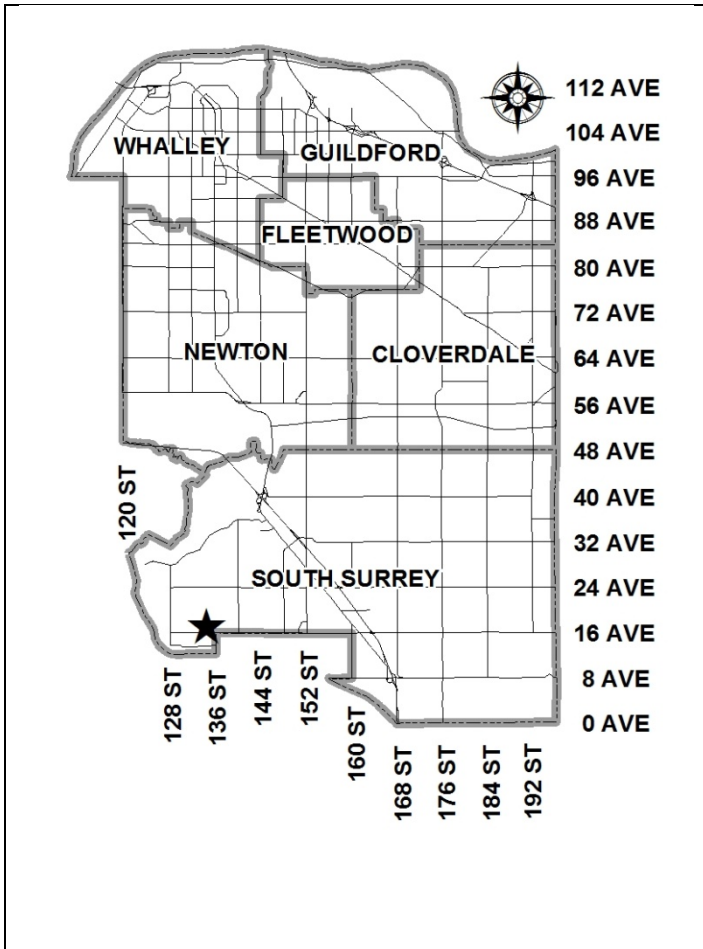


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0216-00

Planning Report Date: June 17, 2013



PROPOSAL:

- **OCP amendment** from Suburban to Urban
- **Rezoning** from RA and RF to CD (based on RH-G)

in order to allow subdivision into 3 single family lots.

