

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0009-00

Planning Report Date: July 21, 2014

PROPOSAL:

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

in order to allow subdivision into 2 half-acre (gross density) type residential lots.

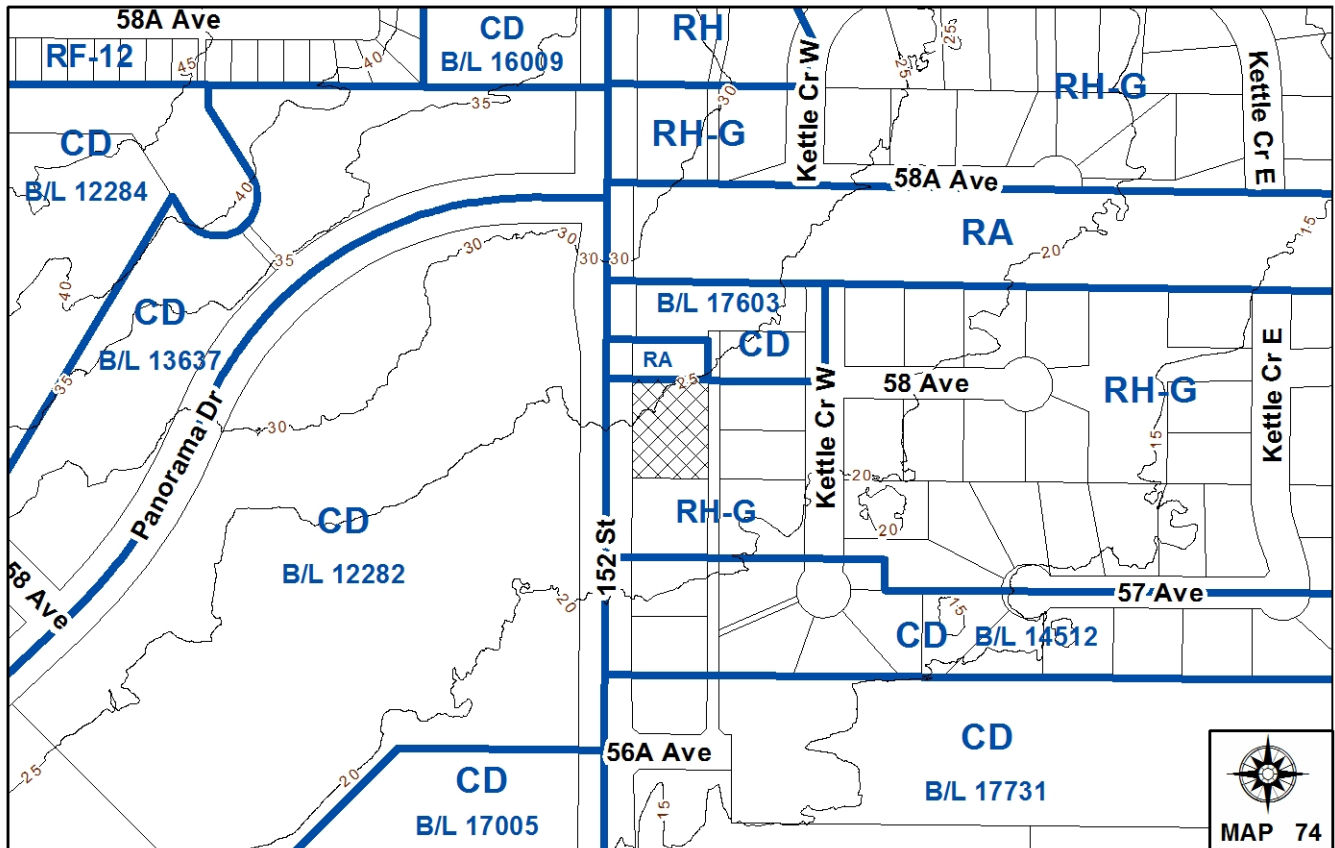
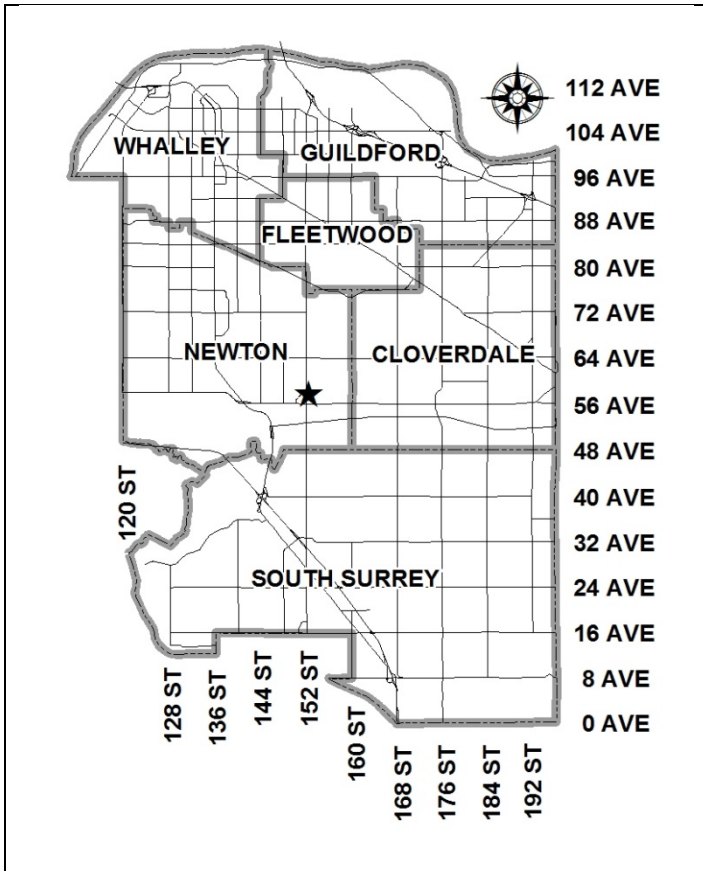
LOCATION: 5772 - 152 Street

