

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7910-0177-00

Planning Report Date: February 28, 2011

**PROPOSAL:**

- **OCP Amendment** for a portion from Suburban to Urban
- **NCP Amendment** of a portion to expand the boundary of the East Clayton NCP Extension North of 72 Avenue
- **Rezoning** portions from RA and RF-12 to RF-9C, RF-12C and RF-SD

in order to allow subdivision into 21 RF-9C lots, 10 RF-12C lots, 8 RF-SD lots and 1 RA remnant lot.

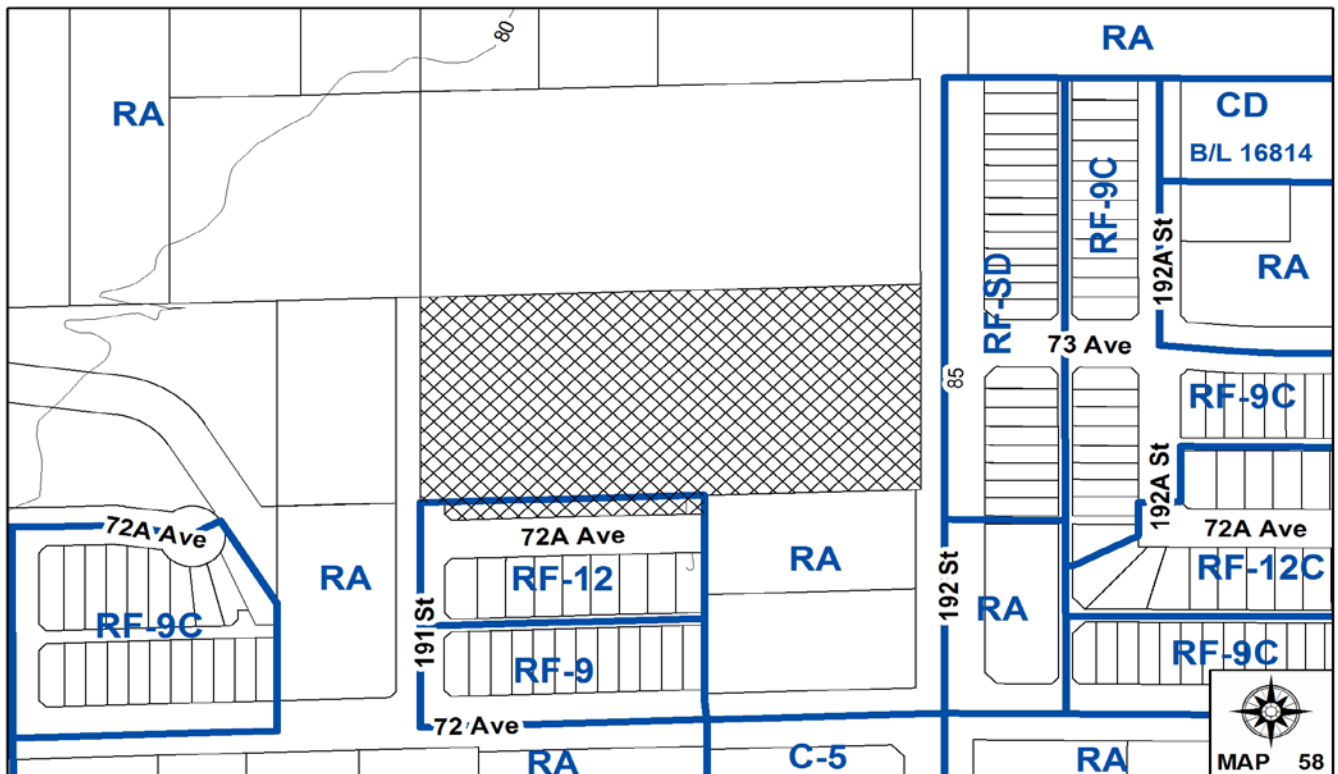
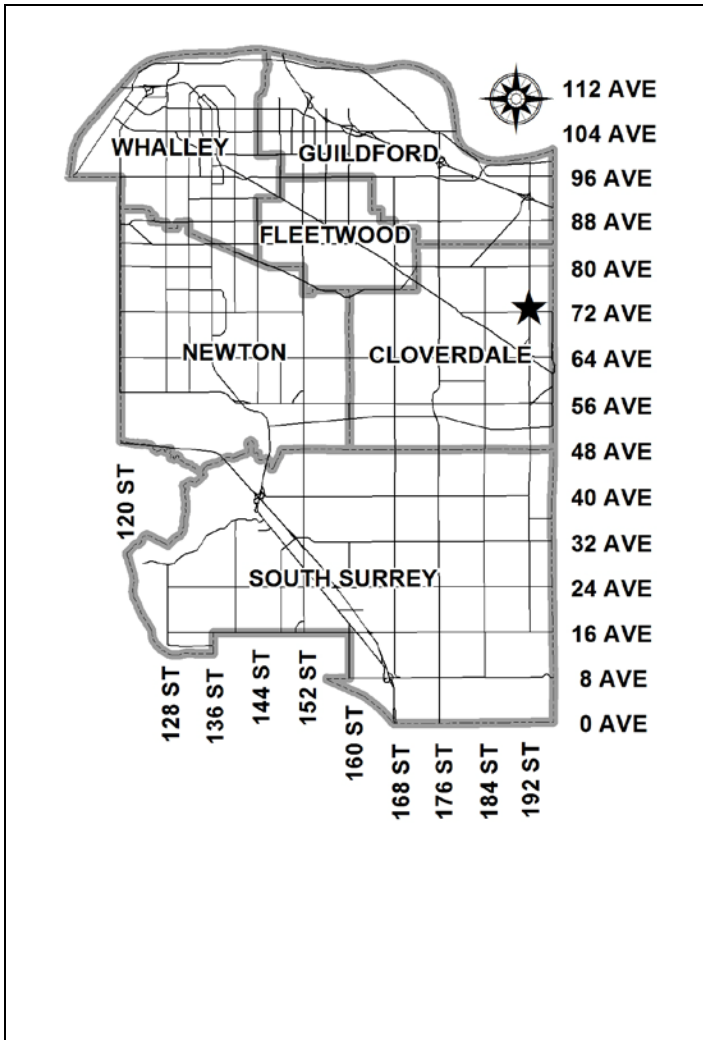
**LOCATION:** Portions of 7287 - 192 Street, and 19156 - 72A Avenue

**OWNER:** o877911 B.C. Ltd., Inc. No. o877911 et al

**ZONING:** RA and RF-12

**OCP DESIGNATION:** Suburban

**NCP DESIGNATION:** 6-10 upa (Low Density), 10-15 upa (Medium Density) and 15-25 upa (Medium-High Density)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed development does not comply with the existing OCP designation and requires a redesignation from Suburban to Urban for a portion of the subject site.
- The northern portion of the subject site is not currently included within the East Clayton NCP Extension North of 72 Avenue and requires an amendment to extend the boundary to include the northern portion of the subject site and designate this portion to 10-15 upa (Medium Density) and 15-25 upa (Medium-High Density).

### RATIONALE OF RECOMMENDATION

- The applicant has provided engineering analysis demonstrating that the subject site can be serviced under the established servicing guidelines of the NCP.
- The proposed subdivision layout continues the approved road pattern for the area and land use designations in the NCP to the north, east (across 192 Street) and southwest of the subject site.
- A similar application, including NCP amendment, was proposed for the site to the north and the rezoning from RA to RF-9C and RF-SD received Third Reading on June 23, 2008 (File No. 7905-0382-00).

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the Official Community Plan by redesignating a portion of the site from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone portions of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000), "Single Family Residential (12) Coach House Zone (RF-12C)" (By-law No. 12000) and "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000) and a date be set for Public Hearing (Appendix III).
4. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a landscaping plan and landscaping cost estimate for the landscape buffer along 192 Street, to the specifications and satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) the applicant to provide amenity contributions as per the approved East Clayton NCP Extension North of 72 Avenue;
  - (f) registration of a Section 219 Restrictive Covenant for a "no build" and maintenance of the 3-metre (10 ft.) landscape buffer along 192 Street;
  - (g) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 9 until future consolidation with the adjacent property to the south at 7241 - 192 Street;
  - (h) registration of a party wall, and corresponding easement agreements for proposed Lots 1 to 8;
  - (i) registration of a Section 219 Restrictive Covenant to prohibit the construction of breezeways connecting the principal dwelling and the garage on the proposed RF-9C and RF-12C lots;

- (j) registration of a Section 219 Restrictive Covenant for a minimum 4.6 metres (15 ft.) building setback, from the 192 Street property line to building face, for the proposed RF-SD lots; and
  - (k) registration of a Section 219 Restrictive Covenant to prohibit basements being constructed on proposed Lots 19 to 24.
5. Council pass a resolution to amend the East Clayton NCP Extension – North of 72 Avenue to extend the boundary to include the western and northern portions of the subject site under the 6-15 upa (Low Density), 10-15 upa (Medium Density) and 15-25 upa (Medium-High Density) designations when the project is considered for final adoption (Appendix X).

