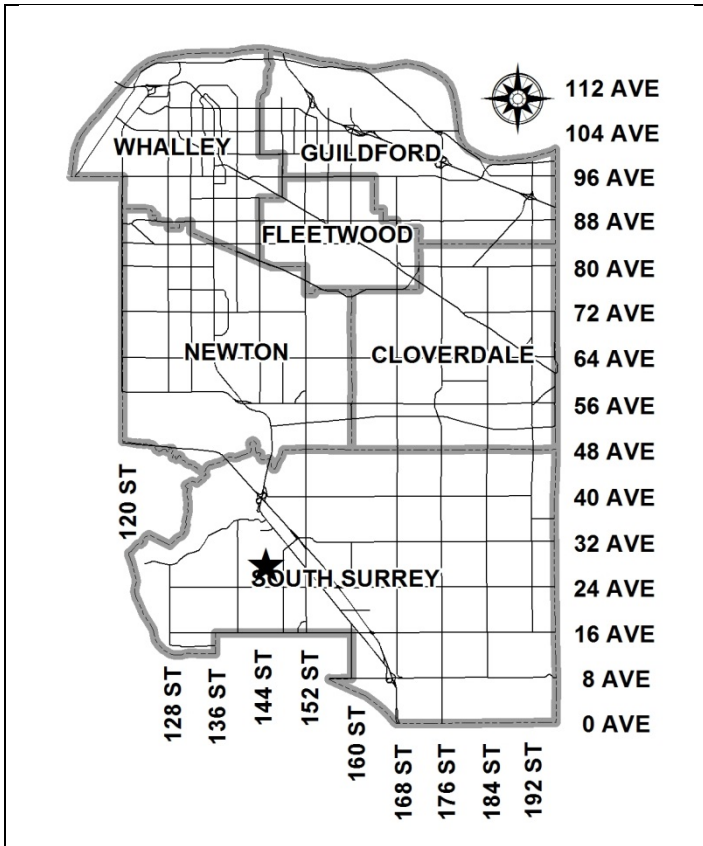


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0093-00

Planning Report Date: September 09, 2013



**PROPOSAL:**

- **Rezoning** from RA to RH and CD (based on RH-G)

in order to allow subdivision into three (3) lots.

