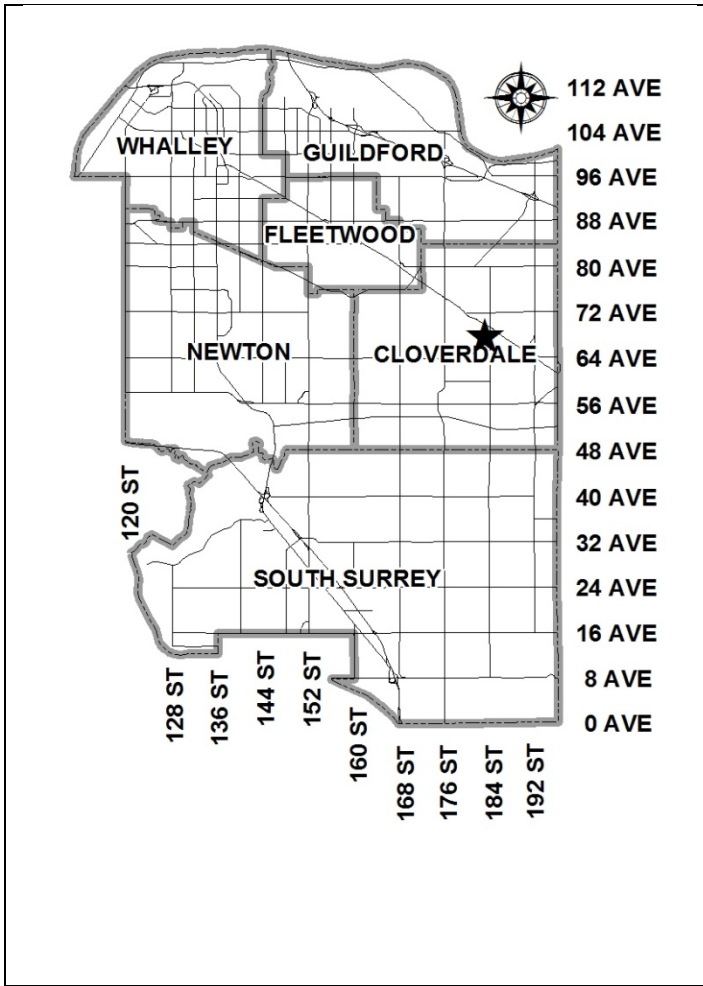


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0163-00

Planning Report Date: April 2, 2012



**PROPOSAL:**

- **NCP Amendment** from “Townhouse (15 upa)” and “Single Family Residential” to “Small Lots”
- **Rezoning** portions from RA and RF to RF-12 and RA

in order to allow subdivision into approximately 36 single family lots in North Cloverdale West.

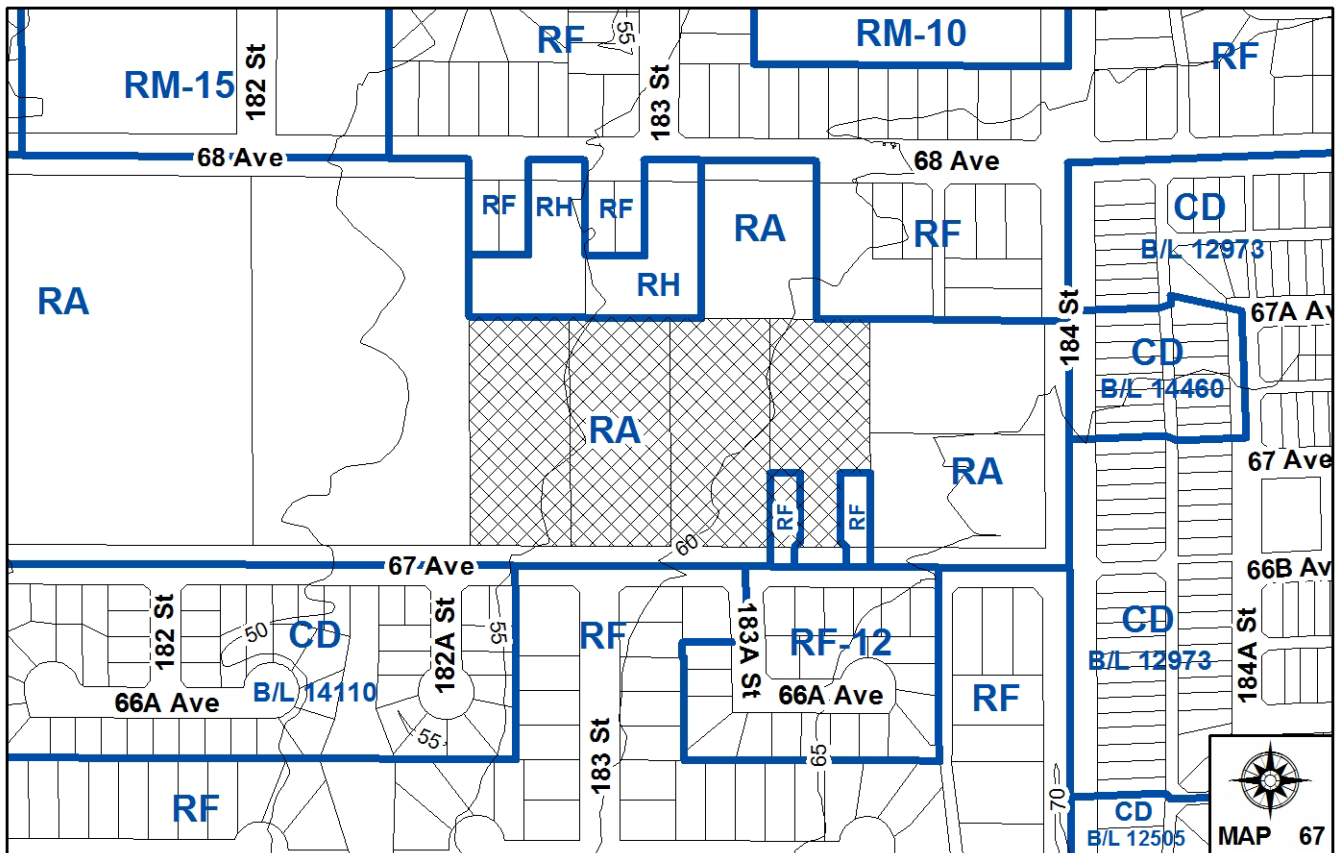
**LOCATION:** 18319, 18289, 18269, 18333 and 18341 - 67 Avenue

**OWNERS:** Athwal Construction Inc.  
 Fleetwood Commerce Court Inc.  
 Kathleen J Hansen  
 Svend Hansen

**ZONING:** RA and RF

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Townhouse (15 upa) and Single Family Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an amendment to the North Cloverdale West Neighborhood Concept Plan (NCP) from Townhouse (15 upa) and Single Family Residential to Small Lots and a minor revision to the road network.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The applicant has demonstrated community support for the proposal.
- Achieves a portion of the north/south road connecting 67 Avenue to 68 Avenue.
- The proposed single family land use complements existing developments in this area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. **a By-law be introduced to rezone 18269, 18289 - 67 Avenue and portions of 18319 and 18341 - 67 Avenue (shown as Blocks 1 and 5 on Survey Plan) from "One-Acre Residential Zone (RA)" (By-law No. 12000) and a portion of 18333 - 67 Avenue (shown as Blocks 4 on Survey Plan) from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and rezone a portion of 18333 - 67 Avenue from (shown as Block 3 on Survey Plan) "Single Family Residential Zone (RF)" (By-law No. 12000) to "One-Acre Residential Zone (RA )" (By-law No. 12000) and a date be set for Public Hearing.**
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (d) registration of a Section 219 Restrictive Covenant for "no-build" on a portion of proposed Lots 31 and 33 for the purpose of tree protection;
  - (e) the applicant address the shortfall in NCP amenity contributions to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (f) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of 18319 – 67 Avenue until future consolidation with the adjacent property at 18333/41 – 67 Avenue;
  - (h) registration of a statutory right-of-way protecting the future road through 18341 – 67 Avenue as shown on the proposed layout; and
  - (i) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the subject site from "Single Family Residential" and "Townhouse (15 upa)" to "Small Lots" when the project is considered for final adoption.

