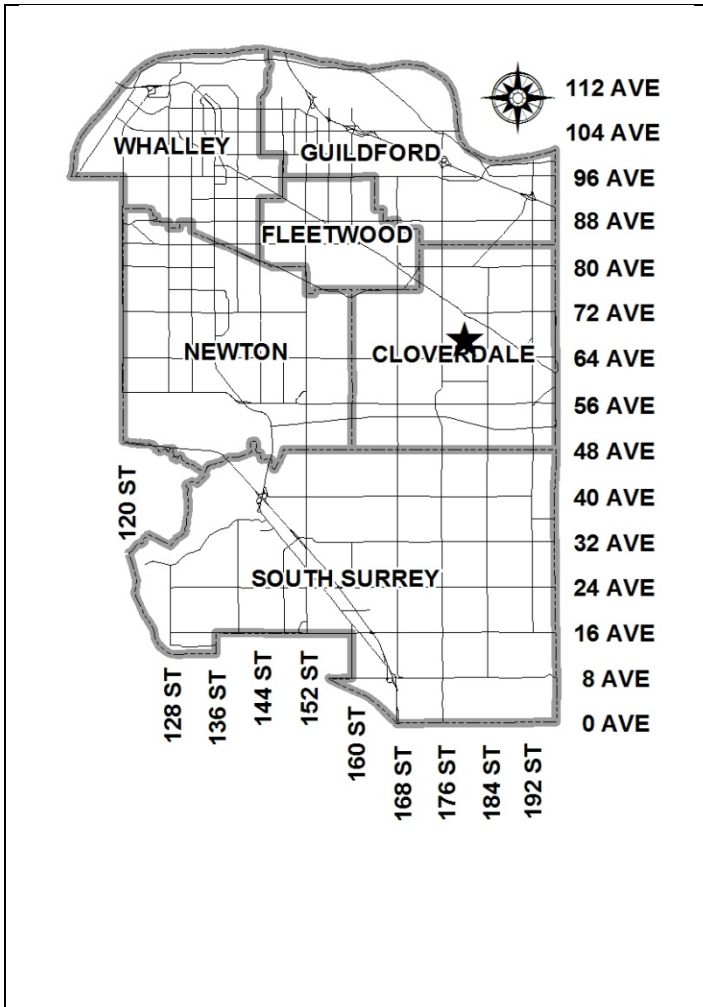


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0178-00

Planning Report Date: January 14, 2013



PROPOSAL:

- **OCF Amendment** from Suburban to Urban
- **NCP Amendment** from Existing Homes to Small Lots
- **Rezoning** from RA to CD (based on RF-12)
- **Development Variance Permit**

in order to allow subdivision into approximately 15 single family lots in North Cloverdale West.