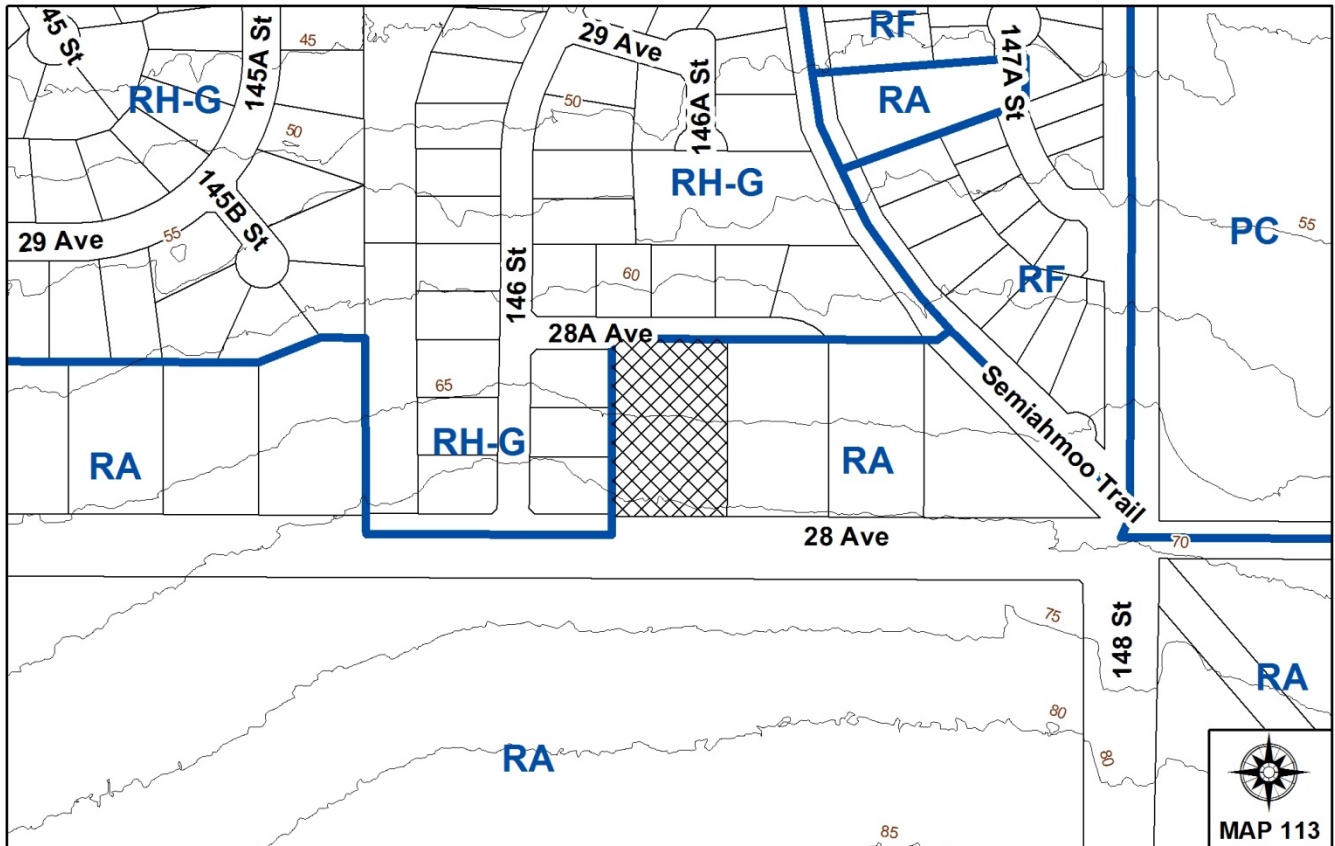
**LOCATION:** 14665 - 28 Avenue

**OWNER:** James L Shannon

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** One Acre



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The subject site is designated "One Acre" in the Central Semiahmoo Peninsula Local Area Plan (LAP). The Applicant is proposing to amend the Central Semiahmoo Peninsula LAP from "One Acre" to "Half-Acre Gross Density".

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The application is consistent with development immediate to the west and to the north. Under application No. 7903-0268-00 to the immediate west, the LAP was amended from "Suburban One Acre" to "Half-Acre Gross Density" and the proposed rezoning and subdivision continues that pattern.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site as shown on the Rezoning Block Plan (Appendix II) as follows:
  - Block A from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) (based on RH-G);
  - Block B from "One-Acre Residential Zone (RA )" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000);and a date be set for Public Hearing.
2. 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) the applicant addresses the shortfall in tree replacement;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (h) applicant address the 15% cash in lieu of open space associated with gross density type lots, for the CD By-Law zoned lot.
3. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from Suburban 1 Acre to Suburban ½ Acre when the project is considered for final adoption.

REFERRALS

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

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

2 Elementary students at Semiahmoo Trail Elementary School  
1 Secondary students at Semiahmoo Secondary School

(Appendix IV)

The applicant has advised that the project is expected to be completed by Fall 2014.

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 CHARACTERISTICS

Existing Land Use: Single family dwelling to be removed

Adjacent Area:

Direction	Existing Use	OCP / LAP Designation	Existing Zone
North (Across 28A Avenue):	Single family dwellings	Suburban / Half-Acre Gross Density	RH-G
East:	Single family dwelling and Semiahmoo Trail	Suburban / Suburban 1 Acre	RA
South (Across 28 Avenue):	Sunnyside Acres Urban Forest Park	Conservation / Open Space	RA
West:	Single family dwellings	Suburban / Half-Acre Gross Density	RH-G

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated "One Acre", and applicant is proposing that the site be redesignated to "Half-Acre Gross Density". The site area is 0.5734 hectares (1.42 acres) in size.
- The applicant proposes to rezone from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" and to "Comprehensive Development Zone (CD)" based on "Half-Acre Residential Gross Density Zone (RH-G)", with 15% cash-in-lieu of open space, in order to permit the subdivision of one lot into 3 lots. The density being proposed by the applicant is 5

units per hectares (2 units per acre), which is consistent with the suburban designation in the OCP.

- The proposed redesignation is in keeping with the character and established subdivision pattern of the area. The subject site is bounded on the north and west by RH-G lots. Existing RA lots to the east have similar subdivision potential. South of the subdivision (across 28 Avenue) is the Sunnyside Acres Urban Forest Park.

## DEVELOPMENT CONSIDERATIONS

### Background and Proposal

- The applicant is proposing to subdivide one lot into 3 lots, removing the existing dwelling.
- This property was under development application No. 7906-0092 with the neighbouring properties to the east, but did not proceed. The applicant was unable to incorporate the properties to the east in this application, but has demonstrated that these parcels can develop on their own.
- The application proposes 2 lots fronting 28A Avenue, and one lot fronting 28 Avenue (Appendix II).
- The proposed RH lots (Lot 1 and Lot 3) are 1,858 m<sup>2</sup> (20,000 sq. ft.), which complies with the minimum lot area for the RH Zone. Lot 1 is 32.7 m (107 ft.) wide by 56.9 m (187 ft.) deep, and Lot 3, facing 28 Avenue, is 60.9 m (200 ft.) wide by 30.5 m (100 ft.) deep. Both lots comply with minimum widths and depths for the RH Zone.