REFERRALS

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

**School District:** **Projected number of students from this development:**  
 15 Elementary students at Clayton Elementary School  
 7 Secondary students at Clayton Heights Secondary School  
 The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2011. (Appendix VI)

**Parks, Recreation & Culture:** The applicant should provide park amenity contributions on a per unit basis as per Stage II of the East Clayton NCP Extension North of 72 Avenue.

SITE CHARACTERISTICS

Existing Land Use: Existing single family house on a large acreage lot. There is an existing green coded (Class C) watercourse located in the northwest portion of the site.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Application No. 7905-0382-00, at Third Reading, for 16 RF-9C lots, 11 RF-SD lots and 1 RA lot.	Suburban in the OCP	RA

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 192 Street):	Existing RF-SD lots created under Application No. 7906-0227-00.	15-25 upa (Medium-High Density)	RF-SD
South-West (Across 72A Avenue):	Existing RF-12 lots created under Application No. 7905-0230-00.	6-10 upa (Low Density)	RF-12
South-East	Vacant lots with some trees.	6-10 upa (Low Density) and 15-25 upa (Medium-High Density)	RA
West (Across 191 Street):	Treed site with no dwellings.	Suburban in the OCP	RA

### JUSTIFICATION FOR OCP AND NCP AMENDMENTS

- The northern portion of the subject site at 7287-192 Street was included as part of the original “study area” when the East Clayton NCP Extension North of 72 Avenue boundary was being established. However, it was excluded from the approved NCP because it was believed that the site could not be serviced under the established servicing guidelines. Under Application No. 7905-0382-00 to the north, it was determined that servicing could be achieved.
- The applicant’s engineering consultant has also provided engineering analysis to demonstrate that the northern portion of the site can be efficiently serviced within the guidelines of the NCP.
- The proposed development follows an approved road pattern already established with Application No. 7905-0382-00 (at Third Reading) to the north and Application No. 7905-0230-00, located to the southwest (already completed and constructed). Application No. 7905-0382-00 to the north is an application which proposes 20 RF-9C lots, 12 RF-SD lots and 1 remnant RA lot. Application No. 7905-0230-00 to the south-west was approved and 9 RF-12 lots, 12 RF-9 lots and 1 remnant lot were created.

### DEVELOPMENT CONSIDERATIONS

#### Background

- There was a previous application for one of the subject properties (7287-192 Street) under Application No. 7908-0185-00. This application proposed 4 RF-9C lots, 17 RF-9 lots, 9 RF-SD lots, with 1 remnant RA lot. The application was ultimately closed, as the applicant indicated to City staff that there was a pending change in ownership.

#### Current Application and Proposal (Appendix IV)

- The subject site has a gross site area of **2.12 hectares (5.23 acres)** and encompasses 7287-192 Street and **a portion of** 19156-72A Avenue in the East Clayton area.
- The subject site is currently zoned One-Acre Residential Zone (RA) and Single Family Residential (12) Zone (RF-12). Southern portions of the subject site are designated 6-10 upa (Low Density), 10-

15 upa (Medium Density) and 15-25 upa (Medium-High Density) under the East Clayton NCP Extension – North of 72 Avenue. The proposed development complies with the designations and seeks to extend the NCP boundary to the western and northern extent of the eastern portion of the site. The subject site is designated Suburban in the Official Community Plan (OCP).

- The application encompasses the following:
  - OCP amendment for a portion from Suburban to Urban;
  - NCP amendment to extend the boundary of the East Clayton NCP Extension North of 72 Avenue to include the northern portion of the subject site;
  - rezoning portions from One-Acre Residential Zone (RA) and Single Family Residential (12) Zone (RF-12) to Single Family Residential (9) Coach House Zone (RF-9C), Single Family Residential (12) Coach House Zone (RF-12C) and Semi-Detached Residential Zone (RF-SD); and
  - subdivision into 21 RF-9C lots, 10 RF-12C lots, 8 RF-SD lots and 1 remnant RA lot, for a total of 40 lots.

#### Rezoning from RA to RF-9C (Block A in Appendix III)

- Rezoning is proposed for a 0.960 hectare (2.37-acre) portion of the site (shown as Block A) from One-Acre Residential Zone (RA) to Single Family Residential (9) Coach House Zone (RF-9C) in order to create 21 small lots which will accommodate a principal residence with a coach house or a secondary suite (proposed Lots 19 to 39).
- The proposed subdivision layout reflects all Type I RF-9C lots, which may permit a coach house above the detached garage or a secondary suite in the main residence.
- The proposed Type I lots comply with the RF-9C Zone as shown below:

	<b>RF-9C Type I Lot Interior Lot Requirements</b>	<b>Proposed Lots 20 to 35, 38 and 39</b>
<b>Lot Size</b>	250 m <sup>2</sup> (2,691 ft <sup>2</sup> )	Min. 254 m <sup>2</sup> (2,734 ft <sup>2</sup> )
<b>Lot Width</b>	9 m (26 ft.)	Min. 9 m (26 ft.)
<b>Lot Depth</b>	28 m (92 ft.)	Min. 28 m (92 ft.)
	<b>RF-9C Type I Corner Lot Requirements</b>	<b>Proposed Lots 19, 36 and 37</b>
<b>Lot Size</b>	275 m <sup>2</sup> (2,960 ft <sup>2</sup> )	Min. 312 m <sup>2</sup> (3,358 ft <sup>2</sup> )
<b>Lot Width</b>	10.5 m (35 ft.)	10.5 m (35 ft.)
<b>Lot Depth</b>	28 m (90 ft.)	Min. 28 m (90 ft.)

- As stipulated in the RF-9C Zone, driveway access and garages to all of the proposed lots will be provided from the rear lanes. Therefore, garages will not be visible from the road.

- The applicant has agreed to register a Section 219 Restrictive Covenant to ensure that breezeways/utility rooms, which would connect the principal residence and the garage, will not be constructed. Due to the minimal lot depth, the rear yard should not be further compromised.

Rezoning from RA and RF-12 to RF-12C (Blocks C and D in Appendix III)

- Rezoning is proposed for a 0.183 hectare (0.45 acre) portion (Block C) and a 0.400 hectare (0.988 acre) portion (Block D) of the subject site, to allow for the creation of 10 RF-12C lots (proposed Lots 9 to 18). Block C is zoned RA and Block D is zoned RA and RF-12.
- The proposed subdivision layout reflects all Type I RF-12C lots, which may permit a coach house above the detached garage or a secondary suite in the principal dwelling.
- The proposed Type I lots comply with the RF-12C Zone as shown below:

	<b>RF-12C Type I Lot Interior Lot Requirements</b>	<b>Proposed Lots 9 to 17</b>
<b>Lot Size</b>	320 m <sup>2</sup> (3,445 ft <sup>2</sup> )	Min. 372 m <sup>2</sup> ( 4,004 ft <sup>2</sup> )
<b>Lot Width</b>	12 m (40 ft.)	Min. 12 m (40 ft.)
<b>Lot Depth</b>	26 m (85 ft.)	Min. 31 m (102 ft.)
	<b>RF-12C Type I Corner Lot Requirements</b>	<b>Proposed Lot 18</b>
<b>Lot Size</b>	375 m <sup>2</sup> (4,037 ft <sup>2</sup> )	425 m <sup>2</sup> (4,584 ft <sup>2</sup> )
<b>Lot Width</b>	14 m (46 ft.)	14 m (46 ft.)
<b>Lot Depth</b>	26 m (85 ft.)	31 m (102 ft.)

- Driveway access and garages to all of the proposed lots will be provided from the rear lanes. Therefore, garages will not be visible from the road.
- Proposed Lot 9 will not be developed at this time. A Section 219 Restrictive Covenant will be registered on proposed Lot 9 until future consolidation with 7241-192 Street, to the south. Proposed Lot 9 could accommodate 4 RF-12 C lots fronting 73 Avenue. Proposed Lot 9 is also hooked across a lane which parallels 192 Street. The portion of proposed Lot 9 which fronts 192 Street could possibly accommodate a manor house. A separate rezoning and subdivision application would be required, to facilitate a manor house.

Rezoning from RA to RF-SD (Block B in Appendix III)

- Rezoning is proposed for a 0.339 hectare (0.838 acre) portion of the subject site (Block B) from RA to RF-SD to allow for the creation of 8 RF-SD lots, which will accommodate 8 side-by-side duplexes within 4 buildings (proposed Lots 1 to 8).
- RF-SD units differ from the traditional RM-D units in that each unit would be sited on a fee simple lot, as opposed to having 2 dwelling units sited on one lot.

