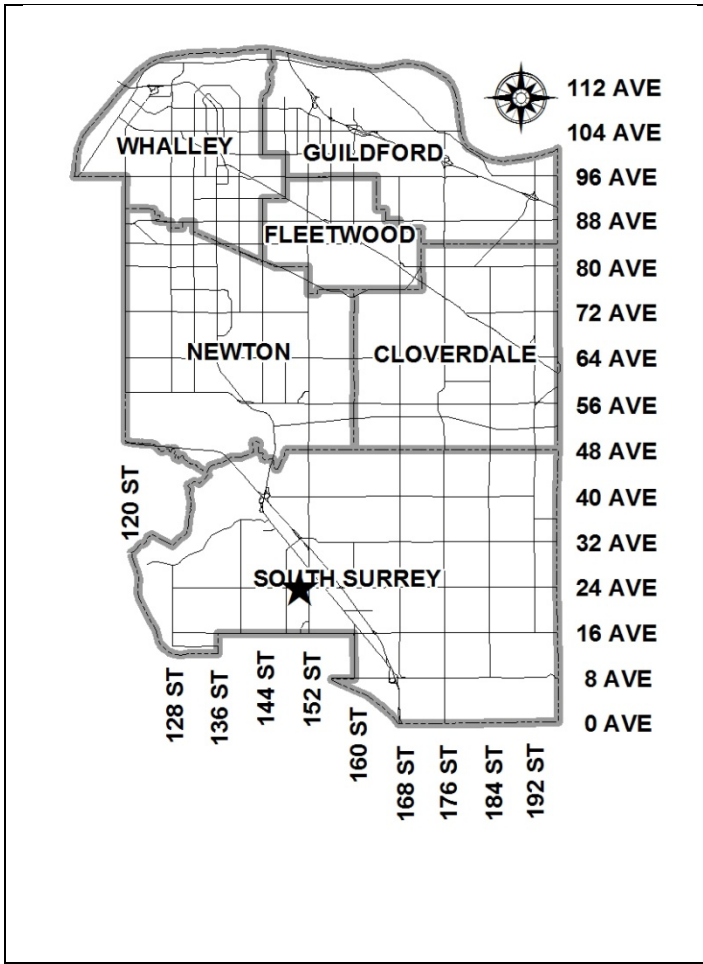


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0328-00

Planning Report Date: July 9, 2012



PROPOSAL:

- **OCp amendment** from Urban to Multiple Residential
- **LAP amendment** from Multiple Residential 10 upa to Multiple Residential 23 upa
- **Rezoning** from RA and RF to CD (Based on RM-30)
- **Development Permit**

in order to permit the development of 35 townhouse units adjacent to the Semiahmoo Trail.

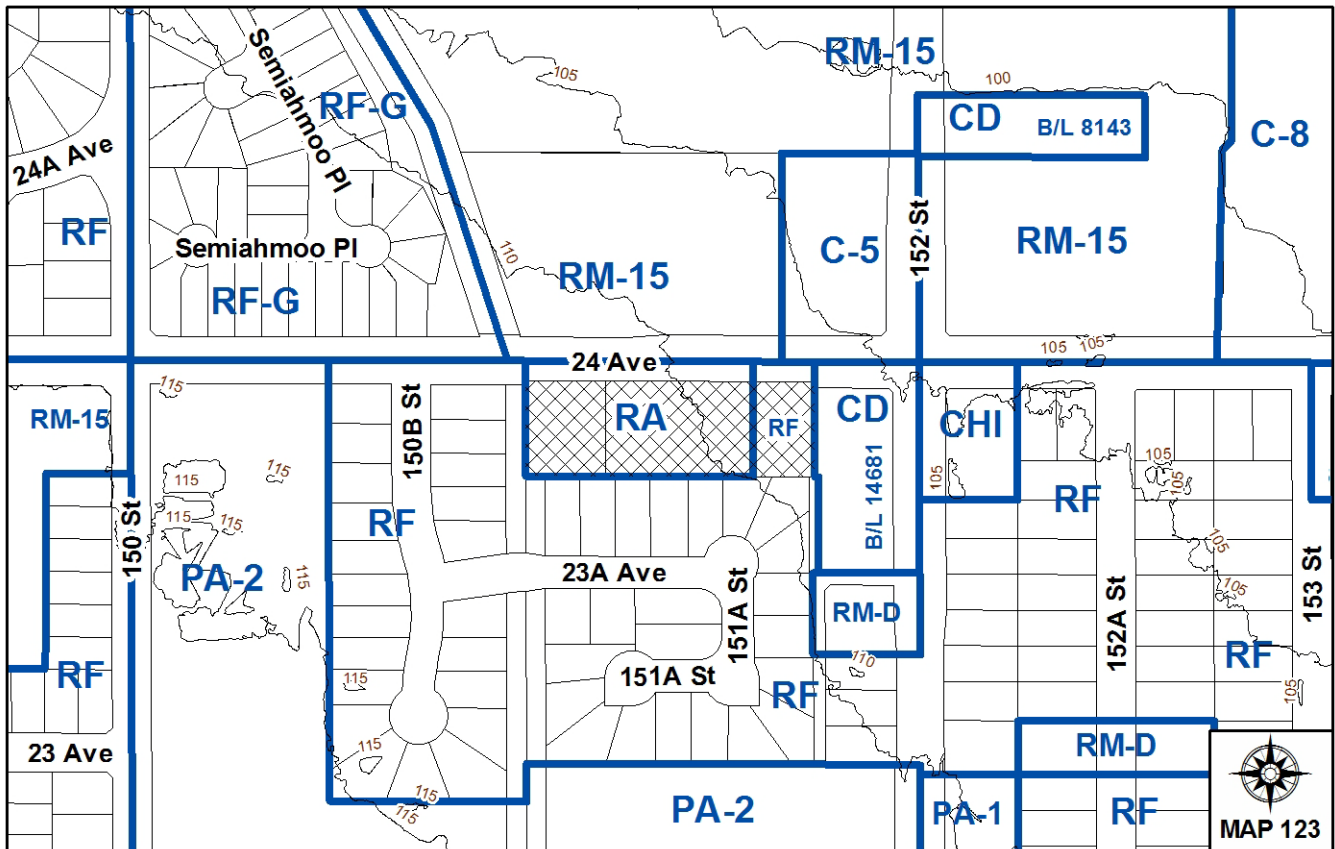
LOCATION: 15180 and 15114 - 24 Avenue

OWNERS: York Jang Fong
 Michael Yet Chang Fong
 Teresa Joe York Fong

ZONING: RA & RF

OCp DESIGNATION: Urban

LAP DESIGNATION: Multiple Residential 10 upa



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval to eliminate indoor amenity space.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Official Community Plan (OCP) from Urban to Multiple Residential.
- Proposed amendment to the Semiahmoo Town Centre Development Concept Plan (LAP), 1992, as amended, from Multiple Residential 10 upa to Multiple Residential 23 upa.

RATIONALE OF RECOMMENDATION

- The proposed amendments to the OCP and the LAP have been requested in order to:
 - utilize the subject site more efficiently;
 - support the existing Frequent Transit Network (FTN) service and future Rapid Transit route on 152 Street;
 - help increase and diversify housing choice in the neighbourhood; and
 - response to the current development trend and residential market.
- As part of this development proposal, the applicant will provide the following community benefits:
 - Significant dedication of land for the future widening of 24 Avenue and cost sharing of road improvements on 24 Avenue including left turning bays and sixteen (16) interim on-street parking stalls to address transportation and parking concerns raised by area residents;
 - Significant dedication of land towards the completion of the Semiahmoo Trail including a monetary contribution towards the construction of the Trail;
 - Construction of a sidewalk on 24 Avenue for the frontage of the site; and
 - Improvements to the pedestrian crossing of the Semiahmoo Trail at 24 Avenue including the construction of an enhanced marked crosswalk with pavement markings, overhead signage, lighting and a pedestrian island refuge in order to address existing safety concerns.
- The applicant is also proposing a two storey interface with the existing single family homes and additional visitor parking stalls in order to address the height and density concerns raised by the area residents.
- On balance, taking into consideration the City's objectives to increase density and housing choice in close proximity to an existing Frequent Transit Network (FTN) and given the significant community benefits provided by the applicant in order to address community concerns, the proposed density and building form can be supported.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Urban to Multiple Residential 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) and Single Family Residential Zone (RF) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing
4. Council approve the applicant's request to eliminate the required indoor amenity space of 105 square metres (1,130 square feet).
5. Council authorize staff to draft Development Permit No. 7911-0328-00 generally in accordance with the attached drawings (Appendix II).
6. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including completion of the 24 Avenue roadworks, Semiahmoo Trail Crossing, cost sharing contribution arrangements, restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout including the dedication of land for the Semiahmoo Trail to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey, arborist report, landscape plan and landscape cost estimate to the satisfaction of the City Landscape Architect;
 - (d) resolution of all urban design issues to the satisfaction of the City Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) provide a monetary contribution towards the construction of the Semiahmoo Trail to the satisfaction of the Parks, Recreation and Culture Department;
 - (g) registration of a Section 219 Restrictive Covenant to specifically identify the allowable tandem parking arrangement and to prohibit the conversion of the tandem parking spaces into livable space;
 - (h) registration of a Section 219 Restrictive Covenant to adequately address the City's needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture;

- (i) the applicant adequately address the impact of no indoor amenity space; and
 - (j) the applicant adequately address the shortfall in tree replacement.
7. Council pass a resolution to amend the Semiahmoo Town Centre Development Concept Plan (LAP), 1992, as amended, to redesignate the land from Multiple Residential 10 upa to Multiple Residential 23 upa 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: | <p>Projected number of students from this development:</p> <p>6 Elementary students at H.T. Thrift Elementary School 3 Secondary students at Semiahmoo Secondary School</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by December 2014.</p> <p>(Appendix IV)</p> |
| Parks, Recreation & Culture: | The Parks, Recreation and Culture Department will accept, without compensation, the 10 metre (33 feet) wide parkland dedication for a total land area of 441 square metres (4,747 square feet) in order to complete the Semiahmoo Trail at this location. The applicant will provide a monetary contribution to cover the costs of invasive plant removal, landscape installation and path construction in the 10 metre (33 feet) dedicated area. |
| Heritage Advisory Committee (HAC): | The proposed development complies with the Semiahmoo Trail Design Guidelines and therefore was submitted to the HAC for information only. |

