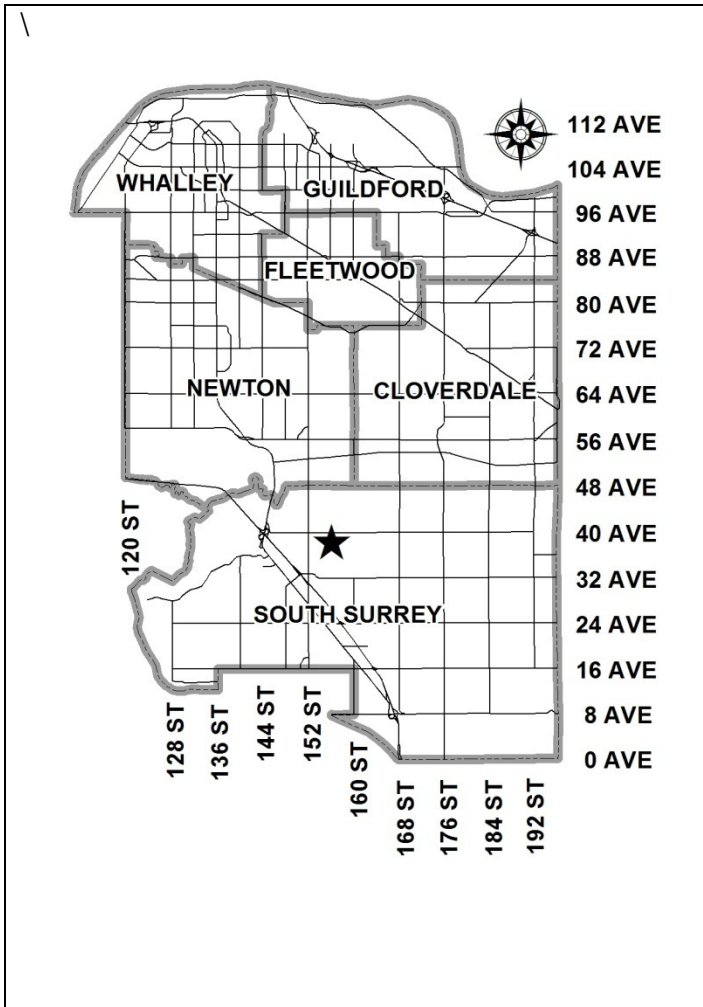


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0317-00

Planning Report Date: October 3, 2011

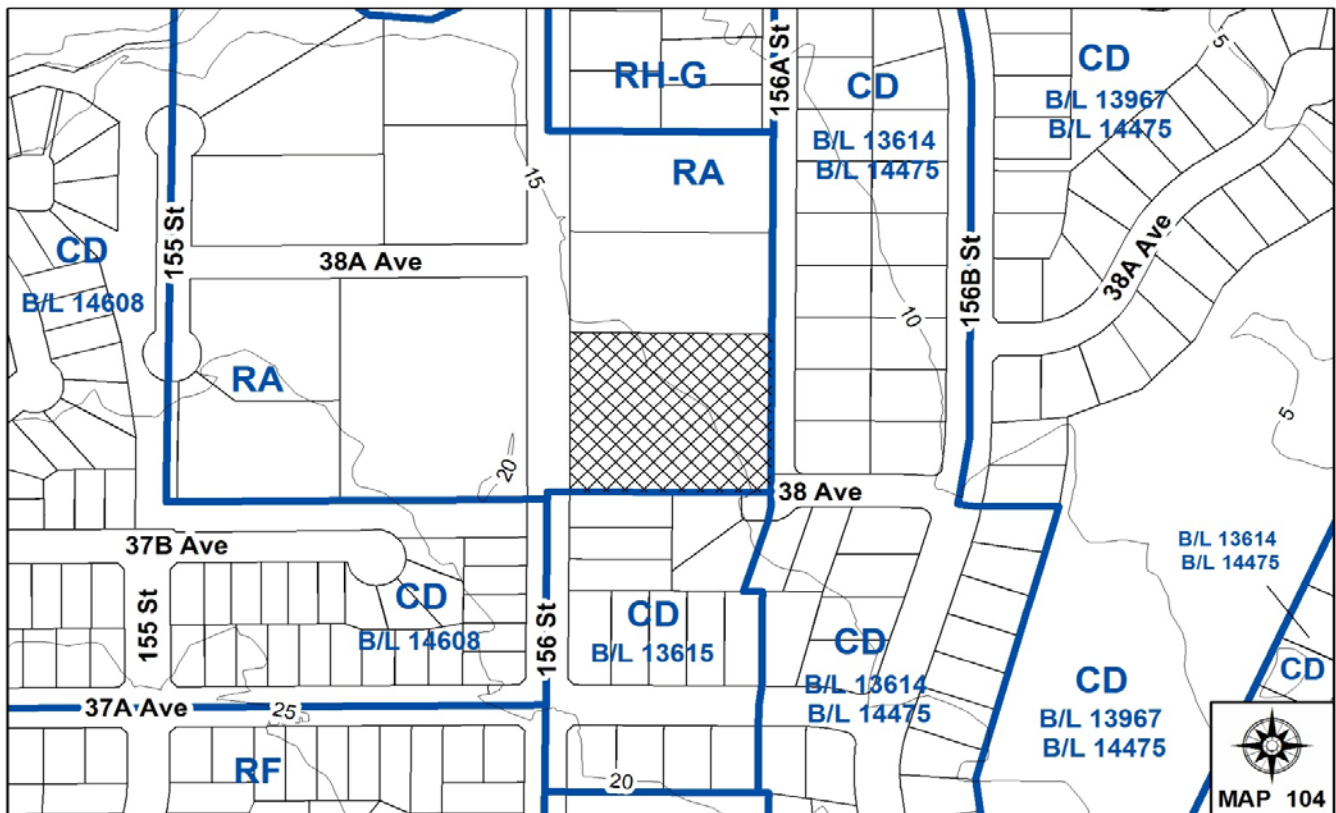


PROPOSAL:

- **Partial OCP amendment** from Suburban to Urban
- **Partial NCP amendment** from Suburban Half-Acre to Single Family Residential.
- **Rezoning** from One-Acre Residential Zone (RA) to Half-Acre Residential Zone (RH) and CD (based on RF).

in order to allow subdivision into 5 single family residential lots.

LOCATION: 3812 - 156 Street
OWNERS: Onkarnbir Bandesha
 Harbhajan Bandesha
ZONING: RA
OCP DESIGNATION: Suburban
NCP DESIGNATION: Suburban Half-Acre



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting:
 - A partial amendment to the Rosemary Heights Central NCP to redesignate the eastern portion of the land from Suburban Half-Acre to Single Family Residential; and
 - a partial OCP amendment to redesignate the eastern portion of the site from Suburban to Urban

RATIONALE OF RECOMMENDATION

- The proposed lot sizes and building form are appropriate for this part of Rosemary Heights.
- The development proposal will yield a configuration that will meet the form and character of both 156 Street and the future 156A Street.
- The development proposal will complete the cul-de-sac on 38 Avenue.
- The applicant has demonstrated support for the proposal from the Rosemary Heights Neighbourhood Committee

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating a portion of the subject site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from One-Acre Residential Zone (RA) (By-law No. 12000) to Half-Acre Residential Zone (RH)(By-law No. 12000) and CD (based on Single Family Residential Zone (RF) (By-law No. 12000) and a date be set for Public Hearing.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (c) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (d) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lots 3 and 4.
5. Council pass a resolution to amend the Rosemary Heights Central NCP to redesignate a portion of the land from Suburban Half-Acre to Single Family Residential when the project is considered for final adoption.

REFERRALS

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

School District: Projected number of students from this development:

2 Elementary students at Rosemary Heights Elementary School
1 Secondary student at Earl Marriott Secondary School

Building construction is anticipated to begin in the spring of 2012.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North :	Single family dwelling.	Suburban/ Suburban Half Acre Residential	RA
East:	Vacant land.	Suburban	CD (By-law No. 14475)
South :	Single family dwellings.	Urban/Urban Single Family Residential	CD (By-law No. 13615)
West (Across 156 Street):	Single family dwelling.	Suburban/ Suburban Half Acre Residential	RA

JUSTIFICATION FOR PLAN AMENDMENT

- A portion of the site, identified as Block A (see Appendix VIII), requires an OCP amendment from Suburban to Urban and an amendment to the Rosemary Heights Central NCP to redesignate from Suburban Half-Acre to Single Family Residential.
- The lots proposed to front the future 156A Street, identified as Block A (see Appendix VIII), will meet the form and character of the lots proposed on the east side of the future 156A Street (Development Application No. 7904-0227-00), as well as the established subdivision to the south. In addition, the cul-de-sac at 38 Avenue will be completed as part of this application.
- Development of the subject site will yield a configuration that will meet the form and character of both 156 Street and the future 156A Street.

DEVELOPMENT CONSIDERATIONS

- The subject site is currently zoned "One-Acre Residential Zone" (RA)". It is designated Suburban in the OCP and Suburban Half-Acre in the Rosemary Heights Central NCP. The applicant proposes a partial OCP amendment from Suburban to Urban on Block A (see Appendix VIII); an amendment to the Rosemary Heights Central NCP to redesignate a Block A (see Appendix VIII) from Suburban Half-Acre to Single Family Residential; a rezoning to Half-Acre Residential Zone (RH) and CD (based on and Single Family Residential Zone (RF)); and subdivision into 5 single family residential lots.
- Two (2) lots are proposed to front 156 Street and comply with the provisions of the RH Zone. Three (3) lots are proposed to front the future 156A Street and are based on the RF Zone, however they are purposely design to be larger in order to interface with the RH-G subdivision to the north of the subject site.