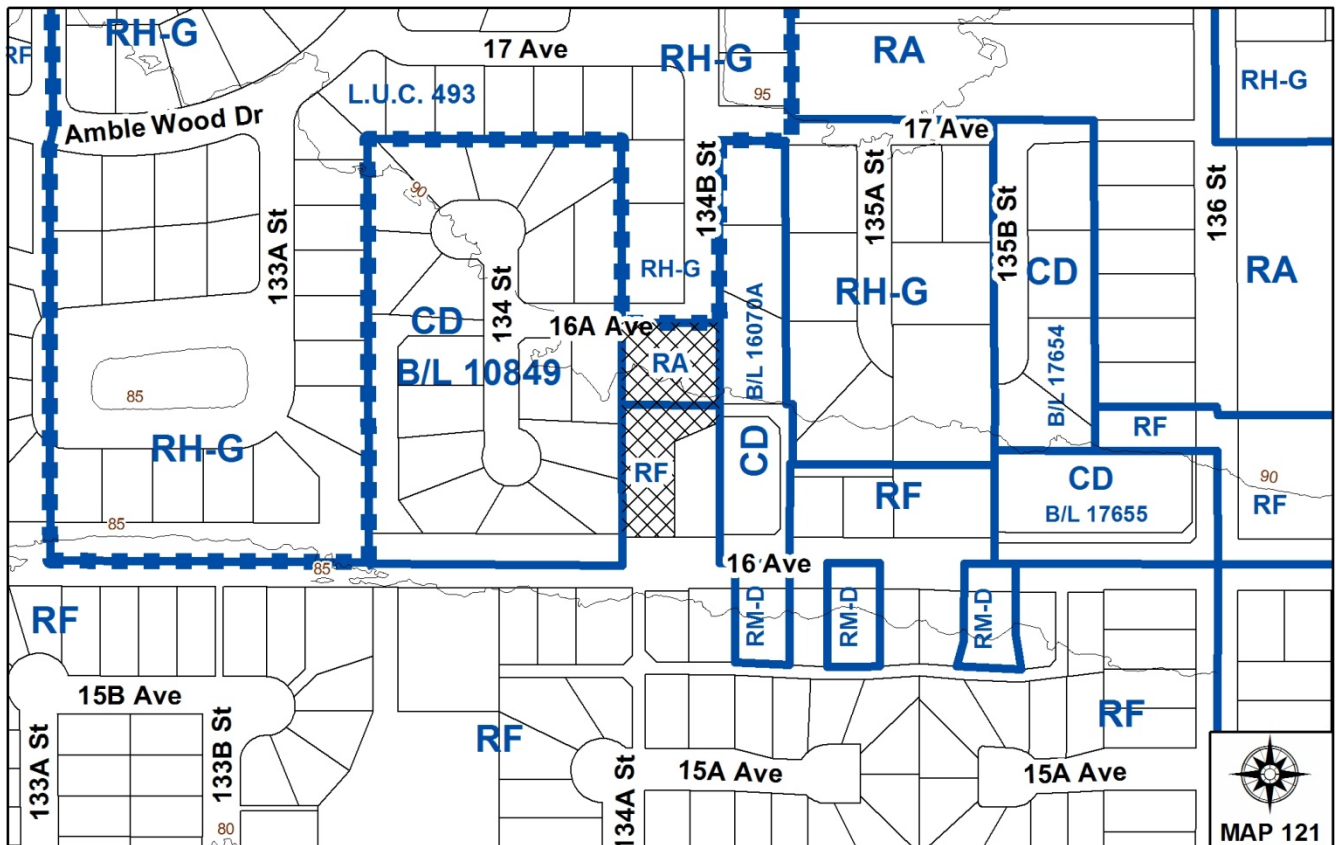
LOCATION: 13467 - 16 Avenue

OWNER: Manbir Singh Banwait
 Mandeep Kaur Grewal
 Ravinder Kaur Samra

ZONING: RA & RF

OCP DESIGNATION: Suburban

LAP DESIGNATION: Suburban Half-Acre
 (Central Semiahmoo LAP)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an OCP Amendment from Suburban to Urban.

RATIONALE OF RECOMMENDATION

- More than half of the site is already zoned RF, which is a zone normally permitted under the Urban designation in the OCP as opposed to the Suburban designation.
- With an average lot size of about 1,100 m², the proposal is generally consistent with existing pattern of development in the surrounding neighbourhood.
- The proposal includes widening and completion of 16A Avenue, increasing sightlines and safety.
- The applicant has made considerable efforts to retain trees on the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan (OCP) by re-designating 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 "Single Family Residential Zone (RF)" and "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) and a date be set for Public Hearing.
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 subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant for tree protection;
 - (e) registration of a Section 219 Covenant for a Statutory Building Scheme to the satisfaction of the Planning & Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) the applicant is to address the deficit in tree replacement to the satisfaction of the Planning and Development Department;
 - (h) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (i) payment of 15% cash-in-lieu of open space for the RA zoned portion of the subject site.

REFERRALS

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

School District: **Projected number of students from this development:**

1 Elementary student at Ray Shepherd Elementary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy in 2014.

(Appendix IV)

Parks, Recreation & Culture: There are concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. An appropriate amenity contribution will be necessary.

SITE CHARACTERISTICSExisting Land Use:

Single family dwelling and accessory buildings. Several stands of mature trees.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation (Central Semiahmoo LAP)	Existing Zone
North (Across 16A Avenue):	Single Family Residential	Suburban/Suburban Residential	LUV 493
East:	Single Family Residential	Suburban/Suburban Residential	CD (By-law 16070A)
South (Across 16 Avenue):	Single Family Residential	Urban/Urban Residential	RF
West:	Single Family Residential	Suburban/Suburban Residential	CD (By-law 10849)

DEVELOPMENT CONSIDERATIONS

Site Description and Proposal

- The subject site consists of a 0.3674 hectare (0.91 acre) double fronting lot at 13467 - 16 Avenue. The northern property line fronts 16A Avenue.
- The site is designated Suburban in the Official Community Plan and Half-Acre Suburban in the Central Semiahmoo Local Area Plan. The site is split zoned; the northern portion fronting 16A Avenue is zoned "One-Acre Residential Zone (RA)" and the southern portion fronting 16 Avenue is zoned "Single Family Residential Zone (RF)".
- The applicant proposes to amend the OCP from "Suburban" to "Urban", rezone the subject site from RA and RF to CD (Based on a mix of RH-G and RF), and subdivide into 3 single family lots.
- The proposed development will result in a unit density of 8.16 units per hectare (3.3 units per acre), creating lots ranging from 930m² – 1400m² in area.
- The existing laneway east of the subject site will be extended to provide vehicular access to proposed Lot 3, and vehicular access to 16 Avenue will be removed. Proposed Lots 1 and 2 will take vehicular access from 16A Avenue. Proposed Lot 2 also has the option of utilizing the newly dedicated and constructed laneway for access instead of using 16 A Avenue.

Justification for OCP Amendment

- The subject site is located within the Suburban OCP Designated area of the Semiahmoo Peninsula. The maximum unit density is limited to 5 units per hectare (2 units per acre). An OCP amendment to Urban is necessary to accommodate the proposed 8 unit per hectare unit density.
- Although the proposed Urban designation is not consistent with the existing Suburban designation on the lands to the west, north, and east of the subject site, the lot sizes and the pattern of development are consistent with the surrounding areas.
- The majority of the Suburban designated lands surrounding the subject site are zoned either RH-G or CD and provided open space or cash-in-lieu as part of the rezoning process.
- The proposed 8.16 u.p.h. net unit density is consistent with the existing net unit density of surrounding lands, subsequent to any open space dedication that was made the time of development.
- Despite the current Suburban designation of the site, more than half of the site is currently zoned RF, which is a zoning normally associated and permitted under the Urban designation of the OCP.

Proposed CD By-law

- The subject site is located within a well-established area of Central Semiahmoo that was developed through the 1970's - 1990's. Many of these existing developments are regulated through Land Use Contracts and CD Zones that are based upon the City's previous zoning Bylaw (No. 5942).
- The applicant proposes lot sizes ranging from 950 m² – 1400 m². While these proposed lot sizes are consistent with those in the surrounding area, they cannot be appropriately accommodated with a typical zone under the current Zoning Bylaw (No. 12000) while maintaining consistent dwelling sizes with neighbouring parcels.
- In order to retain the suburban character of the neighbourhood, the applicant has proposed a CD Zone that features a blending of the RH-G and RF Zones. The CD Zone incorporates dwelling sizes that are consistent with both the RF Zone and surrounding houses for the lots fronting 16A Avenue, however also retains the increased setbacks of the RH-G Zoning.
- The proposed CD By-law (Appendix IX) therefore is based largely on the requirements of the Half-Acre Residential Gross Density Zone (RH-G) with modifications to density, lot sizes and open space provisions.
- Additionally, the RF zone requirements that the upper floor be no more than 80% the floor area of the lower floor have been included in the CD zone.
- These modifications are to provide a site specific and appropriate zoning that regulates lot size and density that is consistent with parcels of land adjacent to and nearby the subject site.
- The below table compares the RH-G Zone with the proposed CD zone.

