

the map attached as Appendix "II" to this report. A similar rezoning process proceeded through to adoption for the St. Helen's Park Neighbourhood in 2006, the Royal Heights Park Neighbourhood in 2007, and the Kwomais Point Park Neighbourhood Area 1 in 2015.

The petition indicated that the owners of approximately 83% (72 lots) of the 87 lots were in favour of the requested rezoning.

At the May 25, 2015 Regular Council – Public Hearing Meeting Council approved the recommendations of Corporate Report No. R095;2015, which instructed staff to commence a neighbourhood consultation process to determine the level of support in the BPN for the requested rezoning and to provide a report with recommendations for Council's consideration upon completion of the neighbourhood consultation process.

On August 29, 2015, the Planning and Development Department received a petition from representatives of the Bolivar Park Neighbourhood Extension Area ("BPNEA") requesting to be included in the BPN neighbourhood consultation process to rezone the area to the same CD Zone proposed for the BPN. Appendix "III" shows the boundaries of the BPNEA. In support of this request, the BPNEA presented a petition (which followed the BPN form letter) from the owners of 31 lots of the 34 lots within the defined neighbourhood area. The petition indicated that the owners of approximately 91% of the 34 lots were in favour of the requested rezoning.

At the November 2, 2015 Regular Council – Public Hearing Meeting Council approved the recommendations of Corporate Report No. R216;2015, which authorized the extension of the BPN to include the BPNEA, endorsing one neighbourhood consultation process for the combined area of the BPN and BPNEA, now referred to as "Bolivar Park Neighbourhood and Extension Area".

Neighbourhood Consultation Process

The neighbourhood consultation process consisted of the following steps:

- City staff worked with the BPCOH to develop detailed zoning provisions of a proposed CD Zone that met the objectives of the BPCOH in a format consistent with the Zoning By-law;
- The BPCOH held a neighbourhood open house meeting on July 28, 2015 to gauge the level of support for the proposed zoning provisions. The BPCOH advised staff that invitations to this meeting had been sent to all owners of RF lots in the BPN. Approximately 25 people attended the meeting. City staff attended the meeting as a resource to answer technical questions about the draft zoning provisions, provided information comparing the proposed CD Zone regulations with the existing RF Zone regulations and responded to questions about the rezoning process. At the meeting, staff addressed concerns relating to view preservation and property values, and answered questions regarding the effect of reducing maximum building height;
- On the basis of the comments received at the open house, the BPCOH, in consultation with City staff, revised the proposed zoning provisions. Staff then worked with the BPCOH representatives to prepare a draft CD Zone;

- City staff sent a survey by registered mail to each lot owner whose property was proposed to be included in the rezoning. The mail out contained detailed information on the provisions of the draft CD Zone and a questionnaire to which each owner was requested to respond. This survey was used to determine the extent of support or opposition of owners of lots that would be directly involved in the rezoning.

Prior to the approval of Corporate Report No. R216;2015, the steps above had already been completed for the BPN. The following step was completed to allow the BPNEA to "catch up" to the BPN:

- Staff sent the identical survey package by registered mail to each lot owner in the BPNEA whose property was proposed to be included in the rezoning. The results of this survey, combined with the earlier survey sent to the BPN, were used to determine the extent of support or opposition on the part of the owners of affected lots in the combined area.

Staff has now received and collated the results of these neighbourhood surveys, which are discussed later in this report.

DISCUSSION

The Proposed CD Zone

The provisions of By-law No. 18665, a Zoning By-law Amendment By-law, were prepared on the basis of the proposal by the BPCOH and the representatives of the BPNEA. By-law No. 18665, if adopted, will result in the following changes to the current RF Zone, as it applies to the lots in the Bolivar Park Neighbourhood and Extension Area:

- Amending the maximum Floor Area Ratio ("FAR") from 0.60 on the first 560 square metres (6,000 square feet) of lot area and 0.35 on remaining lot area in excess of 560 square metres (6,000 square feet) to 0.45 on the first 669 square metres (7,200 square feet) of lot area and 0.25 on the remaining lot area in excess of 669 square metres (7,200 square feet), provided that 39 square metres (420 square feet) must be reserved for use only as a garage or carport. On a typical 669 square metre (7,200 square foot) lot in the Bolivar Park neighbourhood, this change would have the effect of reducing the floor area of new homes from 4,020 square feet under the existing RF Zone to 3,240 square feet under the proposed CD Zone;
- Including basement area in the calculation of FAR, whereas basement floor area is exempt from FAR calculation in the existing RF Zone;
- Amending the maximum lot coverage to 35% on all lots. Under the existing RF zone, the maximum lot coverage is 40% for lots up to 560 square metres (6,000 square feet) in area, reduced by 2% for each additional 93 sq. m. (1,000 square feet) of lot area in excess of 560 square metres (6,000 square feet). On a typical 669 square metre (7,200 square foot) lot in the Bolivar Park Neighbourhood and Extension Area this change would have the effect of reducing lot coverage for a building from 254 square metres (2,707 square feet) under the existing RF Zone to 234 square metres (2,520 square feet) under the proposed CD Zone;

- Reducing the maximum height of new houses from 9 metres (30 feet) measured to halfway up a sloped roof and from 7.3 metres (24 feet) for a flat roof, to 6.7 metres (22 feet) to the peak of the roof for all roof types. This change would have the effect of reducing the overall height of newly-constructed houses and would also encourage flatter-pitched roof forms. It should be noted that this height provision can be varied through a Development Variance Permit process approved by Council; and
- Increasing the maximum number of cars or trucks parked outside in a driveway from two cars or trucks to three cars or trucks. This proposed change anticipates a change to the RF Zone that is being developed by staff in consultation with community groups and the development industry, and which will be brought to Council for consideration over the next few months.

A table detailing the regulations of both the current and the proposed zoning is contained in Appendix "IV" to this report.

Neighbourhood Survey Results

City staff sent a survey package by registered mail to the owners of each of the 121 RF lots in the Bolivar Park Neighbourhood and Extension Area. A copy of the materials contained in the survey package is attached to this report as Appendix "V". The survey package included the following:

- A cover letter and a map of the study area;
- A brief explanation of the reasons for the proposed rezoning and description of the neighbourhood consultation process;
- A table documenting how the regulations of the proposed CD Zone would differ from the regulations of the current RF Zone;
- Illustrations to show the possible impact on the massing of new houses built under the proposed CD Zone compared to the current RF Zone; and
- A questionnaire for the lot owner to complete regarding the owner's position on the proposed rezoning and any additional comments. An addressed, pre-stamped return envelope was included.

Survey packages were mailed:

- August 17, 2015 to the 87 RF lots in the BPN, with questionnaires to be completed and returned by September 25, 2015. On October 5, 2015, survey packages were sent for a second time to the owners of lots that did not respond after the first mail-out. The deadline for the return of these questionnaires was October 30, 2015.
- November 4, 2015 to the 34 RF lots in the BPNEA, with questionnaires to be completed and returned by November 27, 2015. On December 1, 2015, survey packages were sent for a second time to the owners of lots that did not respond after the first mail-out. The deadline for the return of these questionnaires was December 16, 2015.

To date, the City has received completed questionnaires from the owners of 108 lots, representing 89% of the 121 lots in the combined Bolivar Park Neighbourhood and Extension Area. Eleven percent of the lots in the neighbourhood (13 lots) did not return a completed questionnaire. Since the survey packages were sent by registered mail, City staff was able to track the mail and found that the survey packages were successfully delivered to the owners of 97% of the lots in the neighbourhood. The survey packages that were sent to four lots were unclaimed and returned to the City by Canada Post.