### Comprehensive Development (CD) Zone

- One of the proposed lots (Lot 2) facing 28A Avenue is proposed to be rezoned to CD, generally based on Half-Acre Residential Gross Density Zone (RH-G).
- The proposed CD lot has a total area of 1,624.7 m<sup>2</sup> (17,489 sq. ft.), and is 28.8 m (95 ft.) wide and 56.8 m (186 ft.) deep.
- The table below provides a comparison between the RH-G Zone and the proposed CD By-Law:

	<b>RH-G Zone</b>	<b>Propose CD By-Law</b>
<b>Minimum Lot Width</b>	30 m [100 ft]	28 m [91 ft]
<b>Minimum Lot Area</b>	1,300 m <sup>2</sup> [14,000 sq. ft.]	1,600 m <sup>2</sup> [17,200 sq. ft.]
<b>Minimum Lot Depth</b>	30 m [100 ft]	56 m [183 ft]

- The applicant is volunteering 15% cash-in-lieu of open space to achieve proposed Lot 2 based on RH-G zoning.

Building Scheme and Lot Grading

- The applicant has retained Mike Tynan, from Tynan Consulting Ltd. as the design consultant. The design consultant conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines (summary attached as Appendix V).
- A preliminary lot grading plan, submitted by Hunter Laird Engineering Ltd., has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Tree Preservation

- The applicant has retained Leslie Gifford, of Diamond Head Consulting Ltd., to provide an arborist report. The report assesses all trees on the subject property.
- The arborist has identified 40 trees on the subject site, and proposed to remove 19 trees, and retain 20 trees, according to the table below:

Tree Species	On-site			Off-site	City	Replacement trees
	total	retained	removed	retained	removed	
Douglas Fir	22	17	5	18	4	18
Stand A Alder	7	-	7	-	-	7
Apple	3	-	3	-	-	6
E. White Cedar	1	1	-	-	-	-
Gingko	1	1	-	-	-	-
Dogwood	2	1	1	-	-	2
Spruce (Norway)	2	1	1	-	-	2
Western Redcedar	2	-	2	-	1	6
Paper birch	-	-	-	-	1	2
<b>TOTAL</b>	<b>40</b>	<b>21</b>	<b>19</b>	<b>18</b>	<b>6</b>	<b>43</b>

- In addition to the 21 trees to be retained, another 18 off-site Douglas Firs were also identified for retention. Alders are to be replaced at a 1:1 ratio, while the other trees are to be replaced at a 2:1 ratio, with a total of 43 replacement trees.
- The applicant is proposing 4 replacement trees on-site, with a shortfall of 39 replacement trees. The applicant proposes to provide compensation to the City's Green Fund for the shortfall in replacement trees (39 trees).

PRE-NOTIFICATION

Pre-notification letters were sent out on May 13 2013, and staff received no comments.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout and Rezoning Block Plan
- 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. Proposed CD By-law

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

LFM/da

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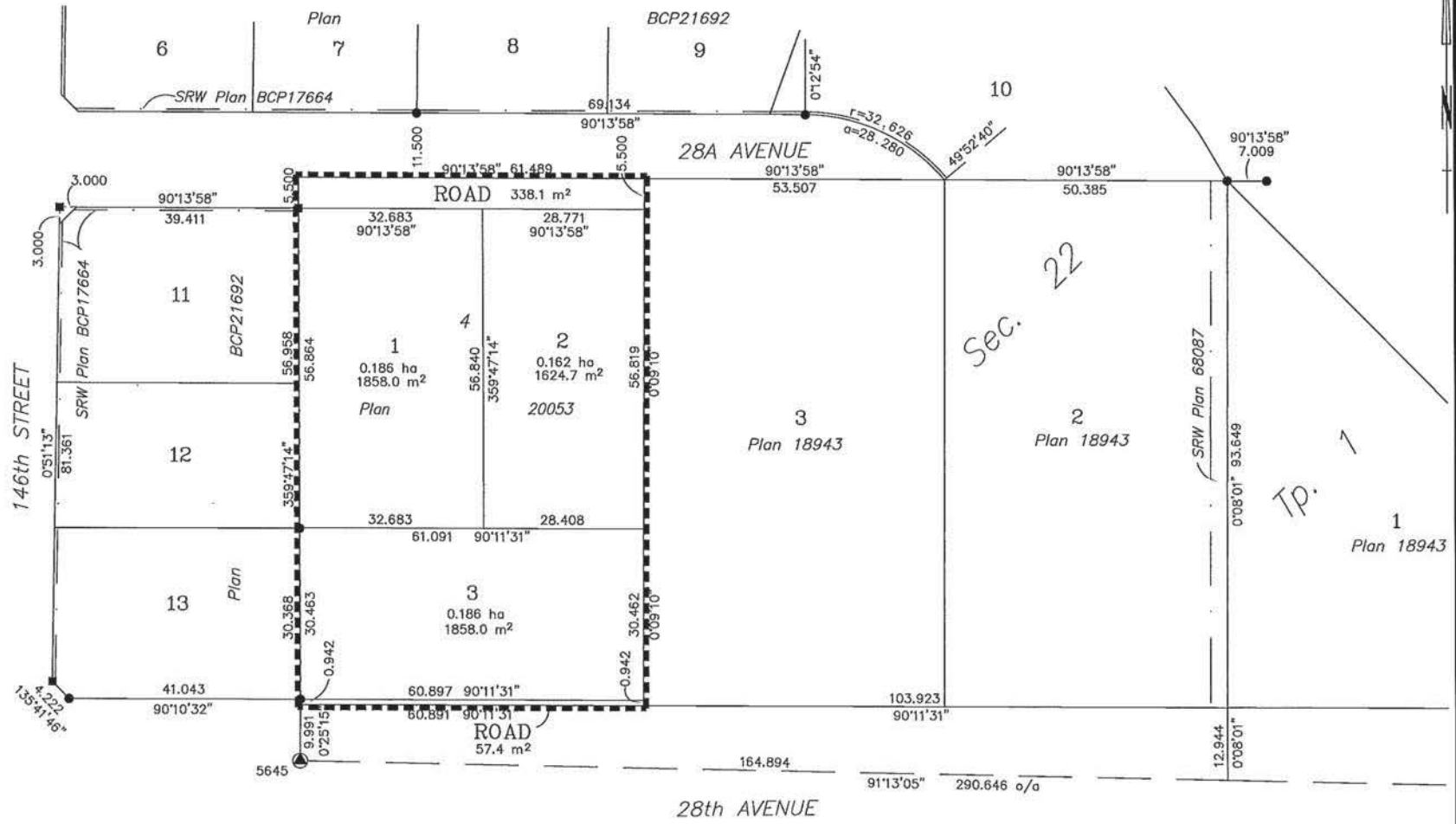