- The two lots immediately north of the subject site are one-acre single family residential lots. Beyond these lots, further to the north, is a developed RH-G subdivision. The applicant has shown a conceptual plan for how the two RA lots in between the subject site and the RH-G subdivision to the north could develop into 3 RH lots.
- The land to the west of the subject site is a 2.4 acre (0.98 hectare) RA-zoned lot with a single family dwelling.
- The two RH-sized lots fronting 156 Street proposed under this application comply with the Suburban OCP designation. The partial OCP amendment is to address the RF-sized lots that front the future 156A Street.
- The land to the east of the subject site (15659 38 Avenue) is currently under application (file no. 7904-0227-00). The proposal is to subdivide the land into 10 single family residential lots, each approximately 936 square metres in size. Due to the presence of an eagle's nest located at 15659 38 Avenue, subdivision cannot proceed until such time as the eagle's nest, located on the site, is abandoned.
- The subject site falls within the Noise buffer area of an eagle's nest located at 15659 38 Avenue. A Registered Professional Biologist (RPBio) has prepared a Protected Species Management Plan for the subject site which recommends that:
 - Land clearing and construction should not occur during the active nesting period (September 1-February 15).
 - Land clearing and construction prior to September 1 may occur if a RPBio performs a baseline assessment and remains on-site to monitor to eagles during land clearing and construction activities.
- The parent parcel will be flagged in the City's AMANDA system to ensure that the above recommendations are followed.
- The RPBio states that, in their opinion, the Wildlife Act will not be contravened through the implementation of these recommendations. The RPBio accepts liability should the recommendations prove not to be sufficient resulting in a contravention of the Wildlife Act.
- The land to the south is a developed CD (By-law No. 13615) subdivision (Development Application No. 7996-0165-00). The CD lots created under this subdivision are based on RF Zoning.
- The three (3) lots proposed to front the future 156A Street complement the form and character of the lots that are proposed on the east side of the future 156A Street as well as the developed lots to the south. These lots are proposed to be of a larger size (1,118 m²) in order to meet the form and character of the proposed and developed subdivisions to the east and south, as well as the RH-G sized lots to the north.
- Development of the subject site will yield a configuration that will meet the form and character of both 156 Street and the future 156A Street.

Vehicular Access

- The applicant is proposing to design and construct the roads and service upgrades required for 156 Street as well as complete the cul-de-sac on 38 Avenue. Due to the presence of an eagle's nest located at 15659 38 Avenue, the construction of the roads and services on 156A Street will be delayed until such time as the nest is abandoned and redevelopment of 15659 38 Avenue proceeds (Development Application No. 7904-0227-00). Houses on proposed lots 3 & 4 will not be constructed until such time as the roads and sewers can be extended from the north. A no-build restrictive covenant will be placed on proposed lots 3 & 4.

Building Design Guidelines & Lot Grading

- The applicant retained Michael E. Tynan of Tynan Consulting Ltd., as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed lots (Appendix IV).
- The designs for the proposed lots include Heritage, Neo-Heritage, Traditional, and Neo-Traditional. The new homes would meet modern development standards relating to overall massing, and balance in each design, and to proportional massing between individual elements.
- The roofing will reflect the desirable style objectives, and will require a minimum pitch of 8:12.
- The only permissible roof materials would consist of cedar shingles, concrete roof tiles with a shake profile, and asphalt shingles with a raised ridge cap.
- A preliminary Lot Grading Plan, submitted by Core Concept Consulting Ltd. has been reviewed by the Building Division and is generally acceptable.
- In-ground basements are proposed based on the lot grading and tree preservation information that was provided by the applicant. The information has been reviewed by staff and found to be generally acceptable, however a final Lot Grading Plan is required prior to Final Adoption.

Trees and Landscaping

- Kerin Matthews, Certified Arborist of Mountain Maple Garden and Tree Service Ltd., prepared the Arborist Report and Tree Replacement Plan for the subject site (Appendix V). The Arborist Report indicates there are 72 trees on the subject site that require protection. The following is a table providing the breakdown by species:

Tree Species	Total # of Trees	Total Retained	Total Removed
Douglas Fir	59	9	50
Willow	2	0	2
Big Leaf Maple	1	0	1
Walnut	1	1	0
Apple	2	0	2
Cypress	2	0	2

Tree Species	Total # of Trees	Total Retained	Total Removed
Spruce	1	0	1
Birch	1	0	1
Holly	1	0	1
Mountain Ash	1	0	1
Pine	1	0	1
Total	72	10	62

- The applicant conducted an assessment of tree retention and has determined that of the 72 protected onsite trees, 62 must be removed. The majority of the trees are proposed to be removed in order to accommodate the construction of the road widening on 156 Street. A number of trees are proposed to be removed as they conflict with the proposed building envelopes. The trees that do not conflict with the building envelope or the construction of 156 Street are proposed to be removed because they present poor structure, have co-dependent tops, have suffered wind damage, have root systems intertwined with neighbouring trees such that the removal of adjacent trees increases the risk that the tree will fail, have been topped, or have fungal conks.
- Despite the removal of trees on the subject site, the applicant will be required to replant the trees on a 2 to 1 replacement basis for coniferous trees and a 1 to 1 replacement for deciduous trees.
- This will require a total of 88 replacement trees on the subject site. The applicant is proposing to replant 18 replacement trees, therefore the deficit of 70 replacement trees will require a cash-in-lieu payment of \$21,000 representing \$15,000 per acre of land, to the City's Green Fund in accordance with the City's Tree Protection By-law prior to final approval of this application.