The following table summarizes the responses compiled from the completed questionnaires:

Survey Results Based on All Lots within the Bolivar Park Neighbourhood and Extension Area

	Number of Responses Received (One response per Lot)	% of the Total Number of Responses Received (108 Lots)	% of the Total Number of RF Lots (Total 121)
"Support" the rezoning (downzoning)	76	70%	63%
"Oppose" the rezoning (downzoning)	20	19%	17%
"Do Not Wish to Provide Any Response"	12	11%	10%
Survey not returned.	13	Not applicable	11%
Total	121	100%	100% (percentage rounded down)

The survey results are illustrated on the map attached as Appendix "VI" to this report.

Of the 121 lots in the neighbourhood:

- 63% (76 lots) of the total lots representing 70% of the 108 returned surveys indicated support for the rezoning;
- 17% (20 lots) of the total lots representing 19% of the 108 returned surveys opposed the rezoning;
- 10% (12 lots) of the total lots representing 11% of the 108 returned surveys did not wish to provide any response to the rezoning; and
- 11% (13 lots) did not return a completed questionnaire.

To compare, of the 148 lots in the Kwomais Point Park Neighbourhood Area 1, 57% (84 lots) were in support and 15% (22 lots) were opposed. Of the 127 lots in the Royal Heights Park area, 80% (101 lots) were in support and 10% (13 lots) were opposed. Of the 415 lots in the St. Helen's Park area, 63% (262 lots) were in support and 15% (62 lots) were opposed.

While the number of respondents who returned the Bolivar Park surveys and indicated that they did not wish to provide a "support" or an "oppose" response was higher than expected, the level of support for the proposed rezoning is in line with previous and similar "downzoning" processes that were approved by Council.

In addition to the indication of support or opposition, 11 of the completed questionnaires included comments. Of those respondents who indicated opposition to the rezoning (4 lots), concerns were expressed about:

- reduced property values;
- the exclusion of large family households from the neighbourhood;
- impeding neighbourhood improvement through the replacement of smaller and older homes in need of repair with new and higher-value replacement homes;
- the inequity of neighbours who had already built larger houses supporting a downzoning that affects others; and
- basement areas being included in the FAR, unlike in most other residential zones.

Of those respondents who indicated that they did not wish to provide any response to the rezoning (4 lots):

- two respondents indicated that although they had supported the original BPCOH proposal of reducing the maximum height of the house from 9 metres (30 feet) to 7.6 metres (25 feet), they could not support the 6.7 metres (22 feet) height ultimately proposed;
- one respondent supported the current proposed height restrictions; and
- one respondent commented that they would agree with whatever the majority of the neighbourhood supported.

Of the respondent who indicated support to the rezoning, the reasons for support included:

- deterring neighbours from blocking existing views by building large homes;
- reducing the potential for illegal multiple suites; and
- reduced traffic congestion and parking.

SUSTAINABILITY CONSIDERATIONS

The proposed neighbourhood rezoning addresses the Sustainability Charter goal of "supporting housing options to meet the diverse needs of Surrey's population" by providing a unique neighbourhood with housing stock that differs from that of other areas of the City and which may provide a relatively affordable and attractive single-family area. As an area that is not served by frequent transit service, the reduced density proposed in this rezoning is not inconsistent with the City's sustainability goal of encouraging higher density development in transit-accessible areas.

CONCLUSION

Based on the above discussion and the level of neighbourhood support for the proposed rezoning as indicated by the results of the City survey of the Bolivar Park Neighbourhood and Extension Area, it is recommended that Council instruct the City Clerk to bring forward Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2016, No. 18665, attached as Appendix "I", for first and second reading and set a date for the related public hearing.

Original signed by
Jean Lamontagne
General Manager,
Planning and Development

FW:saw

Attachments:

Appendix "I" Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2016, No. 18665
Appendix "II" Bolivar Park Neighbourhood ("BPN") Boundaries
Appendix "III" Bolivar Park Neighbourhood Extension Area ("BPNEA") Boundaries
Appendix "IV" Table Comparing the Proposed CD Zone with the Existing RF Zone
Appendix "V" Neighbourhood Survey Package

CITY OF SURREY

BY-LAW NO. 18665

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

The 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 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the parcels of land, presently shown upon the map designated as the Zoning Map and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

All of the parcels of land identified on Schedule "A" attached hereto and located within the area bounded by the heavy outline on Schedule "B" attached hereto and forming part of this by-law.

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

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

A. Intent

This Comprehensive Development Zone is intended to restrict the size and *building height of single family dwellings.*

B. Permitted Uses

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

- 1. One *single family dwelling* which may contain 1 *secondary suite.*
- 2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and

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

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision, the maximum *unit density* shall be 15 *dwelling units* per hectare [6 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K of this Zone.
2. For *building* construction within a *lot*:
 - (a) The *floor area ratio* must not exceed 0.45 for the first 669 square metres [7,200 sq. ft.] of *lot* area and 0.25 for the remaining *lot* area in excess of 669 square metres [7,200 sq. ft.], provided that 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport and 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda;
 - (b) The maximum permitted floor area of a second storey for a *principal building* must not exceed 80% of the floor area of the main floor level 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 or a combination thereof; and
 - (c) 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, the following must be included in the calculation of *floor area ratio*:
 - i. *Basement*;
 - ii. Covered area used for parking;
 - iii. The area of an *accessory building* in excess of 10 square metres [108 sq. ft.];
 - iv. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, less 10% of the maximum allowable floor area; and

- v. Floor area with extended height including staircases and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], less a maximum of 19 square metres [200 sq. ft.] on the *lot*.

E. Lot Coverage

The maximum *lot coverage* is 35%.

F. Yards and Setbacks

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

<i>Use</i>	<i>Setback</i>	<i>Front Yard</i> ^{1&2}	<i>Rear Yard</i> ³	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	1.8 m. [6 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [108 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

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

¹ Except for a garage, the *front yard setback* may be relaxed at the lower floor level to 5.5 metres [18 ft.] for a maximum of 50% of the width of the *principal building*. If a minimum of 50% of the width of the *principal building* is set back 9 metres [30 ft.], the *setback* to an attached garage may be relaxed to 6.7 metres [22 ft.].

² With the exception of a garage with its main access doors facing a *side yard*, an attached garage to the *principal building* must not extend towards the *highway* for more than half the depth of the garage, measured from the front face of the *principal building*, excluding any front face of the exterior wall above the garage. If an attached garage with its main access doors facing a *highway* contains more than 2 parallel parking bays, the additional parking bay(s) and the garage entrance leading to the additional parking bay(s) must be set back at least 0.9 metre [3 ft.] from the front of the garage.

³ 50% of the length of the rear *building* face may be set back a distance of 6.0 metres [20 ft.] from the *rear lot line* provided the remainder of the *building* face has a *setback* of at least 8.5 metres [28 ft.] from the *rear lot line*.