## SUBDIVISION DATA SHEET

Proposed Zoning: RH and CD (based on RH-G)

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.42 acres
Hectares	0.5734 hectares
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	28.7 m to 60.8 m
Range of lot areas (square metres)	1624 m <sup>2</sup> to 1858 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.23 uph / 2.11 upa
Lots/Hectare & Lots/Acre (Net)	5.6 uph / 2.3 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	30%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	n/a
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



## Preliminary Subdivision Layout

Amritpal Gill - #14665 28 Avenue  
7913-0093-00



**HunterLaird**  
ENGINEERING LTD.  
June 2013  
#6879

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING  
BYLAW NO. \_\_\_\_\_ OF THE NORTH HALF LOT 4,  
SECTION 22, TOWNSHIP 1, NWD, PLAN 20053**

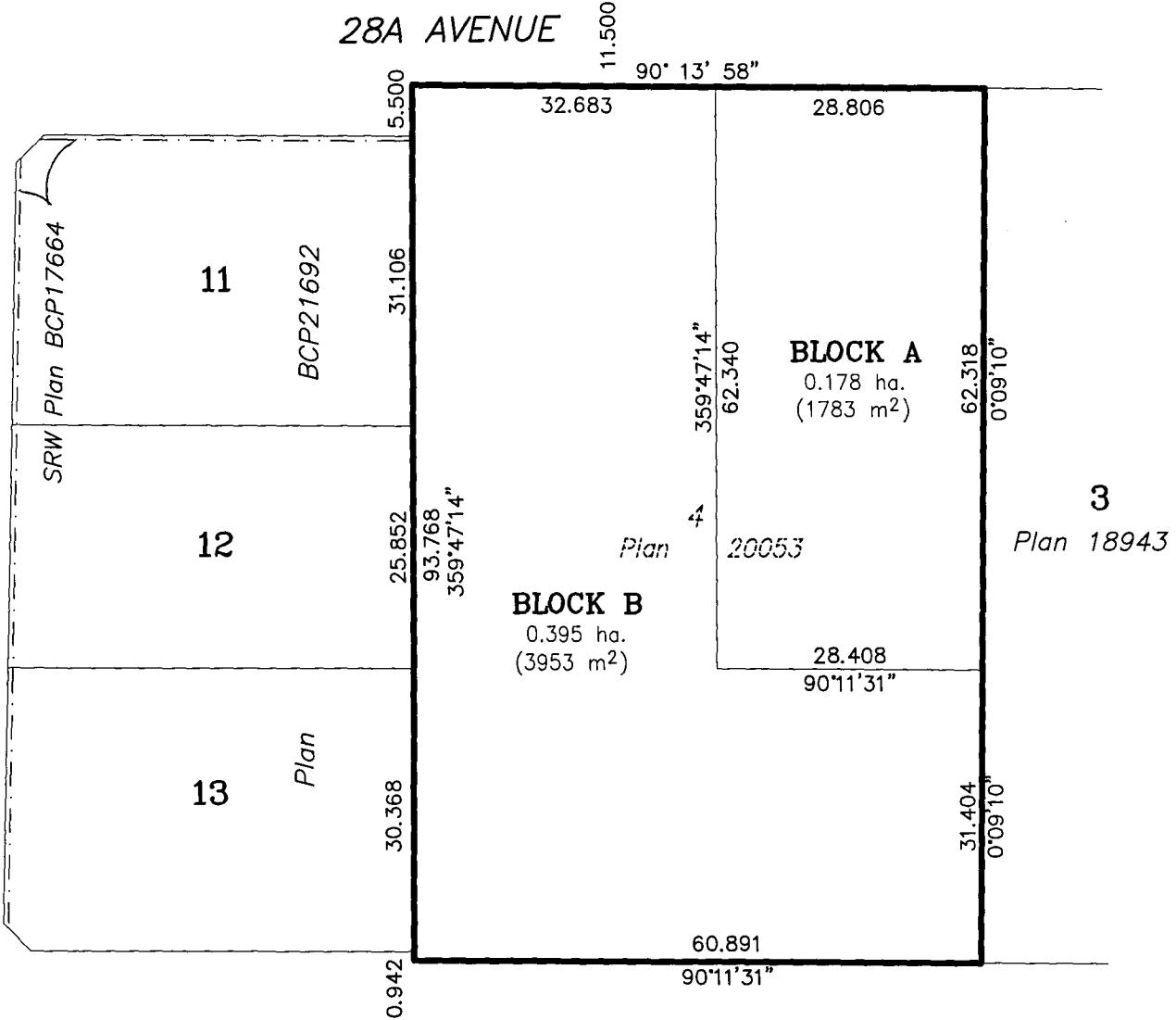
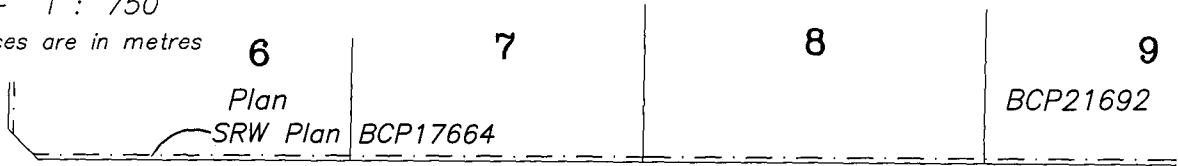
City of Surrey B.C.G.S. 92G.006

0 10 20 30 40 50 m



SCALE - 1 : 750

All distances are in metres

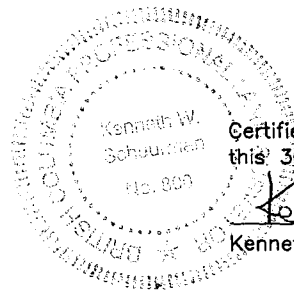


Legend:  
ha. Denotes hectares

28th AVENUE

Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 206 - 16055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone: 604-597-3777  
Fax: 604-597-3783

This plan lies within the  
Greater Vancouver Regional District



Certified correct to survey dated  
this 30th day of May, 2013.