**REFERRALS**

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

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

12 Elementary students at Adams Road Elementary School  
 5 Secondary students at Lord Tweedsmuir Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by early to mid 2013.

**Parks, Recreation & Culture:** The applicant is required to pay the NCP amenity contributions as per the Townhouse (15 upa) designation in the North Cloverdale West NCP.

**SITE CHARACTERISTICS**

**Existing Land Use:** A vacant 560-square metre (6,030 sq. ft.) lot and single family dwellings on acreage parcels.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North:	Half-acre lots (under development application No. 7911-0264-00) and one-acre lot with house.	Townhouse (15 upa)	RA, RH and RF
East:	Acreage lots currently under development application No. 7911-0249-00.	Townhouse (15 upa) and Single Family Residential	RA
South (Across 67 Avenue):	Single family dwellings.	Single Family Residential and Small Lots	RF and RF-12
West:	Recently opened Adams Road Elementary School.	Elementary School	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing an amendment to the North Cloverdale West Neighbourhood Concept Plan (NCP) to redesignate the subject parcels from "Townhouse (15 upa)" and "Single Family Residential" to "Small Lots".
- In support, the applicant provided the following justification:
  - To create a townhouse development in accordance with the NCP, it would require 11 properties to be consolidated. Attempts have been made to coordinate such a land assembly, but it has proven to be unmanageable, complex, and unrealistic.
  - The applicant will pay NCP fees comparable to the adopted NCP to ensure that there is no financial shortfall in amenity fees to be collected from these properties.
  - Small lots were approved south of the school/park site on the south side of 67 Avenue in an area that was to be developed as townhouses (Application No. 7900-0028-00).
  - Multi-family developers looked at these parcels of land and even put some parcels under contract, but for financial and logistical reasons, could not pursue a townhouse development.
  - This pocket of land has been stagnant since Council approved the NCP in 1996. The proposed layout will allow this land to develop. The proposed layout reduces the need to do a complex and unrealistic land consolidation.
  - If 18294 – 68 Avenue and 18320 – 68 Avenue are developed together, the amount of road dedication and construction distributed over these two properties is very low in comparison to the lot yield achieved. This provides a realistic option to secure the future north/south road connection to 68 Avenue.
- The applicant provided a density study for the area bound by 67 Avenue to the south, 68 Avenue to the north, 184 Street to the east, and Adams Road Elementary School to the west. Based on this study, approximately 27 single family lots and 69-90 townhouses could be achieved if this area developed in accordance with the NCP. The NCP amendment that the applicant proposes results in approximately 94 single family lots (and no townhouses), resulting in a loss of approximately 2-23 dwelling units (all townhouses) compared to the current NCP designations. Given that each of the proposed single family homes will be permitted one secondary suite (since the approval of the Zoning By-law amendments on December 10, 2010), the loss of approximately 2-23 dwelling units (all townhouses) is negligible.

## DEVELOPMENT CONSIDERATIONS

### Background

- Approximately 11 properties in this portion of the NCP, bound by 67 Avenue to the south, 68 Avenue to the north, 184 Street to the east, and Adams Road Elementary School to the west have future development potential. The subject site consists of five of those properties, and totals 1.7 hectares (4.3 ac.) in size.
- Staff encouraged the applicant to acquire 18294 and 18320 – 68 Avenue so that the entire north/south road that connects 67 Avenue to 68 Avenue could be constructed. The applicant claims he made multiple attempts to purchase these two properties, but the current home owners are not interested in selling at this time.
- 18268 – 68 Avenue, which borders the subject site, is under development application No. 7911-0264-00. It proposes to amend the NCP to "Small Lots" and to rezone to RF-12 Zone.
- 6739 – 184 Street and 18375 – 67 Avenue are under development application No. 7911-0249-00. It proposes to amend the NCP to "Small Lots" and to rezone to RF-12 Zone and RF-SD Zone.
- A portion of the surrounding lands which are not under application, will remain designated as "Townhouse (15 upa)" and "Single Family Residential". These properties are anticipated to develop into RF-12 lots in the future, if the subject application, along with applications No. 7911-0264-00 and 7911-0249-00 are approved. The applicant provided a concept plan demonstrating how the surrounding lands can redevelop (Appendix VIII).

### Proposal

- The applicant is proposing to rezone portions of the subject site from "One-Acre Residential Zone (RA )" and "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)" and from "Single Family Residential Zone (RF)" to "One-Acre Residential Zone (RA )".
- Based on the Survey Plan attached as Appendix I, a portion of 18341 – 67 Avenue (Block 5 on Survey Plan) and a portion of 18333 – 67 Avenue (Block 4) will be rezoned to RF-12, a portion of 18319 – 67 Avenue (Block 2) and a portion of 18333 – 67 Avenue (Block 3) will be consolidated into 18341 – 67 Avenue and rezoned RA. All but a small portion of 18319 – 67 Avenue (Block 1) will be rezoned to RF-12.
- A total of 36 RF-12 lots and 1 RA lot are proposed for the subject site.
- The proposed RF-12 lots meet the minimum dimensional requirements of Type II RF-12 lots.
- The proposed RF-12 lots are generally consistent with the existing lots fronting the south side of 67 Avenue, across the street.
- The proposed RA lot (proposed Lot 37) is anticipated to develop into RF-12 lots in the future subject to a rezoning application.

- The width of the proposed north/south road is 20 metres (66 ft.) which permits parking on both sides of the street.
- The width of the proposed local internal road is 17 metres (55 ft.) which permits parking on one side of the street.
- The existing house on 18341 – 67 Avenue will remain until this property redevelops in the future.
- The existing homes on 18269/289/319 - 67 Avenue will be demolished. 18333 – 67 Avenue is a vacant lot.
- A statutory right-of-way will be secured on 18333 and 18341 - 67 Avenue to protect the future road as shown on the proposed layout (Appendix II).
- A concept plan provided by the applicant demonstrates how the adjacent properties can develop in the future.

#### Future North/South Road Connecting 67 Avenue to 68 Avenue

- The NCP shows a future north/south road through a portion of the subject site.
- Under completed land development application No. 7906-0222-00, a statutory right-of-way for a portion of this road was secured. Under this alignment, the north/south road would intersect 67 Avenue slightly offset from 183A Street.
- The applicant is proposing to shift a portion of the north/south road slightly to the west, such that it will align with the intersection of 183A Street and 67 Avenue.
- Although the proposed development will achieve a significant portion of the north/south road, the proposed development will not achieve the connection to 68 Avenue, which is a critical connection.
- Staff expressed serious concerns about the likelihood that the remaining portion of the north/south road would ever be built if 18294 and 18320 – 68 Avenue were not incorporated into this application.
- To address this concern, the applicant provided a feasibility study demonstrating that it is economically feasible for the remaining portion of the north/south road to be built, if 18294 and 18320 – 68 Avenue are consolidated and developed together in the future. According to the applicant, the per lot cost to develop 18294 and 18320 – 68 Avenue would be less than the per lot cost to develop the subject site.
- If the subject application is approved, it is expected that 18294/320 – 68 Avenue will be required to develop together, so that the remaining portion of the north/south road can be dedicated and built.

- In the event that 18320 – 68 Avenue develops independently in the future, a cash contribution towards 50% of the purchase and construction costs for the remaining portion of the north/south road will be required even though this property does not front the road.

### Tree Survey and Tree Preservation

- Trevor Cox of Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They are currently under review.
- The chart below provides a preliminary summary of tree retention and removal by species:

Tree Species	Total No. of Trees (On-site)	Total Proposed for Retention (On-site)	Total Proposed for Removal (On-site)
Apple	2	0	2
Birch	2	0	2
Bitter Cherry	1	0	1
Cherry Sp.	2	0	2
Cottonwood	13	0	13
Cypress	2	0	2
Douglas-fir	9	0	9
English Oak	4	2	2
Locust	2	0	2
Maple (Big leaf)	11	0	11
Maple (Red)	7	0	7
Plum	1	1	0
Red Alder	23	0	23
Western Red Cedar	4	3	1
<b>Total</b>	<b>83</b>	<b>6</b>	<b>77</b>

- All 77 trees proposed for removal are either hazardous, are located within, or near the building envelope or road dedication, or are only suitable for retention within a group of trees.
- The preliminary report indicates that of the 83 trees, 77 are to be removed. Based upon 77 trees to be removed, 118 replacement trees are required. The development proposes 101 replacement trees, leaving a deficit of 17 replacement trees. Cash-in-lieu will be provided for the trees in deficit. The average number of trees proposed per lot is 3.
- The trees to be retained on proposed Lots 31 and 33 will be protected by a Section 219 Restrictive Covenant.