PRE-NOTIFICATION

Pre-notification letters were sent on February 9, 2011 to 64 households within 100 metres (328 feet) of the subject site. Pre-notification letters were also sent to the Morgan Creek Homeowner's Association and the Rosemary Heights Neighbourhood Committee.

- Staff received two letters in response to pre-notification. One writer is opposed to the proposal unless 36 Avenue is opened between 154 Street and 156A Street; and 156 Street is opened at 63 Avenue and at 40 Avenue. The other writer is opposed to the proposal based on the interface between the proposed half-acre lots fronting 156 Street and the existing one-acre lots to the west.

(156 Street was planned for closure in the Rosemary Heights Central NCP. In 2003, it was temporarily reopened due to complaints of construction traffic using 156B Street. 156 Street was then closed again and subsequently reopened in 2005 due to public input. In 2006, a Public Open House was held to determine a permanent course of action for 156 Street. Based on the input received from the public at the Open House, it was determined that 156 Street would remain open until substantial completion of the neighbourhood. In 2009, with the substantial completion of the neighbourhood, 156 Street was closed. It will remain closed until the planning for the park at 40 Ave is underway, at which time the issue of will be discussed and public opinion will be solicited.)

- *36 Avenue was planned for closure in the Rosemary Heights Central NCP. As part of City of Surrey File No. 7995-0278-00, cash-in-lieu of the construction of 36 Ave between 154 Street and 156A Street was collected for potential future opening and construction of this section of 36 Avenue. At present, 36 Avenue will remain closed until the planning for the park at 40 Ave is underway, at which time public consultation will be undertaken to determine whether this section of 36 Avenue should be reopened.*

In addition to the City's Pre-Notification process, the applicant sent letters to 14 adjacent neighbours to provide additional information about the proposal and solicit feedback. The applicant received no responses.

The applicant also met with representatives of the Rosemary Heights Neighbourhood Committee to discuss the proposal. Staff have confirmed that the Rosemary Heights Neighbourhood Committee is supportive of the proposal.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	NCP Plan
Appendix VII.	OCP Redesignation Map
Appendix VIII.	Block Plan
Appendix IX.	Proposed CD By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

TH/kms










\\file-server1\net-data\csdc\generate\areaproduct\save\19752258033.doc
. 9/29/11 11:49 AM

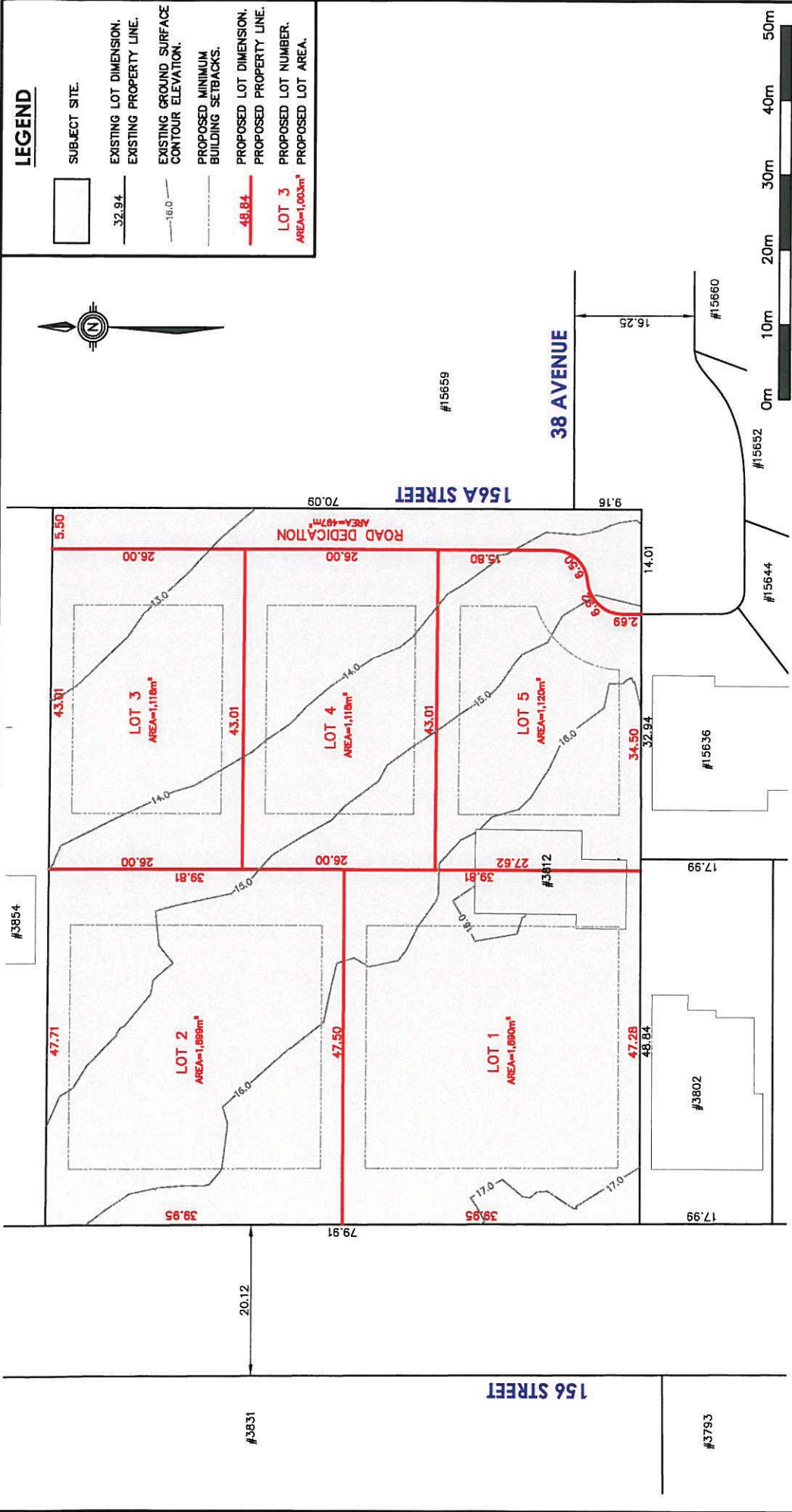
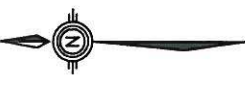
SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.891
Hectares	0.765
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	26 m – 40 m
Range of lot areas (square metres)	1,118 m ² – 1899 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	6.5 uph / 2.6 upa
Lots/Hectare & Lots/Acre (Net)	7 uph / 2.8 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