G. Height of Buildings

1. *Principal buildings:* Notwithstanding the definition of *building height* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the *building height* shall not exceed 6.7 metres [22 ft.] measured to the peak of the roof.
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 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 a residential use shall be limited as follows:
 - (a) A maximum of 3 cars or trucks;
 - (b) *House trailer, camper* or boat, provided that the combined total must not exceed 1; and
 - (c) The total amount permitted under Sub-sections H.2.(a) and (b) must not exceed 4.
3. *Vehicle* parking may be permitted in either the *front yard* or *side yard* subject to the following:

- (a) No off-street *parking space* shall be permitted within the required *front yard* or *side yard setback* except on a *driveway*. *Driveways* may be constructed off either the *frontage* or *flanking street*;
 - (b) *Parking spaces* shall be located only on a *driveway* leading to a garage, carport or parking pad, in a garage, in a carport, or on a parking pad; and
 - (c) The total area surfaced or paved for a *driveway* shall be as follows:
 - i. Every *lot* may have one *driveway* with a uniform width of 6 metres [20 ft.] extending from the *lot line* to the garage, carport, or parking pad on the *lot*;
 - ii. The *driveway* width may be expanded provided that the total area of the *driveway* within the *front yard* or required *side yard* does not exceed 33% of the total area of the *front yard* or required *side yard* within which the *driveway* is located;
 - iii. Notwithstanding Sub-section H.3.(c) (ii) additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side *parking spaces*, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side *parking spaces* measured at the required *front yard setback* and is uniformly tapered over the required *front yard* to a width of 6 metres [20 ft.] at the *front lot line*; and
 - iv. Where the *driveway* is constructed in a *side yard* off a *flanking street* all references to *front yard* within this Section shall be read as *side yard*; and
 - (d) The number of *vehicles* parked in a *driveway* within the *front yard* or *side yard* shall not exceed three.
4. 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*, 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 Part 5 Off-Street Parking and

Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended;

- (b) Notwithstanding Sub-section H.4(a), no outside parking or storage of a *house trailer* or boat is permitted on *corner lots* in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*; and
- (c) Adequate screening, as described in Section I.3 of this Zone is provided.

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. A minimum of 30% of the *lot* must be covered by porous surfaces.
- 3. 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 *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
 - (b) 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 *driveway*; and
 - (c) 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. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 28 square metres [300 sq. ft.], including the stairs.
- 2. 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>
560 sq. m [6,000 sq.ft.]	15 metres [50 ft]	28 metres [90 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, 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 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. Subdivisions 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 RF Zone.
6. *Building* permits shall be subject to Surrey Building By-law, 2012, No. 17850, as amended.
7. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
8. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.

9. Tree regulations are as 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, 2016, No. 18665."

READ A FIRST TIME on the ___ day of _____, 2016.

READ A SECOND TIME on the ___ day of _____, 2016.

PUBLIC HEARING HELD thereon on the ___ day of _____, 2016.

READ A THIRD TIME ON THE ___ day of _____, 2016.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the ___ day of _____, 2016.

_____ MAYOR

_____ CLERK

SCHEDULE A

Civic Address	Parcel Identifier	Legal Description
11323 136A St	011-761-318	LOT 18 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
13698 113 Ave	011-631-040	PARCEL "A" (EXPLANATORY PLAN 16942) OF THE WEST 247.5 FEET LOT 2 EXCEPT: FIRSTLY: PART SUBDIVIDED BY PLAN 38650 SECONDLY: PART SUBDIVIDED BY PLAN 45187 THIRDLY: PART SUBDIVIDED BY PLAN 55644, SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 494
11393 136A St	010-397-264	LOT 12 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
13741 113 Ave	010-042-024	LOT 19 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
11326 137 St	010-041-958	LOT 3 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
11346 136A St	008-960-330	LOT 36 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 26928
11338 137 St	003-660-257	LOT 4 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
11365 136A St	001-678-281	LOT 15 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
13710 114 Ave	000-995-533	LOT 9 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
11376 136 St	013-258-273	LOT 8 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
11375 136A St	012-328-359	LOT 14 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
13620 114 Ave	012-328-316	LOT 10 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
11342 136 St	012-328-286	LOT 5 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
11326 136 St	012-328-260	LOT 3 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
13925 113 Ave	011-440-007	LOT 3 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 9949
13935 113 Ave	011-439-998	LOT 2 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 9949
13943 113 Ave	011-439-971	LOT 1 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 9949
13673 113 Ave	011-155-710	PARCEL "A" (EXPLANATORY PLAN 14367) BLOCK 13 EXCEPT: PART SUBDIVIDED BY PLAN 29154, SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 5353

Civic Address	Parcel Identifier	Legal Description
13684 114 Ave	010-409-343	LOT 1 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 18821
13771 113 Ave	010-230-068	LOT 23 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16887
13781 113 Ave	010-230-041	LOT 22 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16887
11363 138 St	010-199-098	LOT 16 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16467
11375 138 St	010-199-071	LOT 15 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16467
13792 114 Ave	010-199-063	LOT 14 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16467
13772 114 Ave	010-199-039	LOT 12 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16467
11366 137A St	010-198-971	LOT "A" SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16467
11337 137A St	010-042-016	LOT 17 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
11347 137A St	010-042-008	LOT 16 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
11365 137A St	010-041-991	LOT 14 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
11364 137 St	010-041-974	LOT 7 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
11356 137 St	010-041-966	LOT 6 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
13661 113 Ave	009-088-075	LOT 58 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 29154
13656 113 Ave	009-039-376	LOT 52 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 29453
11278 136 St	008-607-419	LOT 49 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 29453
11334 136 St	008-379-505	LOT 4 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
11337 138 St	008-377-693	LOT 31 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16887
11385 137A St	008-035-113	LOT 12 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
11386 136 St	007-913-176	LOT 9 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
13688 113 Ave	007-554-729	LOT 2 EXCEPT: PARCEL A (EXPLANATORY PLAN 16942); SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15170
11335 136A St	007-473-605	LOT 17 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
11355 137 St	007-064-853	LOT 5 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 18821