SITE CHARACTERISTICS

Existing Land Use: Single family homes

Adjacent Area:

| Direction | Existing Use | OCP/LAP Designation | Existing Zone |
|--|--------------------------------|--------------------------|---------------|
| North (Across 24 Avenue): | Seagate Place Townhouse Units. | Urban/ Townhouses | RM-15 |
| East: | Esso Gas Station. | Urban/ Townhouses | CD BL 14681 |
| South and West (Across the existing Semiahmoo Trail): | Single family homes. | Urban/ Urban Residential | RF |

JUSTIFICATION FOR PLAN AMENDMENTS

- The site is designated Urban in the OCP and Multiple Residential 10 upa in the Semiahmoo Town Centre Development Concept Plan (LAP), 1992, as amended. The proposed OCP amendment from Urban to Multiple Residential and LAP amendment from Multiple Residential 10 upa to Multiple Residential 23 upa are proposed in order to permit 35 townhouse units.
- The proposed amendments to the OCP and LAP to increase the density of the subject site have been requested in order to:
 - utilize the subject site more efficiently;
 - support the existing Frequent Transit Network (FTN) service and future Rapid Transit route on 152 Street; and
 - help increase and diversify housing choice in the neighbourhood.
- A public information meeting was held by the applicant on February 29, 2012 to solicit options and feedback from the neighbourhood concerning the proposed changes to the OCP and LAP. A second information meeting was held on April 11, 2012 to discuss the concerns that were raised at the public information meeting and as a result of the pre-notification. In summary, area residents have raised significant concerns/objections to the proposal including:
 - Safety of the pedestrian crossing of the Semiahmoo Trail at 24 Avenue;
 - Transportation concerns including illegal u-turns, parking problems and increased traffic in the neighbourhood as a result of the proposed development;
 - Adequate vehicular access to and from 24 Avenue for existing developments (Seagate townhouse complex at 15137-24 Avenue); and
 - Concerns that the proposed density and height of buildings in the development are not appropriate for this neighbourhood.

The community concerns are discussed in detail in the Pre-Notification Section of this Report.

- As part of this development proposal and in response to the community concerns raised by area residents, the applicant has committed to provide the following community benefits:
 - 4.9 metre (16 feet) wide road dedication for a total land area of 742 square metres (7,987 square feet) for the future widening of 24 Avenue;

- Funding a portion of the road improvements on 24 Avenue including left turning bays and sixteen (16) interim parallel parking stalls to address transportation concerns raised by area residents that are not included in the City's 10 year Servicing Plan for 24 Avenue;
 - 10 metre (33 feet) wide parkland dedication, without compensation, for a total land area of 441 square metres (4,747 square feet) towards the completion of Semiahmoo Trail at this location;
 - A monetary contribution to the Parks, Recreation and Culture Department towards the construction and installation of all works on the Semiahmoo Trail;
 - Construction of the ultimate 1.8 metre (6 feet) sidewalk on 24 Avenue for the frontage of the site; and
 - Improvements to the pedestrian crossing of the Semiahmoo Trail at 24 Avenue consisting of an enhanced marked pedestrian crossing with pavement markings, overhead signage, lighting and a pedestrian island refuge to address safety concerns.
- In addition to the community benefits, the applicant is proposing a two storey interface with the existing single family homes adjacent to the proposed development and additional visitor parking stalls to help address the community concerns raised with respect to the height and density of the proposed development.
 - The land use designation for the subject site was developed 20 years ago as part of the Semiahmoo Town Centre Development Concept Plan (LAP) in 1992. Over the past 20 years, the development trend and market demand has moved away from a lower density, Multiple Residential (15) Zone (RM-15) type product towards a more dense form of townhouse development. As such, the proposed development responds to today's market and development trends while recognizing the existing single family residential interface.

Table 1: Summary of Community Concerns and Applicant's Response:

| | Community Concerns | Applicant's Response |
|--------------------------------------|---|---|
| Semiahmoo Trail Crossing | Existing pedestrian crossing is not safe. Request for a protected pedestrian crossing with flashing lights. | Construction of an enhanced marked pedestrian crossing with pavement markings, overhead signage, lighting & a pedestrian island refuge. |
| U-Turns and Increased Traffic | U-turns on 150B Street have become a major problem since the installation of a median on 24 Avenue. | Construction of left turning bays on 24 Avenue for the proposed development and the Seagate townhouse complex at 15137- 24 Avenue. |
| Parking Concerns | Lack of visitor parking for the proposed development. | Construction of two (2) additional visitor parking stalls on site, beyond what is required in the Zoning Bylaw & construction of sixteen (16) interim on-street parallel parking stalls on 24 Avenue. |
| Density and Height Concerns | Proposed density and three storey building height are not appropriate for this neighbourhood. | 7.5 metre setback & a two- storey interface is proposed for the townhouse units adjacent to the existing single family homes. |

- On balance, taking into consideration the City's objectives to increase density and housing choice in close proximity to an existing Frequent Transit Network (FTN), and given the significant community benefits provided by the applicant in order to address community concerns, the proposed amendments to the OCP and LAP can be supported.

DEVELOPMENT CONSIDERATIONS

- The subject site is currently zoned One-Acre Residential Zone (RA) and Single Family Residential Zone (RF). The applicant proposes to rezone the subject site to Comprehensive Development Zone (CD) based on the Multiple Residential 30 Zone (RM-30) in order to permit 35 townhouse units.
- The proposal consists of three bedroom units and three bedroom plus den units in a row-house format with at-grade parking. Majority of the townhouse units, a total of twenty-four (24), are proposed with side by side, double car garages and the remaining eleven (11) townhouse units are proposed with a tandem car arrangement. The units range in size from 124 square metres (1,330 square feet) to 181 square metres (1,950 square feet), with a total floor area of 5,485 square metres (59,042 square feet).
- The proposal includes a total of 79 parking stalls (70 parking stalls for residents and 9 visitor parking stalls). This exceeds the parking requirements of the Surrey Zoning By-law requiring a total of 77 parking stalls (70 parking stalls for residents and 7 visitor parking stalls).
- The development proposal includes 411 square metres (4,424 square feet) of outdoor amenity space, which consists of three outdoor recreational areas. One outdoor recreational area is adjacent to 24 Avenue and includes community garden plots and tree preservation. The second outdoor area is adjacent to the existing single family dwellings and consists of passive recreation opportunities and tree preservation, and the third outdoor amenity area is a 10 metre (33 feet) wide buffer area adjacent to the Semiahmoo Trail in accordance with the Semiahmoo Trail Design Guidelines. This substantially exceeds the 105 square metre (1,130 square feet) of outdoor amenity space required under the RM-30 Zone (3 square metres (32 square feet) of outdoor amenity space per dwelling unit).
- The RM-30 Zone requires a minimum of 105 square metres (1,130 square feet) of indoor amenity space (3 square metres (32 square feet) per dwelling unit). As a result of site constraints and size of the overall project, the applicant has proposed to provide a monetary contribution of \$36,750.00, representing \$1,050.00 per unit in lieu of indoor amenity space.

Proposed CD Zone:

- The proposed Comprehensive Development Zone (CD) is based on the Multiple Residential 30 Zone (RM-30). Table 2 outlines the differences between the RM-30 Zone, the Multiple Residential 15 Zone (RM-15) and the proposed CD Zone.

Table 2: Comparison of the RM-15, RM-30 and Proposed CD Zones:

| | RM-15 Zone | RM-30 Zone | CD Zone |
|---|---|--|---|
| Permitted Uses | Ground-oriented multiple unit residential buildings | Multiple unit residential buildings or ground-oriented multiple residential unit buildings | Ground-oriented multiple unit residential buildings |
| Maximum Density | 15 units per acre | 30 units per acre | 23 units per acre |
| Maximum Floor Area Ratio (FAR) | 0.60 | 0.90 | 0.90 |
| Maximum Lot Coverage | 45% | 45% | 42% |
| Maximum Building Height | 11 m (36 ft) | 13 m (43 ft) | 11 m (36 ft) |
| Minimum Front Yard Setback (24 Avenue) | 7.5 m (25 ft) | 7.5 m (25 ft) | 3.5 m (11.5 ft) |
| Minimum Rear Yard Setback (Adjacent to the existing single family homes) | 7.5 m (25 ft) | 7.5 m (25 ft) | 7.5 m (25 ft) |
| Minimum East Side Yard Setback (Adjacent to the existing ESSO Gas Station) | 7.5 m (25 ft) | 7.5 m (25 ft) | 3 m (10 ft) with parking permitted in setback area |
| Minimum West Side Yard Setback (Adjacent to the Semiahmoo Trail): | 7.5 m (25 ft) | 7.5 m (25 ft) | 10 m (33 ft) |
| Minimum Size and Maximum Number of Small Car Parking Stalls Permitted | Minimum length is 4.9 m (16 ft) for a maximum of 25% of the required parking spaces | Minimum length is 4.9 metres (16 ft) for a maximum of 25% of the required parking spaces | Minimum length is 5.4 m (18 ft) for a maximum of 45% of the required parking spaces |

- The proposed use, ground-oriented multiple residential buildings and the maximum building height of 11 metres (36 feet) are in accordance with the requirements of the RM-15 Zone, thus yielding a product that is more consistent with existing character of the neighbourhood.
- The proposed Floor Area Ratio (FAR) is 0.90. This FAR is the same as permitted in the RM-30 Zone and greater than is permitted in the RM-15 Zone. The proposed maximum lot coverage is less than is permitted in both the RM-15 and RM-30 Zones resulting in an appropriate amount of open space on the site.
- The proposed reduced front yard setback (24 Avenue) and reduced East side yard setback are required as a result of the significant road dedication requirements and the long and shallow configuration of the subject site, resulting in restrictions on the placement of buildings and structures. The affected units within the front yard (24 Avenue) will have functional and livable outdoor amenity areas in the form of second storey balconies at the rear of the units facing away from 24 Avenue. The proposed reduced East side yard setback is to the side of two (2) townhouse units only and therefore will not impact the functional outdoor space of these units. In addition, two (2) visitor parking stalls are proposed with the required East side yard setback in order to utilize the site more efficiently.
- The existing sensitive residential interface at the rear yard will be respected and no setback relaxations are proposed. This will provide adequate separation and privacy to this existing residential development.