LEGEND

-  SUBJECT SITE.
-  EXISTING LOT DIMENSION.
-  EXISTING PROPERTY LINE.
-  EXISTING GROUND SURFACE CONTOUR ELEVATION.
-  PROPOSED MINIMUM BUILDING SETBACKS.
-  PROPOSED LOT DIMENSION.
-  PROPOSED PROPERTY LINE.
-  PROPOSED LOT NUMBER.
-  PROPOSED LOT AREA.



NOTE: PRELIMINARY LOT LAYOUT PLAN AND SUBJECT TO APPROVALS. LOT DIMENSIONS AND LOT AREAS ARE APPROXIMATE ONLY. LOT DIMENSIONS ARE IN METRES.

SCALE: ~~1:500~~ NTS



#1268-13351 Commerce Parkway,
Richmond, BC, V6V 2X7
tel. 604.249.5040 fax. 604.249.5041
www.coreconceptconsulting.com

DESIGN:	SBO
DRAWN:	SBO
CHECKED:	DRK
SCALE:	1:500
DATE:	December 14, 2010

5 LOT RESIDENTIAL SUBDIVISION

3812 - 156 STREET
SURREY, BC
LEGAL: LOT 67 SEC 26 TWP 1 PLAN 44233 NWD
CCC PROJECT NO.: 10064 SURREY PROJECT NO.:

CLIENT

HBB PROPERTIES INC.
#201 - 13112 84 AVENUE
SURREY, BC V3W 1L2
TEL: 604-671-0661 FAX: 604-598-8208

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7910-0317-00
 Project Location: 3812 – 156 Street, 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, at the border (156 Street) between urban zoned (RF) properties to the west, and suburban zoned properties (CD based on RH(G) and RH(G)) to the east, north, and south. The subject site is located within the suburban zoned area east of 156 Street.

There are only two remaining old urban homes in this area, one of which is the site home at 3812 – 156 Street, which is to be demolished. All other homes were constructed in the late 1990's. Most of these homes are Two-Storey type (77%) or 1½ Storey type (15%). There are no Basement Entry type, Cathedral Entry type, or Split Level type homes. Seventy seven percent of homes range in size between 2500 sq.ft. and 3500 sq.ft. There is one large suburban Two-Storey home larger than 4000 sq.ft.

All of the new homes in this area are of traditional and heritage styles (including Neo-Traditional and Neo-Heritage). Together, 70 percent of homes can be classified as heritage or Neo-Heritage styles. Massing designs are consistent with the styles (are style-authentic). Massing is mid-scale or lower on these homes. Projections on the front are correctly proportioned in relation to the size of other projections on the front (i.e. no exaggerated or understated elements). Mass is distributed evenly over the façade, resulting in homes with a balanced, stable appearance. Most homes (92%) have a single storey high front entrance. Most homes have a double garage. Twenty three percent of homes have a triple garage, which is appropriate for the suburban zoning. These aesthetically pleasing designs provide ideal architectural context for the subject site.

Half of the homes have a main common hip roof, and half have a main common gable roof. Nearly all homes (92%) have highly articulated common gable projections facing the fronting street. Eighty five percent of homes have a cedar shingle roof. Concrete tiles and tar & gravel are also found. Fifty eight percent of homes have a 12:12 or higher roof slope. This is an area in which steeply sloped roofs are an obvious characteristic.

Most homes are clad in cedar (62%) and the rest are clad in stucco (38%). Vinyl siding has not been used in this area. The most common feature wall treatments include a stone veneer and wood wall shingles in gable ends. Subdued primary colours (dark red, dark blue, amber yellow) have been used on 39% of homes. All of the remaining homes

have colours derived from neutral and natural colour palettes.

Two thirds of all homes have landscapes that are considered above average. Generous raised planting beds containing dozens of shrubs, hedges, and feature trees have been provided in addition to the usual front yard sod and exposed aggregate concrete driveway treatments. Generous, well maintained landscapes are an obvious characteristic and should be considered as providing excellent context for the subject site.