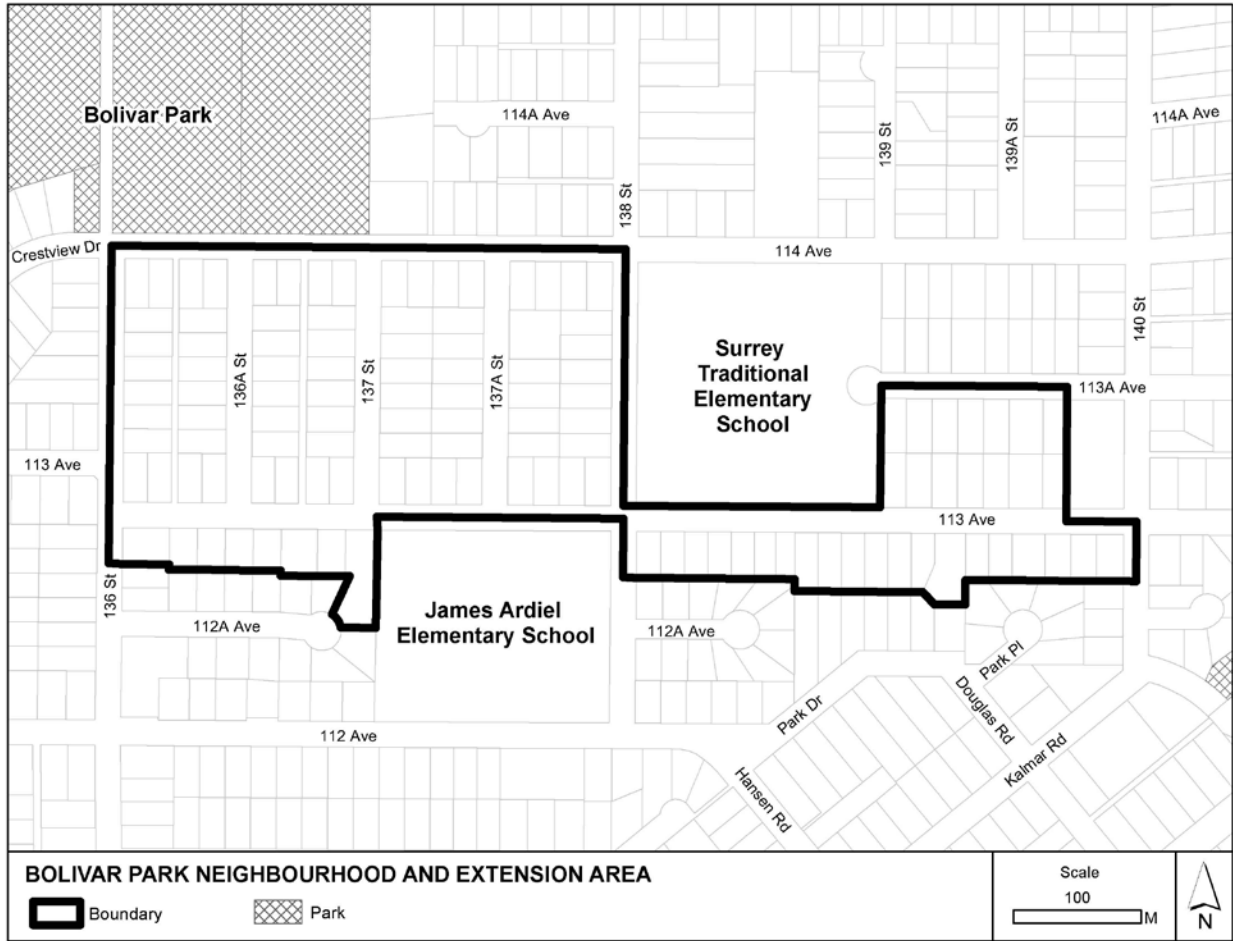
Civic Address	Parcel Identifier	Legal Description
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13685 113 Ave	006-253-750	LOT 61 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 41802
13868 113 Ave	006-114-237	LOT 56 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 46754
13888 113 Ave	006-114-211	LOT 54 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 46754
13898 113 Ave	006-114-202	LOT 53 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 46754
13928 113 Ave	006-114-172	LOT 50 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 46754
11357 137A St	005-956-587	LOT 15 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
13990 113 Ave	005-953-090	LOT 89 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 45725
13948 113 Ave	005-953-006	LOT 85 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 45725
13956 113 Ave	005-952-891	LOT 86 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 45725
13938 113 Ave	005-952-883	LOT 84 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 45725
13964 113A Ave	005-951-283	LOT 104 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 45804
13948 113A Ave	005-951-275	LOT 103 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 45804
13854 113 Ave	005-176-000	LOT 119 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 53974
11375 137A St	002-844-559	LOT 13 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
13814 113 Ave	002-246-481	LOT 2 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 17529
11345 136A St	002-235-722	LOT 16 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
11321 136A St	001-952-374	LOT 19 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
11330 137A St	001-685-767	LOT 25 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16887
11337 137 St	000-852-015	LOT 7 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 18821
13660 113 Ave	000-810-886	LOT 53 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 29453
13906 113A Ave	000-632-091	LOT 6 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 9949
13607 113 Ave	000-512-079	LOT 2 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736

Civic Address	Parcel Identifier	Legal Description
11385 136A St	012-328-332	LOT 13 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
13917 113 Ave	011-440-023	LOT 4 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 9949
11345 137 St	010-409-408	LOT 6 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 18821
11375 137 St	010-409-386	LOT 3 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 18821
13832 113 Ave	010-280-812	LOT 3 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 17529
11338 137A St	010-230-106	LOT 26 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16887
11312 137A St	010-230-084	LOT 24 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16887
11317 138 St	010-230-017	LOT 21 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16887
13780 114 Ave	010-199-055	LOT 13 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16467
13731 113 Ave	010-042-032	LOT 20 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
13642 113 Ave	009-039-368	LOT 51 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 29453
13628 113 Ave	009-039-341	LOT 50 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 29453
13660 114 Ave	008-960-399	LOT 41 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 26928
11366 136A St	008-960-372	LOT 38 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 26928
11336 136A St	008-960-305	LOT 35 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 26928
11320 136A St	008-960-283	LOT 34 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 26928
13678 113 Ave	008-927-618	LOT 42 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 28005
13721 113 Ave	007-724-438	LOT 1 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
13630 114 Ave	007-449-020	LOT 11 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
13720 114 Ave	007-062-095	LOT 10 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
13842 113 Ave	006-129-854	LOT 64 EXCEPT: PART SUBDIVIDED BY PLAN 42147, SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 41295
13918 113 Ave	006-114-181	LOT 51 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 46754
13980 113 Ave	005-953-065	LOT 88 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 45725

Civic Address	Parcel Identifier	Legal Description
13969 113 Ave	005-949-831	LOT 101 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 45804
11327 137A St	005-683-939	LOT 18 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
13944 113A Ave	005-083-125	LOT 10 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 9949
11363 137 St	004-015-029	LOT 4 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 18821
13672 114 Ave	003-493-601	LOT 40 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 26928
13730 114 Ave	003-241-742	LOT 11 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
13711 113 Ave	002-640-104	LOT 2 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
13629 113 Ave	002-414-929	LOT 20 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
13617 113 Ave	002-400-570	LOT 1 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
11366 136 St	002-286-785	LOT 7 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
11347 138 St	002-164-884	LOT 30 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16887
11356 136 St	002-077-825	LOT 6 OF SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 1736
11356 136A St	001-753-606	LOT 37 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 26928
11374 137 St	000-992-836	LOT 8 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 15085
13938 113A Ave	011-440-066	LOT 9 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 9949
13916 113A Ave	011-440-058	LOT 7 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 9949
13905 113 Ave	011-440-031	LOT 5 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 9949
11329 137 St	010-409-424	LOT 8 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 18821
11327 138 St	010-230-203	LOT 32 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16887
11357 138 St	010-230-190	LOT 29 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16887
11356 137A St	010-230-165	LOT 28 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16887
11346 137A St	010-230-131	LOT 27 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16887
13691 113 Ave	006-253-768	LOT 62 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 41802

Civic Address	Parcel Identifier	Legal Description
13848 113 Ave	006-226-973	LOT 63 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 41295
13878 113 Ave	006-114-229	LOT 55 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 46754
13908 113 Ave	006-114-199	LOT 52 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 46754
13970 113 Ave	005-953-031	LOT 87 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 45725
13959 113 Ave	005-951-259	LOT 102 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 45804
11386 137A St	004-633-733	LOT 11 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 16467
13922 113A Ave	004-621-697	LOT 8 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 9949
13800 113 Ave	004-510-976	LOT 1 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 17529
13694 114 Ave	004-364-759	LOT 2 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 18821
13858 113 Ave	002-328-801	LOT 120 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 53974
11376 136A St	001-110-560	LOT 39 SECTION 11 BLOCK 5 NORTH RANGE 2 WEST NEW WESTMINSTER DISTRICT PLAN 26928

SCHEDULE "B"