- Based upon the proposed subdivision layout, the applicant is proposing to build side-by-side duplex units on lots which comply with the RF-SD Zone as follows:

	RF-SD Zone	Proposed RF-SD Lots
<b>Lot Size</b>	200 m <sup>2</sup> (2,153 ft <sup>2</sup> ) for interior lots	221.8 m <sup>2</sup> (2,387 ft <sup>2</sup> ) for proposed Lots 4 to 8 228.2 m <sup>2</sup> (2,456 ft <sup>2</sup> ) for proposed Lot 1
	226 m <sup>2</sup> (2,433 ft <sup>2</sup> ) for corner lots	Min. 260 m <sup>2</sup> (2,799 ft <sup>2</sup> ) for proposed Lots 2 and 3 (corner lots)
<b>Lot Width</b>	7.2 m (24 ft.) for interior lots	7.2 m (24 ft.)
	8.7 m (29 ft.) for corner lots	Min. 8.7 m (29 ft.)
<b>Lot Depth</b>	28 m (92 ft.)	Min. 30.8 m (101 ft.)

- 192 Street is designated a “green arterial parkway” in the NCP. To facilitate this green parkway, a 3.0-metre (10 ft.) wide landscape buffer will be planted within the front yards of proposed Lots 1 to 9 fronting 192 Street. The proposed lots have been designed to accommodate a minimum “net” lot depth of approximately 28 metres (92 ft.).
- The longer lot depth (30.8 metres/101 ft.) should be able to accommodate the buffer and provide adequate separation from the edge of the landscape buffer to the edge of a veranda and building face. The applicant’s residential designer has provided a sketch (Appendix VIII) to show that a minimum 4.6-metre (15 ft.) building setback from the 192 Street property line (to the face of the building) will be required. This then allows for a 4.0-metre (13 ft.) building setback from the 192 Street property line to the edge of the veranda. A Section 219 Restrictive Covenant will be required to be registered to secure this increased building setback from 192 Street.
- Proposed homes on these lots will have garages attached to each other (at zero lot line along the common side yard) at the rear of the lots, with access off the proposed north-south lane. The proposed garages will have a 6.0-metre (20 ft.) separation from the rear building face, affording each lot a usable rear yard.
- As semi-detached units, the proposed homes will have shared walls and therefore, a party wall agreement will be required as well as an easement agreement to facilitate future maintenance and repair. Registration of party wall and easement agreements will be required as a condition of final adoption of the rezoning.

#### Remnant RA Lot

- An RA-zoned remnant lot will be created as part of this application. This remnant **0.236 hectare (0.58 acre)** lot will remain Suburban designated in the OCP and will be consolidated with the RA-zoned remnant lot to be created under Application No. 7905-0382-00. In total, the lot (proposed Lot 40) will be 1.16 hectares (2.87 acres) in size.
- Proposed Lot 40 will have a Section 219 Restrictive Covenant registered on it for “No Build”, until it can be demonstrated that the entire site can be serviced to the NCP’s servicing guidelines. The



landscape buffer portion of proposed Lot 40 (along the north property line) cannot be developed until the existing single family residential lots to the north of 7329-192 Street can be developed in accordance with an overall NCP.

- This site is, however, beyond the boundaries of the West Clayton Area that is currently in the NCP preparation process (Terms of Reference approved by Council on July 26, 2010 in Corporate Report No. R180).

#### Proposed Road Alignment and Road Treatments

- The proposed internal road layout is consistent with the grid system of roads planned for the East Clayton NCP Extension North of 72 Avenue area, which generally follows the road pattern in the East Clayton NCP. Lanes are proposed to provide driveway access to all of the homes, avoiding the prominence of garages as viewed from the fronting roads and thus promoting a more pedestrian friendly streetscape.

#### Building Design Guidelines (VII) and Proposed Lot Grading

- Proposed building design guidelines for the proposed RF-9C, RF-12C and RF-SD lots were prepared by Tynan Design Consulting and comply with the General Urban Design Guidelines established for the East Clayton NCP Extension North of 72 Avenue.
- The building design guidelines will allow for some detailing on the rear elevations of the coach houses which will be similar to the principal dwelling and which allow for interest in the lanes.
- The applicant has agreed to not construct breezeways/utility rooms on the proposed RF-9C and RF-12C lots and accordingly, a Restrictive Covenant will be required to be registered on the site.
- Due to lot grading constraints in the NCP area, the developer will not be able to accommodate basements on proposed Lots 19 to 24. A Section 219 Restrictive Covenant will be secured on these lots.
- Based upon preliminary lot grading information provided by the applicant, there are areas within the subject site, which exceed the standard NCP requirement restricting the maximum depth of fill on lots to 1.2 metres (4 ft.) to achieve basements.

#### Arborist Assessment and Landscaping Plan (Appendix IX)

- An arborist assessment prepared by Norman Hol, certified arborist of Arbortech Consulting Ltd. has been submitted. The report indicates that there are 38 mature trees on the subject site. It is proposed that all 38 trees be removed.
- Under the current Tree Preservation By-law, a tree replacement ratio of 1:1 applies for cottonwood and alders and 2:1 applies for all other species, i.e. two replacement trees for every protected tree which is removed (which is not cottonwood or alder).
- Small lots can only accommodate 1 tree per lot. In the case of this application, a total of 47 replacement trees are required, but 49 replacement trees are proposed, which satisfies the tree replacement requirement.

- In accordance with the NCP, a landscape buffer 3 metres (10 ft.) in width will be provided along 192 Street.
- A “No Build” Restrictive Covenant will be required to be registered on the lots fronting 192 Street to ensure that the landscape buffer is maintained and that no structures will be constructed within this area.

### PRE-NOTIFICATION

Pre-notification letters were sent out on February 4, 2011, with a revised letter sent out on February 15, 2011, to add **the portion of 19156-72A Avenue** and staff received three (3) responses regarding the proposal; one of the residents was in opposition to the proposed development. The comments are as follows:

- Enquiry regarding the timing of the completion of 191 Street.

*The east side of 191 Street will be completed as part of the development of the subject site.*

- Concern regarding parking issues associated with the proposed coach houses and secondary suites as part of this development.

*The RF-12C and RF-9C Zones permit either a secondary suite within the main dwelling or a coach house. The zones specify that such lots must provide 2 parking spaces for the main dwelling and 1 space for the coach house or secondary suite. These parking requirements are considered to be sufficient for the proposed uses. Community Division staff are currently reviewing with the development community, all issues associated with the small lot zones, including lot sizes and parking requirements.*

- One respondent is opposed to the proposed development and is concerned that the neighbourhood is being over-developed with secondary suites and coach houses. The resident also had concerns related to the increasing impact of proposed development relative to school capacity.

*A new elementary school, Hazelgrove Elementary, opened in September 2009 resulting in moves from Clayton and East Clayton. The School District has indicated that their priority in the capital plan is a new elementary school in East Clayton. The new elementary school, when constructed, will relieve overcrowding at Hazelgrove and Clayton, in a location consistent with the City's East Clayton NCP. Additional school sites are also being assembled north of 72 Avenue, including two new elementary schools sites and a new secondary school in the North Clayton area. The construction of the new elementary school and future secondary schools are subject to capital funding approval by the province.*

### PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

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.	OCP Amendment Block Plan
Appendix III.	Rezoning Block Plan
Appendix IV.	Proposed Subdivision Layout
Appendix V.	Engineering Summary
Appendix VI.	School District Comments
Appendix VII.	Building Design Guidelines Summary
Appendix VIII.	Sketch showing building setback for RF-SD lots
Appendix IX.	Summary of Tree Survey and Tree Preservation and Landscape Plan with Buffer along 192 Street
Appendix X.	Plan showing NCP Amendment
Appendix XI.	OCP Redesignation Map

INFORMATION AVAILABLE ON FILE

- Environmental Report prepared by Enkon Environmental dated February 1, 2011.
- Engineering Analysis Report prepared by Aplin and Martin Consultants Ltd. dated January 19, 2011.