*Kenneth W. Schuurman*  
Kenneth W. Schuurman, B.C.L.S.

File: 4450-ZONING

INTER-OFFICE MEMO

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

**FROM: Development Services Manager, Engineering Department**

**DATE: August 28, 2013**                      **PROJECT FILE: 7813-0093-00**

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**RE: Engineering Requirements  
Location: 14665 28 Ave**

**REZONE/SUBDIVISION**

***Property and Right-of-Way Requirements***

- Dedicate 0.942 metres on 28 Avenue for a total of 22.000 metres;
- Dedicate 5.500 metres on 28A Avenue for a total of 17.000 metres;
- Provide 0.5 metre wide SROW along 28 Avenue and 28A Avenue

***Works and Services***

- Construct and complete north side of 28 Avenue.
- Construct 1.5 metre wide concrete sidewalk fronting the site on 28A Avenue.
- Construct storm sewer main and sanitary sewer main on 28 Avenue.
- Pay for One (1) Sanitary Connection Fee (SDR).
- Restrictive covenant for pumped sanitary connection, if required.
- Restrictive covenant on Lots 2 and 3 restricting U shaped driveway construction.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

HB



Monday, May 13, 2013  
 Planning

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

A boundary move from Semiahmoo Trail Elementary to Chantrell Creek and Semiahmoo Secondary to Elgin Park was implemented in 2006. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 13 0093 00