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

- 1) Context Homes: Nearly all homes in this area provide ideal architectural context for the subject site.
- 2) Style Character : "Heritage", "Neo-Heritage", and "Neo-Traditional" define the architectural style of this area.
- 3) Home Types : Dominance of Two-Storey home type. All homes in the surrounding area are Two-Storey type or 1 ½ Storey type. There are no Basement Entry, Cathedral Entry, or Split Level homes in this area.
- 4) Massing Designs : Surrounding new homes provide desirable massing context. The homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height.
- 6) Exterior Wall Cladding : Main wall cladding materials are either cedar or stucco. Vinyl has not been used in this area and is not recommended.
- 7) Roof surface : Roof surfaces are cedar shingles (dominant), concrete tiles, or tar and gravel.
- 8) Roof Slope : Roof pitch 8:12 or higher on most new homes. Fifty eight percent of homes have a roof slope of 12:12 or higher

Exterior Treatment /Materials: Homes are clad in cedar or stucco. Most homes have a stone accent veneer and wood shingles in gable ends. Vinyl siding has not been used in this area.

Roof Pitch and Materials: Most homes have a cedar shingle roof.

Window/Door Details: Rectangular dominant.

Streetscape: Most homes are 2500 – 3500 sq.ft. "Heritage", "Neo-Heritage" or "Neo-Traditional" style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. Main roof forms are common hip or common gable at an 8:12 or steeper slope (58% have a 12:12 or steeper slope). All homes have common gable projections articulated with either cedar shingles or with board and batten cedar siding. Most homes have a cedar shingle roof. Homes are clad in either cedar or stucco, with stone accent veneer and wood shingles in gable ends. The colour range includes primary colours in addition to natural and neutral hues. Landscape designs meets a high modern urban standard, and yards are meticulously kept.

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 year 2000's 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.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring "context homes" in the 3700 block of 156 Street and the 15600 block of 38 Avenue. Homes will therefore be "Heritage", "Neo-Heritage", "Traditional", and "Neo-Traditional" styles only. Similar home types and sizes to those found on nearby suburban lots. Similar massing characteristics. Similar roof types, roof pitch. Compatible roofing materials. Similar siding materials.

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, colonial red, 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.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a minimum 40 year warranty and a pre-formed (manufactured) raised ridge cap. Grey, black or brown 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 40 shrubs of a minimum 3 gallon pot size in raised feature planting beds. A minimum of two additional decorative trees in the front yard. Sod from street to front 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: July 14, 2011

Reviewed and Approved by:  Date: July 14, 2011

TREE PRESERVATION SUMMARY

Surrey Project No: 7910 – 0317 - 00

Project Location: 3812 – 156 St., Surrey, BC

Arborist: Kerin Matthews

Detailed Assessment of the existing trees or 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

A majority of the Trees on Lot #1 are adjacent to the west side property line, and are characteristic of trees grown in a cluster.

2) Summary of the proposed tree removal and replacement:

_____ The summary will be available for final adoption.

_____ Number of protected trees identified.....	(A) 71 (onsite only)
_____ Number of protected trees declared hazardous due to natural causes.....	(B) 9
_____ Number of protected trees to be removed	(C) 53
_____ Number of protected trees to be retained (A-B-C).....	(D) 9
_____ Number of replacement trees required (C-B) x 2.....	(E) 44 x 2 = 88
_____ Number of replacement trees proposed.....	(F) 18
_____ Number of replacement trees in deficit (E-F).....	(G) 70
_____ Total number of protected & replacement trees on site (D+F).....	(H) 27
_____ Number of Lots proposed in the project.....	(I) 5
_____ Average number of trees per lot (H/I)	5.4