OWNER: Jasbir K. Kalar
 Bathiter S. Kalar

ZONING: RH-G

OCP DESIGNATION: Suburban

LAP DESIGNATION: Urban Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the City's infill policy.
- The proposed density and building form are appropriate for this part of Sullivan Heights and complements existing developments in the neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Gross Density Zone (RH-G)" (By-law No. 12000) to "Comprehensive Development Zone (CD)" (based on "Half-Acre Residential Gross Density Zone [RH-G]") (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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) 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; and
 - (f) registration of a Section 219 Restrictive Covenant to ensure tree protection.

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 students at Sullivan Elementary School
1 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by early 2015.

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 retained)

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling	Suburban/Urban Residential	RA
South and East:	Single family dwelling	Suburban/Urban Residential	RH-G
West (Across 152 Street):	Vacant land	Commercial/ Retail Commercial	CD (By-law No. 12282)

DEVELOPMENT CONSIDERATIONSSite Context

- The subject property is located in Sullivan Heights on the east side of 152 Street, north of Highway 10 (56 Street). It is designated "Suburban" in the Official Community Plan (OCP) and "Urban Residential" in the Newton Local Area Plan (LAP).
- The property was created in 1993 under development application no. 7992-0402-00. The subject property is currently zoned "Half-Acre Residential Gross Density Zone (RH-G)". The existing dwelling located on site will be retained.
- Currently there is an existing temporary lane on the north portion of the property. The development of 5788 – 152 Street to the north (development application no. 7912-0006-00) required construction of an east-west lane from 152 Street connecting to the ultimate north-south lane flanking the subject property to the east; therefore the removal of the temporary lane on the subject property is required.
- The subject property created under the parent subdivision application no. 7992-0402-00 created an oversized RH-G lot with an area of 1,970 square metres (21,205 square feet), 51 metres (166 feet) wide and 39 metres (128 feet) deep.

Current Proposal

- The applicant proposes to rezone the subject property from "Half-Acre Residential Gross Density Zone (RH-G)" to "Comprehensive Development Zone (CD)" (based on "Half-Acre Residential Gross Density Zone [RH-G]"), and subdivide into two residential lots.
- Under the parent subdivision (development application no. 7992-0402-00), the proposed subdivision meets the "Suburban" OCP density maximum of 5 units per hectare (2 units per acre) in the Sullivan Heights area. The proposal also does not require dedication of open space as 15% of lands were set aside under the parent subdivision.