**SUMMARY**

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

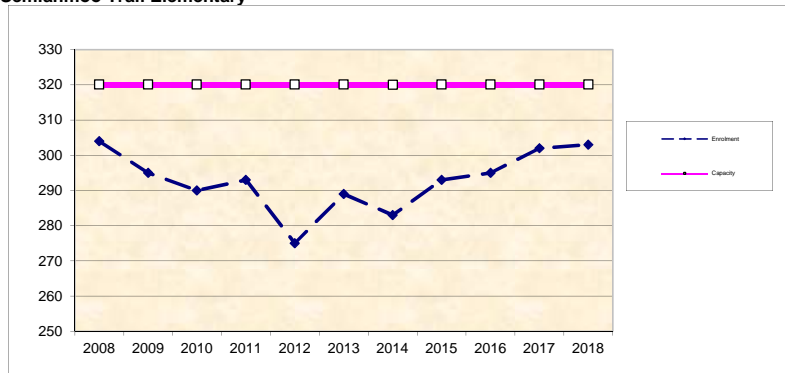
**Projected # of students for this development:**

Elementary Students:	2
Secondary Students:	1

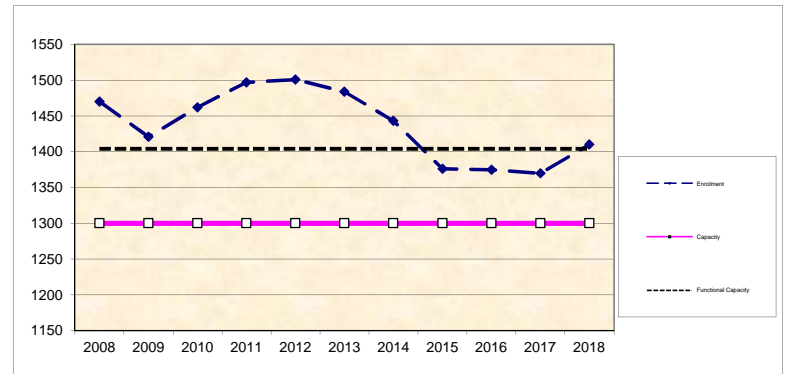
September 2012 Enrolment/School Capacity

<b>Semiahmoo Trail Elementary</b>	
Enrolment (K/1-7):	20 K + 255
Capacity (K/1-7):	20 K + 300
<b>Semiahmoo Secondary</b>	
Enrolment (8-12):	1501
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

**Semiahmoo Trail 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.

## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 7913-0093-00  
 Project Location: 14665 - 28 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 1970's to the 2000's. The age distribution from oldest to newest is: 1970's (33%), and post year 2000's (67%). A majority of homes in this area have a floor area exceeding 3550 sq.ft. Home size distribution is: 2501 - 3000 sq.ft. (11%), 3001 - 3550 sq.ft. (22%), and over 3550 sq.ft. (67%). Styles found in this area include: "Old Urban" (22%), "West Coast Modern" (11%), "Traditional" (33%), and "Neo-Traditional" (33%). Home types include: Basement Entry (11%), Cathedral Entry (11%), and Two-Storey (78%).

Massing scale (front wall exposure) characteristics include: mid-scale massing with proportionally consistent, well balanced massing design (56%), mid to high scale massing (11%), mid-to-high scale massing with proportionally consistent, well balanced massing design (11%), and high scale, box-like massing (22%). The scale (height) range for front entrance structures include: one storey front entrance (44%), one storey front entrance veranda in heritage tradition (11%), and 1 ½ storey front entrance (44%). The range of roof slopes found in this area is: 5:12 (11%), 6:12 (22%), 12:12 (56%), and greater than 12:12 (11%).

Main roof forms (largest upper floor truss spans) include: main common hip roof (78%), and main common gable roof (22%). Feature roof projection types include: Common Hip (9%), Common Gable (73%), and Dutch Hip (18%). Roof surfaces include: rectangular profile type asphalt shingles (11%), shake profile asphalt shingles (22%), concrete tile (rounded Spanish profile) (22%), and cedar shingles (44%).

Main wall cladding materials include: horizontal vinyl siding (22%), Hardiplank siding (33%), and Stucco cladding (44%). Feature wall trim materials used on the front facade include: no feature veneer (8%), brick feature veneer (8%), stone feature veneer (46%), wood wall shingles accent (31%), and vertical cedar accent (8%). Wall cladding and trim colours include: Neutral (47%), Natural (53%). No primary derivative or "warm" colours have been used in this area.

Covered parking configurations include: double garage (33%), and triple garage (67%).

A variety of landscaping standards are evident, ranging from an old suburban landscape standard with sod and modest plantings to an extraordinary suburban-estate landscape

standard. Driveway surfaces include: asphalt (33%), exposed aggregate (44%), and stamped concrete (22%).