Bolivar Park

114A Ave

114 Ave

**Surrey Traditional
Elementary School**

Crestview Dr

136A St

137 St

137A St

113 Ave

113 Ave

138 St

135A St

136 St

112A Ave

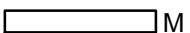
112A Ave

**James Ardiel
Elementary School**

BOLIVAR PARK NEIGHBOURHOOD STUDY AREA

 Boundary

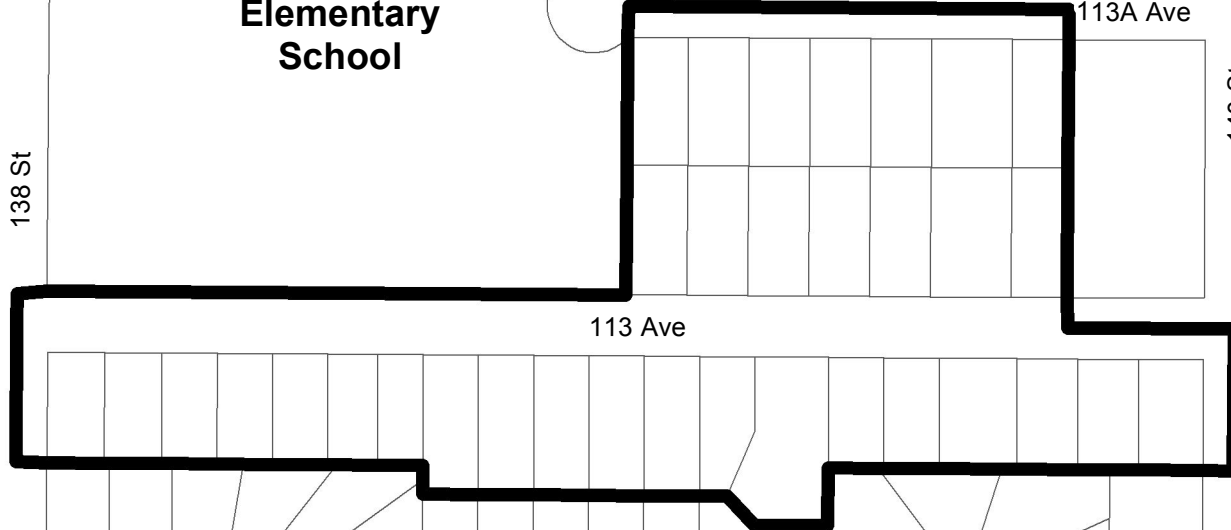
 Park

Scale
50
 M



**Surrey
Traditional
Elementary
School**


**James Ardiel
Elementary
School**



BOLIVAR PARK NEIGHBOURHOOD EXTENSION AREA

 Boundary

 Park

Scale
50
 M



Attachment #3**Bolivar Park Neighbourhood and Extension Area Rezoning Proposal**

Based on discussions with representatives of the Bolivar Park Neighbourhood and Extension Area, the City proposes the following provisions in the proposed rezoning of the neighbourhood:

	Existing RF Zone	Proposed Bolivar Zone
Density	0.60 FAR on first 6,000 sf 0.35 FAR on remaining lot area	0.45 FAR on first 7,200 sf 0.25 FAR on remaining lot area
Max House Size (FAR density expressed on typical lots)		
• 7,200 sf lot	4,200 sf house	3,240 sf house (all but 2 lots)
• 14,000 sf lot	5,000 sf house	4,940 sf house (one lot is this large)
Basement	<u>Not</u> included in density	Included in density
Accessory Buildings	> 108 sf included	>108 sf included
Vaulted Ceilings (>12 ft)	Included except for 200 sf	Included except for 200 sf
Covered Decks	Included except 10% of permitted floor area	Included except 10% of permitted floor area
Maximum Lot coverage	40% on 6,000 sf lot / 36% on 7,000 sf lot	35% on all lots
Height	30 ft to ½ way up sloped roofs 24 ft to top of flat roof	22 ft to peak of roof (either flat or sloped)
Min/Max Off-street Parking	2 minimum / 3 with suite 2 max on driveways + 1 boat or trailer	3 minimum 3 max on driveways + 1 boat or trailer

All other Zoning provisions are the same as the existing RF Zone



CITY OF SURREY
Planning & Development Department

13450 - 104 Avenue, Surrey
British Columbia, Canada V3T 1V8

Telephone
604-591-4441

Fax
604-591-2507

December 1, 2015

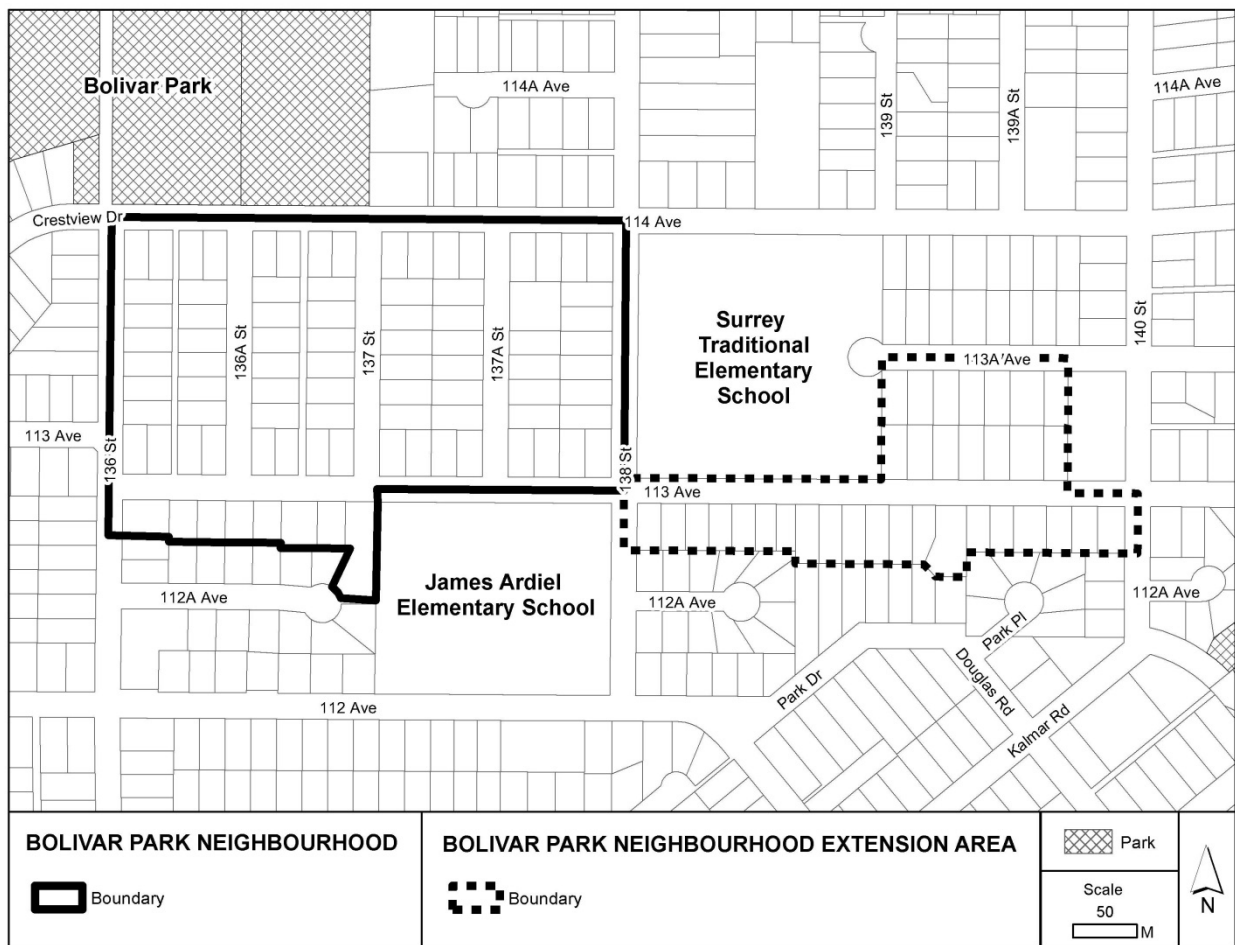
File: 6520-20 Bolivar Park
6520-20 Bolivar Park 2

REGISTERED

TO: OWNERS OF PROPERTIES ZONED SINGLE FAMILY RESIDENTIAL (RF) IN THE BOLIVAR PARK NEIGHBOURHOOD EXTENSION AREA

Dear Sir/Madam:

This survey concerns the proposed rezoning of your lot(s) in the Bolivar Park Neighbourhood Extension Area shown in the map below.



Please review and read all of the information contained in the attached survey package, and promptly complete and return the Questionnaire included in the package.

This package contains the following:

Attachment 1 - Questionnaire on the proposed rezoning from RF to CD, and Return Envelope.

(The City requires the completed Questionnaire no later than December 16, 2015).