- In accordance with the Semiahmoo Trail Design Guidelines, a 10 metre (33 feet) setback will be maintained for the West side yard.
- The Zoning By-Law permits parking stalls to be reduced in length to 4.9 metres (16 feet) for a maximum of 25% of the required parking spaces. As a result of the significant road dedication requirements and in order to maintain the livability of the residential units, the applicant is proposing that a maximum of 45% of the required parking spaces are permitted to be reduced in length to 5.4 metres (18 feet). Given the significant constraints of the site and the desire to maintain a minimum 7.5 metre (25 feet) rear yard setback, the proposed variance will utilize the site more efficiently.

Vehicular Access and Improvements to 24 Avenue:

- Substantial road dedication, consisting of 4.9 metre (16 feet) for the frontage of the site is required for the future widening of 24 Avenue.
- The subject site will obtain one independent vehicular access from 24 Avenue.
- The internal circulation of the subject site meets the requirements of the Fire and Engineering Departments and provides clear visibility throughout the site in accordance with Crime Prevention Through Environmental Design (CPTED) principles.
- Although not part of the City's 10 year Servicing Plan for 24 Avenue, the applicant has agreed to construct left turning bays and sixteen (16) interim parallel parking stalls on 24 Avenue in order to address existing community concerns with respect to illegal u-turns on 150B Street and lack of visitor parking within the neighbourhood. This will also help address existing community concerns with respect to vehicular access to the existing Seagate townhouse development at 15137-24 Avenue on the north side of 24 Avenue. The interim on-street parallel parking will be available until the widening of 24 Avenue is required.

Tree Preservation and Landscaping:

- Norm Hol and Max Rathburn, ISA Certified Arborists of ACL Arbortech Consulting Limited prepared an Arborist Assessment for the subject property. The Arborist Assessment states that there are a total of 111 protected trees on the subject site. This excludes trees within the Semiahmoo Trail land dedication area and the road right-of-way for 24 Avenue. Approximately twelve (12) trees are expected to be retained within the Semiahmoo Trail land dedication area. Table 3 provides the breakdown by tree species:

Table 3: Summary of Tree Preservation by Tree Species:

| Tree Species | Total Number of Trees | Total Proposed for Removal | Total Proposed for Retention |
|-------------------|-----------------------|----------------------------|------------------------------|
| Birch | 1 | 1 | 0 |
| Cherry | 1 | 1 | 0 |
| Douglas Fir | 79 | 70 | 9 |
| Dogwood | 1 | 1 | 0 |
| Western Red Cedar | 28 | 27 | 1 |
| Yew | 1 | 1 | 0 |
| Total | 111 | 101 | 10 |

- It was determined that ten (10) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, road dedication and lot grading. The trees proposed to be retained consist mainly of mature Douglas Fir trees.
- In an effort to maximize tree preservation, the applicant's arborist has agreed to re-examine the tree preservation opportunities on the property and to see if there are any additional opportunities for tree preservation on the site, especially at the rear of the property adjacent to the single family homes.
- For those trees that cannot be retained, 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 202 replacement trees on the subject site. Since only 138 replacement trees can be accommodated on the subject site, the deficit of 64 replacement trees will require a cash-in-lieu payment of \$19,200, representing \$300 per tree, to the City's Green Fund in accordance with the City's Tree Protection By-law prior to final approval of this application.
- The new trees on the site will consist of a variety of trees including Fir, Maple, Dogwood, Ash, Magnolia, Douglas Fir and Pear, Snowbell and Western Red Cedar trees. The tree planting will be complemented by a variety of ground cover including shrubs, grasses and perennials.

Semiahmoo Trail:

- The Semiahmoo Trail is a late nineteenth century historic trail/wagon road that currently extends from the Nicomekl River through to 20th Avenue. The Semiahmoo Trail Design Guidelines, created in 2004 and amended in 2009, were established to ensure the coordinated development of the public Trail and to provide guidelines for developments abutting the Trail in order to protect the heritage value and character of this important public amenity. Development applications that comply with the Design Guidelines do not require formal review by the Heritage Advisory Committee (HAC) and are submitted to the HAC for information only.
- In accordance with the requirements of the Semiahmoo Trail Design Guidelines, the following elements have been incorporated into the proposed development:
 - 10 metre (33 feet) wide parkland dedication, without compensation, for a total land area of 441 square metres (4,747 square feet) in order to complete the Semiahmoo Trail to its full width of 20 metres (66 feet);
 - The applicant will provide a monetary contribution to cover the costs of invasive plant removal, landscape installation and path construction in the 10 metre (33 feet) dedicated area;
 - 10 metre (33 feet) wide landscaped buffer area adjacent to the dedicated Trail with a 1.2 metre (4 feet) high split rail wooden fence and native vegetation consisting of:
 - Vine Maple and Pacific Dogwood trees;
 - Snowberry, Salmonberry, Indian Plum and Red Flowering Current shrubs; and
 - Ironwood, Salal, Longleaf Mahonia and Western Sword Fern ground cover.

- Pedestrian access to the Trail will be accommodated by a switch back in the split rail fence and the pathway will be constructed of packed crushed limestone fines.
- The Friends of Semiahmoo Heritage Trail Society have had an opportunity to provide input on this proposal and have the following additional comments:
 - Concerns have been expressed about the safety of the trail crossing at 24 Avenue. The area residents, including the Friends of the Trail, have indicated a desire to have a protected pedestrian crossing at 24 Avenue consisting of a full cross walk with flashing lights. As part of this development application, the applicant has agreed to construct an enhanced marked pedestrian crosswalk with pavement markings, overhead signage, lighting and a pedestrian island refuge.
 - Mature trees within the Semiahmoo Trail and the adjacent buffer area should be assessed by the Parks, Recreation and Culture Department to determine if they need to be removed. The Friends of the Trail would like to ensure that any trees that are not an immediate safety risk to the public are retained. As part of this development proposal, the Parks, Recreation and Culture Department will be coordinating the removal of hazardous trees, if any, within the dedicated trail area.

PRE-NOTIFICATION

- Pre-notification letters were sent on February 17, 2012 to households within 100 metres (328 feet) of the subject site.
- A public information meeting was held on February 29, 2012 by the applicant in order to obtain input from the area residents with respect to the proposed application.
- A second information meeting was held on April 11, 2012 by City Staff to discuss the concerns that were raised at the public information meeting and as a result of the pre-notification.
- As a result of the pre-notification and public information meetings held, the City received letters of concern and opposition to the proposed development from 27 households (Appendix VI).
- The concerns raised by the area residents are summarized below:
 - Concerns about the Pedestrian Crossing of the Semiahmoo Trail:
Area residents have requested a protected pedestrian crossing at 24 Avenue consisting of a full crosswalk with flashing lights similar to the crosswalk installed at the 15300 Block of 154 Street for the Peninsula Village Shopping Centre.

(A Crosswalk Warrant Evaluation was performed on Wednesday, April 25, 2012 and Saturday, April 28, 2012. The results of this evaluation confirmed that an enhanced marked pedestrian crosswalk is warranted at this location with pavement markings, overhead signage, lighting and a pedestrian island refuge. As part of this development proposal, the applicant has agreed to construct the necessary improvements to this pedestrian crossing.

In addition to the improvements of the pedestrian crossing at 24 Avenue for the Semiahmoo Trail, the applicant will also be required to construct the ultimate sidewalk on 24 Avenue. Currently, there is an unfinished sidewalk on 24 Avenue connecting the Semiahmoo Trail to 152 Street.)

o Parking Concerns:

Residents expressed concerns that vehicles are parking too close to the Semiahmoo Trail entrance on 23A Avenue. Currently, people are not parking at least 3.0 metres (10 feet) from the trail entrance. Need to look at better signs near the Trail.

(The City's Engineering Department will have appropriate signage installed at this location.)

Area residents have also expressed concerns about the availability of on-street visitor parking in the area and are concerned that the proposed development to introduce 35 new families into the neighbourhood will increase this problem.

(In response to this concern, the applicant will construct sixteen (16) interim on-street parallel parking stalls on 24 Avenue. As the upgrades for this section of 24 Avenue are not in the City's 10 year servicing plan, the City and applicant have cooperatively agreed that the applicant will fund the difference between their Arterial DCC's and the cost to construct the frontage to the ultimate condition as part of development proposal.)

Residents expressed concerns that on-street visitor parking will resurface as a problem when the interim parking is eventually removed in 10-15 years and they will be back to where they started. The area residents are also concerned that the residents of the proposed development will not use their garages and that the driveways will not be large enough to accommodate the parking of vehicles. As a result, the parking will spill over on the associated residential streets.

(The applicant is proposing that the majority of the units, a total of 24, would have side by side double car garage, similar to the garages that currently existing on the neighbouring single family homes. In addition, to address any potential visitor parking problems, the applicant is proposing to exceed the Zoning By-law requirements for off-street parking by providing two (2) additional visitor parking stalls.

The City's Engineering Department indicated that the interim parking on 24 Avenue should address many of the community concerns, and in the interim parking time frame, the City's initiatives for higher Walk, Cycle and Transit trips should promote less dependency on the vehicle and therefore less need for overflow on-street parking on the adjacent residential roads.)

o Concerns about 24 Avenue:

Area residents have expressed concerns that illegal u-turns on 150B Street are a major problem and started when the median was put in place on 24 Avenue. The Community has requested speed humps to address the problem.

(The City's Engineering Department indicated that:

- *There is an established City Policy on Traffic Calming requests for speed humps and that residents should submit a request.*
- *No U-Turn signage would be installed on 150B Street and 24 Avenue.*

In addition, the applicant has agreed to upgrade the left turning movements on 24 Avenue into the Seagate townhouse development on the North side of 24 Avenue and to 150B Street as part of this development. The proposed development would also have its own independent vehicular access to 24 Avenue.)