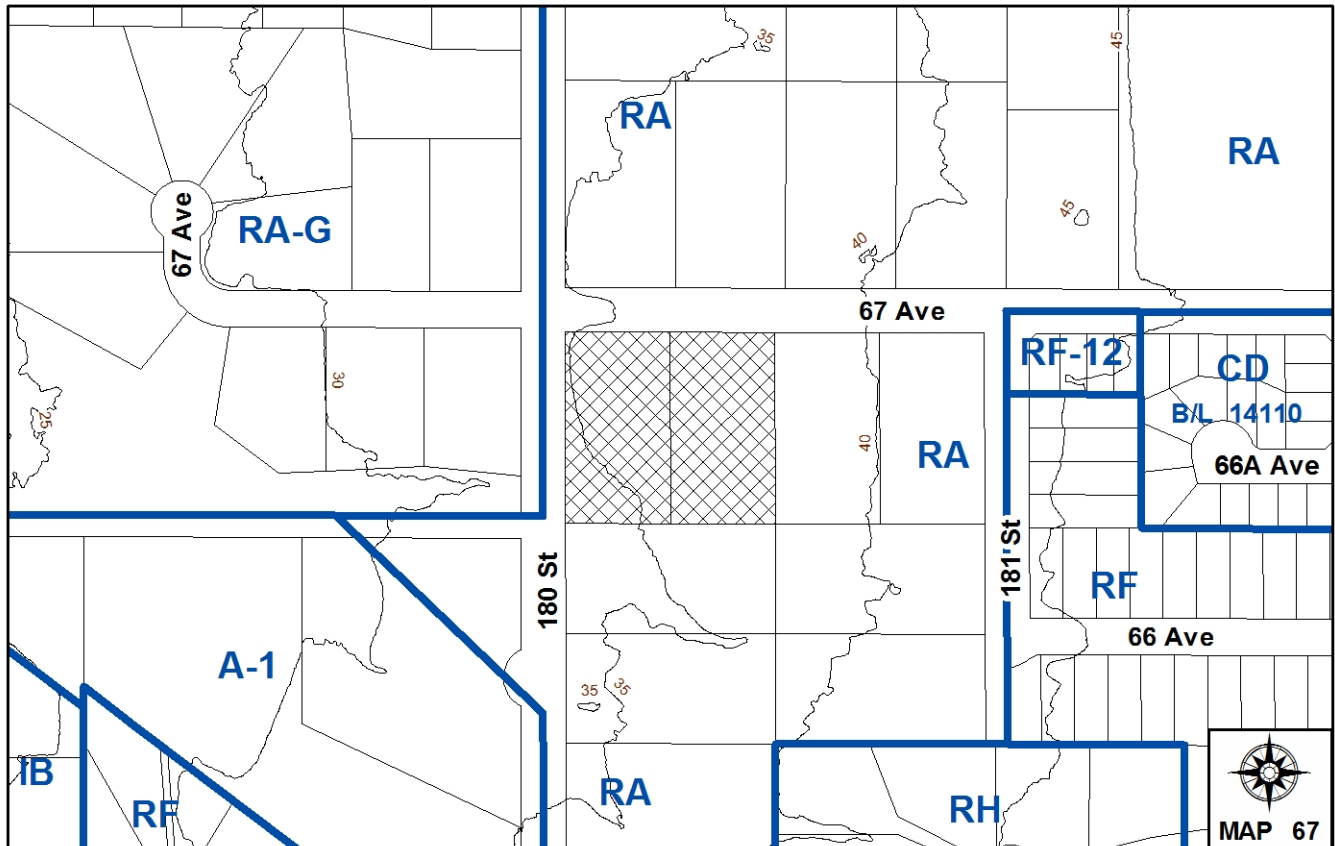
LOCATION: 18024 and 18048 - 67 Avenue

OWNERS: Wayne O Hess
 Paula J Hess
 Debra A Walker
 Gordon M Walker

ZONING: RA

OCF DESIGNATION: Suburban

NCP DESIGNATION: Existing Homes



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an amendment to the Official Community Plan (OCP) to redesignate the subject site from Suburban to Urban.
- Seeking an amendment to the North Cloverdale West Neighbourhood Concept Plan (NCP) from Existing Homes to Small Lots.
- Seeking the following reduced setbacks in the proposed CD Zone for proposed Lot 8:
 - reduced rear yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.); and
 - reduced east side yard setback from 1.8 metres (6 ft.) to 1.2 metres (4 ft.).
- Seeking the following reduced setbacks in the proposed CD Zone for proposed Lot 12:
 - reduced front yard setback from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) to the garage and to 4.0 metres (13 ft.) to the principal building; and
 - reduced rear yard setback from 7.5 metres (25 ft.) to 4.0 metres (13 ft.).

RATIONALE OF RECOMMENDATION

- There is consensus among 12 out of 13 property owners who reside on acreage parcels within the North Cloverdale NCP, to redevelop into small single family lots (refer to the Background Section in this Report).
- The current 15-lot proposal reflects the applicant's response to concerns raised by area residents to the original 18-lot proposal.
- The proposed lot sizes are compatible with the existing pattern of single family development along 67 Avenue, east of 181 Street.
- The south-west, 333-square metre (3,560 sq. ft.) portion of the subject site is riparian setback area and will be dedicated to the City, as park.
- The applicant will provide community-benefit contributions for the proposed Type 2 OCP amendment.
- The proposed variances will allow proposed Lots 8 and 12 to accommodate a standard RF-12 sized home, while protecting a Cedar tree (on proposed Lot 8) and the riparian setback area (adjacent proposed Lot 12).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site from Suburban to Urban and a date be set for Public Hearing.
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 the subject site from One-Acre Residential Zone (RA) (By-law No. 12000) to Comprehensive Development Zone (CD) (By-law No. 12000) and a date be set for Public Hearing.
4. Council approve Development Variance Permit No. 7912-0178-00 (Appendix XIV) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum rear yard setback of the proposed CD Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 8;
 - (b) to reduce the minimum east side yard setback for the proposed CD Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 8;
 - (c) to reduce the minimum rear yard setback of the proposed CD Zone from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for proposed Lot 12; and
 - (d) to reduce the minimum front yard setback of the proposed CD Zone from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) to the garage and to 4.0 metres (13 ft.) to the principal building for proposed Lot 12.
5. 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) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department;
 - (e) provision of a community benefit to satisfy the OCP Amendment policy for Type 2 OCP amendment applications;
 - (f) removal of existing buildings and structures to the satisfaction of the Planning and Development Department; and

- (g) indication of Council support of Development Variance Permit No. 7912-0178-00.
6. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the subject site from Existing Homes 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 V.

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

6 Elementary students at Adams Road Elementary School
2 Secondary students at Lord Tweedsmuir Secondary School

(Appendix VI)

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

Parks, Recreation & Culture: No concerns.