- The proposed subdivision complies with the City infill policy for single family lots.

Proposed CD Zone

- The proposed Comprehensive Development Zone (CD) is based on the Half-Acre Residential Zone (RH-G) with some modifications to the minimum lot standards.
- Proposed Lot 1 will have an area of 871 square metres (9,375 square feet), 23.2 metres (76 feet) wide and 37.4 metres (123 feet) deep. The proposed lot is undersized under the RH-G Zone but it is complementary with the smaller adjacent property to the north. The adjacent property is zoned "One-Acre Residential Zone (RA)" which is undersized with an area of 808 square metres (8,697 feet), 20.7 metres (68 feet) wide and 39 metres (128 feet) deep.
- Proposed Lot 2 will have an area of 1,023 square metres (11,011 square feet), 27.4 square metres (90 feet) wide and 37.4 square metres (123 feet) deep. Lot 2 will comply with the provisions of the RH-G Zone, with the exception of lot size. However, the proposed lot will allow the existing dwelling to be retained which was constructed in 2006 and in good condition. The existing dwelling will comply with the lot coverage and floor area ratio (FAR) requirements of the RH-G Zone.
- All other aspects of the proposed CD Zone are consistent with the RH-G Zone.

Building Design Guidelines & Lot Grading

- The applicant retained Tynan Consulting Ltd., as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and proposed Building Design Guidelines for the proposed lots (Appendix V).
- The Character Study found that there are a few homes in the surrounding area that could provide acceptable architectural context for the subject property. New homes in the neighbourhood are identifiable as "Traditional," "Neo-Traditional" or "Neo-Heritage" that bridge between the mix of old suburban and modern suburban styles. The design guidelines propose design elements in a compatible style range, including but not limited to the aforementioned which meet or exceed standards found in most executive-estate quality subdivisions in the City of Surrey.
- A preliminary lot grading plan was submitted by Aplin & Martin Consultants Ltd. and reviewed by staff and was determined to be adequate. Based on the proposed grading, a basement can be achieved on proposed Lot 1.

TREES

- Norman Hol, ISA Certified Arborist of Arbortech Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	-	-	-
Cottonwood	-	-	-
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	3		3
Coniferous Trees			
Sawara Cypress	1	1	
Total (excluding Alder and Cottonwood Trees)	4	1	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		5	
Contribution to the Green City Fund		Nil	

- The Arborist Assessment states that there are a total of four (4) protected trees on the site, excluding Alder and Cottonwood trees. It was determined that three (3) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the proposed lot layout plan.
- For those trees that cannot be retained, the applicant will be required to plant trees on 2 to 1 replacement ratio. This will require a total of two (2) replacement trees on the site. Since all replacement trees will be accommodated on the site, no cash-in-lieu payment to the Green City Fund, in accordance with the City's Tree Protection By-law will be required.

PRE-NOTIFICATION

Pre-notification letters were sent on May 20, 2014 to 30 households within 100 metres (328 feet) of the subject site, as well as and the Sullivan Community Association and Panorama Neighbourhood Association. 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
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

DH/da

\\file-server1\net-data\csrc\generate\areaproduct\save\18287361027.doc
DRV 7/17/14 12:41 PM

Information for City Clerk

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

1. (a) Agent: Name: Maggie Koka
 Aplin & Martin Consultants Ltd.
 Address: 12448 - 82 Avenue, Suite 201
 Surrey, BC V3W 3E9

 Tel: 604- 597-9058

2. Properties involved in the Application
 - (a) Civic Address: 5772 - 152 Street

 - (b) Civic Address: 5772 - 152 Street
 Owner: Jasbir K. Kalar
 Bathiter S. Kalar
 PID: 018-586-112
 Lot 1 Section 11 Township 2 New Westminster District Plan LMP13774

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

 - (b) Application is under the jurisdiction of MOTI.