Attachment 2 - Description of the rezoning proposal and process.

Attachment 3 - A table comparing the current (RF) and proposed (CD) zone regulations.

Attachment 4 - Illustrations comparing the current (RF) and proposed (CD) zone regulations.

If you have any questions or require clarification, please contact Fay Wong at 604-591-4496 or e-mail fkwong@surrey.ca.

Yours truly,

Don Luymes
Manager, Community Planning



QUESTIONNAIRE

Bolivar Park Neighbourhood Extension Area - Proposed Rezoning from RF to CD

**Please FULLY complete and mail this Questionnaire
no later than Wednesday, December 16th, 2015, in the attached Return Envelope.**

Please read and circle the appropriate response(s) below.

- I am / We are** the owner/owners of property/properties in the Bolivar Park Neighbourhood Extension Area. **I am / We are** aware that Surrey City Council is considering a request to rezone all of the RF Zoned properties in this area from Single Family Residential Zone (RF) to Comprehensive Residential Zone (CD), including the property/properties that **I/we** own.
- I/We** have read the letter dated December 1, 2015 from the City of Surrey and accompanying information sheets ("survey package"), which explain the regulations of the proposed CD Zone compared to the existing RF Zone, and implications of the CD Zone on any new construction that may be permitted on the properties under the proposed CD Zone.
- I/We** fully understand the proposed CD Zone regulations and their implications. If Surrey City Council approves the proposed CD Zone, **I/we** recognize that the above-noted property/properties will be rezoned from RF to CD (downzoned), whether or not **I am / we are** in favour of the rezoning.

Please provide address(es), in the space below, of the property/properties YOU OWN in the Bolivar Park Neighbourhood Extension Area.

Please check the appropriate answer below.

- _____ I/We SUPPORT the proposed rezoning (downzoning) from RF to CD of my/our property/properties.
- _____ I/We OPPOSE the proposed rezoning (downzoning) from RF to CD of my/our property/properties.
- _____ I/We DO NOT wish to provide any response to the proposed rezoning (downzoning) from RF to CD of my/our property/properties.

If you have any additional comments, please provide in the space below.

Owner's Name(s) (Please PRINT your name):

Owner's Signature(s):

Mailing Address:

Phone Number:

E-mail (optional):

Attachment #1

BEFORE you complete and sign the Questionnaire please carefully read the following:

- ONLY the registered property owner(s) should sign the completed questionnaire before it is returned to the City.
- **Please print your name and sign the Questionnaire before returning it to the City.** An unsigned Questionnaire will be reported to Council as a "Do Not Wish to Respond" response from you to the proposed rezoning of your lot(s).
- If a lot is owned by multiple owners, one or more owners of the lot may sign the questionnaire. If only one or more than one owner, but not all of the owners, signs and returns a single questionnaire, staff will assume that a consensus has been reached among all of the owners about their response to the rezoning. If, however, more than one questionnaire is returned from different owners of the same lot and each questionnaire contains a different response, staff will assume that no consensus has been reached by the owners and, therefore, will report the position of the lot owners on the rezoning as "Undecided".
- Only ONE response per lot/household will be reported to Council, regardless of the number of signatures on a questionnaire and number of questionnaires returned for each lot.

Please return the questionnaire NO LATER THAN WEDNESDAY, DECEMBER 16, 2015 by mailing it back to the City in the return envelope included in this survey package. To allow you to promptly return the completed Questionnaire, this envelope is stamped and pre-addressed.

If you have any questions or require clarification, please contact Fay Wong, Planning Technician, by phone at 604-591-4496 or by e-mail at fkwong@surrey.ca.

Attachment #2

What is being proposed for the RF-Zoned Properties in the Bolivar Park Neighbourhood and Extension Area?

On April 23, 2015, the City of Surrey received a petition from some residents in the Bolivar Park Neighbourhood indicating support in the neighbourhood for rezoning by Council initiative from Single Family Residential (RF) Zone to Comprehensive Development (CD) Zone. The purpose of this neighbourhood rezoning would be to preserve existing views in the neighbourhood by limiting building height and to preserve the existing residential character of the neighbourhood.

The proposed zoning is similar to the rezoning that was proposed in the Al Cleaver Park and Tom Hopkins Ravine Park Neighbourhood in 2013, and approved in the St. Helen's Park Neighbourhood in 2006 and the Royal Heights Park Neighbourhood in 2007 (amended by Council in 2011). The CD Zone, as proposed, would permit smaller houses with a lower building height than is permitted under the current RF Zone. In support of their request, the Bolivar Park Neighbourhood Rezoning Proponents presented the results of a survey of the owners of 81 lots of the 87 lots within the defined neighbourhood area. The survey indicates that the owners of approximately 83% of the 87 lots are in favour of the requested rezoning, 3% are opposed, 7% abstained, and 7% did not respond.

On May 25, 2015, Council instructed City staff to commence a neighbourhood consultation process to determine the level of support for the requested rezoning. The purpose of this process is to give an opportunity to the owners of the RF lots to understand the implications of the proposed change in the zoning of their lots and to provide their comments.

On August 29, 2015, the City of Surrey received another petition, from some residents in the Bolivar Park Neighbourhood Extension Area requesting to be included in the Bolivar Park Neighbourhood consultation process to rezone the Extension Area from RF to the same CD Zone proposed for the Bolivar Park Neighbourhood. In support of their request, the Extension Area presented a petition from the owners of 31 lots of the 34 lots within the Extension Area. The petition indicates that the owners of approximately 91% of the 34 lots are in favour of the requested rezoning.

On November 2, 2015, Council authorized the extension of the Bolivar Park Neighbourhood to include the Bolivar Park Neighbourhood Extension Area.

Council will not make a final decision on the requested rezoning until they have considered the results of the consultation process. A comparison of the current zoning and proposed new zoning provisions is provided in this survey package.

Neighbourhood Consultation Process

The neighbourhood consultation process mentioned above consists of the following steps:

Step 1 – Public Meeting

The Bolivar Park Neighbourhood Rezoning Proponents held a neighbourhood open house meeting on Tuesday, July 28, 2015 at 7 PM at Surrey Traditional School. The Rezoning

Proponents advised that the invitations to this meeting had been sent to all of the owners of the RF lots in the area. According to the information provided by the Rezoning Proponents, approximately 25 people attended the meeting. City staff also attended this meeting and distributed copies of the consultation process and timeline, a chart and illustrations comparing the current RF Zone and the proposed new CD Zone, Corporate Report No. R095, the RF Zone, and an example of what a Survey Package may look like. Residents of the neighbourhood who attended the meeting were concerned about the potential impact of building height in new construction on existing views. Residents were also concerned about the potential impact of changing neighbourhood character on property value.

Step 2 – Confirm or Revise Rezoning Proposal

On the basis of the comments received, the Bolivar Park Neighbourhood Rezoning Proponents and, later, the Extension Area Rezoning Proponents had the opportunity to suggest revisions, if required, to the proposed regulations of the CD Zone.

Step 3 – Survey by Registered Mail

As part of the consultation process, City staff is sending a survey by registered mail to all of the RF lot owners in the Bolivar Park Neighbourhood and in the Extension Area, including information on the proposed CD zoning regulations and their implications, and containing a questionnaire to determine the level of support and opposition to the rezoning.

This survey package contains a Questionnaire for you to complete and return to the City. Staff will report to Council about the level of support and opposition to the rezoning based on the responses to this Questionnaire by the owners of the 121 RF lots. Although you may have previously signed the petition distributed by the Rezoning Proponents, it is important that you review the attached information, complete the Questionnaire enclosed with this letter, and return it promptly to the City.

Step 4 – Report to Council

City staff will tabulate the results of this survey and report back to Council with recommendations on the requested rezoning from RF to CD for Council's consideration.