### Building Scheme and Lot Grading

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision.
- A summary of the proposed building design guidelines is attached as Appendix V.



- A preliminary lot grading plan, submitted by Hunter Laird Engineering Ltd., has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

### PRE-NOTIFICATION

Pre-notification letters were sent on September 1, 2011 and staff received three responses:

- One respondent was opposed to the proposed NCP amendment from Townhouses to Single Family, and prefers that the NCP remain unchanged.

*(The applicant held a Public Information Meeting to address concerns raised by residents. The proposed NCP amendment is being reviewed within the context of several of the surrounding properties.)*

- One respondent was opposed to the alignment of the north/south road where it intersects 67 Avenue. The respondent prefers that the north/south road be placed either east of 183A Street or west of 183 Street because he does not want the road generally across from his property and feels that four-way intersections have a higher rate of accidents.

*(Transportation Division prefers that the proposed north/south road align with 183A where it intersects 67 Avenue.)*

- Two respondents support the proposed NCP amendment from "Townhouse (15 upa)" to "Single Family", but one respondent expressed concerns about school capacity and traffic movement at the intersection of 67 Avenue and 184 Street.

*(The School District makes capacity projections based on land use designations in the NCP. Traffic flows were taken into consideration when the NCP was created.)*

### PUBLIC INFORMATION MEETING

- The applicant held a Public Information Meeting (PIM) on October 12, 2011 at the Clayton Community Hall located at 18513 – 70 Avenue. Approximately 266 invitations were sent by mail informing neighbouring residents of this PIM.
- Approximately eleven residents attended the meeting. Those in attendance had an opportunity to review the proposal and discuss any concerns with the applicant and their consultant.
- A total of eight (8) comment sheets were submitted in response to the PIM. All eight responses indicated support for the proposal.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Existing NCP Plan
Appendix VIII.	Concept Plan by Applicant
Appendix IX.	Context Maps with Addresses
Appendix X.	NCP Amendment Plan

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/kms

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. 4/2/12 11:50 AM

Information for City Clerk

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

1. (a) Agent:      Name:                    Clarence Arychuk  
   Hunter Laird Engineering Ltd.  
   Address:                    65 Richmond Street Suite 300  
   New Westminster BC V3L 5P5  
   Tel:    604-525-4651 - Work
  
2.      Properties involved in the Application
  - (a)      Civic Addresses:                    18319, 18289, 18269 18333 and 18341 - 67 Avenue
  
  - (b)      Civic Address:                    18319 - 67 Avenue  
   Owner:    Athwal Construction Inc., Inc. No. 403906  
   Fleetwood Commerce Court Inc., Inc. No. 582122  
   PID:    005-527-023  
   Lot 20 Section 17 Township 8 New Westminster District Plan 56845
  
  - (c)      Civic Address:                    18289 - 67 Avenue  
   Owner:    Athwal Construction Inc., Inc. No. 403906  
   Fleetwood Commerce Court Inc., Inc. No. 582122  
   PID:    000-937-410  
   Lot 21 Section 17 Township 8 New Westminster District Plan 56845
  
  - (d)      Civic Address:                    18269 - 67 Avenue  
   Owner:    Athwal Construction Inc., Inc. No. 403906  
   Fleetwood Commerce Court Inc., Inc. No. 582122  
   PID:    005-527-031  
   Lot 22 Section 17 Township 8 New Westminster District Plan 56845
  
  - (e)      Civic Address:                    18333 - 67 Avenue  
   Owner:    Svend Hansen  
   Kathleen J Hansen  
   PID:    027-184-412  
   Lot 1 Section 17 Township 8 New Westminster District Plan BCP31858
  
  - (f)      Civic Address:                    18341 - 67 Avenue  
   Owner:    Svend Hansen  
   Kathleen J Hansen  
   PID:    027-184-421  
   Lot 2 Section 17 Township 8 New Westminster District Plan BCP31858
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone 18269 and 18289 – 67 Avenue and a portion of 18319 – 67 Avenue (Block 1 on Survey Plan) and a portion of 18333 -67 Avenue (Block 4) and a portion of 18341 – 67 Avenue (Block 5) to RF-12 and a portion of 18319 – 67 Avenue (Block 2) and a portion of 18333 – 67 Avenue (Block 3) to RA.

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	4.3
Hectares	1.7
<b>NUMBER OF LOTS</b>	
Existing	3
Proposed	34
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4m - 18.5m
Range of lot areas (square metres)	320 m <sup>2</sup> - 485 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	19 units per hectare
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	12%
Total Site Coverage	62%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW \_\_\_\_\_, OF LOT 20  
SECTION 17 TOWNSHIP 8 NWD PLAN 56845**

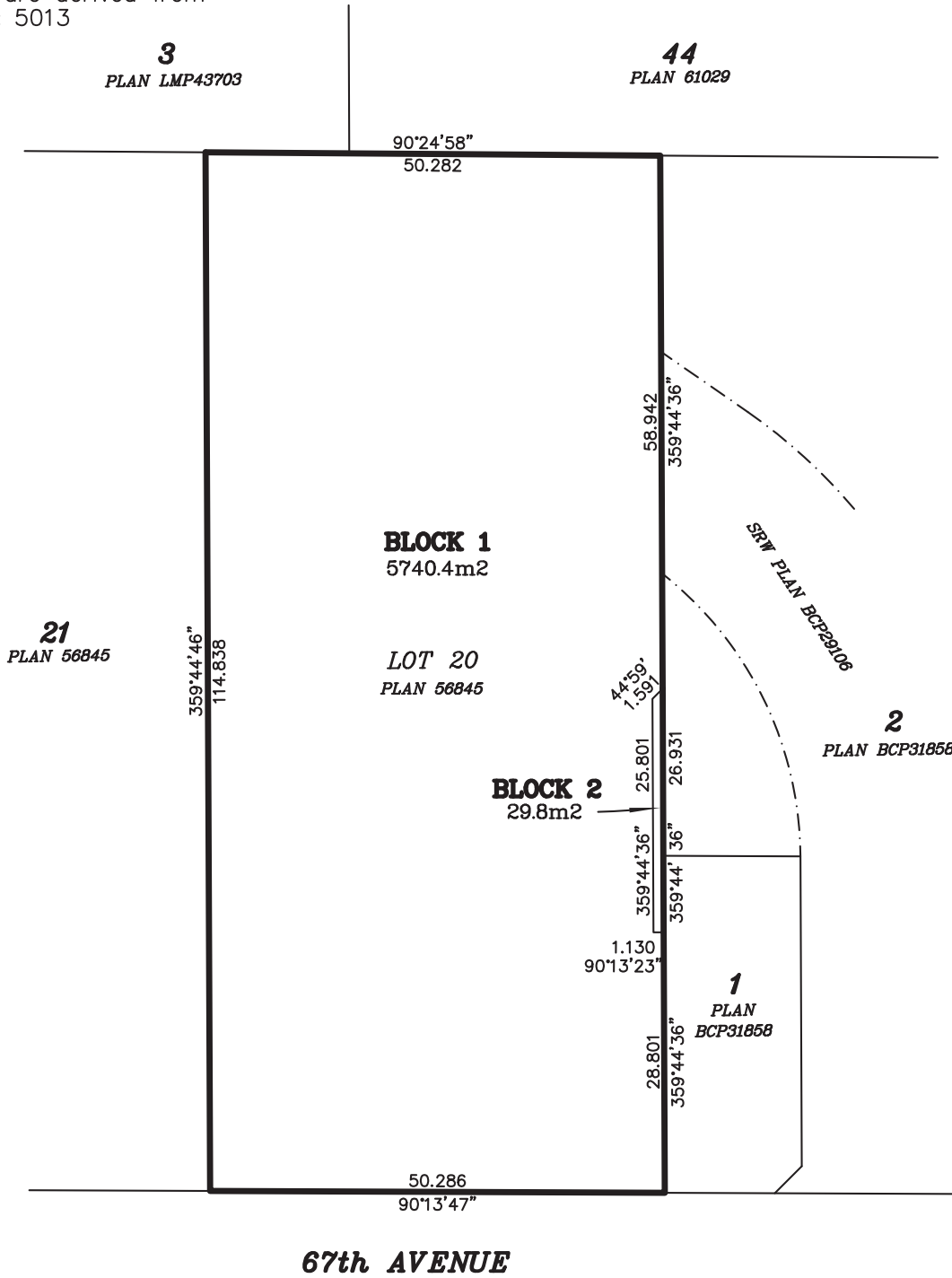
SCALE 1:750



All Distances are in Metres.