Residents from the Seagate townhouse strata complex at 15137-24 Avenue have expressed concerns regarding access from their site onto 24 Avenue. They are concerned that the proposed development would further compound the issue unless designated left turning bays are provided for.

(The applicant has agreed to provide median left turning bays for their development and for the Seagate townhouse complex as part of this application.)

○ Density, Height and Aesthetic Concerns:

Concerns were raised that the proposed density is not appropriate for this neighbourhood and there is no justification provided by the applicant for the increased density at this site. In addition, area residents have expressed concerns that a three (3) storey building height is not suitable for this area and is totally out of character.

The sheer number of people proposed is a concern because the location is too far from schools or other amenities and area residents are concerned that more density will increase the traffic and parking problems that already exist in the neighbourhood.

The area residents would like the development to target empty nesters by including the following components:

- lower building height;
- development with master bedroom on the main floor; and
- more luxurious finishes.

Aesthetics of the proposed development is also a major concern. Area residents would like to see a development that fits in with the character of the area. Area residents currently feel that they have a neighbourhood and are concerned that an inappropriate form of development will erode this sense of community.

(In response to the community concerns raised with respect to the density, height and aesthetics of the proposed development, the applicant has proposed to:

- *match the two storey building height adjacent to the existing single family homes;*
- *provide only double car side-by-side parking for the units facing the existing single family homes;*
- *increase the number of visitor parking stalls to nine (9), which represents two (2) stalls more than is required in the Zoning By-law; and*
- *incorporate design elements to decrease the massing of the proposed development by introducing gable elements, colour changes and protruding bay elements.)*

- Concerns about the Interface with Existing Single Family Dwellings:
Tree Preservation has been expressed as a concern, especially at the rear yard interface with the existing single family homes. Also, one area resident expressed concerns about the viability of tree roots that are shared between property lines. This neighbor wanted to ensure that the shared trees would survive the construction of the townhouse units. Finally, concerns were expressed about the privacy in the backyards of the units that back onto the proposed development.

(In response to the community concerns raised with respect to the interface with the existing single family dwellings, the applicant has proposed to:

- *maintain a 7.5 metre (25 feet) setback to the rear property line adjacent to the single family homes;*
- *incorporate an outdoor amenity area adjacent to the single family homes including the preservation of three (3) trees;*
- *incorporate generous landscaping, shrubs and trees at the rear property line to maintain the privacy of the single family homes; and*
- *work with the area residents to ensure that the roots of existing trees on shared property lines are protected during the construction process or to obtain consent from neighbors' who's trees need to be removed.)*

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.

DESIGN PROPOSAL AND REVIEW

- This application was not referred to the Advisory Design Panel (ADP), but was reviewed by City Staff and found to be satisfactory. The proposed development was evaluated based on compliance with the design guidelines in the Official Community Plan (OCP).
- The proposed townhouse units are designed with high quality design features envisioned for the area. The townhouses adjacent to 24 Avenue are street-oriented with direct and individual entrances and walkways to the street. The entry doors are designed to create visual interest. Overall, the streetscape will create a pedestrian friendly and visually pleasant environment in accordance with CPTED principles. By providing eyes on the street, the orientation of these townhouses allows for natural surveillance of the neighbourhood.
- The proposed townhouse units at the rear of the property adjacent to the existing single family lots are oriented the same way, creating a distance of approximately 15 metres (49 feet) between the buildings on the subject site and the existing single family homes.
- Three colour schemes are proposed: Grey, Light Blue and Beige. These three colour schemes will provide distinction to the townhouses and will also act as a way-finding aid for visitors and residents.

- The buildings will be constructed using a combination of vinyl siding, hardie board and shingle siding as the primary cladding material.

Public Art

- The proposed development application was submitted on December 22, 2011 and is subject to the public art on private property policy, which will be secured by a Section 219 No-Build Restrictive Covenant (Corporate Report No. R051 approved by Council on March 14, 2011).
- The applicant has agreed to provide a monetary contribution at the Building Permit stage, based on the estimated value of the project, to the Public Art Reserve Fund, to satisfy the requirements of the policy.

Sustainable Development Checklist

- The applicant prepared and submitted a sustainable development checklist for the subject site on May 15, 2012. The proposal incorporates sustainable features based on the criteria listed in the Sustainable Development Checklist. The features are listed within each criterion on Table 4.

Table 4: Summary of Sustainability Considerations:

| Sustainability Criteria | Development Features |
|---|---|
| Location | The site is located in an urban infill area, within 50 metres (164 feet) of an existing Frequent Transit Network (FTN) route on 152 Street. |
| Density and Diversity | The proposed townhouse units will provide an alternative and more affordable residential option in an area largely comprised of single family dwellings. |
| Ecology and Stewardship | The proposed development includes: <ul style="list-style-type: none"> • garden plots for area residents; • indigenous, natural and drought resistant landscaping; • lower lot coverage to increase permeable areas; and • individual recycling bins. |
| Sustainable Transport & Mobility | The proposed development includes completion of a portion of the Semiahmoo Trail which is part of a larger pedestrian network in the area. |
| Accessibility & Safety | The proposed development incorporates CPTED principles including: secured residential parking, visibility over landscaped areas, clear pedestrian linkages and residential units with windows / decks overlooking the site. |
| Education & Awareness | The proposed development includes: <ul style="list-style-type: none"> • low water usage appliances; • low volatile organic compound (VOC) paints; • non-urea formaldehyde medium density fibreboard (MDF) cabinetry; and • construction waste management. |

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 Site Plan, Building Elevations, Landscape Plans and Perspective |
| Appendix III. | Engineering Summary |
| Appendix IV. | School District Comments |
| Appendix V. | Summary of Tree Survey and Tree Preservation |
| Appendix VI. | Map of Households Expressing Concerns to Proposal |
| Appendix VII. | OCP Re-designation Map |
| Appendix VIII. | Proposed CD By-law |

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

CL/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: Ted Dawson
 Dawson & Sawyer (Semiahmoo) Ltd
 Address: 15230 No. 10 Highway (56 Avenue) , Unit 101
 Surrey, BC V3S 5K7

 Tel: 604-626-5401

2. Properties involved in the Application

- (a) Civic Address: 15180 and 15114 - 24 Avenue

- (b) Civic Address: 15180 - 24 Avenue
 Owner: York J Fong
 PID: 005-492-483
 Lot 1 Except Firstly: Parcel "A" (Explanatory Plan 13248); Secondly: Parcel "B" (By-law Plan 69733) Lot 1; Thirdly: Part Subdivided by Plan 76186 Section 15 Township 1 New Westminster District Plan 11181

- (c) Civic Address: 15114 - 24 Avenue
 Owner: Michael Yet Chang Fong
 Teresa Joe York Fong
 PID: 001-854-411
 Lot 2 Section 15 Township 1 New Westminster District Plan 11181

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to re-designate the property.

- (b) Introduce a By-law to rezone the property.

DEVELOPMENT DATA SHEET

Proposed Zoning: CD (Based on RM-30)

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|---------------------------------------|-------------|
| LOT AREA* (in square metres) | | |
| Gross Total | | 7,284 sq.m. |
| Road Widening Area | | 742 sq.m. |
| Semiahmoo Trail Dedication Area | | 441 sq.m. |
| Net Total | | 6,101 sq.m. |
| LOT COVERAGE (in % of net lot area) | | |
| Buildings & Structures | | |
| Paved & Hard Surfaced Areas | | |
| Total Site Coverage | 45% | 42% |
| SETBACKS (in metres) | | |
| Front (24 Avenue) | 7.5m | 3.5m |
| Rear | 7.5m | 7.5m |
| Side (West) | 7.5m | 10m |
| Side (East) | 7.5m | 3m |
| BUILDING HEIGHT (in metres/storeys) | | |
| Principal | 13m | 11m |
| Accessory | | |
| NUMBER OF RESIDENTIAL UNITS | | |
| Bachelor | | |
| One Bed | | |
| Two Bedroom | | |
| Three Bedroom + | | 35 |
| Total | | 35 |
| FLOOR AREA: Residential | | 5,485 sq.m. |
| FLOOR AREA: Commercial | | |
| Retail | | |
| Office | | |
| Total | | |
| FLOOR AREA: Industrial | | |
| FLOOR AREA: Institutional | | |
| TOTAL BUILDING FLOOR AREA | | 5,485 sq.m. |

** If the development site consists of more than one lot, lot dimensions pertain to the entire site.*

Development Data Sheet cont'd

| Required Development Data | Minimum Required / Maximum Allowed | Proposed |
|--|------------------------------------|---------------------|
| DENSITY | | |
| # of units/ha /# units/acre (gross) | | 48 upha/ 19 upa |
| # of units/ha /# units/acre (net) | 75upha/ 30 upa | 57 upha/ 23 upa |
| FAR (gross) | | 0.75 |
| FAR (net) | 0.90 | 0.90 |
| AMENITY SPACE (area in square metres) | | |
| Indoor | 105 | 0 |
| Outdoor | 105 | 411 sq.m. |
| PARKING (number of stalls) | | |
| Commercial | | |
| Industrial | | |
| Residential Bachelor + 1 Bedroom | | |
| 2-Bed | | |
| 3-Bed | 70 | 70 |
| Residential Visitors | 7 | 9 |
| Institutional | | |
| Total Number of Parking Spaces | 77 | 79 |
| Number of disabled stalls | | |
| Number of small cars | 19 (25%) | 35 (45%) |
| Tandem Parking Spaces: Number / % of Total Number of Units | | 11 units (31%) |
| Length of Tandem Parking Spaces | 6m | 45% reduced to 5.4m |

| | | | |
|---------------|-----|---------------------------------|-----|
| Heritage Site | YES | Tree Survey/Assessment Provided | YES |
|---------------|-----|---------------------------------|-----|