*Original Signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

PL/kms/dlg

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Information for City Clerk

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

1. (a) Agent:      Name:                    Maggie Koka, Aplin & Martin Consulting Ltd.  
                         Address:                   Suite 201 – 12448 – 82 Avenue  
   Surrey, BC  
   V3W 3E9  
                         Tel:                            604-597-9058

2.      Properties involved in the Application

- (a)      Civic Addresses:            Portions of 7287 – 192 Street, and 19156 – 72A Avenue

- (b)      Civic Address:            Portion of 7287 – 192 Street  
                 Owner:                            o877911 B.C. Ltd., Inc. No. o877911  
   Director Information:  
   Sukhvinder Singh Rana  
   Amarjit Singh Samra  
   Dhiraj Tamber

Officer Information as at  
No officer information filed

PID:                                    028-154-525  
Lot 13 Section 21 Township 8 New Westminster District Plan BCP43785

- (c)      Civic Address:            Portion of 19156 – 72A Avenue  
                 Owner:                            George Krushelnicki  
                 Portion of PID:            001-435-434  
                 Lot 19 Block 1 Section 21 Township 8 New Westminster District Plan 1065

3.      Summary of Actions for City Clerk's Office

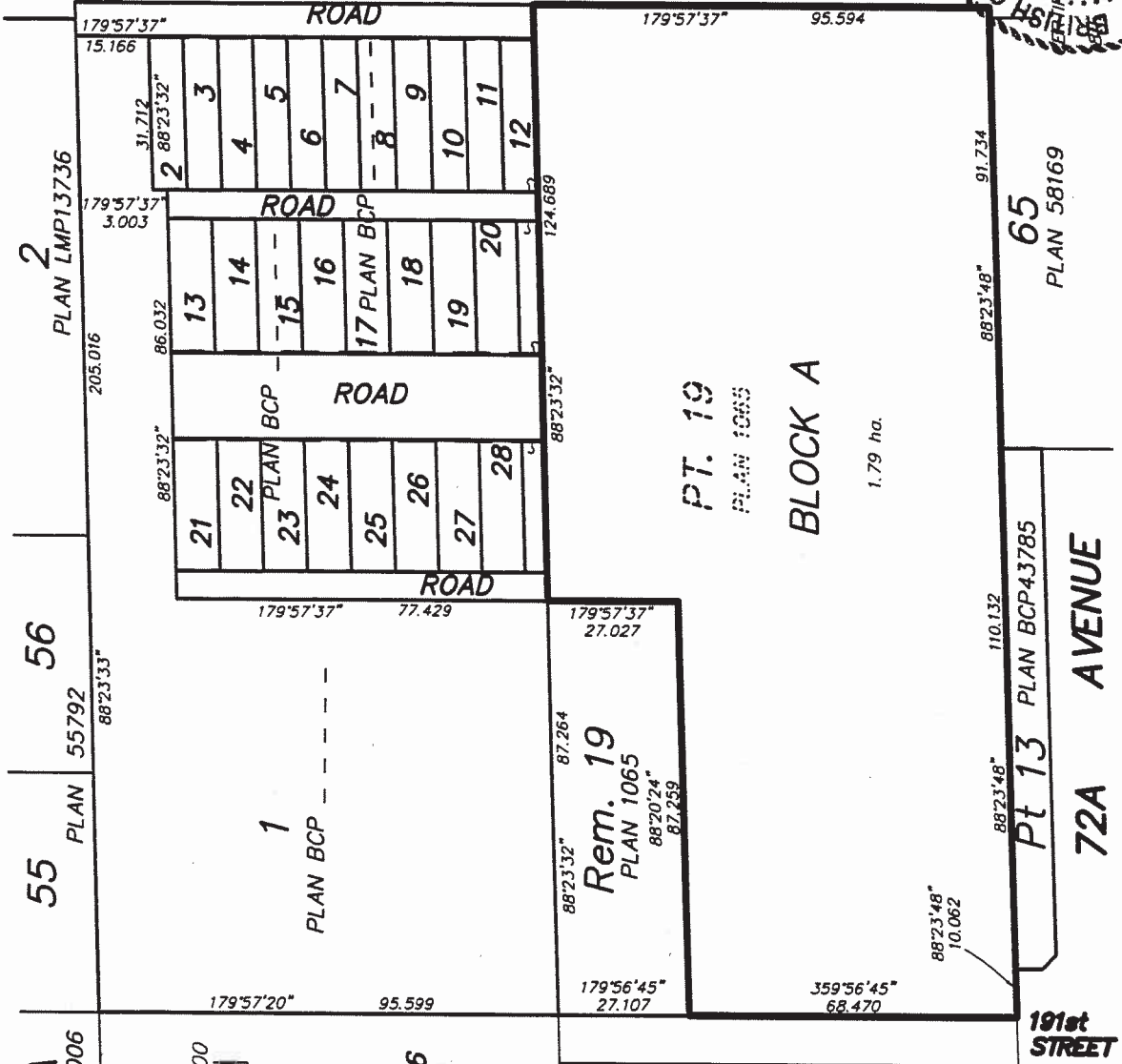
- (a)      Introduce a By-law to amend the Official Community Plan to redesignate a portion of the site.
- (b)      Introduce a By-law to rezone a portion of the site.

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C, RF-12C and RF-SD

Requires Project Data	Proposed		
GROSS SITE AREA	Gross Site	Without RA Remnant	
Acres	<b><u>5.23 acres</u></b>	<b><u>4.65 acres</u></b>	
Hectares	<b><u>2.12 hectares</u></b>	<b><u>1.88 hectares</u></b>	
NUMBER OF LOTS			
Existing	3		
Proposed	<b><u>39 + 1 remnant</u></b>		
SIZE OF LOTS	RF-9C	RF-12C	RF-SD
Range of lot widths (metres)	9.0m – 11.56m	12m – 14m	7.2m – 8.8m
Range of lot areas (square metres)	261m <sup>2</sup> – 326m <sup>2</sup>	372m <sup>2</sup> – 1,460m <sup>2</sup>	221m <sup>2</sup> – 269m <sup>2</sup>
DENSITY ( <b><u>based on area not including RA remnant</u></b> )			
Lots/Hectare & Lots/Acre (Gross)	<b><u>20.7 lots/hectare and 8.4 lots/acre</u></b>		
Lots/Hectare & Lots/Acre (Net)			
SITE COVERAGE (in % of gross site area)	RF-9C	RF-12C	RF-SD
Maximum Coverage of Principal & Accessory Building	52%	50%	60%
Estimated Road, Lane & Driveway Coverage	19%	8%	10%
Total Site Coverage	71%	58%	70%
PARKLAND			
Area (square metres)	cash-in-lieu		
% of Gross Site	cash-in-lieu		
	<b>Required</b>		
PARKLAND			
5% money in lieu	YES		
TREE SURVEY/ASSESSMENT	YES		
MODEL BUILDING SCHEME	YES		
HERITAGE SITE Retention	NO		
BOUNDARY HEALTH Approval	NO		
DEV. VARIANCE PERMIT required			
Road Length/Standards	NO		
Works and Services	NO		
Building Retention	NO		
Others	NO		

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY OCP AMENDMENT BYLAW # \_\_\_\_\_  
 OF A PORTION OF LOT 19, BLOCK 1, PLAN 1065,  
 SECTION 21, TOWNSHIP 8, NEW WESTMINSTER DISTRICT**



**2**  
 PLAN LMP13736

**55** PLAN 55792  
**56** PLAN 882333

**A**  
 EP17006

**CITY OF SURREY**

GRID BEARINGS ARE DERIVED FROM CONTROL MONUMENTS 8778 AND 5816



SCALE 1 : 1500  
 ALL DISTANCES ARE IN METRES

**S 1/2 16**  
 PLAN 1065

**Rem. 19**  
 PLAN 1065  
 88°20'24" 87.259

**PT. 19**  
 PLAN 1065

**BLOCK A**

1.79 ha.