CITY OF SURREY

Grid Bearings are derived from  
OCMS 5934 & 5013



Onderwater Land Surveying  
B.C. Land Surveyors  
#104-5830 176A Street  
Cloverdale B.C.

FILE: JS1183\_RZ2

© Certified correct, completed on  
the 21st day of March, 2012

*This Plan Lies Within The  
Greater Vancouver Regional District*

B.C.L.S.

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING  
BYLAW \_\_\_\_\_, OF LOT 1 AND A PART OF LOT 2  
SECTION 17 TOWNSHIP 8 NWD PLAN BCP31858**

SCALE 1:750



All Distances are in Metres.

CITY OF SURREY

Grid Bearings are derived from  
OCMS 5934 & 5013

**44**  
PLAN 61029

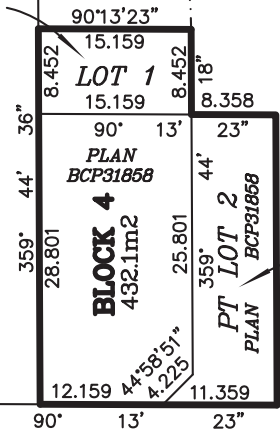
**3**  
PLAN BCP6631



**SEC 17**

**20**  
PLAN 56845

**BLOCK 3**  
A=128.1m<sup>2</sup>



**67th AVENUE**

**2**  
PLAN BCP31858

**18**  
PLAN 56845

**17**  
PLAN 56845

**3**  
PL BCP31858

**TP 88**

Underwater Land Surveying  
B.C. Land Surveyors  
#104-5830 176A Street  
Cloverdale B.C.

FILE: JS1183\_RZ1

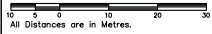
© Certified correct, completed on  
the 21st day of March, 2012

*This Plan Lies Within The  
Greater Vancouver Regional District*

B.C.L.S.

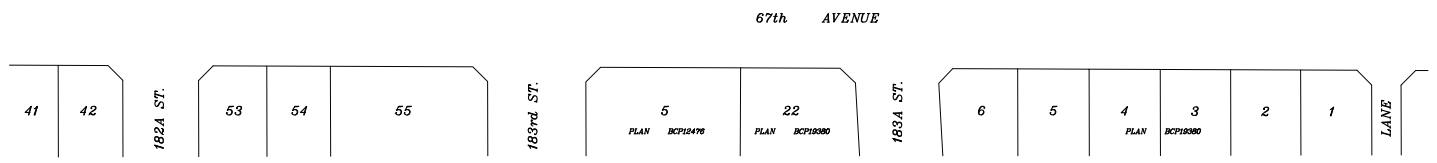
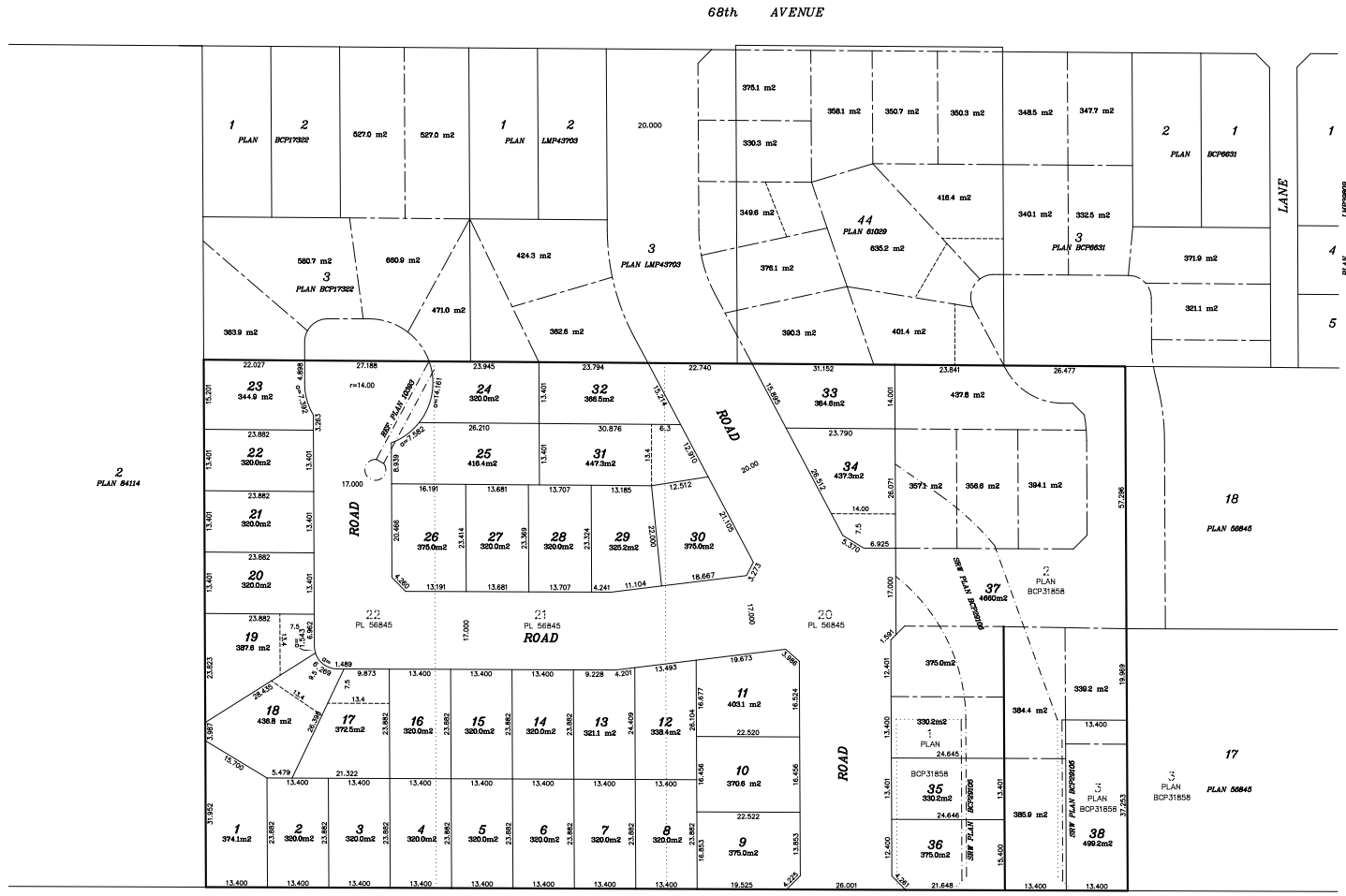
PROPOSED SUBDIVISION PLAN OF LOT 20, 21 AND 22 PLAN 56845 AND LOTS 1 AND 2 PLAN BCP31858 SECTION 17, TOWNSHIP 8 NWD

SCALE 1:500



All Distances are in Metres.  
CIVIC ADDRESSES:  
18269-18341 67th AVENUE  
SURREY, B.C.

Note: This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.



Underwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104-6630 176a Street  
Cloverdale BC  
FILE: JS1183\_P33\_PRELIM

Certified correct, complete the 16th day of February.

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

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

DATE: **March 27, 2012** PROJECT FILE: **7811-0163-00**

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RE: **Engineering Requirements  
Location: 18319/18289/18269/18333/18341 - 67 Avenue**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

**REZONE/SUBDIVISION**

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

- dedicate 20.00 metres for 183A Street;
- dedicate 17.00 metres for 67A Avenue and for 182A Street;
- provide 0.500 metre SROWs for service connections;
- provide SROW for watermain looping;
- provide offsite SROW to 68<sup>th</sup> Avenue for sanitary and storm sewers;
- dedicate or provide SROW for 4.0 metre walkway.