	RH-G	RF	CD
Floor Area Ratio	0.32	0.48	0.35
Minimum Lot Area	1300m ² *	560m ²	900m ²
Minimum Lot Width	30 metres**	15 metres	22 metres
Maximum Dwelling size	n/a	330m ²	450m ²

* reduction to 1120m² permitted for 50% of lots when open space provided.

** reduction to 24m permitted for 50% of lots when open space provided.

- The FAR has been increased from 0.32 to 0.35 to accommodate dwellings on proposed Lots 1 and 2 that are consistent with neighbouring properties. This will result in homes that are approximately 330m² (3550 sq.ft.), consistent with the RF Zone.
- The maximum house size is limited to 450m², which will be reflected on proposed Lot 3.
- The applicant is volunteering a 15% cash-in-lieu contribution to achieve the proposed RF / RH-G Zoning on the portion of the site that is currently zoned "One-Acre Residential Zone (RA)", half (50.2%) of the development parcel.

- Given that the remaining portion of the subject site is already zoned RF, which is already compatible with the proposed OCP amendment to Urban, staff have agreed that the 15% cash-in-lieu contribution will not be required for the remaining 50% of land.

Tree Preservation

- The applicant has provided an Arborist Report, Tree Removal, and Tree Preservation and Replacements plans prepared by Diamond Head Consulting.
- The report indicates that there are a total of 87 bylaw protected trees on the subject property, of which 35 (40%) are proposed to be retained and 52 (60%) are to be removed. Those proposed to be removed either encroach into building footprints or are affected by road and/or laneway construction. The table below summarizes the tree species on site and identifies whether they are to be retained or removed:

Tree Species	Existing Trees	Proposed for Removal	Proposed for Retention
Douglas-fir	44	24	20
Grand fir	6	5	1
Lombardy Poplar	3	3	-
Maple (Bigleaf)	1	-	1
Paper Birch	1	1	-
Red Alder	2	2	-
Western Redcedar	30	17	13
Total	87	52	35

- In response to staff requests, the applicant has increased efforts to retain trees along 16 Avenue, 16A Avenue and along the east and west property lines to ensure upkeep of the neighbourhood character.
- A total of 104 replacement trees are required as per the City's Tree Protection Bylaw (No. 16100). The applicant proposes 5 replacement trees; in combination with the retained trees this results in an average of 13.3 trees per lot. A \$15,000 contribution to the City's Green Fund is proposed in lieu of the remaining 99 replacement trees.
- A Tree Preservation Summary is included in Appendix VI of this report.

Building Design Guidelines and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing developments.
- The proposed guidelines have been reviewed by staff and found to be generally acceptable.
- A preliminary lot grading plan, submitted by Hunter Laird Engineering, has been reviewed by staff and found to be generally acceptable. The applicant is proposing in-ground basements, with fill greater than 0.5 metres over the portion of the subject site adjacent to 16A Avenue. The remainder of the subject site involves minimal changes to existing grade.

PRE-NOTIFICATION

Pre-notification letters were mailed to the owners of 69 properties within 100 metres of the subject site on August 27, 2012. Two Development Proposal Signs were installed on opposite ends of the property on September 13, 2012. To date, the Planning and Development Department has received four phone calls expressing the following concerns over the proposal (Staff comments are in italics):

- The additional driveways on 16A Avenue will contribute to increased traffic on 16A Avenue and 134B Street.

(The Transportation Division of the City's Engineering Department has advised that the two additional lots on 16A Avenue will not contribute any observable difference in total daily or peak hour traffic on the surrounding local roads.)

- Concerns over safety and visibility at the intersection of 16A Avenue and 134B Street.

(The applicant will be required to dedicate and construct the southern half of 16A Avenue, including sidewalk, which will increase the road width by approximately 2.5 metres, improve sightlines for vehicles and pedestrians, and also improve options for pedestrian mobility by providing off street passageway.)

- Concerns over the loss of eagle habitat in trees on the subject site.

(The closest eagle's nest to the subject site is in the vicinity of 13 Avenue and 137 Street. The subject site lies well outside of the 300metre buffer area required for nest protection. The applicant has been required to retain the services of an Arborist, who performed a site visit and made recommendations based upon these observations. There is no indication or evidence of any eagle nests on the subject site. Additionally, the applicant has proposed to retain 35 of 87 mature trees on the subject site.)

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.