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

- 1) **Context Homes:** The character of this area has been clearly defined by the new and aesthetically desirable housing stock. Two thirds of existing neighbouring homes provide suitable architectural context for use at the subject site. Ideal "context homes" include: 14611 - 28A Avenue, 14625 - 28A Avenue, 14635 - 28A Avenue, 14645 - 28A Avenue, 2838 - 146 Street, and 2818 - 146 Street. 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 homes identified above as context homes.
- 2) **Style Character :** New homes should have a suburban-estate character. Styles suited for this objective 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 style recommendations 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 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 however 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 area surrounding the subject site is in an advanced stage of transition from "old suburban" to an executive quality suburban estate area featuring architecturally significant 4000 sq.ft. "Traditional" style Two-Storey homes situated on lots landscaped to a high suburban standard. 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 slopes ranging from 8:12 to 16:12. There are a range of roof surface materials including cedar shakes, asphalt shingles and concrete roof tiles. Homes are clad in stucco, or Hardiplank, or vinyl (one vinyl home), and context homes have a significant stone feature. The colour range includes only natural and neutral hues. Landscaping meets a high modern suburban standard.

## 2. Proposed Design Guidelines

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

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

#### Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring "context homes" including 14611 - 28A Avenue, 14625 - 28A Avenue, 14635 - 28A Avenue, 14645 - 28A Avenue, 2838 - 146 Street, and 2818 - 146 Street. Homes will therefore be in a compatible style range, including "Traditional" (including English Country estate, 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 range is not specifically regulated in the building scheme). 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 are not recommended for this development. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

**Roof Pitch:** Minimum 8:12.

**Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, 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:** *High modern suburban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 50 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      Date: July 16, 2013

**Reviewed and Approved by:**       Date: July 16, 2013

### TREE PRESERVATION SUMMARY

Project Location: 14665 28 Ave Surrey, BC  
 Registered Arborist: Lesley Gifford, B.App Sc.  
 ISA Certified Arborist (PN5432A)  
 Certified Tree Risk Assessor (56)  
 BC Parks Wildlife and Danger Tree Assessor

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

1. General Tree Assessment of the Subject Site: Almost two acre parcel with two apartment buildings upon it.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified (including city)	46	(A)
Number of Protected Trees declared high risk due to natural causes	0	(B)
Number of Protected Trees to be removed	19	(C)
Number of Protected Trees to be Retained ( A-B-C )	21	(D)
Number of Replacement Trees Required ( xx @ 1:1 plus xx @2:1)	43	(E)
Number of Replacement Trees Proposed	4	(F)
Number of Replacement Trees in Deficit ( E-F )	39	(G)
Total Number of Protected and Replacement Trees on Site ( D+F )	25	(H)
Number of Lots Proposed in the Project	3	(I)
Average Number of Trees per Lot ( H / I )	83	


3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

Summary prepared and submitted by:

Sep. 3, 2013

  
 \_\_\_\_\_  
 Arborist

\_\_\_\_\_  
 Date

On CITY OF SURREY

BY-LAW NO. \_\_\_\_\_

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

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

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

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

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Portion of Parcel Identifier: 008-613-036

Lot 4 Block 15 Section 22 Township 1 Plan 20053 NWD Part NW<sup>1</sup>/<sub>4</sub> As shown on the Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Kenneth W. Shuurman, B.C.L.S. on the 30th day of May, 2013, containing 1,783 square metres, called Block A.

Portion of 14665 - 28 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 a *single family dwelling* on a *suburban lot*.

**B. Permitted Uses**

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

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

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

**C. Lot Area**

Not applicable to this Zone.

**D. Density**

- 1. For the purpose of subdivision, the maximum *density* shall not exceed 5 *dwelling units* per hectare [2.0 u.p.a.].
- 2.
  - (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*; and
  - (b) For *building* construction within a *lot* the *floor area ratio* shall not exceed 0.32, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as a garage or carport and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*.

**E. Lot Coverage**

The *lot coverage* shall not exceed 25%.

**F. Yards and Setbacks**

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

	<b>Setback</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>
<b>Use</b>				
<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</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 building*: The *building height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 4 metres [13 feet] except that where the roof slope and construction materials of an *accessory building* 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) Where vehicular access is not feasible to the *rear yard* through modifications 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 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*.

**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:

<b><i>Lot Size</i></b>	<b><i>Lot Width</i></b>	<b><i>Lot Depth</i></b>
1600 sq. m. [0.4 acre]	28 metres [91 ft.]	56 metres [183 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 RH-G 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, 2013, No. 17856, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G 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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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING  
BYLAW NO. \_\_\_\_\_ OF THE NORTH HALF LOT 4,  
SECTION 22, TOWNSHIP 1, NWD, PLAN 20053**