***Works and Services***

- construct north side of 67 Avenue;
- construct 67A Avenue and 182A Street to a limited local road standard;
- construct 183A Street to a through local road standard;
- construct 4.0 metre wide walkway connection to the adjacent school;
- construct sanitary sewers, storm sewers, and watermains to service the proposed development;
- pay SDR connections and Low Land Drainage Pump Station Levy;
- pay 100% Sanitary DCC's at subdivision.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.  
Development Project Engineer

LR





Tuesday, November 15, 2011  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 11 0163 00

**SUMMARY**

The proposed 36 Single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	12
Secondary Students:	5

September 2011 Enrolment/School Capacity

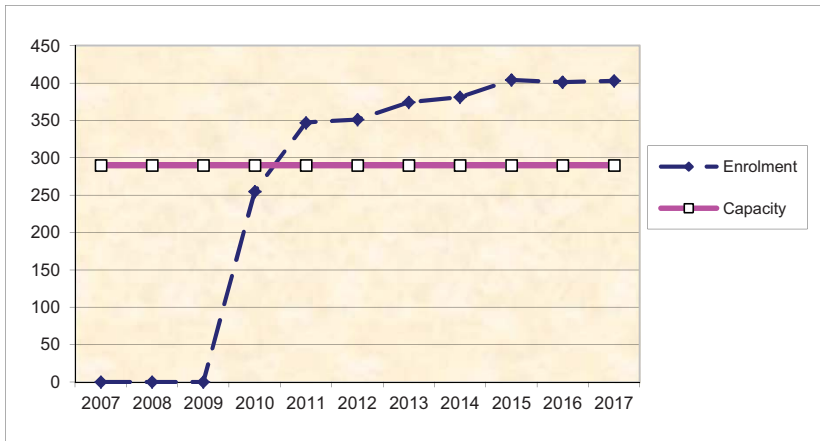
<b>Adams Road Elementary</b>	
Enrolment (K/1-7):	50 K + 297
Capacity (K/1-7):	40 K + 250
<b>Lord Tweedsmuir Secondary</b>	
Enrolment (8-12):	1820
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

**School Enrolment Projections and Planning Update:**

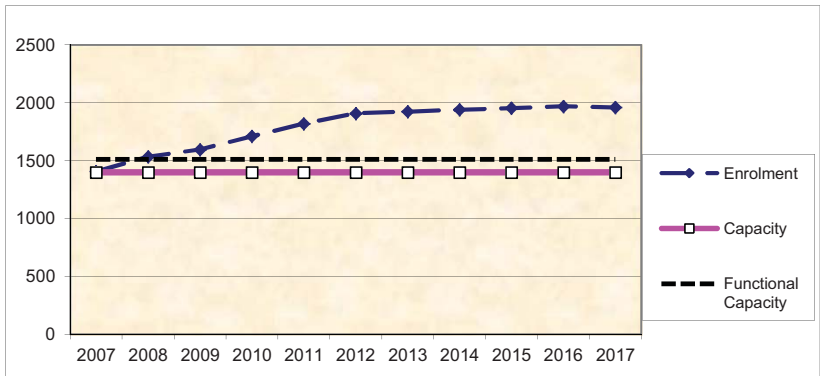
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (Adams Road Elementary Site #153) serving this neighbourhood opened in 2010-2011. The schools capacity, shown in the table below, is adjusted to full day Kindergarten implementation (reduction of Kindergarten by 40 seats-only 2 Kindergarten rooms-must accommodate two full day instead of four half day divisions)-this contributed to the school filling to capacity much faster. Overcrowding at Don Christian Elementary has been eliminated with enrolment moves to the new school. The school district is also in the process of assembling land for a proposed future secondary school in North Clayton Area (new school is proposed in year four in the 2010-2014 Five Year Capital Plan). The construction of a new secondary school is subject to future capital project approval by the Province. The proposed development will not have an impact on these projections, which are based on the residential buildout of the Land Use designations in the NCP.

**Adams Road Elementary**



**Lord Tweedsmuir Secondary**



## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 7911-0163-00  
Project Location: 18269, 18289, 18319, 18333, 18341 - 67 Avenue, Surrey  
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 new growth area. Forty one percent of homes were constructed between the 1950's and 1980's, and fifty nine percent of homes are less than 10 years old. Substantial additional new growth is expected in this area due to the number of remaining large lots and to the high value of the land in relation to the value of the old improvements.

There are a wide variety of older dwellings including a 1970's 60 foot wide Rural Heritage style Two-Storey, a 1950's 1000 sq.ft. Old Urban Bungalow, a 1970's 2500 sq.ft. West Coast Contemporary Two-Storey, a 1970's 3000 sq.ft. Rural Heritage Two-Storey, a 1970's 3500 sq.ft. Cape Cod style 1 ½ Storey home, a 1960's 2200 sq.ft. "West Coast Traditional (Rural Heritage emulation), and a 1960's, 1200 sq.ft Old Urban Bungalow. Massing designs range from "low mass – low impact", to high mass. Roof slopes range from 4:12 to 8:12. Two of the older homes have a cedar shingle roof and the others have either old interlocking type asphalt shingle roofs, or have been re-roofed with shake profile asphalt shingles. None of these homes provide appropriate architectural context for a year 2011/2012 RF-12 development.

The new homes are all 2600 – 3200 sq.ft. "Neo-Heritage" and "Neo-Traditional" style Two-Storey type. The homes have mid-scale massing designs in which various projections on the front of the home are proportionally consistent with the other projections, resulting in generally aesthetically pleasing designs. Front entrance porches / verandas range in height from one to 1 ½ storeys. Most homes are configured with a main common hip roof at an 8:12 slope, with three or more street facing common gable projections. All of the new homes have a shake profile asphalt shingle roof. Homes are clad in vinyl on the sides and rear, and combinations of vinyl, wood shingles, wood battens over Hardipanel, and stone on the front. Colours are in the neutral / natural range. Yards are landscaped to a modest to average standard for RF-12 type lots. Most of these homes can be considered context homes for the subject site, especially homes at 18359, 18368, 18362, 18358, 18356, and 18276 – 67 Avenue.

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

- 1) Context Homes: The most suitable context homes for this site are the homes located at 18359, 18368, 18362, 18358, 18356, and 18276 – 67 Avenue.
- 2) Style Character : Context homes are “Neo-Traditional” and “Neo-Heritage” styles, which are suitable for this neighbourhood.
- 3) Home Types : Dominance of Two-Storey home type (82% are Two-Storey type).
- 4) Massing Designs : Most of the surrounding new homes provide desirable massing context. The homes are well balanced and correctly proportioned.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height.
- 6) Exterior Wall Cladding : Vinyl has been used on 88% of homes in this area. Cedar siding is also evident. Wood wall shingles and wood battens over Hardipanel have been used in gable ends. Stone has been used as an accent finish on all of the new homes.
- 7) Roof surface : Roof surfaces are asphalt shingles (dominant) or cedar shingles.
- 8) Roof Slope : Roof pitch 4:12 to 12:12.

<b>Dwelling Types/Locations:</b>	Two-Storey.....	82.4%
	Basement Entry/Cathedral Entry	0.0%
	Rancher (bungalow).....	11.8%
	Split Levels.....	0.0%
	1 ½ Storey .....	5.9%

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

**Streetscape:** The streetscape is comprised of two distinctly separate character areas. Homes are either a variety of old urban styles in a variety of forms including Two-Storey, Bungalow, or 1 ½ storey, situated on large suburban / rural lots, or they are modern urban 2600-3200 sq.ft. Two-Storey Types of a "Neo-Traditional" or "Neo-Heritage" style situated on RF or RF-12 type lots. The new homes meet modern massing design standards, and have steeply sloped roofs with asphalt shingle surfaces. New homes are clad in vinyl with either cedar shakes or 1x4 battens over Hardipanel in gable ends, and all have at least a small stone accent. Yards are landscaped to a "modest to average" 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”, “Craftsman-Heritage”, or “Rural Heritage”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.

- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

## 2.2 Proposed Design Solutions:

### **Interfacing Treatment with existing dwellings)**

Strong relationship with neighbouring “context homes” in the 18200 and 18300 blocks of 67 Avenue. Homes will therefore be “Neo-Traditional”, “Neo-Heritage”, and compatible styles only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. 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, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

### **Roof Pitch:**

Minimum 7:12.