**Rem 69**  
 PLAN 62164

**1**  
 PLAN BCP24849

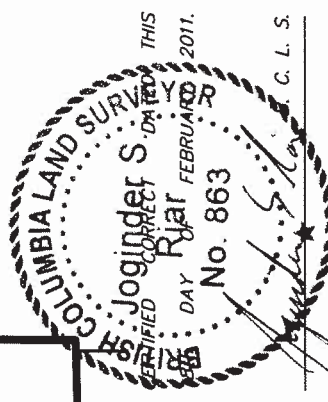
**Pt 13** PLAN BCP43785

**72A AVENUE**

**65**  
 PLAN 58169

**191st STREET**

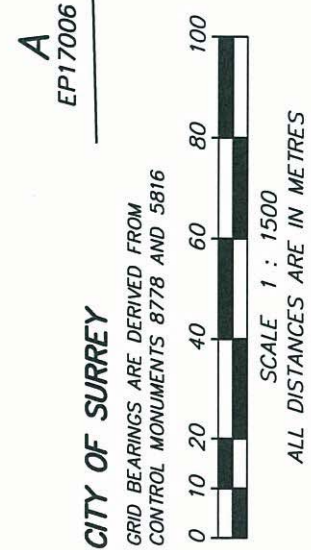
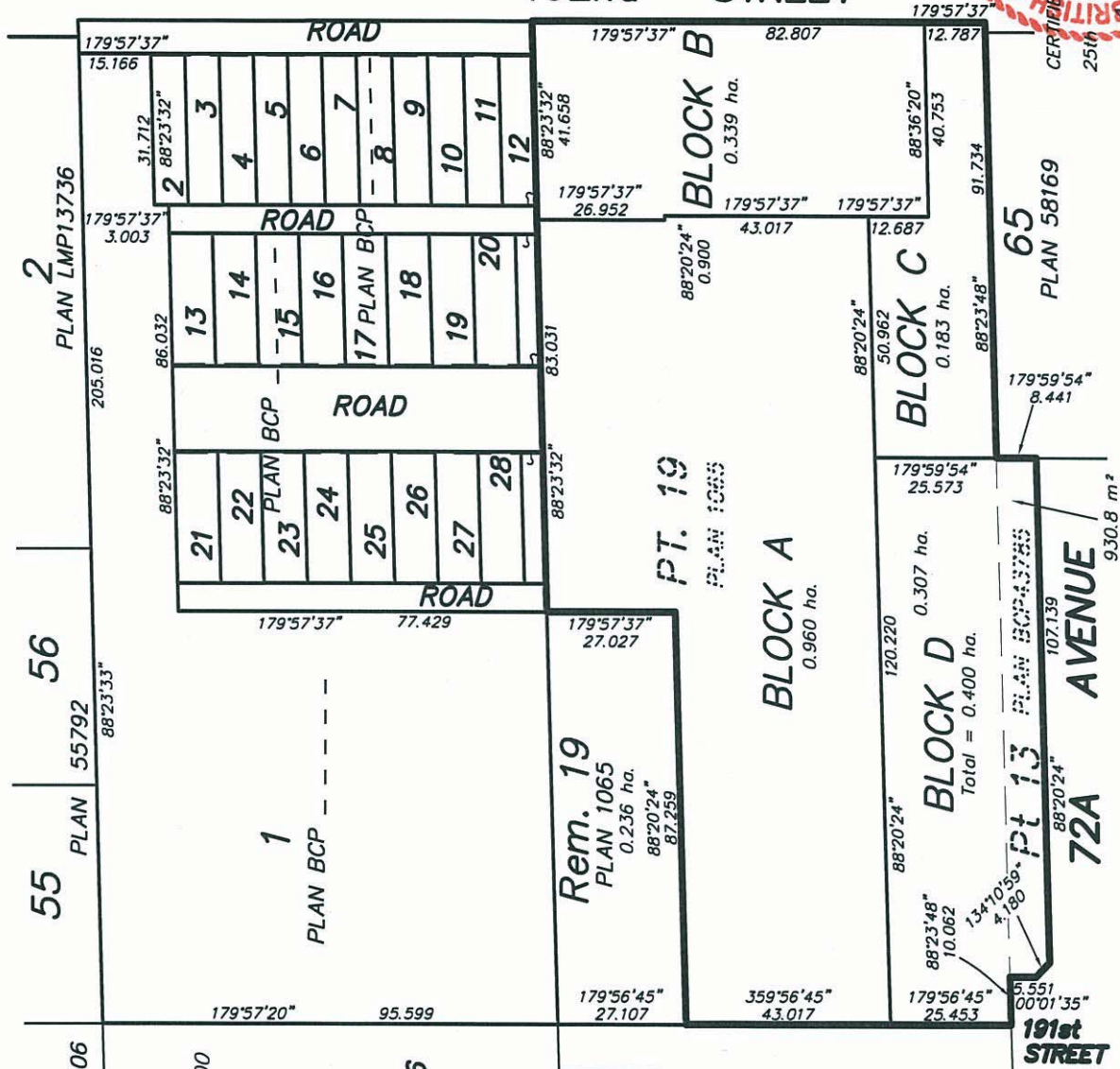
**192nd STREET**



**MURRAY & ASSOCIATES**  
 201-12448 82nd AVENUE  
 SURREY, B.C.  
 V3W 3E9  
 (604) 597-9189

FILE 9602-07/Block Plan

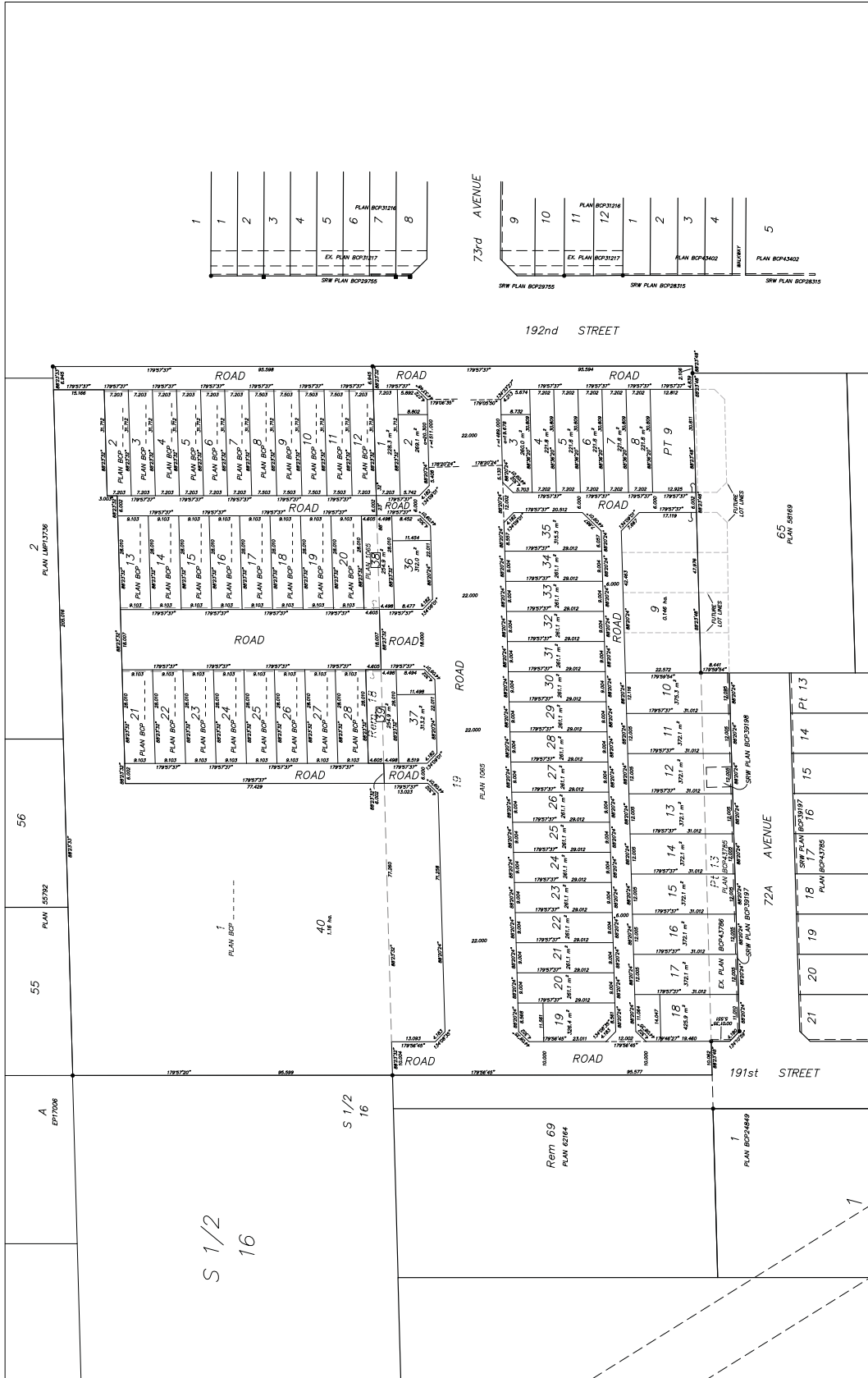
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW # \_\_\_\_\_  
OF A PORTION OF LOT 19, BLOCK 1, PLAN 1065,  
AND A PORTION OF LOT 13, PLAN BCP43785,  
BOTH OF SECTION 21, TOWNSHIP 8, NEW WESTMINSTER DISTRICT**



**BRITISH COLUMBIA LAND SURVEYOR**  
**CERTIFIED JUDGE OF DEEDS DATED THIS**  
**25th DAY OF FEBRUARY, 2011.**  
**No. 883**  
*[Signature]*  
 B. C. L. S.

FILE 9602-06/Block Plan

MURRAY & ASSOCIATES  
 201-12448 82nd AVENUE  
 SURREY, B.C.  
 V3W 3E9  
 (604) 597-9189







## INTER-OFFICE MEMO

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

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

DATE: **February 23, 2011** PROJECT FILE: **7810-0177-00**

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RE: **Engineering Requirements  
Location: 7287 192 Street**

### OCP AMENDMENT AND NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment and NCP Amendment.

### REZONE/SUBDIVISION

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

- dedicate 6.942 metres along 192 Street for a 34.0-metre Arterial Road standard;
- dedicate 10.058 metres along 191 Street for a 20.0-metre Local Road standard;
- dedicate 22.000 metres for a 73 Avenue Major Collector Road Standard;
- dedicate 18.000 metres for a 191A Street Local Road Standard;
- dedicate 6.000 metres for all required lanes;
- dedicate a 3.0 x 3.0-metre corner cut at all road-road intersections;
- dedicate a 5.5 x 5.5-metre corner cut at all lane-lane intersections; and
- provide a 0.5-metre stat. right-of-way along all proposed road frontages.