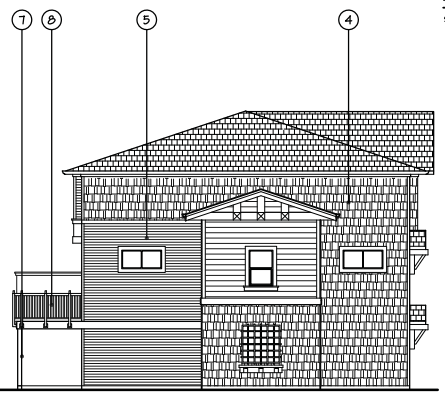
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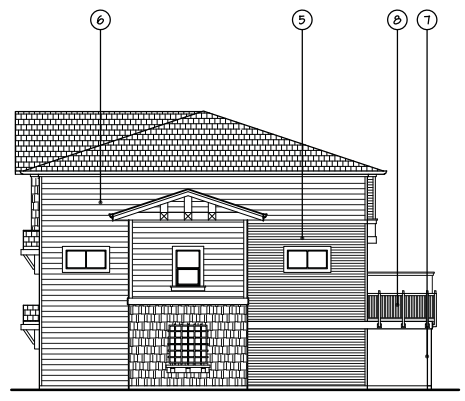
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

SCHEDULE OF FINISHES

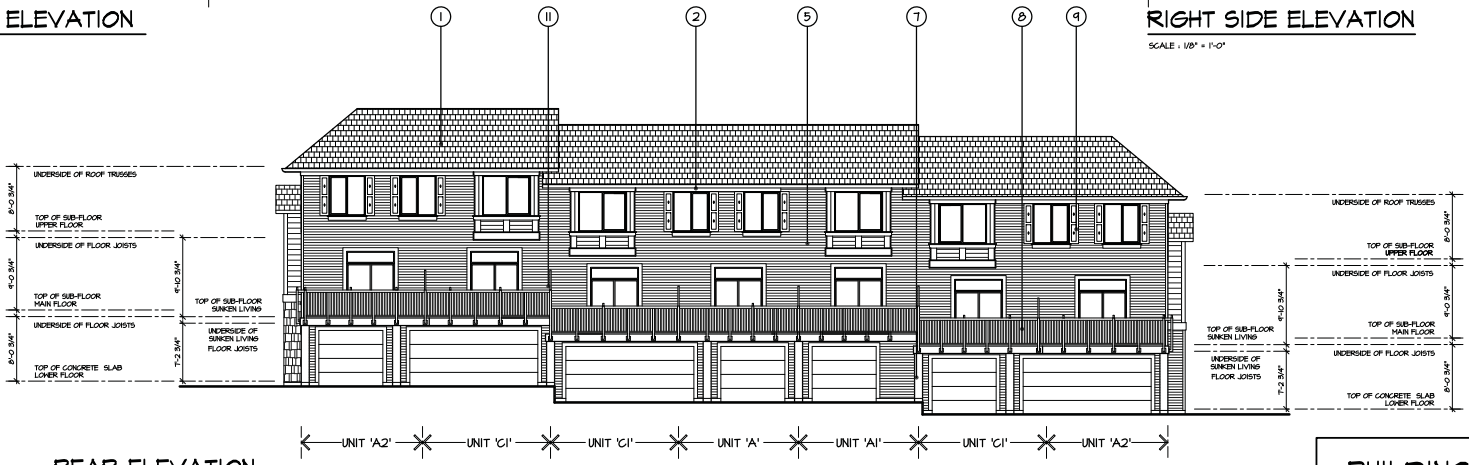
- ① DUROID ROOF
- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
- ④ SHINGLE SIDING
- ⑤ HORIZONTAL SIDING - VINYL
- ⑥ HORIZONTAL SIDING - HARDIE BOARD
- ⑦ 12X12 WOOD POST
- ⑧ PREFAB METAL RAILINGS
- ⑨ 18X60 PTD. HARDI-PANEL SHUTTERS
- ⑩ KNEE BRACES
- ⑪ PRIVACY SCREEN



LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"

BUILDING NO. 4

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| DRAWN : | |
| DATE : | JUN 12 |
| SCALE : | 1/8" = 1'-0" |
| PROJECT : | SEMI-WOOD TRAIL 1514 & 1560 24TH AVENUE, SURREY, BC |
| SHEET CONTENTS : | BUILDING ELEVATIONS BUILDING NO. 4 |

barnett dembek

UNIT 135,
7536 130 STREET
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail @ bdarkitex.com

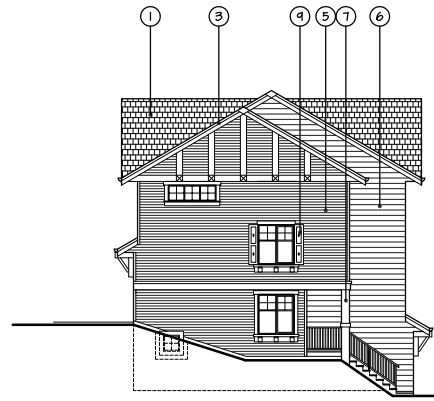
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| CLIENT NO. | SHEET NO. |
| 621 | AC-5.4 |
| PROJECT NO. | REV. NO. |
| 11060 | |

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FRONT ELEVATION

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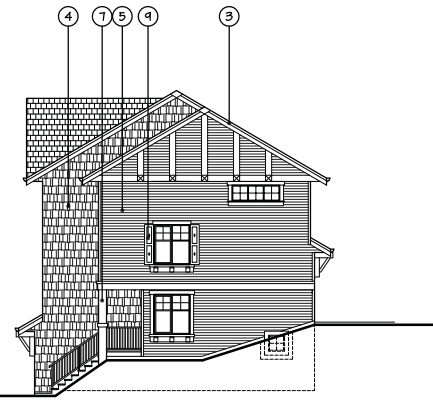


LEFT SIDE ELEVATION

SCALE: 1/8" = 1'-0"

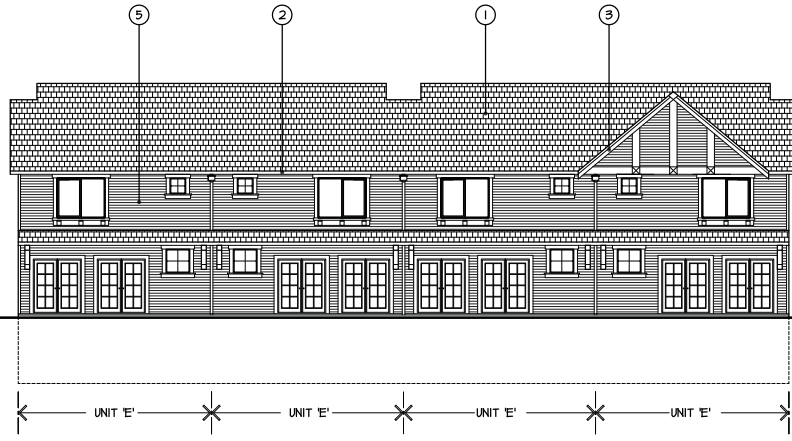
SCHEDULE OF FINISHES

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- ② PREFINISHED ALUMINUM GUTTER ON 2X4 WOOD FASCIA
- ③ 1X4 WOOD TRIM ON 2X10 WOOD FASCIA
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- ⑨ 18X60 PTD. HARDI-PANEL SHUTTERS
- ⑩ KNEE BRACES
- ⑪ PRIVACY SCREEN



RIGHT SIDE ELEVATION

SCALE: 1/8" = 1'-0"



REAR ELEVATION

SCALE: 1/8" = 1'-0"

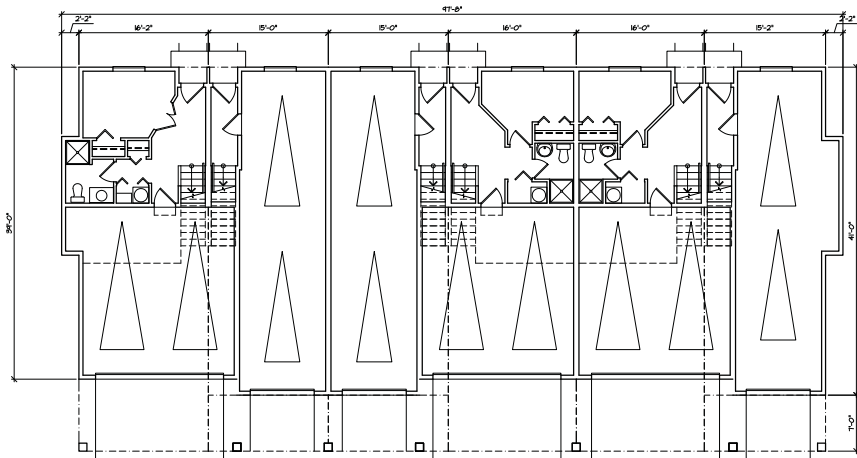
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| PROJECT : | SEMI-WOOD TRAIL 1514 & 15160 24TH AVENUE, SURREY, BC |
| SHEET CONTENTS : | BUILDING ELEVATIONS BUILDING NO. 5 |

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 EMAIL: mail @ bdarkitex.com

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| 601 | AC-5.5 |
| PROJECT NO. | REV. NO. |
| 11060 | |

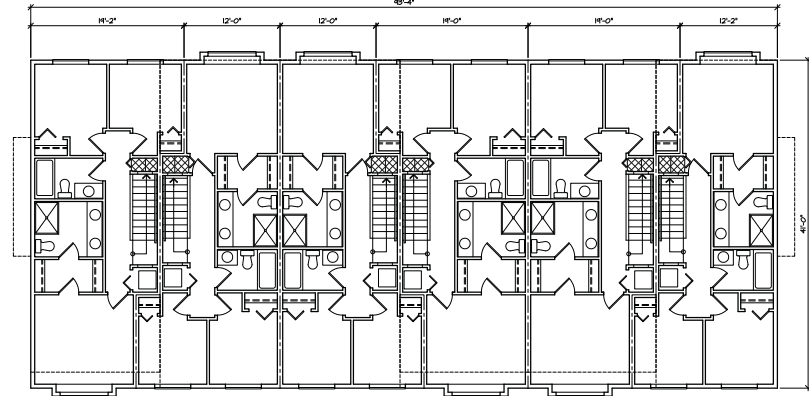
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BASEMENT FLOOR PLAN