SUSTAINABLE DEVELOPMENT CHECKLIST

Sustainable Development Checklists are not collected for subdivision development applications involving 3 or fewer new parcels.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I	Lot Owners, Action Summary and Project Data Sheet
Appendix II	Proposed Subdivision Layout
Appendix III	Engineering Summary
Appendix IV	School District Comments
Appendix V	Building Design Guidelines Summary
Appendix VI	Summary of Tree Survey and Tree Preservation
Appendix VII	OCP Re-designation Map
Appendix VIII	Proposed CD By-law

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

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Information for City Clerk

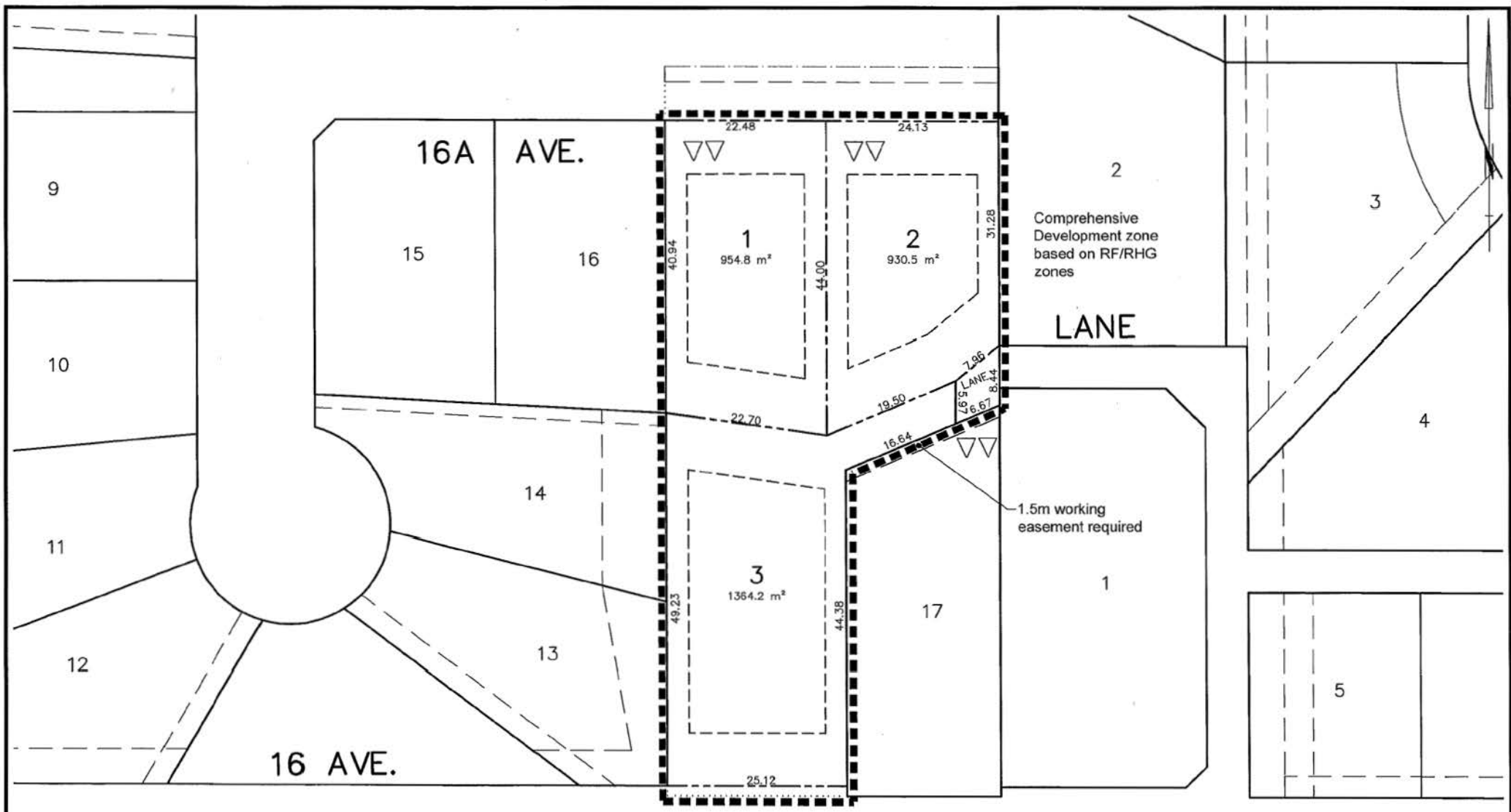
Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Dexter Hirabe
Hunter Laird Engineering Ltd.
Address: 65 - Richmond Street, Suite 300
New Westminster, BC V3L 5P5
Tel: 604-525-4651 - Work
604-525-4651 - Fax
2. Properties involved in the Application
 - (a) Civic Address: 13467 - 16 Avenue
 - (b) Civic Address: 13467 - 16 Avenue
Owner: Manbir Singh Banwait
Mandeep Kaur Grewal
Ravinder Kaur Samra
PID: 006-635-547
Lot 11 Except: Part Subdivided by Plan 54146; Section 17 Township 1 New Westminster
District Plan 43070
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.

SUBDIVISION DATA SHEET

Proposed Zoning: CD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.91
Hectares	0.3674m ²
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	22.48 – 25.12
Range of lot areas (square metres)	930 - 1408
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	8.17/3.3
Lots/Hectare & Lots/Acre (Net)	9.1/3.7
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25
Estimated Road, Lane & Driveway Coverage	6
Total Site Coverage	31
PARKLAND	
Area (square metres)	-
% of Gross Site	-
Required	
PARKLAND	
5% money in lieu	NO
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



Subdivision Sketch
 7912-0216-00
 13467 - 16 Avenue
 Mohinder Samra

Scale 1:500

HunterLaird
 ENGINEERING LTD.
 June 2012
 #6562

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

FROM: Development Services Manager, Engineering Department

DATE: June 11, 2013

PROJECT FILE: 7812-0216-00

**RE: Engineering Requirements
Location: 13467 16 Ave**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 metres on 16 Avenue for a total of 30.000 metres;
- Dedicate 7.500 metre on 16A Avenue for a total of 16.500 metres;
- Dedicate minimum 6.0 metres wide lane;
- Provide 0.500 metre wide SROW along 16A Avenue; and
- Provide 0.500 metre wide SROW along 16 Avenue.