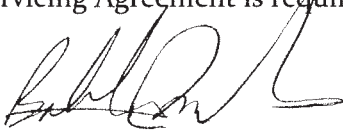
#### *Works and Services*

- construct east side of 191 Street to a 20.0-metre Through Local road standard,
- complete a small section of 191 Street north of 72A Avenue to a 20.0-metre Neo-Traditional Through Local Road standard at the City's cost;
- construct 73 Avenue to a 22.0-metre East Clayton Major Collector standard
- construct left turn bay on 73 Avenue west of 192 street;
- construct 191A Street to the 18-metre Neo-Traditional Through Local Road standard;
- construct all required 6.0-metre lanes;
- construct concrete sidewalk and install no parking signs along 192 Street at City's cost (subject to available funding);

NOTE: Detailed Land Development Engineering Review available on file

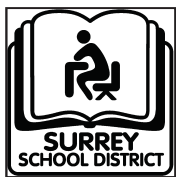
- construct water, storm and sanitary mains along 191 Street, 191A Street and 73 Avenue;
- upgrade storm mains on 192 Street;
- pay all applicable water, storm and sanitary latecomers; and
- 100% cash payment of Drainage and Sanitary DCCs

A Servicing Agreement is required prior to Rezone/Subdivision.

A handwritten signature in black ink, appearing to read 'Bob Ambardar', is written over the text of the previous block.

Bob Ambardar, P.Eng.  
Development Project Engineer

SSA



## SCHOOL DISTRICT #36 (SURREY)

Thursday, February 17, 2011  
Planning

### THE IMPACT ON SCHOOLS

APPLICATION #: 7910 0177 00

#### SUMMARY

The proposed 39 Single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	15
Secondary Students:	7

#### September 2010 Enrolment/School Capacity

##### Clayton Elementary

Enrolment (K/1-7):	32 K + 107
Capacity (K/1-7):	20 K + 100

##### Clayton Heights Secondary

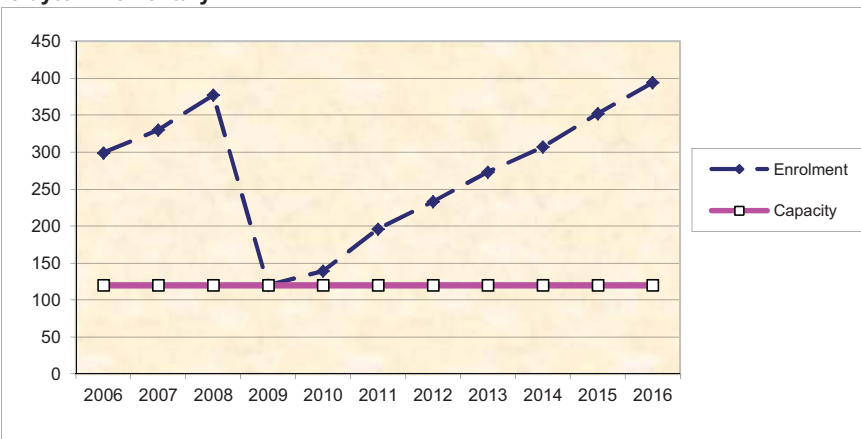
Enrolment (8-12):	1239
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

#### School Enrolment Projections and Planning Update:

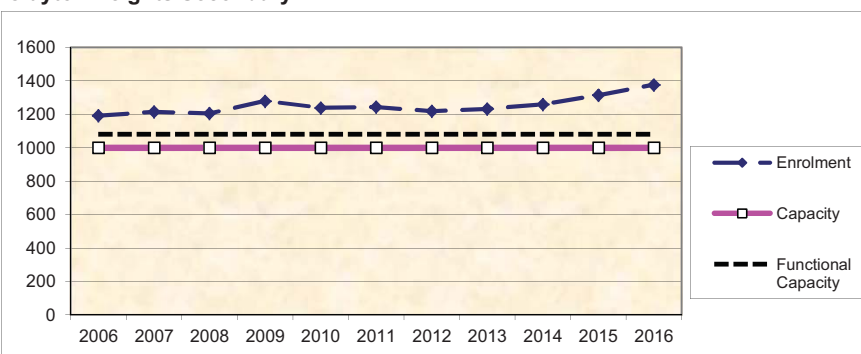
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (Hazelgrove Elementary Site #203) opened in September 2009 resulting in enrolment moves from Clayton/East Clayton. East Clayton closed in June 2010 (site owned by the City of Surrey). Enrolment from Clayton Elementary catchment is projected to grow due to the expansion of E. Clayton NCP Area. The school district's #1 capital plan priority is a new elementary school on Site #201 in the E. Clayton NCP Area. The new elementary school when built will relieve overcrowding at Hazelgrove and Clayton, in a location consistent with City of Surrey's E. Clayton NCP. Additional school sites are also being assembled north of 72 Avenue including two new elementary school sites and a new secondary school in the North Clayton Area. The construction of a new elementary and future secondary school are subject to capital funding approval by the Province. The proposed development will not have an impact on these projections.

#### Clayton Elementary



#### Clayton 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: 7910-0177-00  
Project Location: 7287 - 192 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 a strong new growth area in East Clayton, which has become defined by hundreds of single family residential compact lot homes in the RF-12, RF-12C, RF-9, and RF-9C zones, in addition to zero lot line dwellings developed under the RF-SD zone. These dwellings are all constructed within the context of the greater sustainable development region in East Clayton which also includes numerous multifamily zonings as well as local light commercial zones. The form and character of East Clayton is now well defined and all new residential developments must now be treated as infill developments to ensure continuity within East Clayton.

East of the subject site (east side of 192 Street) is a C-5 (Neighbourhood Commercial Zone) property that has not yet developed (the site is vacant). Also on the east side of 192 Street, but north of the C-5 site, is a recently completed RF-SD development. The dwellings are all new (year 2010) RF-SD zoned side-by-side zero-lot-line dwellings. These homes can all be considered desirable manifestations of the "Neo-Heritage" style. Each dwelling has a single storey front entrance veranda. The homes have desirable asymmetrical massing designs that makes the structures appear as though two dwellings are one larger single family dwelling. The homes have a 6:12 pitch main common hip roof with street facing gable projections at slopes ranging from 12:12 to 14:12. All homes have a shake profile asphalt shingle roof surface. The homes are clad in vinyl cladding, and have either Hardi-shingles or vertical wood battens over Hardipanel at the gable ends. The trim and detailing standards are high. There is a transparent cross-brace fence design at the front lot line with shrubs forward of fence. These dwellings provide excellent architectural context for the RF-SD dwellings proposed to be located on the west side of 192 Street (at the east side of the subject site).

Adjacent to the west side of the subject site is a proposed new RF-12 zone development. The lands are cleared and services are installed. However, there is no construction yet, and therefore no available context. There are however, numerous built-out RF-12, RF-12C, RF-9, and RF-9C developments in the immediate area which provide desirable context.

The property adjacent to the north side of the subject site is a large "One Acre Residential Zone" (RA) property with an old urban Split Level home. The land to the south is a large vacant RA zoned lot.

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

- 1) Context Homes : RF-SD zoned homes in the 7200 and 7300 blocks on the east side of 192 Street provide excellent architectural context for RF-SD homes proposed at the subject site along the west side of 192 Street (east side of subject site). Context for RF-12C and RF-9C homes can be found throughout East Clayton.
- 2) Style Character : "Neo-Traditional", "Neo-Heritage" and "Craftsman Heritage" styles define the character of East Clayton including areas near the subject site.
- 3) Home Types : Dominance of Two-Storey home type. All homes in the surrounding area are Two-Storey type. There are no Basement Entry homes in this area.
- 4) Massing Designs : Surrounding new homes provide desirable massing context. The homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos on all RF-9, RF-9C and RF-SD homes in the surrounding areas are one storey in height, and most are configured with a covered front entrance veranda in a heritage tradition. RF-12 and RF-12C homes in the surrounding area have entrances ranging from one to 1 ½ storeys in height.
- 6) Exterior Wall Cladding : Vinyl is clearly dominant. All homes have gable ends articulated with cedar shingles, Hardi shingles, or vertical 1x4 or 1x6 wood battens over Hardipanel.
- 7) Roof surface : All homes have a shake profile asphalt shingle roof surface.
- 8) Roof Slope : Roof pitch on the upper floor roof ranges from 6:12 to 8:12. Roof slopes on street facing feature gable projections range from 8:12 to 14:12.

<b>Dwelling Types/Locations:</b>	Two-Storey.....	100%
	Basement Entry/Cathedral Entry	0%
	Rancher (bungalow).....	0%
	Split Levels.....	0%

**Exterior Treatment /Materials:** Context homes are clad in vinyl with wood wall shingles or Hardipanel with 1x4 vertical wood battens at gable ends.