Environmental Review Committee (ERC) The ERC supports the applicant's proposal to provide and dedicate the full 15-metre (50 ft.) top-of-bank riparian setback area to the City.

SITE CHARACTERISTICS

Existing Land Use: Two single family dwellings which will be removed prior to subdivision.

Significant Site Attributes: A yellow-coded watercourse runs adjacent to the southwest corner of the subject site.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 67 Avenue):	Acreage parcels with single family dwellings.	Suburban in OCP/ Existing Homes in NCP	RA
East:	Acreage parcel with single family dwelling.	Suburban in OCP/ Existing Homes in NCP	RA
South:	Acreage parcel with single family dwelling.	Suburban in OCP (not within NCP)	RA
West (Across 180 Street):	Acreage parcel with single family dwelling and portion of park.	Suburban in OCP (not within NCP)	RA-G

BACKGROUND

- The 2-acre subject site is designated “Existing Homes” in the North Cloverdale West NCP, which was adopted by Council in July 1996. The “Existing Homes” designation was consistent with the Suburban designation in the North Cloverdale Local Area Plan (LAP) approved by Council in March 1993.
- Extensive consultation was undertaken during the development of the North Cloverdale NCP with area land owners and the general public, including six public meetings.
- During the NCP preparation process, 31 acreage lots with homes on septic systems existed in the area bounded by:
 - the school / park site on the east;
 - 66A Avenue on the south;
 - 68 Avenue on the north; and
 - the acreage parcels east of 178B Street to the west.
- At the request of the owners of the 31 acreage lots, including the subject site, their cumulative 35 acres (referred to as “existing acreage neighbourhood” in this Report) were not included in the “single family residential” designation that was placed on the lands to the east and north in the North Cloverdale West NCP (Appendix IX). The owners of these 31 parcels within the “existing acreage neighbourhood” were adamant in their position that no change in land use designation or zoning be proposed for their lots when the NCP was created in 1996.
- The North Cloverdale West NCP indicates that the “existing acreage neighbourhood” may be subdivided in the future, once the servicing was available and subject to rezoning, should the consensus of the neighbourhood change.
- Recently, 12 out of 13 acreage parcel owners who reside on lots within the eastern portion of the “existing acreage neighbourhood”, bounded by 181 Street/the park site to the east, 66A Avenue to the south, 68 Avenue to the north, and 180 Street to the west have indicated, in writing that they are now in support of the redevelopment of their acreage

parcels. The one property owner who has not indicated support for redevelopment is located on the extreme southeast corner of the subject area and has limited redevelopment potential due to a yellow-coded creek that traverses the property.

- There has not been any indication from the property owners of the RA-G-zoned lots on the western portion of the “existing acreage neighbourhood”, west of 180 Street, that they are interested in redeveloping their properties at this time.
- On June 19, 2012, a land development application (the subject application) was made to rezone and subdivide 2 of the 13 acreage parcels within the eastern portion of the “existing acreage neighbourhood” in order to create 18 Single Family Residential (12) Zone (RF-12) lots.
- However, after the application was reviewed by the Environmental Review Committee, the applicant reduced the number of proposed lots from 18 to 17 (Appendix III) in order to address concerns raised by the Environmental Review Committee with respect to the protection of the tributary of St. Gelais Brook located at the south-west corner of the subject site.
- In response to concerns raised by area residents (see Public Input and Response Section) the applicant agreed to further reduce the number of proposed lots from 17 to 15 (Appendix II). In order to accommodate this revised 15-lot proposed subdivision, the applicant is proposing the site be rezoned to a Comprehensive Development (CD) Zone, based on the RF-12 Zone, in order to accommodate the proposed lot dimensions.
- Area residents were apprised of both the proposal to create 17 RF-12 lots and the revised proposal to create 15 lots and both proposals elicited a great deal of reaction both supporting and opposing the proposals.
- A petition was signed by 12 of the 13 acreage parcel owners within the eastern portion of the “existing acreage neighbourhood”, supporting the applicant’s proposal to create 17 RF-12 lots, and opposing the rezoning and subdivision of the subject site into lots larger than the lot sizes permitted in the RF-12 Zone.
- Another petition opposing the rezoning and subdivision of the subject site into single family lots that are smaller than the lot sizes permitted in the Single Family Residential (RF) Zone was signed by approximately 42 area households who reside outside of the eastern portion of the “existing acreage neighbourhood”.

PUBLIC INPUT AND RESPONSE

Comments from Residents Supporting RF-12 Lots Only

- As noted previously in this Report, 12 of the 13 landowners in the eastern portion of the “existing acreage neighbourhood” have expressed support for the redevelopment of their acreages.