### **Roof Materials/Colours:**

Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Grey, black, 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. 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 is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

**Landscaping:**

*Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 15 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      Date: **November 13, 2011**

**Reviewed and Approved by:**

A handwritten signature in blue ink, appearing to read "Michael Egan", is written over a horizontal line.

Date: **November 13, 2011**

**TREE PRESERVATION SUMMARY**

Surrey Project No.: 11-263  
 Project Location: 18269, 18289, 18319, 18333 & 18341, Surrey BC  
 Registered Arborist: Trevor Cox, MCIP  
ISA Certified Arborist (PN1920A)  
Certified Tree Risk Assessor (43)  
BC Parks Wildlife and Danger Tree Assessor

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

1. General Tree Assessment of the Subject Site: Over five and a half acre parcel which consists of five lots and has five residences upon it. Protected sized pioneer species trees found within site.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	<u>83</u>	(A)
Number of Protected Trees declared high risk due to natural causes	<u>0</u>	(B)
Number of Protected Trees to be removed	<u>75</u>	(C)
Number of Protected Trees to be Retained (A-B-C)	<u>8</u>	(D)
Number of Replacement Trees Required (C-B) x 2	<u>114</u>	(E)
Number of Replacement Trees Proposed	<u>104</u>	(F)
Number of Replacement Trees in Deficit (E-F)	<u>10</u>	(G)
Total Number of Protected and Replacement Trees on Site (D+F)	<u>112</u>	(H)
Number of Lots Proposed in the Project	<u>36</u>	(I)
Average Number of Trees per Lot (H / I)	<u>3.1</u>	

3. Tree Survey and Preservation / Replacement Plan

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





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

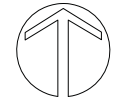
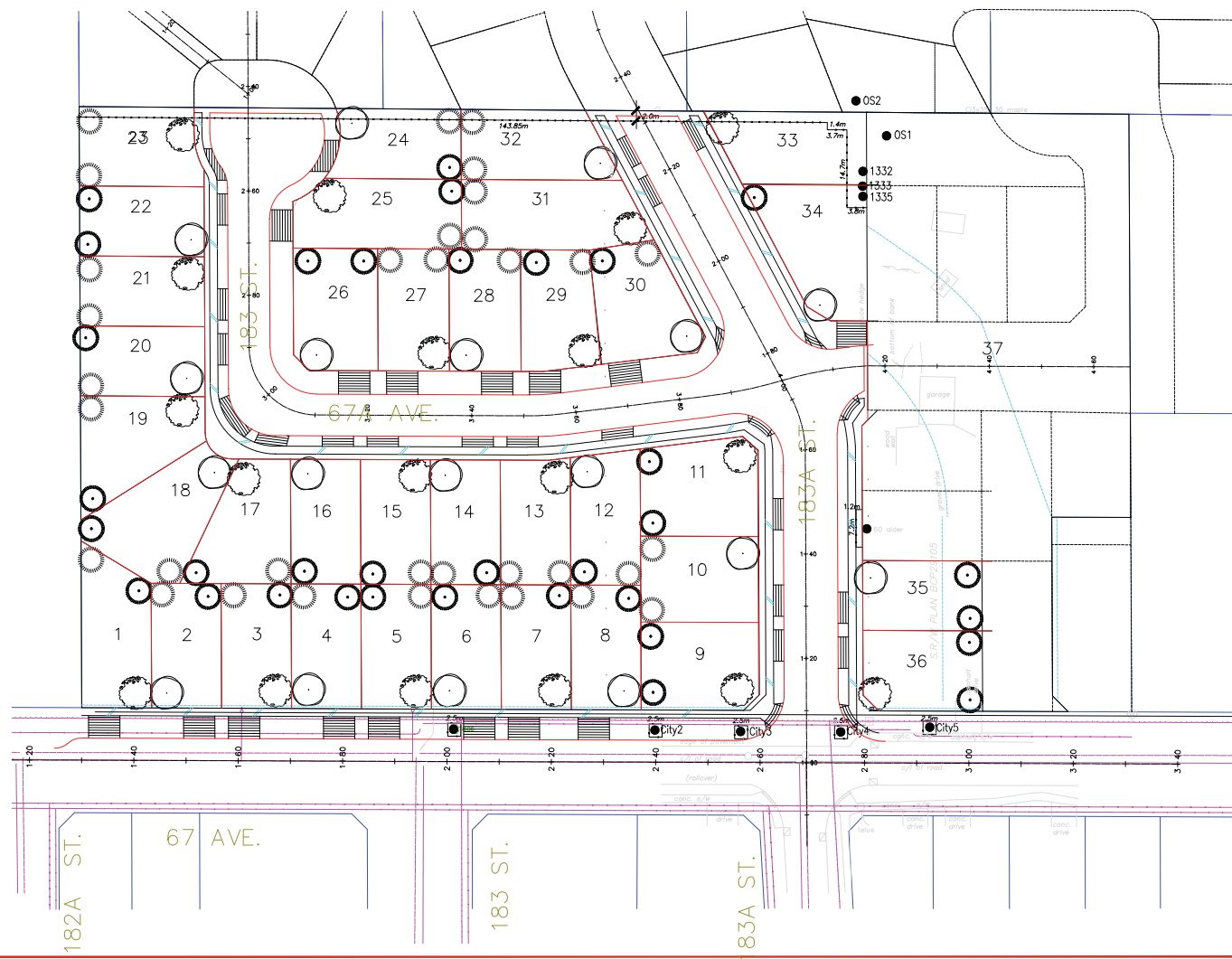
Summary prepared and submitted by:

Arborist




Jan. 16, 2012

Date

PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	MAGNOLIA SOULANGIANA	SAUCER MAGNOLIA	18	5 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	18	5 CM. CAL.	AS SHOWN	B. & B.
	PICEA PUNGENS 'GLAUCA'	BLUE SPRUCE	34	3.00 METERS	AS SHOWN	B. & B.
	PICEA OMORIKA	SEBIAN SPRUCE	34	3.00 METERS	AS SHOWN	B. & B.



**LEGEND**

-  = TREES TO BE RETAINED
  -  = TREES TO BE REMOVED
  -  = PROTECTION BARRIER
- | DATE   | REVISION                   | NO. |
|--------|----------------------------|-----|
| FEB/12 | CITY REQUEST/ROAD WIDENING | 2   |
| JAN/11 | GRADING/DRIVEWAY LOCATIONS | 1   |