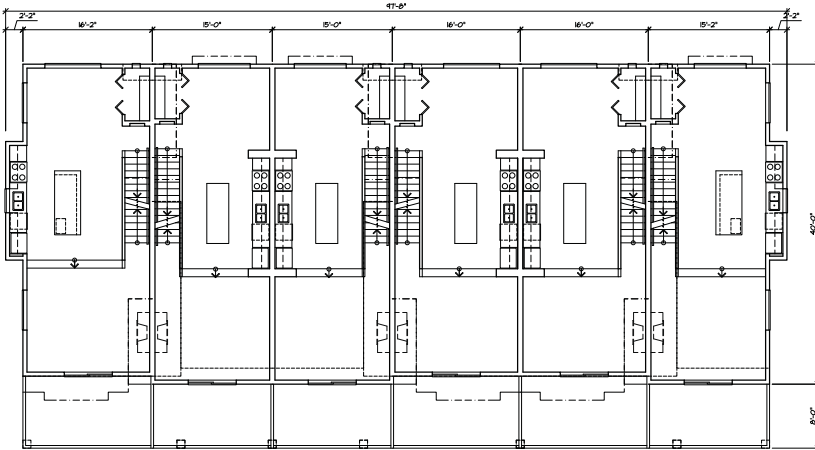
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UPPER FLOOR PLAN

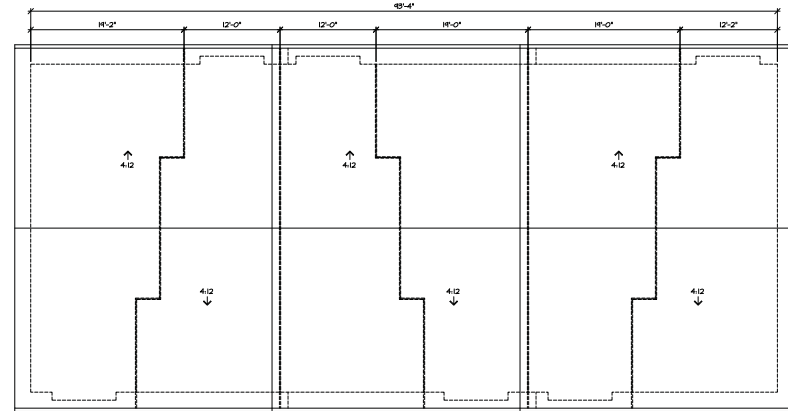
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MAIN FLOOR PLAN

SCALE: 1/8" = 1'-0"



← UNIT 'C2' * UNIT 'A' * UNIT 'A' * UNIT 'C1' * UNIT 'C1' * UNIT 'A2' →

ROOF PLAN

SCALE: 1/8" = 1'-0"

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| PROJECT: SEMINWOOD TRAIL | | | |
| 1014 & 1060 24TH AVENUE, SURREY, BC | | | |
| SHEET CONTENTS: BUILDING PLANS | | | |
| BUILDING NO. 2 | | | |



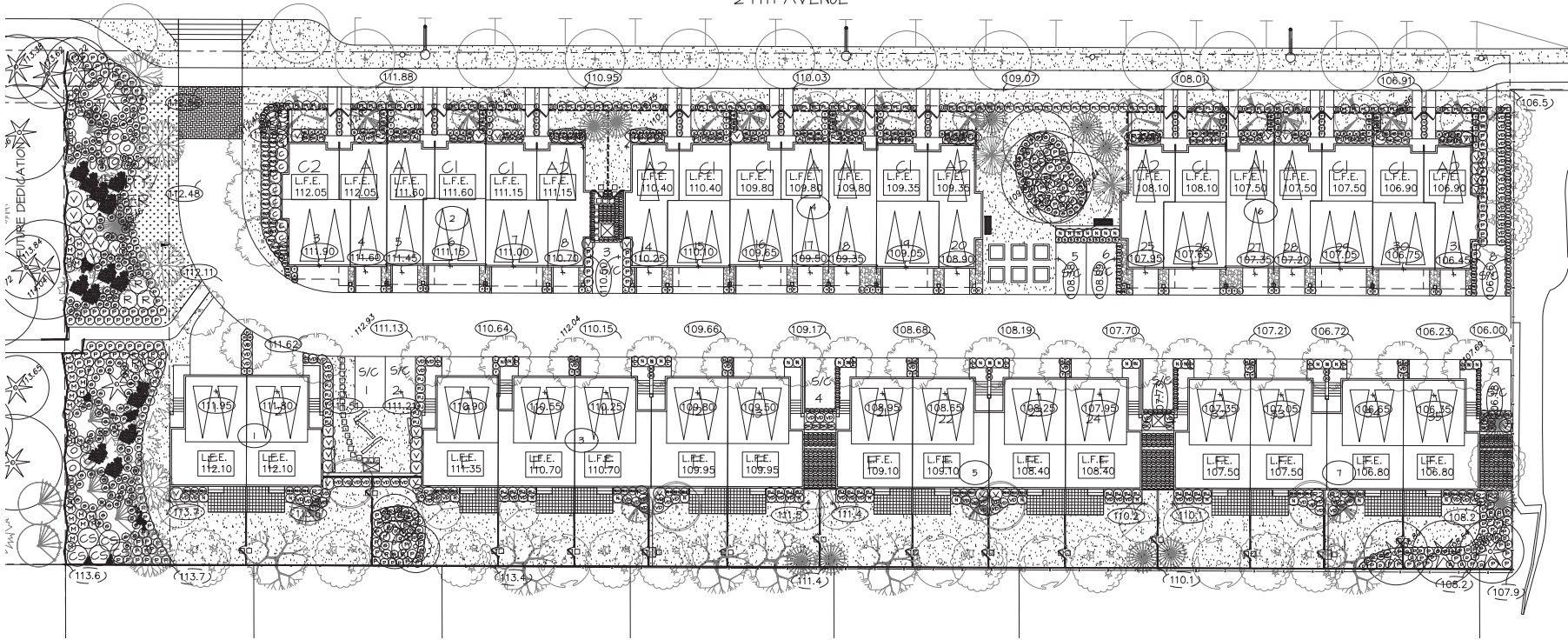
UNIT 135,
7536 130 STREET,
SURREY, B.C.
V3W 1H8

PHONE: (604) 597-7100
FAX: (604) 597-2099
EMAIL: mail @ bdarkitex.com

| | |
|----------------------|---------------------|
| CLIENT NO. 681 | SHEET NO. AG-7.2 |
| PROJECT NO. 11060 | REV. NO. |

BUILDING NO. 2

24TH AVENUE



PLANT SCHEDULE SHRUB LIST PMG JOB NUMBER: 12-047

| KEY | QTY | BOTANICAL NAME | COMMON NAME | PLANTED SIZE / REMARKS |
|-----------|-----|---------------------------------------|-------------------------------------|----------------------------|
| SHRUB | 4 | CORNUS ALBA 'ELEGANTISSIMA' | VARIEGATED SHRUB DOGWOOD | 42 POT, 50CM |
| | 15 | HYDRANGEA MACROPHYLLA 'NIKKO BLUE' | DISINF HYDRANGEA (BLUE) | 43 POT, 50CM |
| | 43 | NANDINA DOMESTICA | HEAVENLY BAMBOO | 43 POT |
| | 7 | CELANERA CERASIFORMIS | INDIAN PLUM | 43 POT, 30 CM |
| | 15 | PIERIS JAPONICA 'MOUNTAIN FIRE' | JAPANESE ANDROEDA | 43 POT, 50CM |
| | 15 | PIERIS JAPONICA 'MOUNTAIN FIRE' | JAPANESE ANDROEDA | 43 POT, 50CM |
| | 81 | PRUNUS LAURO-CERASUS 'REYNOLDAII' | RUSSIAN LAUREL | 43 POT, 60CM |
| | 15 | RHOODODENDRON 'NAVA KROSKHE' | RHOODODENDRON, BLUE | 43 POT, 50CM |
| | 31 | RHOODODENDRON 'PLUM' | RHOODODENDRON, LIGHT PURPLE, E. MAY | 43 POT, 50CM |
| | 37 | RIBES SANGUINUM | RED FLOWERING CURRENT | 42 POT, 50CM |
| | 22 | ROSA HEDLAND BONICA | BONICA ROSE | 42 POT, 50CM |
| | 6 | RUBUS SPECTABILIS | SALMONBERRY | 42 POT, 40CM |
| | 43 | SCOPIMIA JAPONICA (10% MALE) | JAPANESE SCOPIMIA | 42 POT, 30CM |
| | 3 | SYMPLOCARPUS ALBUS | 'SINKBERRY' | 43 POT, 50CM |
| | 141 | TAXUS X MEDIA 'HEXSLII' | HEX'S YEW | 10M B&B |
| | 24 | THUJA OCCIDENTALIS 'SHARAD' | EMERALD GREEN CEDAR | 12M HT, B&B |
| | 41 | VIBURNUM DAVIDI | DAVID'S VIBURNUM | 42 POT, 30CM |
| GRASS | 54 | HELICTOTRICHON SEMPERVIRENS | BLUE OAT GRASS | 42 POT |
| | 41 | INFERRATA CYLINDRICA 'RED BARON' | BLOOD GRASS | 41 POT |
| | 24 | PENNETUM ALOPECUROIDES 'WAMELIN' | SWAMP FOUNTAIN GRASS | 41 POT |
| | 31 | STIPA TENUSSIMA | MEXICAN FEATHER GRASS | 41 POT |
| PERENNIAL | 39 | HEUCHERA 'PALACE PURPLE' | - | 50M POT |
| | 15 | HOSTA FORTUNEI VARIEGATA | VARIEGATED HOSTA | 41 POT, 1 EYE, HEAVY SHADE |
| | 30 | LAVENDULA ANAUSTIFOLIA 'HIDCOTE BLUE' | ENGLISH LAVENDER | 41 POT |
| | 575 | AGILYS TRIPHYLLA | VANILLA LEAF | 41 POT |
| | 54 | DROCTOPERIS CHAMPIONI | CHAMPIONS HOOD FERN | 41 POT, 25CM |
| | 107 | GAULTHERIA SQUALON | SALAL | 41 POT, 30CM O.C. |
| | 44 | MANOBA NERVOSA | LONGLEAF MANOBA | 42 POT, 25CM |
| | 328 | PACHISANDRA TERMINALIS | JAPANESE SPURGE | 41 POT, 25CM |
| | 222 | POLYSTICHUM MINTHUM | HESTERN SPOKED FERN | 41 POT, 25CM |