 MOTI File No. 2014-03094

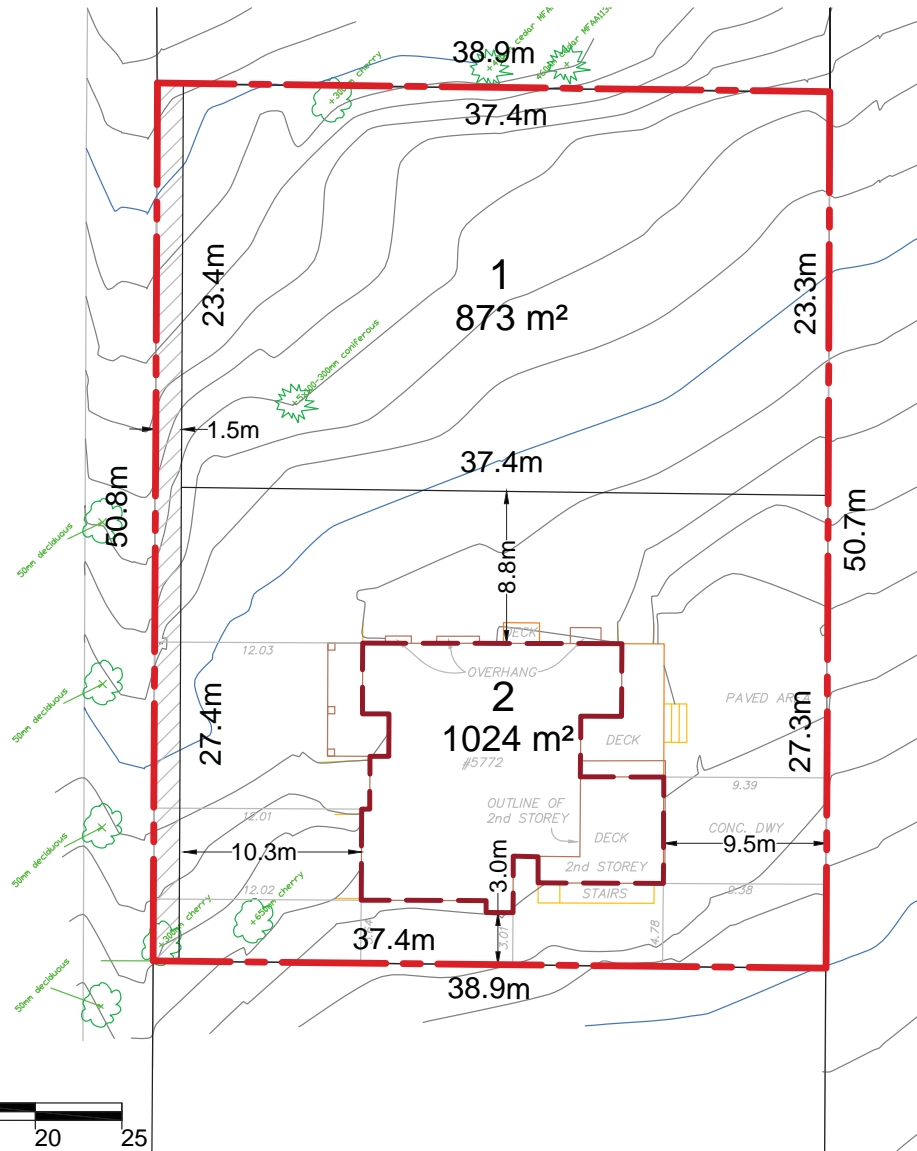
SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	0.49	
Hectares	0.20	
NUMBER OF LOTS		
Existing	1	
Proposed	2	
SIZE OF LOTS		
Range of lot widths (metres)	23.4 m	27.4 m
Range of lot areas (square metres)	873 m ²	1,024 m ²
DENSITY (based on parent subdivision)		
Lots/Hectare & Lots/Acre (Gross)		
Lots/Hectare & Lots/Acre (Net)	5 uph / 2 upa	
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	20%	
Estimated Road, Lane & Driveway Coverage	5%	
Total Site Coverage	25%	
PARKLAND		
Area (square metres)	N/A	
% of Gross Site		
Required		
PARKLAND		
5% money in lieu	NO	
TREE SURVEY/ASSESSMENT		
	YES	
MODEL BUILDING SCHEME		
	YES	
HERITAGE SITE Retention		
	NO	
FRASER HEALTH Approval		
	NO	
DEV. VARIANCE PERMIT required		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	YES	
Others	NO	