Works and Services

- Construct south side of 16A Avenue to the Urban Forest standard.
- Construct lane and residential letdowns.
- Secure working easement from 13477 – 16 Avenue for roadworks.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

HB



Thursday, September 06, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0216 00

SUMMARY

The proposed 3 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

September 2011 Enrolment/School Capacity

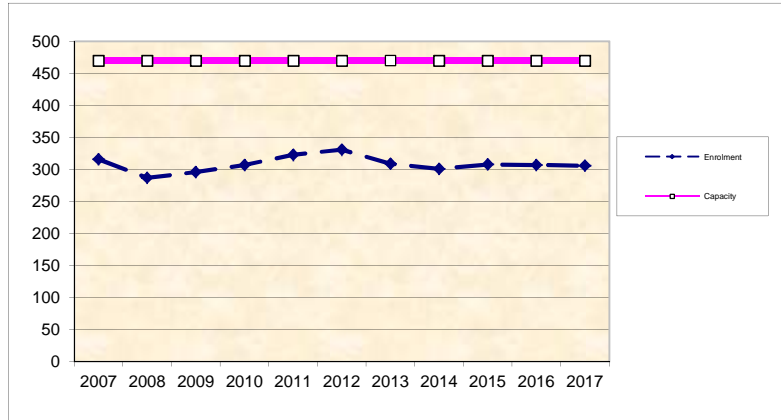
Ray Shepherd Elementary	
Enrolment (K/1-7):	37 K + 286
Capacity (K/1-7):	20 K + 450
Elgin Park Secondary	
Enrolment (8-12):	1258
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12);	1296

School Enrolment Projections and Planning Update:

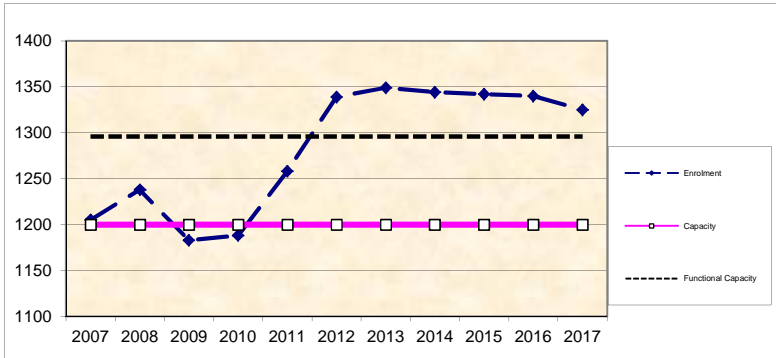
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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

Ray Shepherd Elementary



Elgin Park Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7912-0216-00
 Project Location: 13467 - 16 Avenue, 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:

This area was built out over a time period spanning from the pre-1950's to the present (there are homes under construction in this area). The age distribution from oldest to newest is: pre-1950's (7%), 1960's (14%), 1970's (29%), 1980's (14%), 1990's (14%) 2000's (14%), and under-construction (7%). A majority of homes in this area have a floor area in the 3001 - 3550 sq.ft. size range. Home size distribution is: under 1000 sq.ft. (7%), 1000 - 1500 sq.ft. (14%), 2001 - 2500 sq.ft. (21%), 2501 - 3000 sq.ft. (14%), 3001 - 3550 sq.ft. (29%), over 3550 sq.ft. (14%). Styles found in this area include: "Old Urban" (43%), "Heritage (Old B.C.)" (7%), "Rural Heritage" (7%), "Craftsman Heritage" (7%), "Traditional English" (21%), "Traditional Cape Cod" (7%), and "Neo-Traditional" (7%). Home types include: Bungalow (29%), 1 ½ Storey (43%), Two-Storey (14%), DUPLEX - Cathedral Entry (7%), and DUPLEX - Two Storey (7%).

Massing scale (front wall exposure) characteristics include: simple, small, low mass structures (7%), low mass structures (28%), low to mid-scale massing (7%), mid-scale massing (7%), mid-scale massing with proportionally consistent, well balanced massing designs (43%), and mid to high scale massing (7%). The scale (height) range for front entrance structures include: one storey front entrance (71%), one storey front entrance veranda in heritage tradition (14%), and 1 ½ storey front entrance (14%). The range of roof slopes found in this area is: 4:12 (13%), 5:12 (13%), 6:12 (13%), 8:12 (6%), 9:12 (6%), 10:12 (13%), and 12:12 (38%).

Main roof forms (largest upper floor truss spans) include: main common hip roof (43%), main common gable roof (50%), and main Dutch hip roof (7%). Feature roof projection types include: none (10%), common hip (10%), common gable (55%), Dutch Hip (15%), and rounded dormer (10%). Roof surfaces include: Interlocking tab type asphalt shingles (7%), rectangular profile type asphalt shingles (36%), shake profile asphalt shingles (7%), concrete tile (shake profile) (14%), and cedar shingles (36%).

Main wall cladding materials include: horizontal cedar siding (20%), aluminum siding (7%), horizontal vinyl siding (33%), vertical vinyl siding (7%), Stucco cladding (27%), and full height brick at front (7%). Feature wall trim materials used on the front facade include: no feature veneer (38%), brick feature veneer (23%), stone feature veneer (31%), and wood wall shingles accent (8%). Wall cladding and trim colours include: Neutral (43%), Natural (43%), and Primary derivative (14%).

Covered parking configurations include: no covered parking (7%), double garage (36%), triple garage (21%), parking from rear lane (29%), and detached rear garage (7%).