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CANA STANDARDS. BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. # REFER TO SPECIFICATIONS FOR DEFINED CONTAINER HEIGHTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW: MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. # SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
P: 604-284-0111, F: 604-284-0322

SEAL:

| NO. | DATE | REVISION DESCRIPTION | DR. |
|-----|-----------|----------------------------|-------|
| 1 | 12 JUN 08 | NEW SITE / CLIENT COMMENTS | DO |
| 2 | 12 MAY 24 | SHRUB PLANTING PLAN | DO |
| 3 | 12 MAY 11 | NEW SITE PLAN | NY/DO |

CLIENT:

DAWSON & SAWYER

PROJECT:

SEMAIHMUO TRAIL
15114 & 15180 24TH AVE
SURREY, BC

DRAWING TITLE:
LANDSCAPE SHRUB PLAN

DATE: 12.FEB.24 DRAWING NUMBER:
SCALE: 1/16"=1'-0"
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OF 4

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

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

DATE: **June 29, 2012** PROJECT FILE: **7811-0328-00**

RE: **Engineering Requirements
Location: 15114 and 15180 24 Avenue**

OCP AND LAP AMENDMENT

There are no engineering requirements relative to the proposed OCP amendment from Urban to Multiple Residential and LAP amendment from Multiple Residential 10 upa to Multiple Residential 23 upa.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 metre width on 24 Avenue; and
- Register 0.5 metre width Statutory Right of Way on 24 Avenue.


Works and Services

- Construct ultimate concrete sidewalk on 24 Avenue along the entire frontage of the site.
- Provide an Enhanced Marked Pedestrian Crossing at the Semiahmoo Trail at 24 Avenue.
- Provide road improvements on 24 Avenue including left turn bays and sixteen (16) interim parallel parking stalls.
- Construct south side of 24 Avenue to the ultimate Arterial Road Standard.
- Provide on-site stormwater management measures to mitigate erosion and stability concerns in Barbara Creek.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit.



Bob Ambardar, P.Eng.
Development Project Engineer

IK1



Thursday, April 26, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0328 00

SUMMARY

The proposed 36 townhouse units are estimated to have the following impact on the following schools:

Projected # of students for this development:

| | |
|----------------------|---|
| Elementary Students: | 6 |
| Secondary Students: | 3 |

September 2011 Enrolment/School Capacity

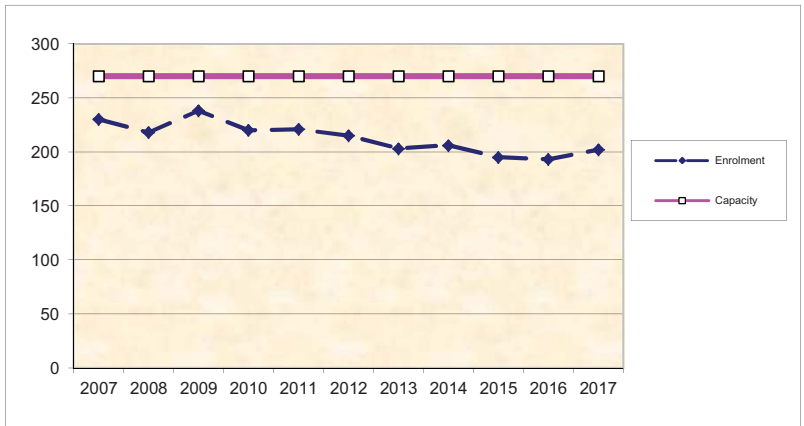
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|-------------------------------|------------|
| H.T. Thrift Elementary | |
| Enrolment (K/1-7): | 19 K + 202 |
| Capacity (K/1-7): | 20 K + 250 |
| Semiahmoo Secondary | |
| Enrolment (8-12): | 1497 |
| Nominal Capacity (8-12): | 1300 |
| Functional Capacity*(8-12): | 1404 |

School Enrolment Projections and Planning Update:

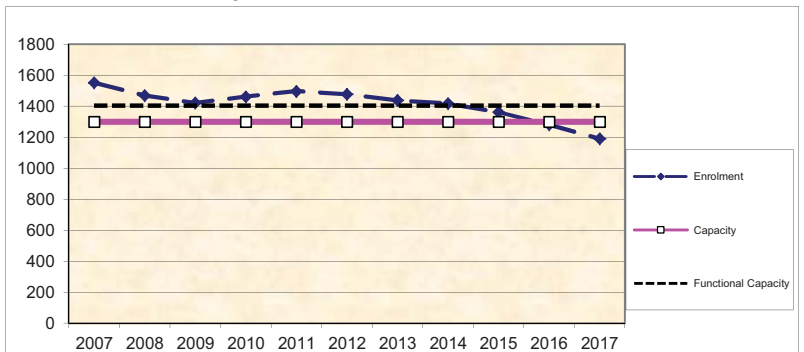
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no projects identified at H. T. Thrift in the Capital Plan. The Capital Plan proposes the purchase of a new secondary school site in the Grandview Heights area, to relieve projected capacity shortfall in the long term. The proposed development will not have an impact on these projections.

H.T. Thrift Elementary



Semiahmoo Secondary



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

TREE PRESERVATION SUMMARY

Surrey Project No: 7911-0328-00

Project Location: 15114 to 15180 24th Avenue Surrey

Registered Landscape Architect/Arborist Norman Hol - Arbortech Consulting Ltd

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

The existing trees consist of a closed canopy, Douglas-fir (*Pseudotsuga menziesii*) predominant forest stand. Secondary species are western redcedar (*Thuja plicata*) with a few other landscape and native species found in the active land use areas. The stand is a second growth forest, remnant from previous land development projects that surround all sides of the site, and most trees are deemed to be codominant class structure, typified by relatively high crowns and low live crown ratio. In general, as an intact stand is relatively stable and windfirm, with moderate branch failure history and minimal windthrow history. Some individual trees have been found to have defects, including growth anomalies, wounds, past storm damage and other factors that affect their stability.

2. Summary of Proposed Tree Removal and Replacement

_____ The summary will be available before final adoption.

| | |
|---|---------------------------------|
| _____ Number of Protected Trees Identified | (A) <u>111</u> |
| _____ Number of Protected Trees to be Removed (hazard) | (B) <u>0</u> |
| _____ Number of Protected Trees to be Removed | (C) <u>101</u> |
| _____ Number of Protected Trees to be Retained (A-B-C) | (D) <u>10</u> |
| _____ Number of Replacement Trees Required (2:1 ratio except 1:1 for alder and cottonwood trees) | (E) <u>202</u> |
| _____ Number of Replacement Trees Proposed | (F) <u>not available</u> |
| _____ Number of Replacement Trees in Deficit (E-F) | (G) <u>not available</u> |
| _____ Total Number of Prot. and Repl. Trees on Site (D+F) | (H) <u>not available</u> |
| _____ Number of Lots Proposed in the Project | (I) <u>not available</u> |
| _____ Average Number of Trees per Lot (H/I) | <u>not available</u> |

3. Tree Survey and Preservation/Replacement Plan

_____ Tree Survey and Preservation/Replacement Plan is attached

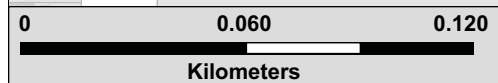
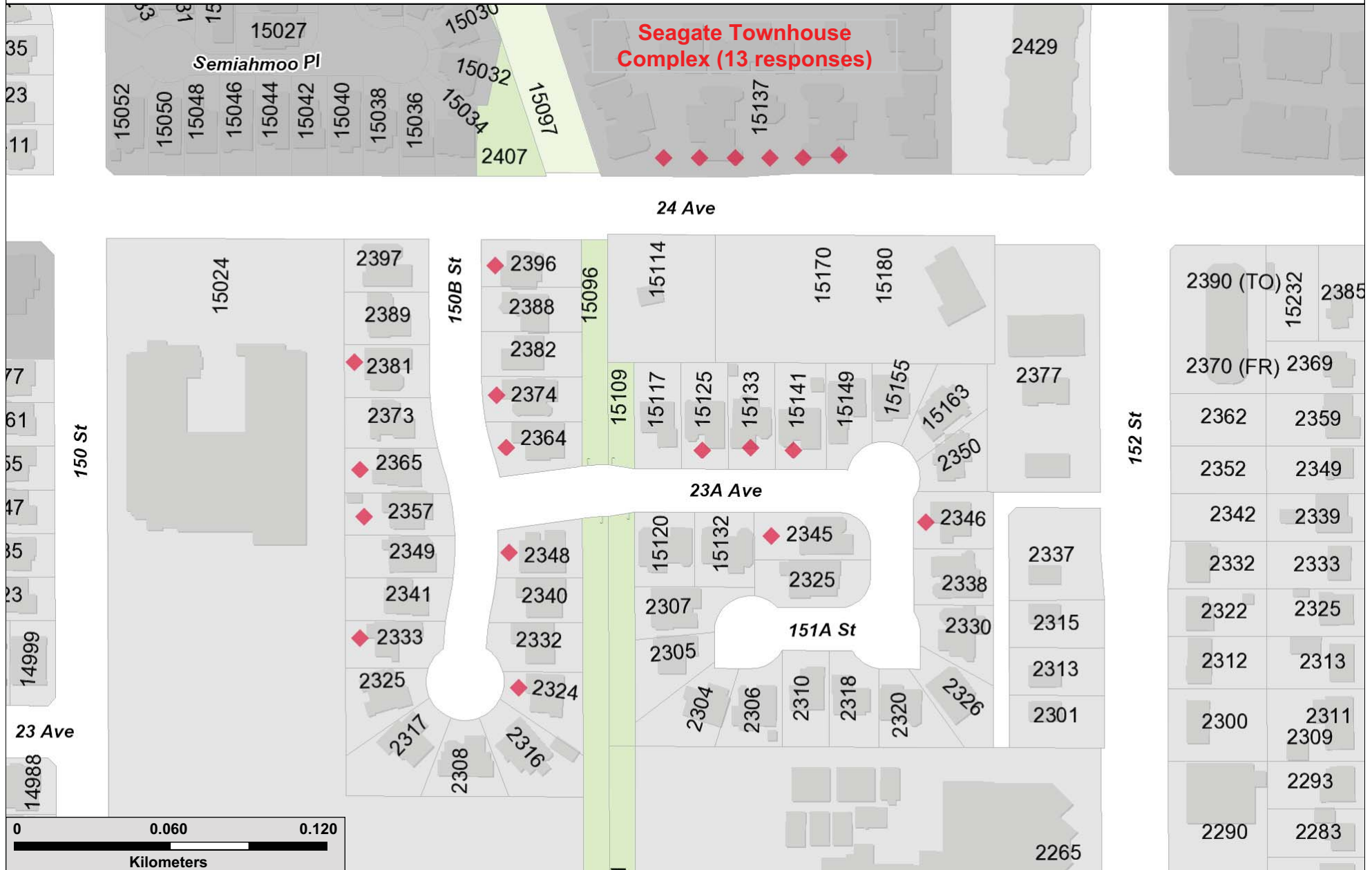
_____ This plan will be available before final adoption.