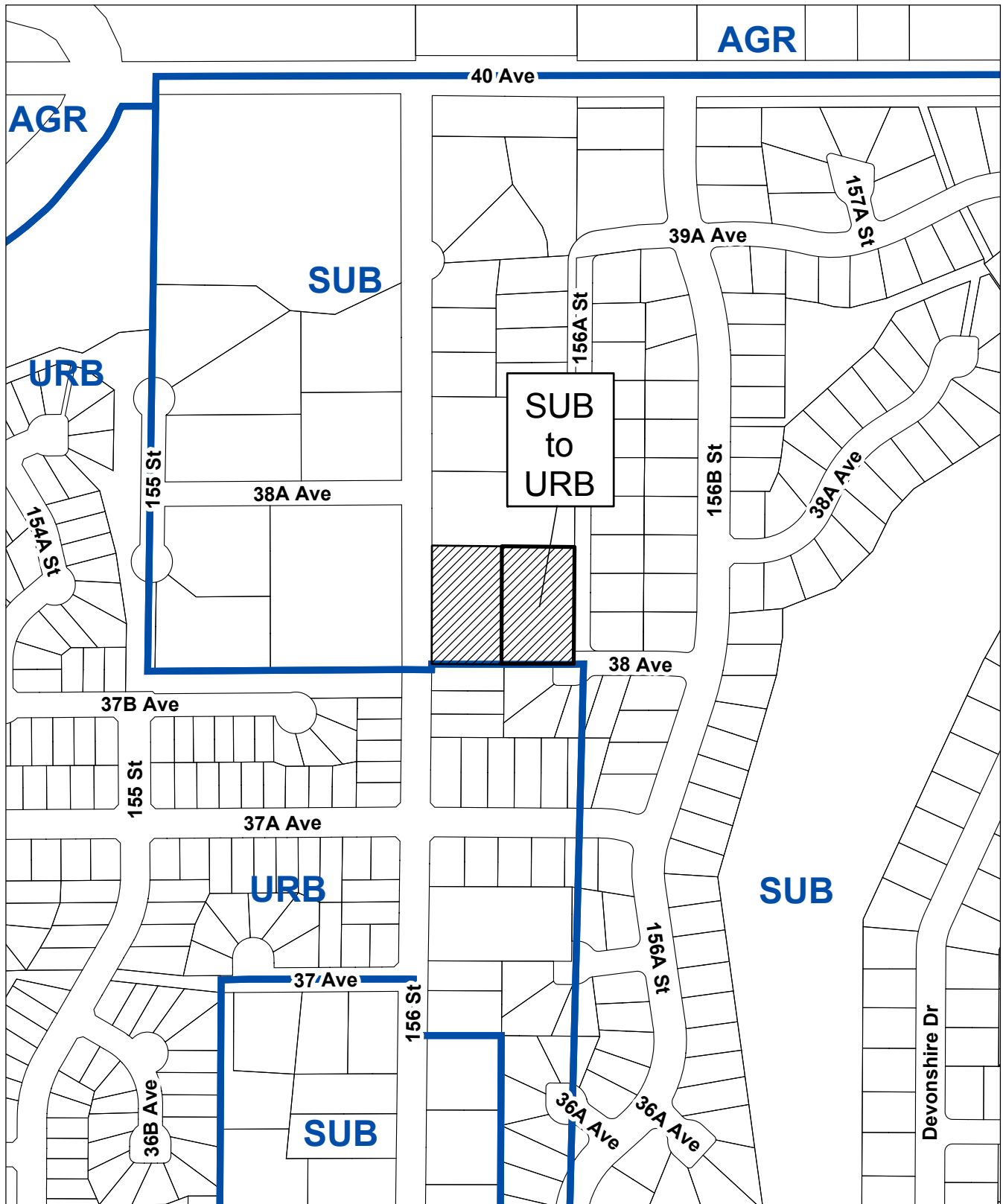
3) Tree survey & preservation / replacement plan

_____ Tree survey and preservation/replacement plan is attached

_____ This plan will be available before final adoption

Summary & Plan prepared and submitted by: Kerin Matthews, Arborist

Date: September 14, 2011



OCP Amendment

Proposed amendment from Suburban to Urban



**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
BYLAW NO. _____ OVER LOT 67 SECTION 26
TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 44233**