**Roof Pitch and Materials:** All homes at context site have a shake profile asphalt shingle roof.

**Window/Door Details:** Rectangular dominant.

**Streetscape:** North, west, and south of the subject site are either large land parcels, or vacant lots soon to be developed. East of the subject site are several "Neo-Heritage" style pairs of zero lot line dwellings that have been designed to appear as a larger single family home (rather than appear as a mirror image duplex). The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have covered entrance verandas. Main roof forms are common hip or common gable at a 6:12 to 8:12 slope. All homes have common gable projections at slopes ranging from 12:12 to 14:12 articulated with either cedar shingles or with Hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof and all are clad in vinyl. The colour range includes only natural and neutral hues. Landscaping meets a common modern urban standard.

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, “Neo-Heritage”, or “Craftsman-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.
- On RF-12C lots, the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys. On all other lots the height of the entrance roof shall be limited to one story.

### 2.2 Proposed Design Solutions:

**Interfacing Treatment with existing dwellings)**

New RF-SD zoned homes should be similar in theme, representation and character to existing RF-SD homes in the 7200 and 7300 blocks on the east side of 192 Street. New RF-9C and RF-12C homes shall be consistent with other new RF-9C and RF-12C homes in the surrounding area. Homes will therefore be “Neo-Traditional”, “Neo-Heritage”, and “Craftsman Heritage” styles only. New homes will have: similar home types and sizes, similar massing characteristics, similar roof types, roof pitch, roofing materials, and similar siding materials.

**Exterior Materials/Colours:**

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“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 colonial red 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 8:12.

**Roof Materials/Colours:**

Only Shake profile asphalt shingles with a raised ridge cap. Minimum 30 year warranty. Grey or brown 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:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. On RF-12C zoned corner lots, one-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor shall be set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements. On RF-9C and RF-SD zoned corner lots, one-storey elements on the new home shall comprise a minimum of 20 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor shall be set back a minimum of 0.6 metres [2'- 0"] from the one-storey elements.

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size on RF-12C lots, and a minimum of 12 shrubs of a 3 gallon pot size on RF-9C and RF-SD lots. An additional 10 shrubs of a 3 gallon pot size will be required on corner lots. Sod from street to face of home. Driveways (all are rear lane access): exposed aggregate, interlocking masonry pavers, stamped concrete, and broom finish concrete.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      Date: Sep 10, 2010

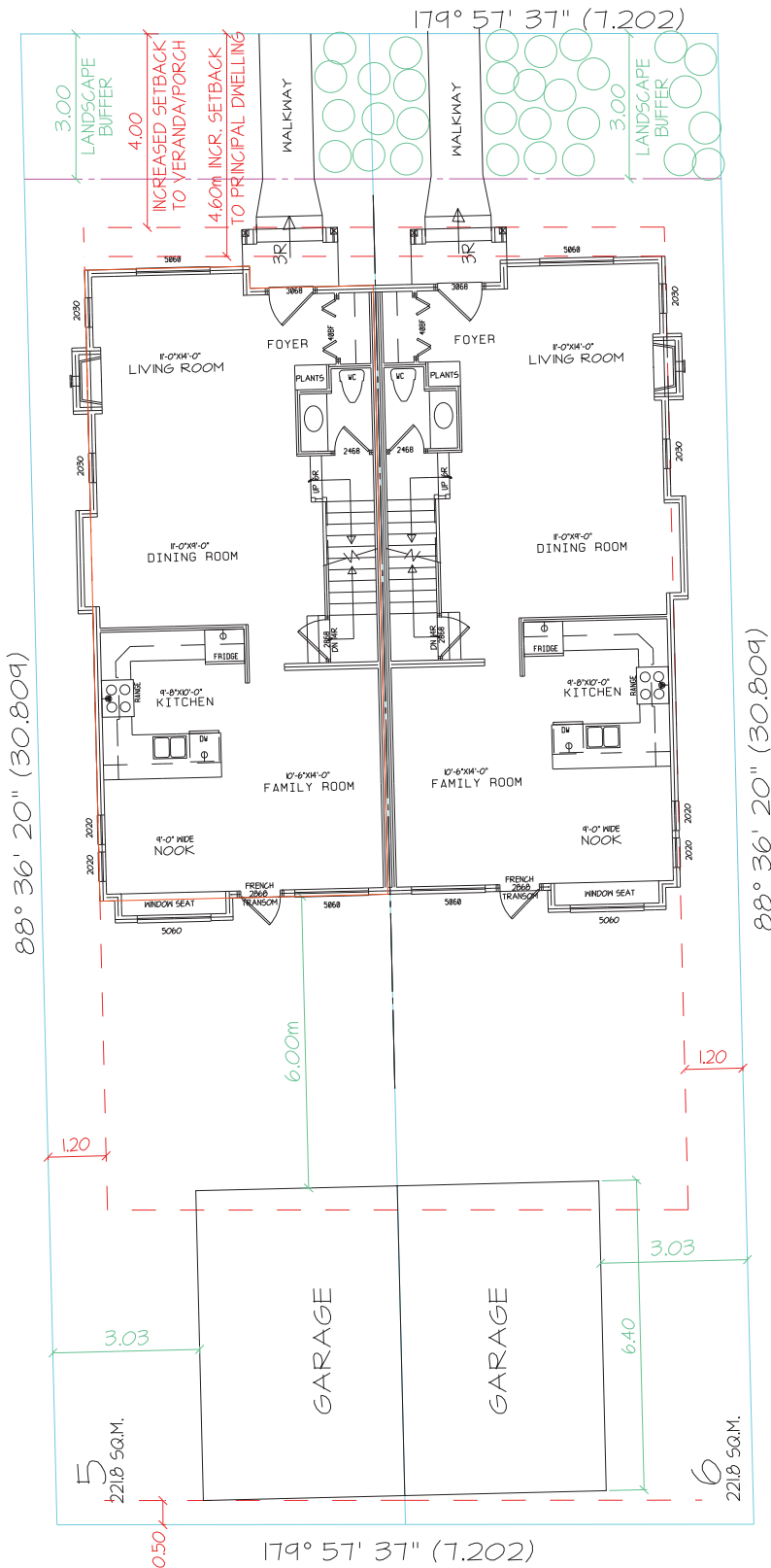
**Reviewed and Approved by:**       Date: Sep 10, 2010

LOT SIZE = 221.8 m<sup>2</sup>  
 FLOOR AREA RATIO = 0.72  
 MAXIMUM FLOOR AREA = 159.7 m<sup>2</sup> = 1718 f<sup>2</sup>  
 MAXIMUM FOR PRINCIPAL DWELLING PLUS GARAGE = 1950 f<sup>2</sup>

PLAN ILLUSTRATED:

MAIN FLOOR AREA = 76.49 m<sup>2</sup> = 823 f<sup>2</sup>  
 UPPER FLOOR AREA = 76.49 m<sup>2</sup> = 823 f<sup>2</sup>  
 GARAGE AREA = 6.4m x 4.16m = 26.62 m<sup>2</sup> = 286.6 f<sup>2</sup>  
 TOTAL = 1932.6 f<sup>2</sup> (17 f<sup>2</sup> SMALLER THAN MAX. CAP)

(note open area above stairs not deducted)



LANE



## TREE PRESERVATION SUMMARY

Surrey Project No: 7910-0177-00

Project Location: 7287 192<sup>nd</sup> St Surrey BC

Registered Landscape Architect/Arborist Norman Hol - Arbortech Consulting Ltd

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

### 1. General Tree Assessment of the Subject Site

A total of 9 on-site trees have been tagged, plus 29 un-tagged alder trees in a stand covering the western portion of the site, have been inventoried and assessed. All of these trees are deemed to be in very poor condition with the exception of one tree deemed to be marginal. The reasons for the very poor condition rating ranges from disease causing extensive dieback to significant structural defects causing the trees to be unstable. No trees are able to be retained on this site in the proposed development proposal.

### 2. Summary of Proposed Tree Removal and Replacement: On-Site Trees Only

\_\_\_\_\_ The summary will be available before final adoption.

_____ Number of Protected Trees Identified	(A)	<u>38</u>
_____ Number of Protected Trees to be Removed (hazard)	(B)	<u>0</u>
_____ Number of Protected Trees to be Removed	(C)	<u>38</u>
_____ Number of Protected Trees to be Retained (A-B-C)	(D)	<u>0</u>
_____ Number of Replacement Trees Required (2:1 ratio except 1:1 for alder and cottonwood trees)	(E)	<u>47</u>
_____ Number of Replacement Trees Proposed	(F)	<u>49</u>
_____ Number of Replacement Trees in Deficit (E-F)	(G)	<u>0</u>
_____ Total Number of Prot. and Repl. Trees on Site (D+F)	(H)	<u>49</u>
_____ Number of Lots Proposed in the Project	(I)	<u>37</u>
_____ Average Number of Trees per Lot (H/I)		<u>1.3</u>

### 3. Tree Survey and Preservation/Replacement Plan

\_\_\_\_\_ Tree Survey and Preservation/Replacement Plan is attached

\_\_\_\_\_ This plan will be available before final adoption.