152 Street



Sim Kalar
Residential Development
5772 152nd Street Surrey, BC

CONCEPTUAL LAYOUT



PROJECT DETAILS

Existing Zone: RH-G
Proposed Zone: CD

Lot 1 Area: 873 m²
Lot 2 Building Area: 279 m²

Lot 2 Area: 1024 m²
Lot 2 Building Area: 325 m²
Lot 2 Coverage: 21%
Lot 2 FAR: 0.32

NOTE:

- This plan is conceptual only, is subject to change due to:
- Review and approval by appropriate municipal, regional, provincial and federal governments and outside agencies
 - Full environmental, geotechnical and soil assessments.
 - Legal and topographical survey.
 - Tree survey and assessment.
 - Park dedication requirements or cash in lieu of.
 - School site acquisition requirements and/or charges.
 - Storm water detention requirements.
 - Road dedication requirements.
 - Environmentally sensitive areas and setback requirements.
 - Building locations.
 - Right-of-way and/or easement requirements.



201 - 12468 82 Avenue, Surrey, BC, Canada V3V 3E5
Tel: (604) 597-9338, Fax: (604) 597-9331, E: info@apinmartin.com



Project 13-125
9 July 2014

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

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

DATE: **July 14, 2014** PROJECT FILE: **7814-0009-00**

RE: **Engineering Requirements
Location: 5772 152 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.50 meters along 152 Street; and
- register 0.50-metre statutory right-of-way (SRW) along 152 Street.
- retain the existing temporary SRW (LMP11101).

Works and Services

- construct driveway access to each lot, from rear lane;
- construct a storm service, complete with inspection chamber, to proposed Lot 1 from existing rear lane storm main;
- construct a sanitary sewer service, complete with inspection chamber, to proposed Lot 1 from existing rear lane sanitary main;
- construct an adequately-sized metered water service connection to Lot 1; and
- abandon existing sanitary sewer service located in existing lane.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

MS



Planning

June-04-14

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 phased-in movement of French Immersion students from Sullivan Heights to Panorama Ridge Secondary began when Panorama Ridge opened in 2006. Also a boundary move from Sullivan Elementary to Cambridge Elementary occurred when Cambridge opened in 2006. A phased in boundary move has been approved from Cambridge Elementary to Sullivan Elementary to relieve projected overcrowding at the new school (Cambridge Elementary) and to help fill Sullivan Elementary. The school districts is constructin a new elementary school, Goldstone Park Elementary which will open during the 2012-2013 school year. The new school is located East of Sullivan Heights Secondary on 146th Street, and will help relieve overcrowding at Cambridge Elementary and also draw some students from Sullivan Elementary. The capacity for Sullivan Elementary has been adjusted by adding one modular classroom for full day Kindergarten implementation. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 7914-0009-00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

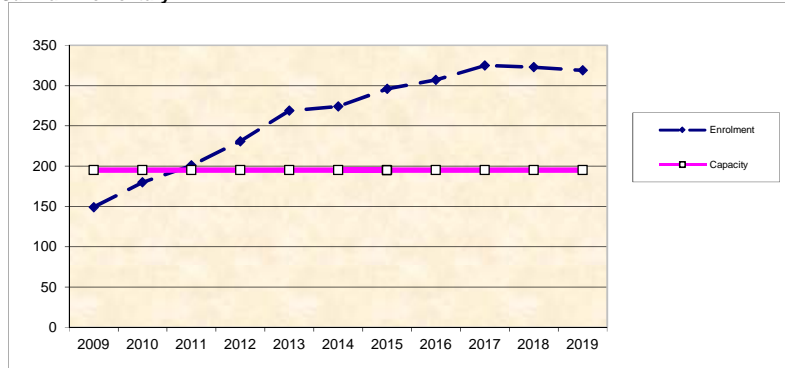
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