FOR THE PURPOSE OF REZONING

BCGS 92G.016

SCALE 1: 750

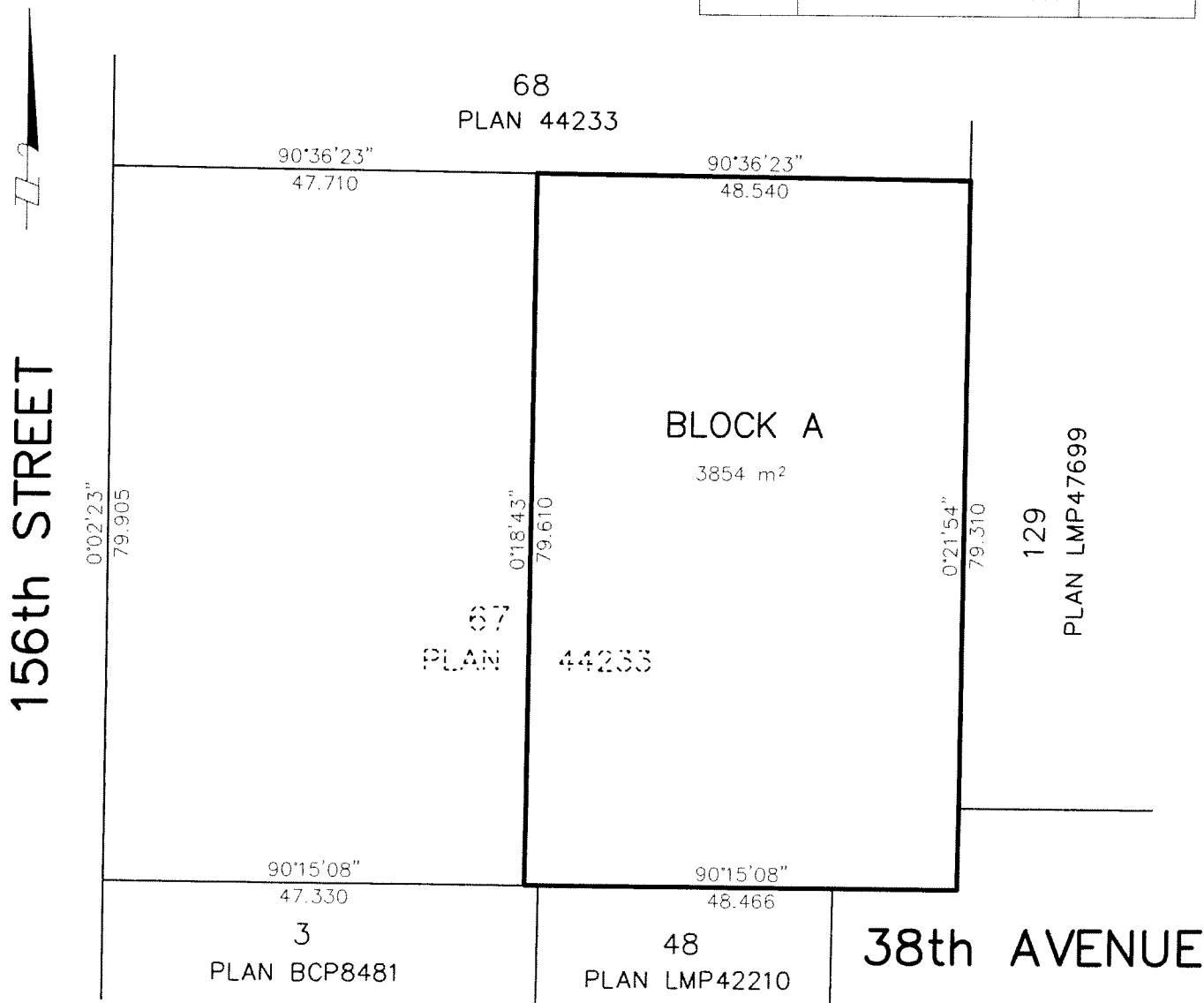
CIVIC ADDRESS

3812 156th Street
Surrey, B.C.

*Property dimensions are derived
from field survey.*

BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	AREA
BLOCK A	PART LOT 67 SEC. 26 TP. 1 N.W.D. PLAN 44233	3854 m ²



Certified correct according to field survey.
This 29th day of August, 2011

Gene Paul Nikula
GENE PAUL NIKULA B.C.L.S. 803

© COPYRIGHT
DHALIwal AND ASSOCIATES
LAND SURVEYING INC.
121-13140 80th Avenue
Surrey, B.C. V3W 3B2
Phone: 604 501-6188
Fax: 604 501-6189
File: 1101114-203.DWG

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED

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)

Portion of Parcel Identifier: 007-357-559
Portion of Lot 67 North East Section 26 Township 1 Plan 44233 New Westminster District

Portion of 3812 - 156 Street

As shown on on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by _____, B.C.L.S. on the ____th day of _____, 20__, containing _____ square metres, called Block A.

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

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

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* on *suburban lots*.

B. Permitted Uses

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

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

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

C. Lot Area

Not applicable to this Zone.

D. Density

- 1. For the purpose of subdivision, the maximum unit *density* shall be 2.5 *dwelling units* per hectare [1 u.p.a.]. The maximum unit *density* may be increased to 7.9 *dwelling units* per hectare [3.2 u.p.a.] if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
- 2.
 - (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*;
 - (b) The *floor area ratio* shall not exceed 0.32 provided that of the resulting allowable floor area, 45 square metres [408 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*; and
 - (c) The maximum permitted floor area of a second storey for a *principal building* shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the *structure* located within 7.5 metres [25 ft.] of the *front lot line*. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls at the main floor level or a combination thereof.

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:

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

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

* The *front yard setback* may be relaxed at a lower floor level only to 5.5 metres [18 ft.] for a maximum of 50% of the length of the front of the *principal building* for all portions of the *principal building* excluding the garage. If 50% of the *building face* is set back 9 metres [30 ft.] from the *front lot line*, the *setback* to an attached garage whose main access doors face the fronting street may be relaxed to 6.7 metres [22 ft.], except that the *setbacks* for a garage whose main access doors face a *side yard* may be relaxed to 4.5 metres [15 ft.].

With the exception of a garage whose main access doors face a *side yard*, an attached garage to the *principal building* shall not extend towards the *highway* for 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 be set back at least 0.9 metre [3 ft.] from the front of the said garage.

** The *side yard* may be reduced to not less than 1.2 metres [4 ft.] provided that the opposite *side yard* on the *lot* is at least 2.4 metres [8 ft.].

*** 50% of the length of the rear *building face* may be *setback* a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building face*, not including *sundecks* is *setback* at least 8.5 metres [28 ft.] from the *rear lot line*.

G. Height of Buildings

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

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

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 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 Sub-sections H.2 (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*;
 - (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a carport, 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 Sub-section H 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. The number of *vehicles* parked in a *driveway* within the *front yard* or *side yard* shall not exceed two.

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 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*.

J. Special Regulations

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

K. Subdivision

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

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,115 sq.m.	26 metres	43 metres

[12,000 sq.ft.] [85 ft] [141 ft.]

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

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 the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
 3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
 4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
 5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
 6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
 7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
 9. 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 RF Zone.
 10. Tree regulations are set out in Surrey Tree Protection 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

\\file-server1\net-data\csdc\generate\areaproduct\save\19394389066.doc
. 9/23/11 12:16 PM