Summary and plan prepared and submitted by:

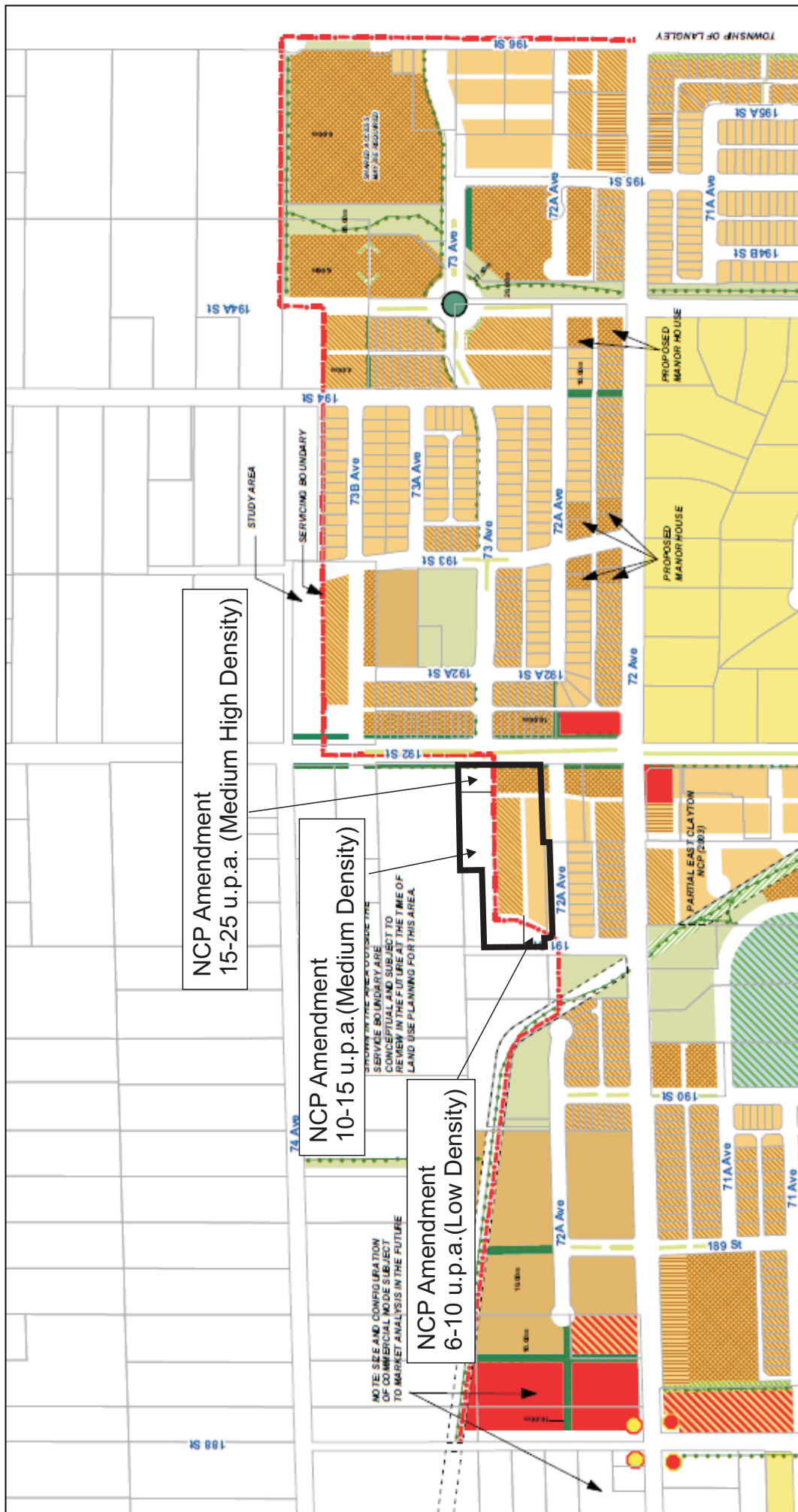


(Arborist)

Date:

Feb 18 2011





**6-10 u.p.a. (Low Density)**

**10-15 u.p.a. Special Residential**

**10-15 u.p.a. (Medium Density)**

**15-25 u.p.a. (Medium-High Density)**

**22-45 u.p.a. (High Density)**

**Neighbourhood Commercial**

**Commercial / Residential**

**Special Treatment of Street, Traffic Calming**

**Public Open Space / Park**

**Special Setback, Landscaping Buffers or Corridors (Landscaping Areas on Private Property)**

**Urban Landmark**

**Multi-Use Pathway on Public Land or on Private Property with a Public Use Right-of-Way**

**Pedestrian Corridor on Private Property (Internal)**

Meters

0 50 100 200 300

Printed: March 8, 2009

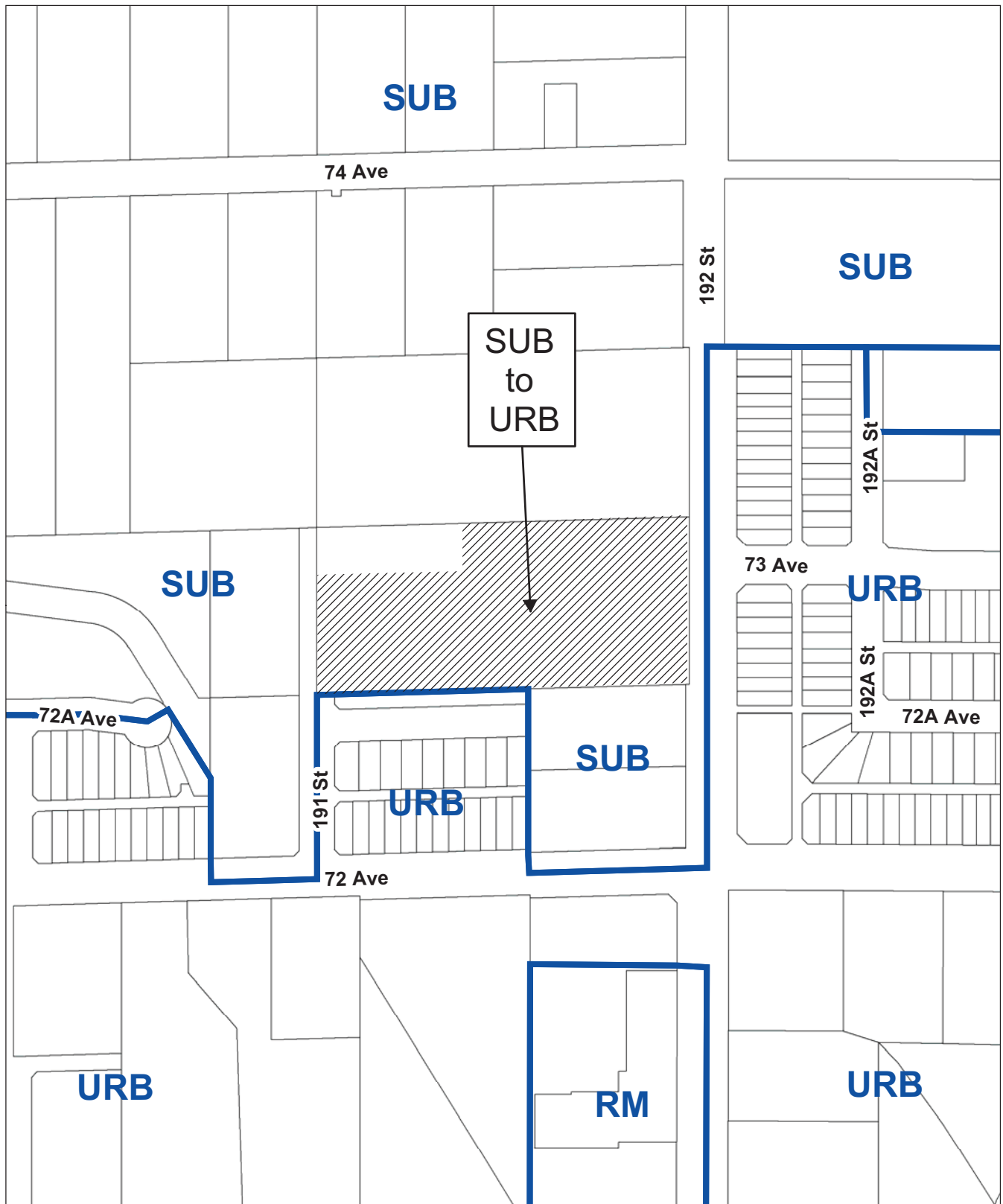
This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

**EAST CLAYTON NCP EXTENSION - NORTH OF 72 AVENUE**

**LAND USE PLAN**

**CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT**

Approved By Council on June 27, 2005  
 Amended June 1, 2006; February 25, 2008; February 23, 2009; July 13, 2009; March 1, 2010; May 3, 2010



### OCP Amendment

Proposed amendment from Suburban to Urban