A variety of landscaping standards are evident, ranging from lots in a primarily natural state, to lots with an extraordinary modern urban landscape standard. Driveway surfaces include: under construction - driveway not installed (8%), asphalt driveway (31%), exposed aggregate driveway (23%), and rear driveway (38%).

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

- 1) **Context Homes:** Sixty four percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 36 percent of homes are considered 'non-context'). Context homes include: 13485 - 16 Avenue, 13477 - 16 Avenue, 13460 - 16 Avenue, 1688 - 134B Street, 1668 - 134B Street, 1648 - 134B Street, 13428 - 16A Avenue, 13433 - 16A Avenue, and 1683 - 134B Street. The aforesaid homes can be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with the context homes identified above.
- 2) **Style Character :** Styles recommended for this site include "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. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RH(G) and RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and proportions should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is an estate home area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.

- 7) **Roof surface** : A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope** : Roof slopes of 8:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: The character in this area is in transition from "old suburban" and "old urban" to "modern suburban. Older homes include some simple small Bungalows, a suburban estate Bungalow, and two old urban duplexes. Newer context homes are 3500 + sq.ft. 1 ½ Storey and Two Storey type structures in a variety of Traditional estate styles. 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 slope. There are a variety of roof surfaces including cedar shakes, shake profile concrete roof tiles, and asphalt shingles. Siding materials include stucco, cedar, Hardiplank, brick, and stone. The colour range includes natural and neutral hues, and few homes with primary colours (notably yellow). Landscapes range from "natural native" to "extraordinary modern urban.

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. Note however, that style is not specifically regulated in the building scheme.
- a new single family dwelling *constructed* on any *lot* meets post 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 the aforesaid neighbouring “context homes”. Homes will therefore be in a compatible style range, as described above. New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“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, yellow, 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 characteristic and will not be 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, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns 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:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: May 17, 2013

Reviewed and Approved by:



Date: May 17, 2013



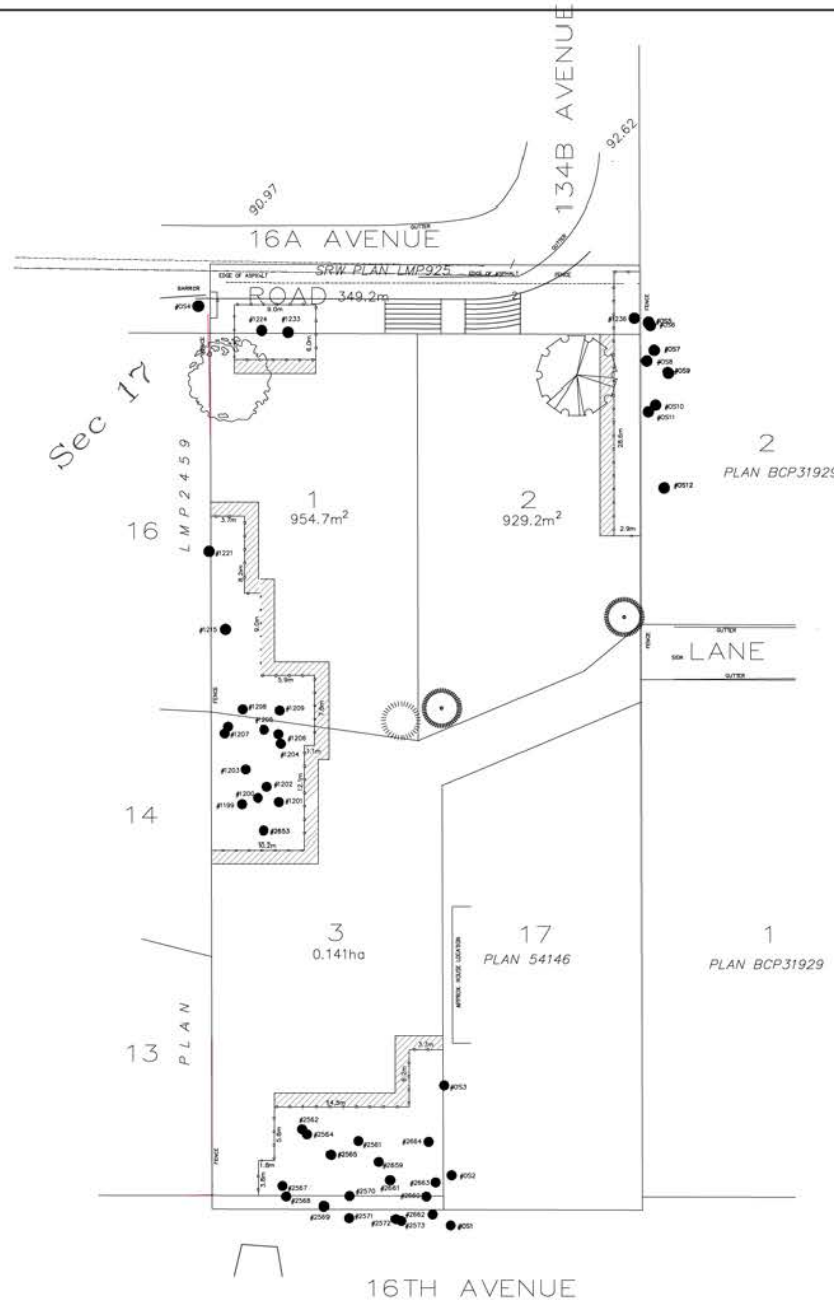
REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	1	5 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	1	5 CM. CAL.	AS SHOWN	B. & B.
	PICEA PUNGENS 'GLAUCA'	BLUE SPRUCE	2	3.00 METERS	AS SHOWN	B. & B.
	CEDRUS DEODARA	DECODAR CEDAR	1	3.00 METERS	AS SHOWN	B. & B.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER
- = NO BUILD ZONE
- = FILL

