330, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH Zone.

9. Surrey Tree Preservation By-law, 2006, No. 16100, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__ .

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

READ A THIRD TIME ON THE _____ th day of _____, 20__ .

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

MAYOR

CLERK

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