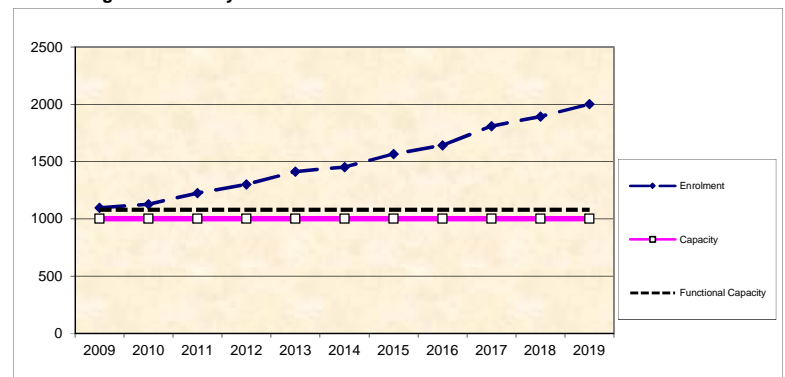
September 2013 Enrolment/School Capacity

Sullivan Elementary	
Enrolment (K/1-7):	49 K + 220
Capacity (K/1-7):	20 K + 175
Sullivan Heights Secondary	
Enrolment (8-12):	1412
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

Sullivan Elementary



Sullivan Heights 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: 7914-0009-00
 Project Location: 5772 - 152 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The subject site is located in the 5700 block on the east side of a busy arterial (152 Street). Zonings on the east side of 152 Street are all suburban, including RA, RH(G) and CD based on RH(G). West of the site in the area between Panorama Drive and 152 Street is a large undeveloped CD zoned lot containing no structures.

This area was built out over a time period spanning from the pre-1950's to post year 2000's. As a result, there are a wide variety of structures ranging from small old urban Bungalows to new estate sized Two-Storey type dwellings. The age distribution from oldest to newest is: Pre-1950's (14%), 1960's (14%), 1990's (14%), and post year 2000's (57%). A majority of homes in this area have a floor area in the over 3500 sq.ft. size range. Home size distribution is: under 1000 sq.ft. (14%), 1501 - 2000 sq.ft. (14%), 2501 - 3000 sq.ft. (29%), and over 3500 sq.ft. (43%). Styles found in this area include: "Old Urban" (14%), "West Coast Modern" (14%), "Heritage (Old B.C.)" (14%), "Neo-Heritage" (14%), and "Neo-Traditional" (43%). Home types include Bungalows (14%) and Two-Storey (86%).

Massing scale (front wall exposure) characteristics include: low mass (29%), mid-scale massing with proportionally consistent, well balanced massing design (29%), and mid to high scale massing (43%). The scale (height) range for front entrance structures include: one storey front entrance (57%), one storey front entrance veranda in heritage tradition (14%), 1½ storey front entrance (21%), and proportionally exaggerated two storey front entrance (7%).

The range of roof slopes found in this area is: 2:12 (14%), 6:12 (14%), 7:12 (14%), 8:12 (29%), 9:12 (14%), and 12:12 (14%). Main roof forms (largest upper floor truss spans) are either a main common hip roof (71%) or main common gable roof (29%). Feature roof projection types include: None (8%), Common Hip (38%), Common Gable (38%), or Shed roof (15%). Roof surfaces include: Roll roofing (14%), Interlocking tab type asphalt shingles (14%), Concrete tile (shake profile) (57%), and Cedar shingles (14%).

Main wall cladding materials include: Horizontal cedar siding (14%), Vertical channel cedar siding (14%), and Stucco cladding (71%). There are no vinyl clad homes. Feature wall trim materials used on the front facade include: No feature veneer (30%), Stone feature veneer (40%), 1x4 vertical battens over Hardipanel in gable ends (10%), and Tudor style battens over

stucco accent (20%). Wall cladding and trim colours include: Neutral (50%), Natural (40%), and Primary derivative (Heritage palette) (10%).

Covered parking configurations include: No covered parking (14%), Single carport (14%), and Rear garage (71%). Driveway surfaces include: Fronting street access asphalt (29%), or Rear lane access (not visible from street) (71%).

A variety of landscaping standards are evident, ranging from an old suburban landscape standard with several mature shrubs and trees to an above average modern suburban landscape standard features numerous shrub plantings.