JUN/13	CITY OF SURREY REQUEST	3
MAY/13	SERVING	2
MAY/13	ADDITIONAL TREE RETAINED	1
DATE	REVISED	NO
	BY	BCV/008

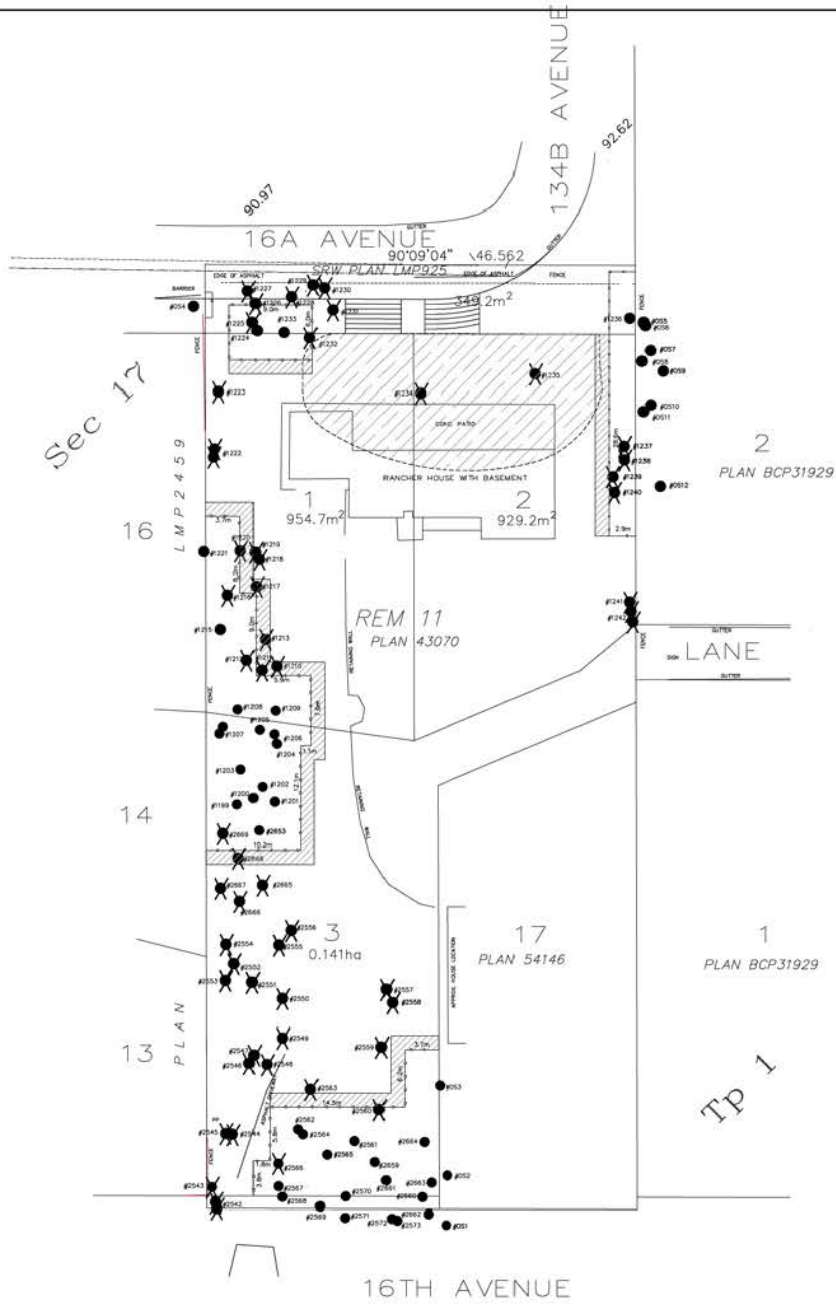
C.KAVOLINAS & ASSOCIATES INC.
BCSLA CSLA
2462 JONGUL COURT
ABROTSFORD, B.C.
V3C 3E8
PHONE (604) 857-2376

CLIENT
MR. DEXTER HRADE
HUNTER LARD ENGINEERING LTD.
SUITE #300
85 RICHMOND STREET
NEW WESTMINSTER, B.C.
V3L 5P5
PHONE (604) 525-4651

TITLE
PLAN VIEW
TREE LOCATION PLAN
TREE REPLACEMENT PLAN
3 LOT SUBDIVISION
13467 - 15 AVENUE
SURREY, B.C.

SCALE	1:250	DATE	JUL/12
DATE		CHK'D	
DATE		CHK'D	
APPROV		AS BUILT	

PROJECT	JOB NO.
	DRAWING NO.
	TR-2



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER
- ▨ = NO BUILD ZONE
- ▩ = FILL