After considering the staff report, Council will decide whether to proceed with a rezoning by-law and hold a Public Hearing, or to deny the requested rezoning. If Council decides to proceed with the rezoning, a Public Hearing will be held on the by-law. After the Public Hearing, Council will decide whether to approve the by-law or to retain the current zoning.

Attachment #3

Bolivar Park Neighbourhood and Extension Area Rezoning Proposal

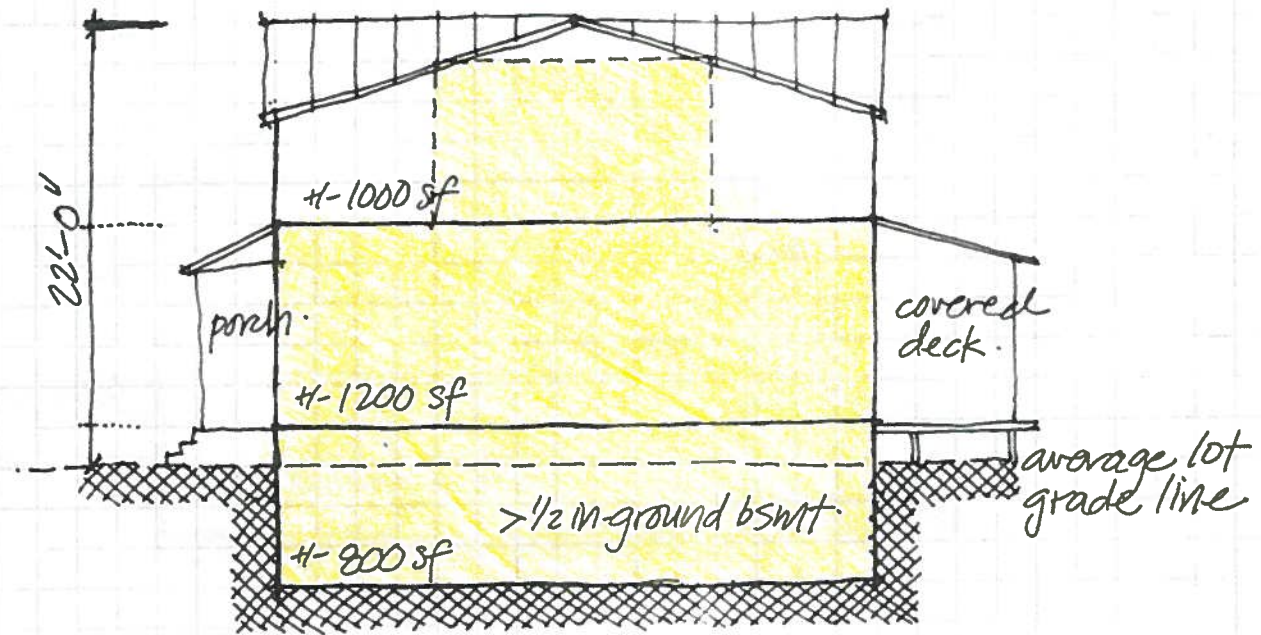
Based on discussions with representatives of the Bolivar Park Neighbourhood and Extension Area, the City proposes the following provisions in the proposed rezoning of the neighbourhood:

	Existing RF Zone	Proposed Bolivar Zone
Density	0.60 FAR on first 6,000 sf 0.35 FAR on remaining lot area	0.45 FAR on first 7,200 sf 0.25 FAR on remaining lot area
Max House Size (FAR density expressed on typical lots)		
• 7,200 sf lot	4,200 sf house	3,240 sf house (all but 2 lots)
• 14,000 sf lot	5,000 sf house	4,940 sf house (one lot is this large)
Basement	<u>Not</u> included in density	Included in density
Accessory Buildings	> 108 sf included	>108 sf included
Vaulted Ceilings (>12 ft)	Included except for 200 sf	Included except for 200 sf
Covered Decks	Included except 10% of permitted floor area	Included except 10% of permitted floor area
Maximum Lot coverage	40% on 6,000 sf lot / 36% on 7,000 sf lot	35% on all lots
Height	30 ft to ½ way up sloped roofs 24 ft to top of flat roof	22 ft to peak of roof (either flat or sloped)
Min/Max Off-street Parking	2 minimum / 3 with suite 2 max on driveways + 1 boat or trailer	3 minimum 3 max on driveways + 1 boat or trailer

All other Zoning provisions are the same as the existing RF Zone

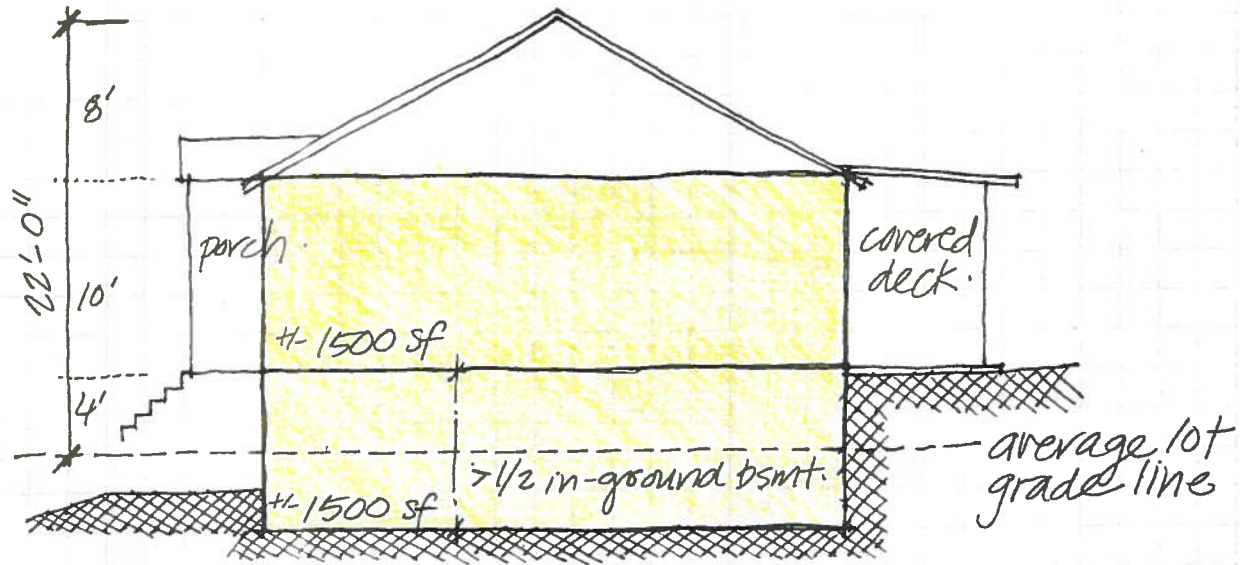
Bolivar Park CD Bylaw Scenario Illustrations