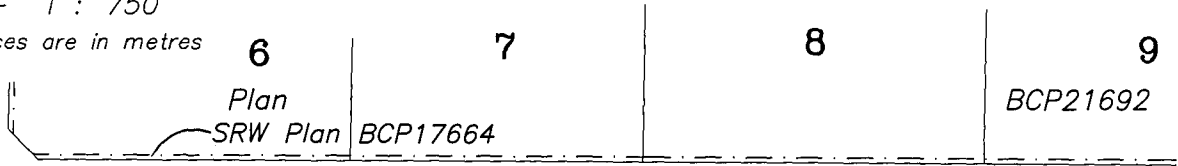
City of Surrey B.C.G.S. 92G.006

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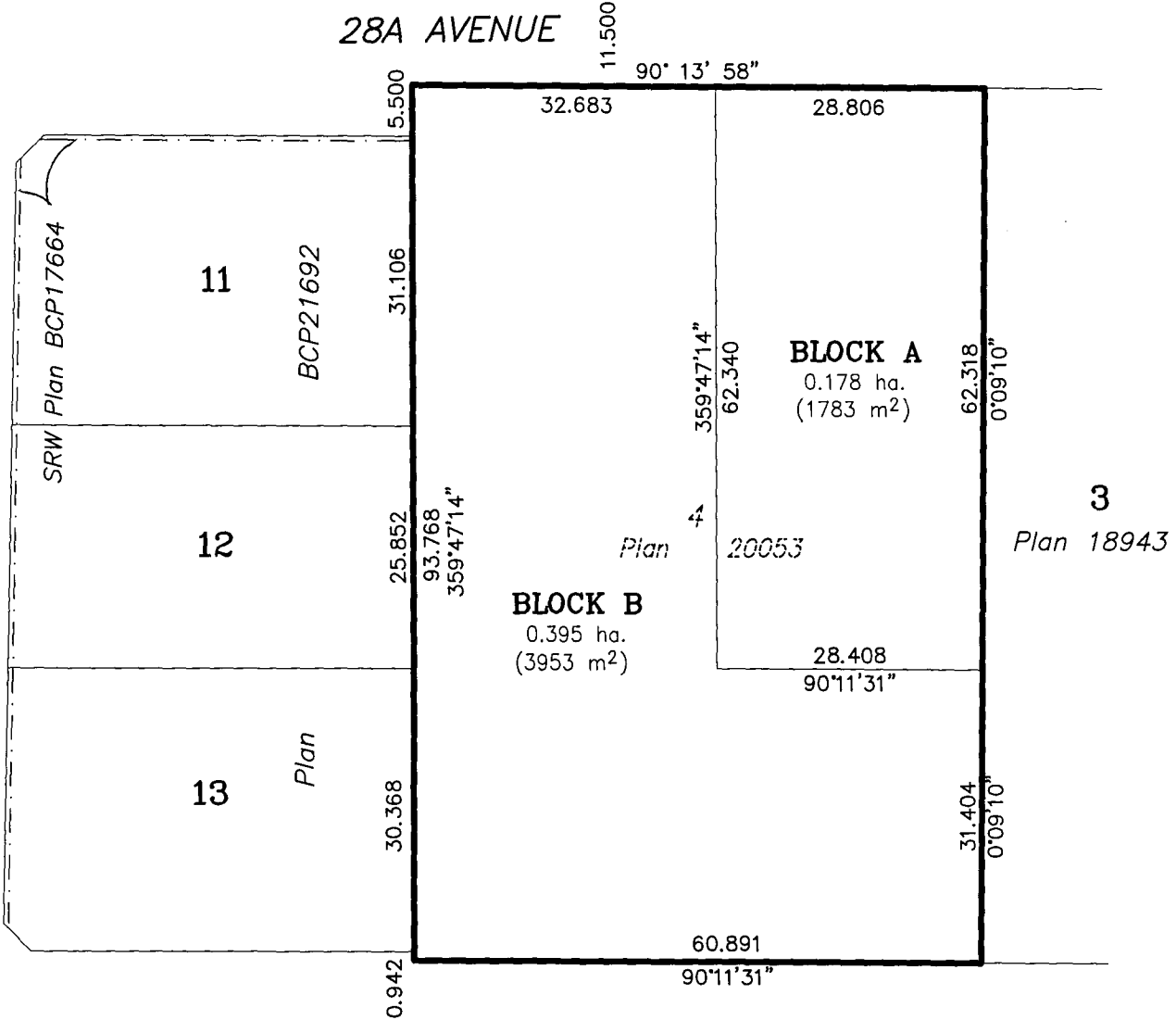


SCALE - 1 : 750

All distances are in metres

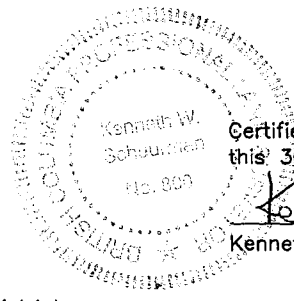


146th STREET



Legend:  
ha. Denotes hectares

28th AVENUE



Certified correct to survey dated this 30th day of May, 2013.

Kenneth W. Schuurman, B.C.L.S.

Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 206 - 16055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone: 604-597-3777  
Fax: 604-597-3783

This plan lies within the  
Greater Vancouver Regional District

File: 4450-ZONING