Summary and plan prepared and submitted by: _____



(Arborist)

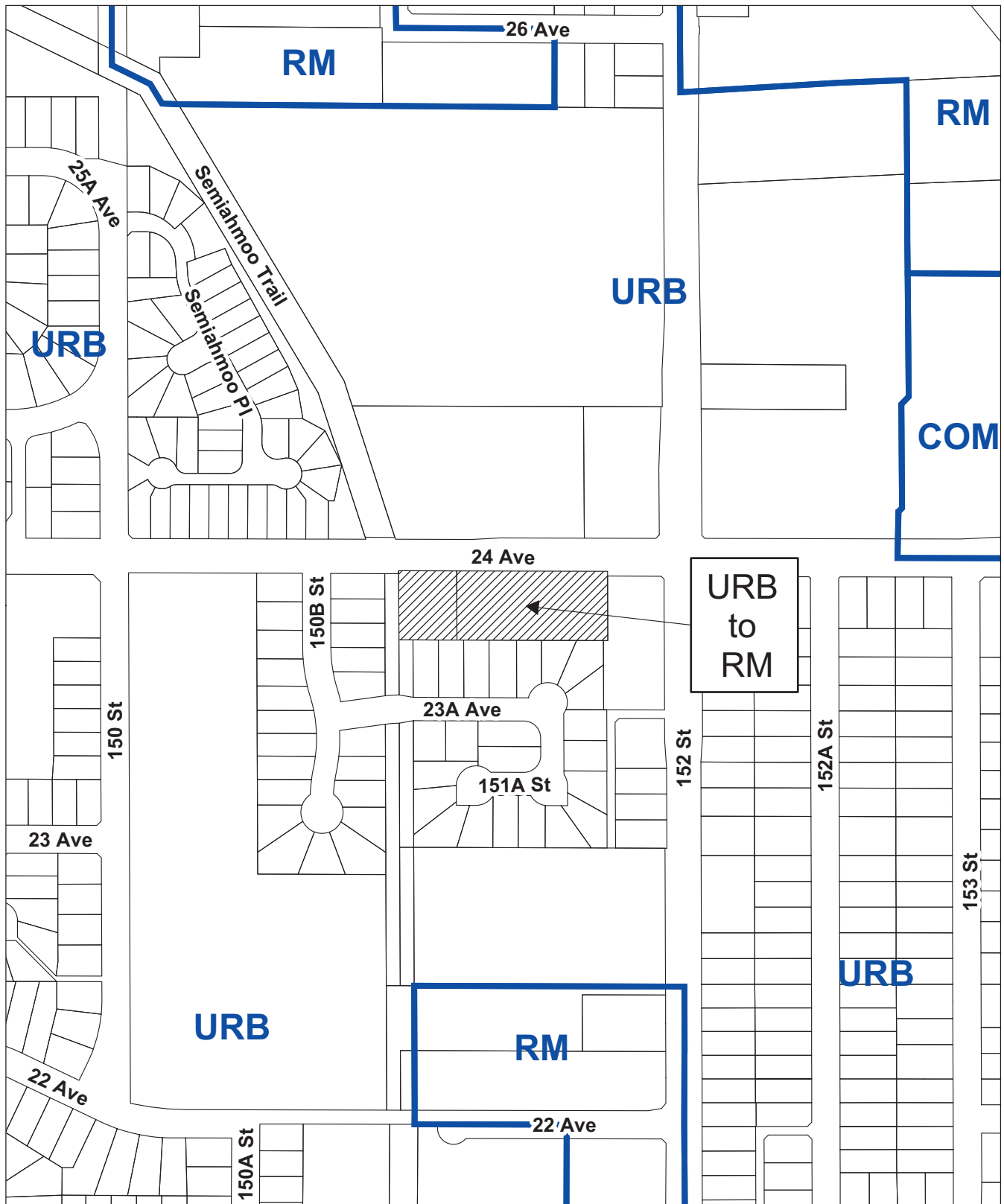
_____ Date: **JUNE 12 2012**



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

Enter Map Description

Scale: 1: 2,000
Map created on: June-13-12



OCP Amendment

Proposed amendment from Urban to Multiple Residential



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:

(a) FROM: ONE- ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 001-854-411
Lot 2 Section 15 Township 1 New Westminster District Plan 11181

15114 - 24 Avenue

(b) FROM: ONE- ACRE RESIDENTIAL ZONE (RA) AND SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 005-492-483
Lot 1 Except Firstly: Parcel "A" (Explanatory Plan 13248); Secondly: Parcel "B" (By-law Plan 69733) Lot 1; Thirdly: Part Subdivided by Plan 76186 Section 15 Township 1 New Westminster District Plan 11181

15180 - 24 Avenue

(hereinafter both (a) and (b) shall be 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 medium *density, ground-oriented multiple unit residential buildings* and related *amenity spaces* which are to be developed in accordance with a *comprehensive design*.

B. Permitted Uses

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

1. *Ground-oriented multiple unit residential buildings.*
2. *Child care centres, provided that such centres:*
 - (a) Do not constitute a singular use on the *lot*; and
 - (b) Do not exceed a total area of 3.0 square metres [32 sq.ft.] per *dwelling unit*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. The *density* shall not exceed a *floor area ratio* of 0.9 and 57 *dwelling units* per hectare [23 u.p.a].
2. The indoor *amenity space* required in Sub-section J.1(b) of this Zone is excluded from the calculation of *floor area ratio*.

E. Lot Coverage

The *lot coverage* shall not exceed 42%.

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 (East) | Side Yard (West) |
|---|----------------|--------------------|--------------------|-------------------------|-------------------------|
| <i>Principal Buildings and Accessory Structures</i> | | 3.5 m. [11 ft.] | 7.5 m. [25 ft.] | 3 m. [10 ft.] | 10 m. [33 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, 1993, No. 12000, as amended.

1. Principal buildings: The *height* shall not exceed 11 metres [36 ft.].
2. Accessory buildings and structures:
 - (a) Indoor *amenity space buildings*: The *building height* shall not exceed 11 metres [36 ft.]; and
 - (b) Other *accessory buildings and structures*: The *building height* shall not exceed 4.5 metres [15 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. All required resident *parking spaces* shall be provided as *underground parking* or as *parking* within the *building envelope*.
3. Parking within the required *Front* (24 Avenue), *Rear* and *West Side Yard setbacks* is not permitted.
4. Parking within the required *East Side Yard setback* is permitted.
3. *Tandem parking* is permitted, subject to the following:
 - (a) *Dwelling units* with *parking spaces* provided as *tandem parking* are permitted directly adjacent to an arterial roadway only if there is an internal access to the parking area;
 - (b) *Parking spaces* provided as *tandem parking* must be enclosed and attached to each *dwelling unit*;
 - (c) *Parking spaces* provided as *tandem parking* must be held by the same owner; and
 - (d) Access to *parking spaces* provided as *tandem parking* is not permitted within 6 metres [20 ft.] from *lot entrances/exits*.
4. Notwithstanding Section B.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended, the length of a *parking space* may be reduced to a minimum 5.4 metres [18 ft.] for a maximum 45% of the required *parking spaces*, provided that each *parking space* with the reduced length is clearly identified with the words "small car only".

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. Along the developed sides of the *lot* which abut a *highway*, a continuous *landscaping* strip of not less than 1.5 metres [5 ft.] in width shall be provided within the *lot*.
3. The boulevard areas of *highways* abutting a *lot* shall be seeded or sodded with grass on the side of the *highway* abutting the *lot*, except at *driveways*.
4. Garbage containers and *passive recycling containers* shall be screened to a height of at least 2.5 metres [8 ft.] by *buildings*, a *landscaping* screen, a solid decorative fence, or a combination thereof.

J. Special Regulations

1. *Amenity space* shall be provided on the *lot* as follows:
 - (a) Outdoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit* and shall not be located within the required *setbacks*; and
 - (b) Indoor *amenity space*, in the amount of 3.0 square metres [32 sq.ft.] per *dwelling unit*, of which a maximum of 1.5 square metres [16 sq.ft.] per *dwelling unit* may be devoted to a *child care centre*.
2. *Child care centres* shall be located on the *lot* such that these centres have direct access to an *open space* and play area within the *lot*.

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> |
|------------------------------|------------------------|------------------------|
| 6,000 sq. m. [1.48 acres] | 30 metres [100 ft.] | 30 metres [100 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 RM-30 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.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the RM-30 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.
10. Development permits may be required in accordance with the Surrey *Official Community Plan*, 1996, By-law No. 12900, as amended.

11. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act, S.B.C., 2002, c.75, as amended and the Child Care Licensing Regulation set out under B.C. Reg. 95/2009, 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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