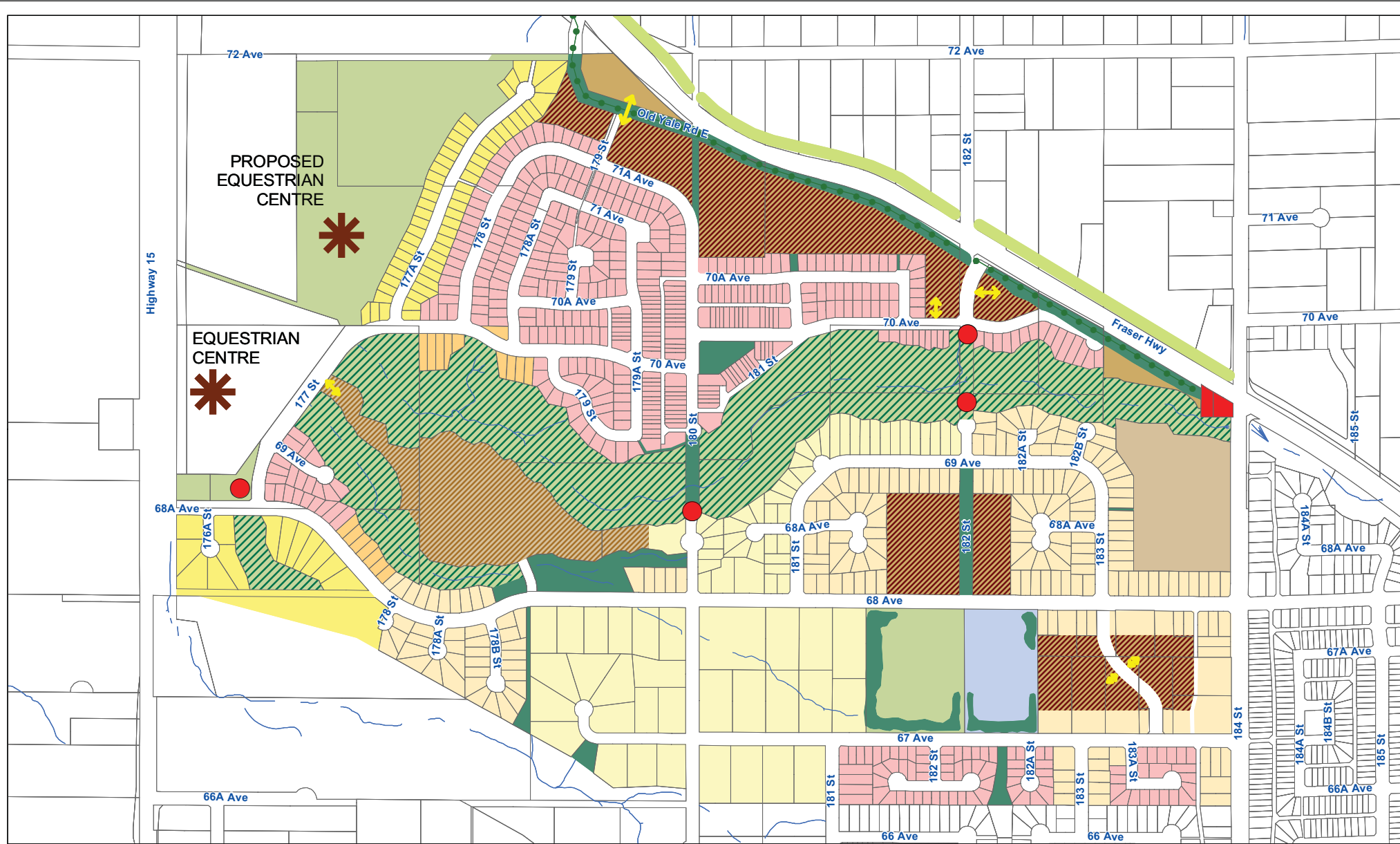
**C.KAVOLINAS & ASSOCIATES INC.**  
 BCSLA CSLA  
 2462 JONGUIL COURT  
 ABBOTSFORD, B.C.  
 V3C 3E8  
 PHONE (604) 857-2376

**CLIENT**  
 MR. CLARENCE APYCHUK  
 HUNTER LARD ENGINEERING LTD.  
 SUITE #300  
 65 RICHMOND STREET  
 NEW WESTMINSTER, B.C.  
 V3K 5P5  
 PHONE (604) 525-4851

**TITLE**  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE REPLACEMENT PLAN  
 36 LOT SUBDIVISION  
 18289, 18289, 18319, 18333, & 18341 - 67 AVENUE  
 SURREY, B.C.

SCALE	1:400	DATE	NOV/11
DRAWN	DWD		
ENGL.	DWD		
APPROV.	AS BUILT		

PRINTED	JOB No.	
	DRAWING No.	
		TR-2

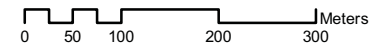


- |                                 |                                  |               |                                      |
|---------------------------------|----------------------------------|---------------|--------------------------------------|
| Existing Homes                  | Small Lots                       | Commercial    | Open Space/Linear Park/Buffer        |
| Half Acre Cluster (2 u.p.a.)    | Townhouse (9 u.p.a.)             | Creek Area    | Park                                 |
| Single Family Residential       | Townhouse Cluster (10 u.p.a.)    | Access Points | Elementary School                    |
| Single Family Cluster (6u.p.a.) | Townhouse Cluster (10-12 u.p.a.) | View Points   | Landscape Buffer & Multi Use Pathway |
|                                 | Townhouse (15 u.p.a.)            |               | Creeks                               |

### NORTH CLOVERDALE WEST LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

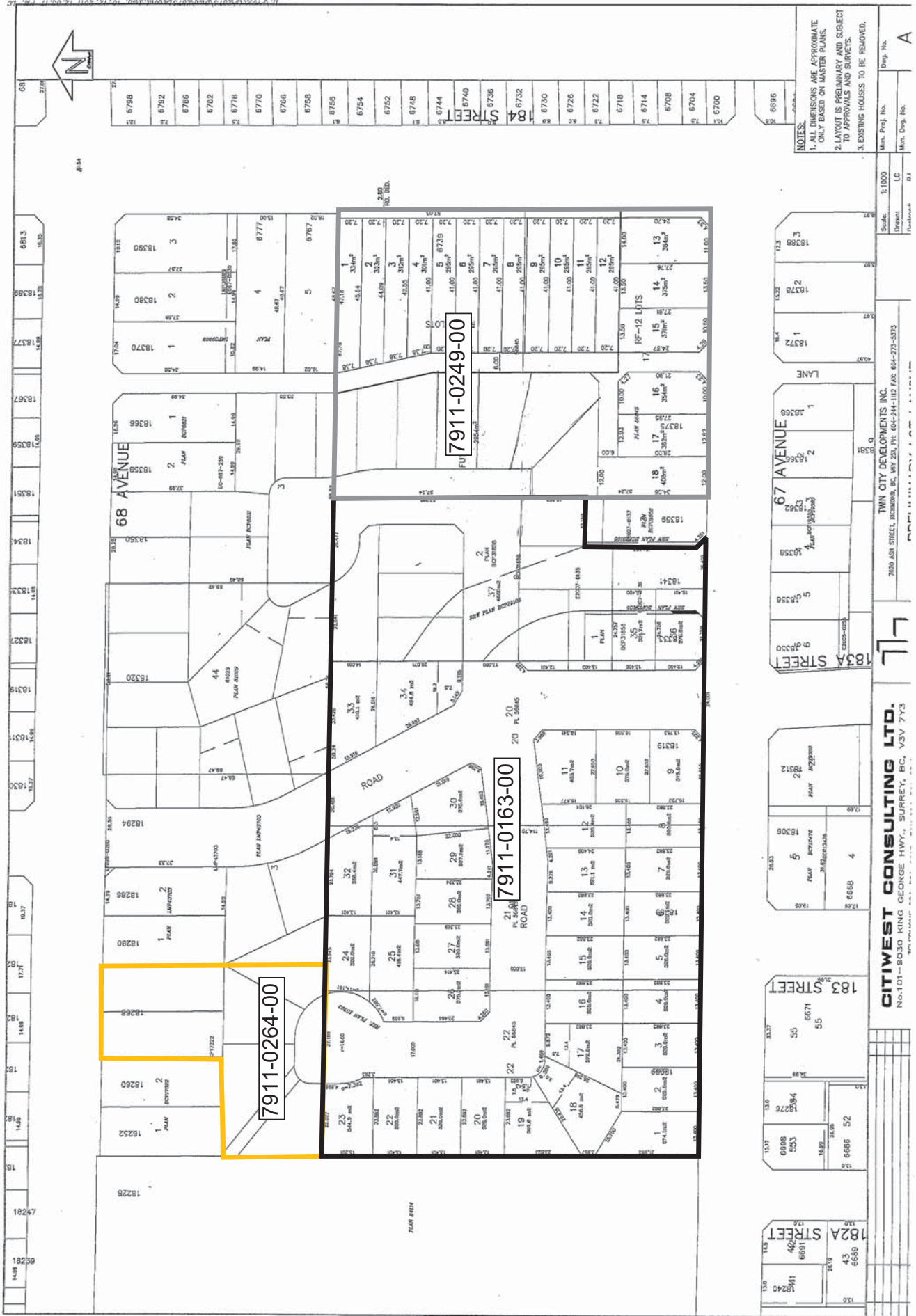
PHASE II Adopted by Council July 8, 1996 Amended 7 Feb. 2012



APPENDIX VII

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.





NOTES:  
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.  
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.  
 3. EXISTING HOUSES TO BE REMOVED.