REV	REVISIONS	NO.
JUN/13	CITY OF SURREY REQUEST	3
MAY/13	SERVING	2
MAY/13	ADDITIONAL TREES RETAINED	1

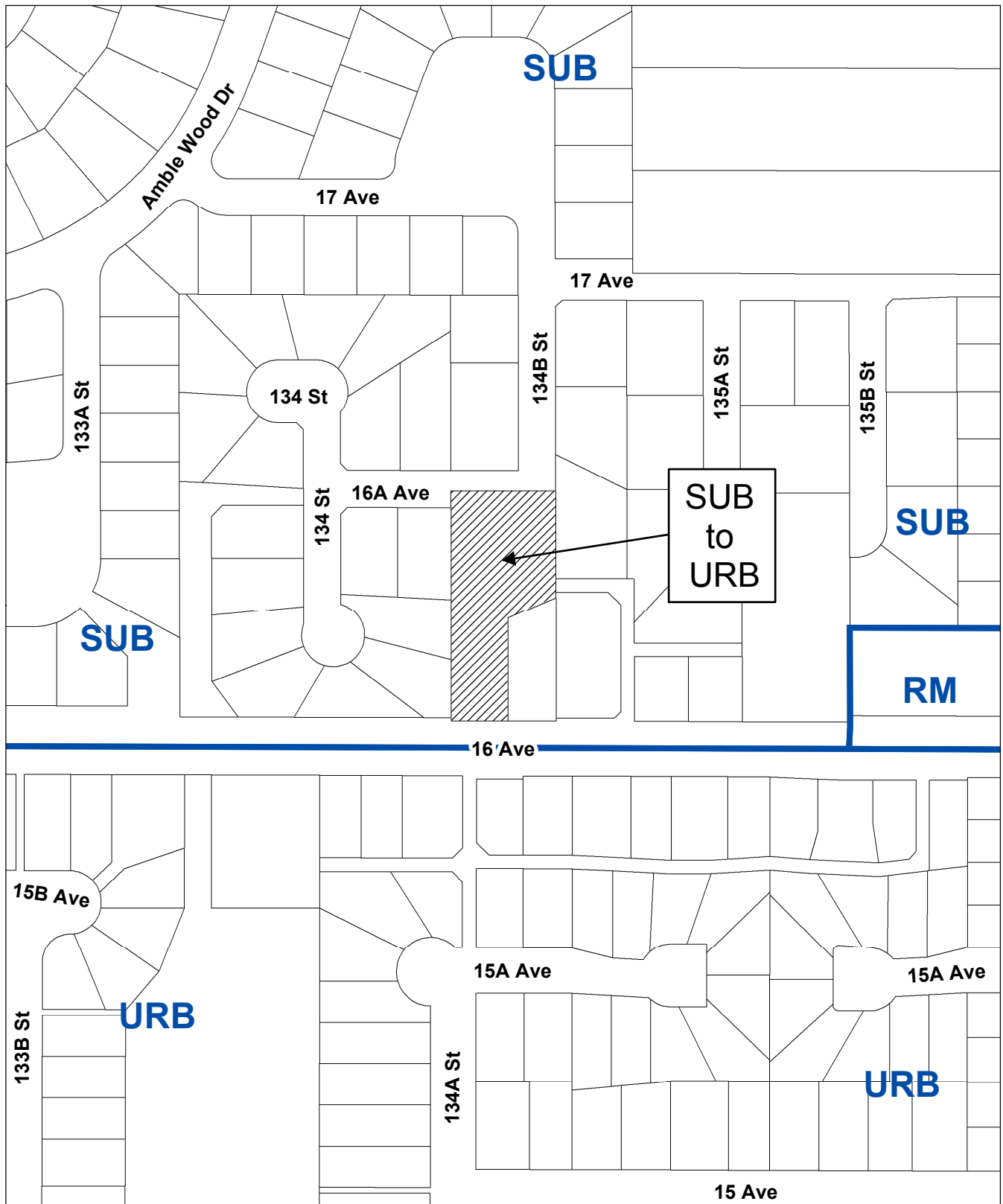
C. AVOLINAS & ASSOCIATES INC.
 BCSLA CSIA
 2462 JONGRUL COURT
 ABOTTSFORD, B.C.
 V3O 3E8
 PHONE (604) 857-0378

CLIENT
 MR. DEXTER HIRABE
 HUNTER LARD ENGINEERING LTD.
 SUITE #200
 65 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 V3L 5P5
 PHONE (604) 525-4651

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 3 LOT SUBDIVISION
 134E7 - 16 AVENUE
 SURREY, B.C.

SCALE	1:250	DATE	JUL/12
DRAWN	DW'S	CHECKED	DW'S
DATE	DW'S	DATE	DW'S
APPROVED	RE BUILT		

PROJECT	JOB No.
	DRAWING No.
	TR-1



OCP Amendment

Proposed amendment from Suburban to Urban



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: SINGLE FAMILY RESIDENTIAL ZONE (RF) and

ONE ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 006-635-547

Lot 11 Except: Part Subdivided by Plan 54146; Section 17 Township 1 New Westminster District Plan 43070

13467 - 16 Avenue

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

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

A. Intent

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

B. Permitted Uses

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

1. One *single family dwelling* 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

For *building* construction within a *lot*:

1. 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*.
2. The *floor area ratio* shall not exceed 0.35, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*.
3. 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.
4. Notwithstanding the above, the maximum allowable floor area shall be 450 square metres [4,840 sq.ft.].

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:

Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
Use			
<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.

G. Height of Buildings

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

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

H. Off-Street Parking

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 (a) and (b) shall not exceed 3.
3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *principal building*, or within 1 metre [3 ft.] of the *side lot line*, except as follows:
- (a) On *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.6 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. The parking or storage of *house trailers* or boats shall be adequately screen by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) Where the *driveway* or the parking area is used for parking or storage of a house trailer or boat, the landscape screen is not required within the said *driveway*; and
 - (b) In the case of *rear yards*, this screening requirement may be provided by a 1.9 metre [6 ft.] high solid fence.

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>
900 sq. m. [0.22 acre]	22 metres [70 ft.]	40 metres [130 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, 2012, No. 17850, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, as may be amended or replaced from time to time, and the development cost charges shall be based on the RF Zone.
9. 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

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