1) PROPOSED CD BYLAW – FLAT LOT



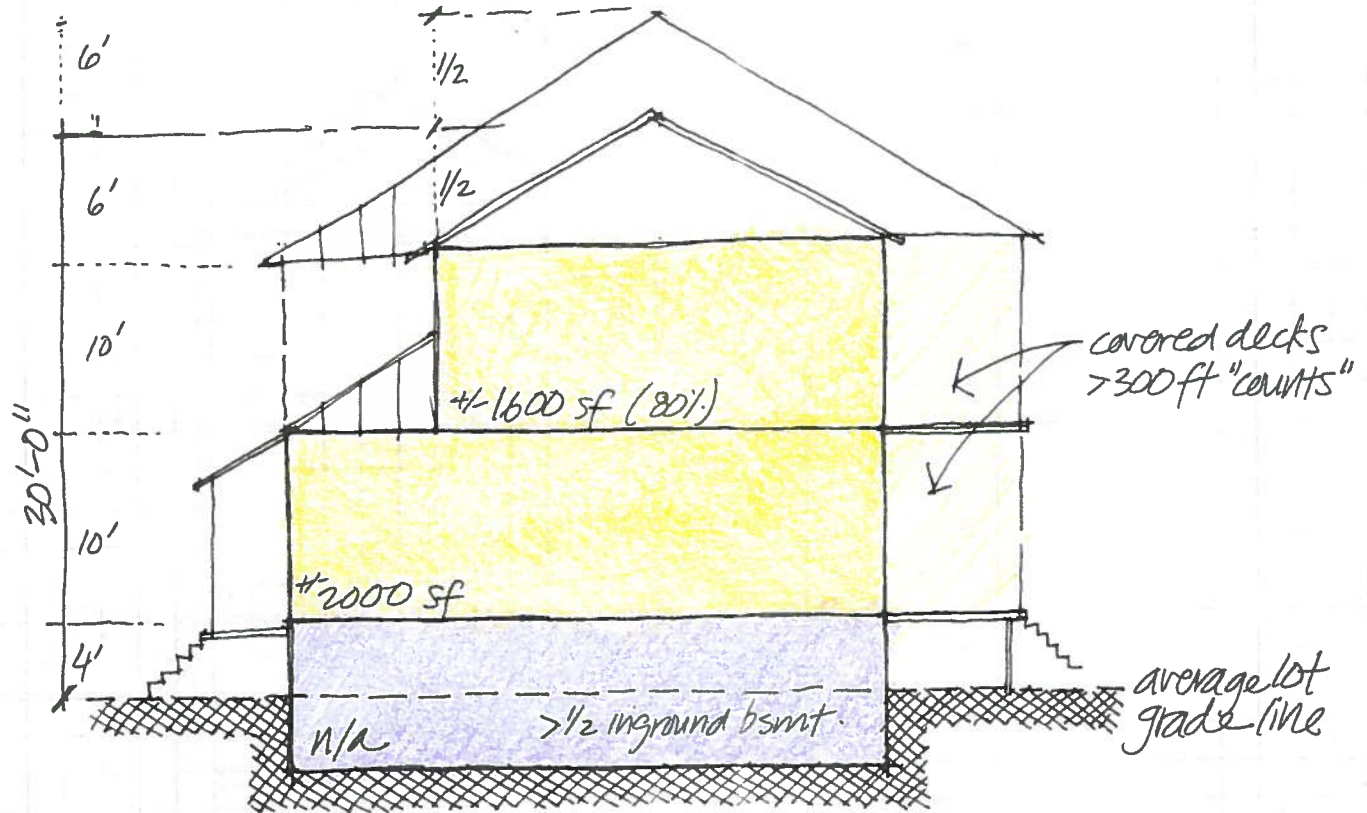
Bolivar Park CD Bylaw Scenario Illustrations

2) PROPOSED CD BYLAW – SLOPING LOT



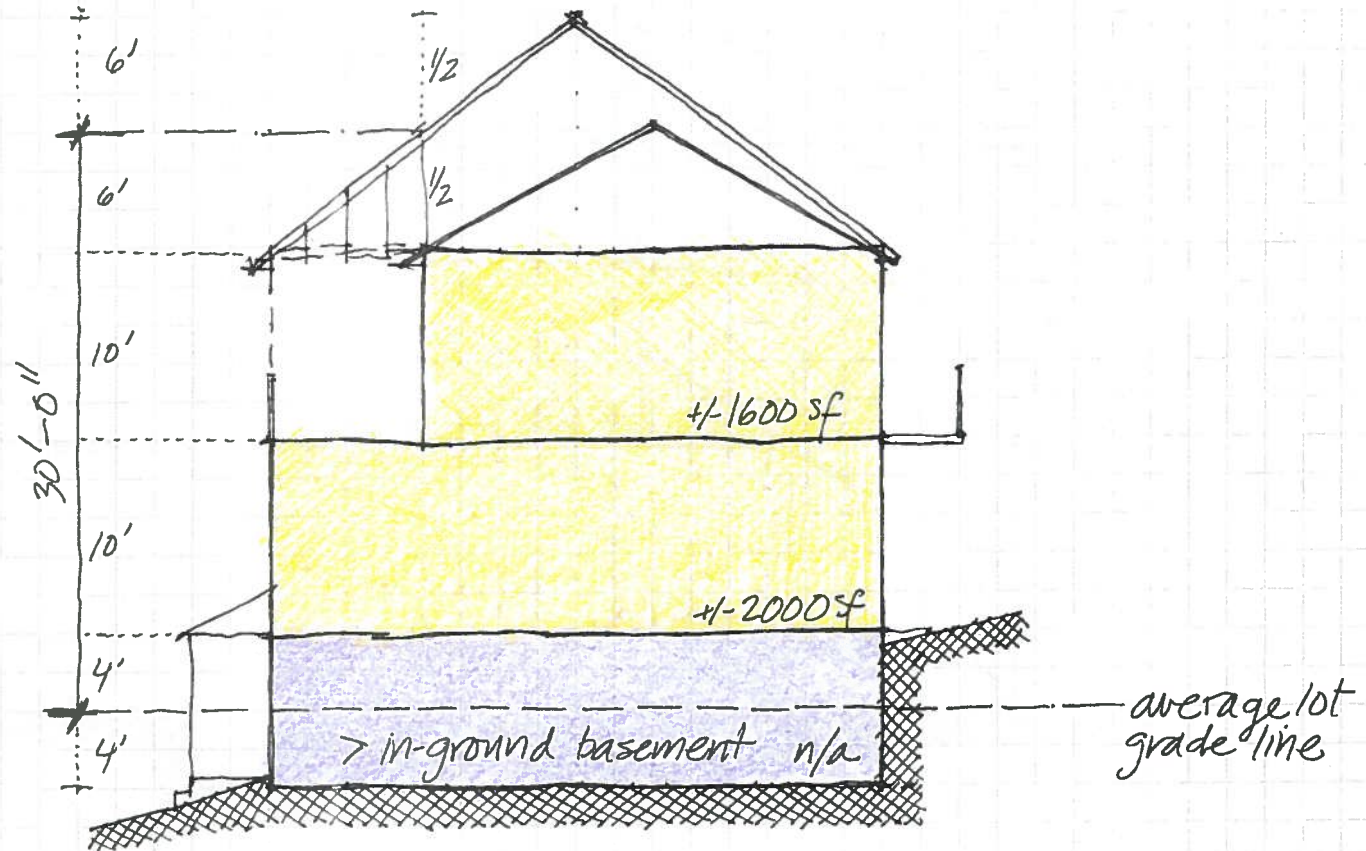
Bolivar Park CD Bylaw Scenario Illustrations

3) EXISTING RF ZONE – FLAT LOT



Bolivar Park CD Bylaw Scenario Illustrations

4) EXISTING RF ZONE – SLOPING LOT



Bolivar Park

114A Ave

114A Ave

139 St

139A St

Crestview Dr

114 Ave

140 St

Surrey Traditional Elementary School

113A Ave

113 Ave

136A St

137 St

137A St

136 St

112A Ave

James Ardiel Elementary School

113 Ave

112A Ave

112A Ave

112 Ave

Park Dr

Douglas Rd

Park Pl

Park Dr

Hansen Rd


Kalmar Rd


BOLIVAR PARK NEIGHBOURHOOD AND EXTENSION AREA

QUESTIONNAIRE RESPONSES

 Support

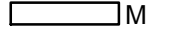
 Oppose

 Do Not Wish to Respond

 Survey Not Returned

 Boundary

 Park

Scale
50
 M