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

- 1) **Context Homes:** There are few homes in this area that could be considered to provide acceptable architectural context for the subject site (5782, 5772, 5722, and 5718 - 152 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 as context homes within the photos section of the character study.
- 2) **Style Character:** There is a mix of old suburban and modern suburban styles in this neighbourhood. Preferred styles for this site include "Traditional", "Neo-Traditional" and "Neo-Heritage", as these styles are an ideal bridge between most old suburban and modern suburban styles. 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:** All of the surrounding homes constructed subsequent to the year 2000 are Two-Storey type, and it is expected that the new homes constructed at the subject site will be Two-Storey type. However, 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) 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 projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design:** Front entrance porticos range from one to two 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, asphalt shingles, and roll roofing. 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
- 8) **Roof Slope:** Roof slopes of 7:12 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 subject site is located in the 5700 block on the east side of a busy arterial (152 Street). Zonings on the east side of 152 Street are all suburban (large lots) and contain a variety of structures including small old Bungalows, old BC heritage 1 ½ storey type, and modern suburban-estate quality Two-Storey type in a "Neo-Traditional" style. Due to the arterial status of 152 Street, all new context homes have rear garages with lane access. A variety of roofing materials are evident including shake profile concrete tiles, cedar shingles, asphalt shingles and roll roofing. Wall cladding materials include stucco, cedar, Hardiplank, and stone. Vinyl has not been used. Landscaping standards range from "modest old suburban" to "above average modern suburban".

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 "Traditional", "Neo-Traditional" or "Neo-Heritage". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- 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)**

Compatible relationship with neighbouring "context homes" including 5718, 5722, 5772, and 5782 – 152 Street. Homes will therefore be in a compatible style range, including "Traditional",

“Neo-Traditional” and “Neo-Heritage” styles (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 in subdued tones such as navy blue or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 7:12.

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 should be permitted, providing that the 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 required from rear lane: exposed aggregate, interlocking masonry pavers, or stamped concrete, or broom finish concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: May 16, 2014

Reviewed and Approved by:  Date: May 16, 2014

TREE PRESERVATION SUMMARY

Surrey Project No.: 7914-0009-00
 Project Address: 5772 152nd St Surrey, BC
 Consulting Arborist: Norman Hol

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	4
Bylaw Protected Trees to be Removed	1
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	3
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 1 times 2 = 2	
TOTAL:	2
Replacement Trees Proposed	2
Replacement Trees in Deficit	0
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0	
TOTAL:	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

This summary and the referenced documents are prepared and submitted by:



Norman Hol, Consulting Arborist

Dated: July 16, 2014

Direct: 604 813 9194
 Email: norm@aclgroup.ca

CITY OF SURREYBYLAW NO. _____

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

THE CITY COUNCIL of the City of Surrey 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: HALF-ACRE RESIDENTIAL GROSS DENSITY ZONE (RH-G)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 018-586-112
 Lot 1 Section 11 Township 2 New Westminster District Plan LMP13774

5772 - 152 Street

(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 small *suburban lots*.

B. Permitted Uses

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

1. One *single family dwelling* which may contain 1 *secondary suite*.
2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, of Park 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 unit *density* shall not exceed 5 *dwelling units* per hectare [2 u.p.a.].
2. For *building construction* within a *lot*:
 - (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) 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*:

Use	<i>Setback</i>	<i>Front</i> <i>Yard</i>	<i>Rear</i> <i>Yard</i>	<i>Side</i> <i>Yard</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]

Use	Setback	Front Yard	Rear Yard	Side Yard
<i>Accessory Buildings and Structures</i> Greater Than 10 square metres [105 sq.ft.] in Size		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 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 *single family dwelling*, or within 1 metre [3 ft.] of the *side lot line*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (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 1.8 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>
Regular Standard	870 sq. m.	23 metres	30 metres
<i>Lots</i>	[10,100 sq.ft.]	[75 ft.]	[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, bylaws, 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 Bylaw, 2012, No. 17850, as amended.
8. *Building* permits shall be subject to Surrey Development Cost Charge By-law, 2014, No. 18148, 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 Bylaw, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20 .

PASSED SECOND READING on the _____ th day of _____, 20 .

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

PASSED THIRD READING on the _____ th day of _____, 20 .

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

_____ MAYOR

_____ CLERK

\\file-server1\net-data\csdc\generate\areaproduct\save\18438659004.doc
HD 7/17/14 11:33 AM