Scale: 1:1000  
 Drawn: LC  
 Date: 15.08.2017

TWIN CITY DEVELOPMENTS INC.  
 7620 ASH STREET, RICHMOND, BC, V6V 2S1, PH: 604-244-1112 FAX: 604-270-5333

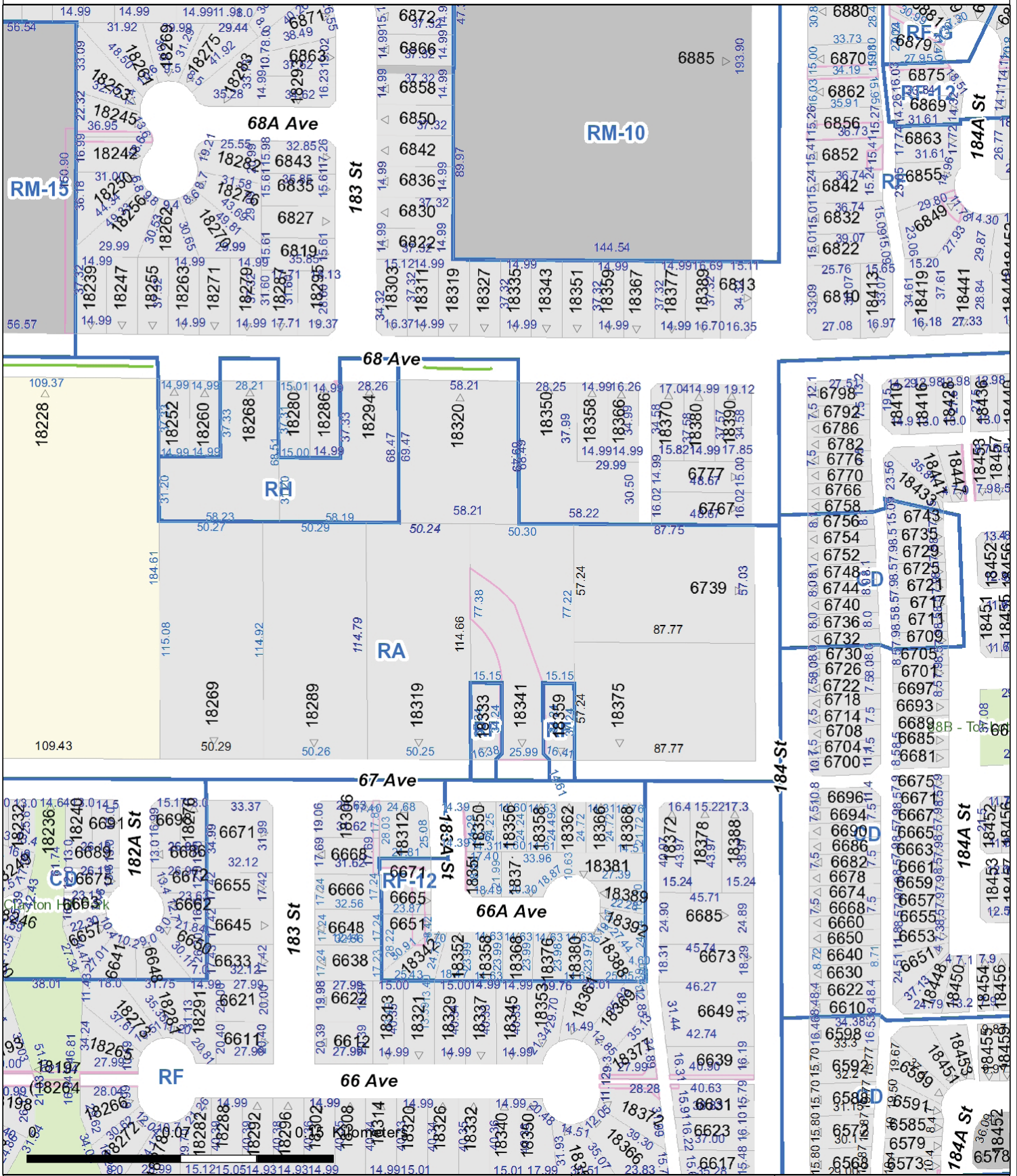
CITIWEST CONSULTING LTD.  
 No.101-9030 KING GEORGE HWY., SURREY, BC, V3V 7Y3

182A STREET  
 183 STREET  
 67 AVENUE  
 68 AVENUE

A



City of Surrey Mapping Online System

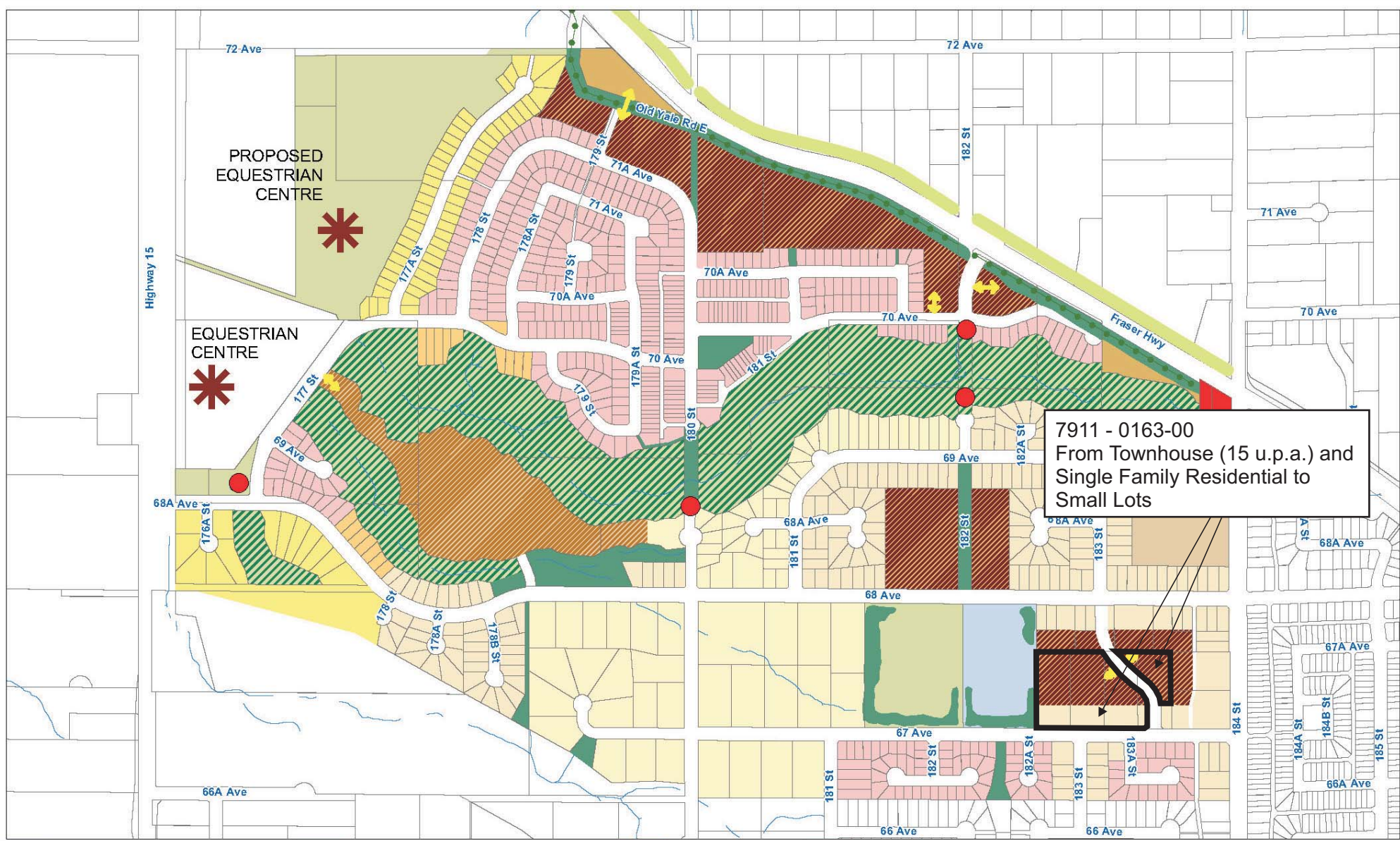


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Enter Map Description

Scale: 1:2,479

Map created on: March-20-12

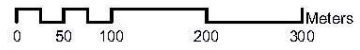


- |                                 |                                  |               |                                      |
|---------------------------------|----------------------------------|---------------|--------------------------------------|
| Existing Homes                  | Small Lots                       | Commercial    | Open Space/Linear Park/Buffer        |
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|                                 | Townhouse (15 u.p.a.)            |               | Creeks                               |

**NORTH CLOVERDALE WEST LAND USE PLAN**

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

PHASE II Adopted by Council July 8,1996 Amended 7 Feb. 2012



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