- Many of the 12 acreage owners who have indicated that they support the redevelopment of a portion of the “existing acreage neighbourhood” have lived on their properties for many years, with a number of the owners residing in the area prior to the preparation of the North Cloverdale West NCP.
- A number of these residents have indicated that they are now at a point in their life where they wish to sell their properties in order to retire elsewhere and/or to pursue other activities.
- Comments from the 12 households who signed the petition opposing lot sizes larger than the RF-12 Zone are summarized below (with staff comments in italics):
 - An important goal for these acreage landowners is to maximize the number of lots that can be achieved with the redevelopment of the acreage properties in the area and that, currently, RF-12 lots appear to be more “desirable” from the perspective of the consumer than RF lots. These acreage landowners have indicated that RF-12 lots are consistent with the majority of other single family lots in the area, particularly along the south side of 67 Avenue between 181 Street and 184 Street, where approximately 80% of the lots within this portion of the NCP are small lots.

(Under the original North Cloverdale West NCP, the area on the south side of 67 Avenue between 181 and 184 Streets was designated for townhouse development. Over time, however, small single family lots were approved and developed instead, and, as a result, the majority of lots along the south side of 67 Avenue are comprised of small single family lots. There are, however, some RF lots on the south side of 67 Avenue and on 66 Avenue.

It should also be noted that there is a rezoning and subdivision application (Application No. 7911-0163-00, currently at Third Reading) to create 36 RF-12 lots on three, large acreage parcels on the north side of 67 Avenue, just east of the Adams Road Elementary School site. Additionally, to the east of Application No. 7911-0163-00, another project (Application No. 7911-0249-00 at Third Reading), proposes to rezone and subdivide to create 12 RF-SD lots and 6 RF-12 lots. These applications (Appendix XI) received little to no opposition from area residents.

The remaining lots on the north side of 67 Avenue between 181 Street and 184 Street are a mix of older RF and RA zoned properties and it is anticipated that these properties will also redevelop to higher residential densities in the future as well. It should be noted that the lots on the north side of 68 Avenue to the north of the eastern portion of the “existing acreage neighbourhood” are comprised of larger RF lots that have been developed to the maximum density envisioned under the North Cloverdale West NCP.)

- The acreage landowners also acknowledge that there have been concerns raised in Surrey recently with respect to parking issues that accompany some small lot developments. The acreage owners have indicated that each dwelling on any proposed RF-12 lot will have a double garage and space for two cars to park in the driveway in front of the garage and, as a result, no on-street parking issues should occur with the development of RF-12 lots.

(In addition to on-site parking, on-street parking is proposed on both sides of the proposed east/west road.)

Comments from Residents Supporting RF or Larger Lots

- A petition expressing opposition to the subject lands being rezoned to permit lot sizes smaller than those found in the RF Zone was signed by approximately 42 households and submitted to the City.
- Nineteen of the households signing the petition are located on 66 Avenue, a cul-de-sac east of 181 Street and which is characterized by RF-zoned lots (this cul-de-sac lies outside of the North Cloverdale West NCP boundaries.).
- Nine households who reside at the intersection of 181 Street and 67 Avenue also signed the petition, as did nine owners of acreage parcels who reside in the western RA-G-zoned portion of the “existing acreage neighbourhood”.
- One landowner within the eastern portion of the “existing acreage neighbourhood” also signed the petition as did the owner of an acreage lot on 181 Street, southeast of the subject site. (It should be noted that this acreage property on 181 Street lies outside of the North Cloverdale West NCP boundaries.)
- The location of those signing the petition opposing the proposal is graphically represented in Appendix XI.
- Concerns from the approximately 42 households who signed the petition opposing lot sizes smaller than the RF Zone are summarized below (with staff comments in italics):
 - Density / Lot Sizes: Several area residents do not support lot sizes smaller than the 560 sq.m. (6,000 sq.ft.) of the RF Zone. The proposed lot sizes are reportedly out of character and too dense for this area. The small lots do not provide enough private outdoor space. The immediate area is characterized by large, suburban lots with large homes. Future development in this area should be compatible with existing development.

(As noted previously, approximately 80% of the lots on the south side of 67 Avenue between 181 Street and 184 Street are RF-12 zoned lots or zoned CD to permit small lots but there a few RF lots along the south side of 67 Avenue. Four lots along 180 Street south of 67 Avenue, as well as all the lots on 66 Avenue east of 180 Street are zoned RF.

As noted previously, there is a rezoning and subdivision application (Application No. 7911-0163-00, currently at Third Reading) to create 36 RF-12 lots on three, large

acreage parcels on the north side of 67 Avenue, just east of the Adams Road Elementary School site plus the other applications cited previously.

The landowners in the western portion of “existing acreage neighbourhood” have indicated that they do not wish to redevelop their lands at this time. As a result, it is uncertain when, or if, these acreages will redevelop at some time in the future and, if they do redevelop, what form this redevelopment will take, or if these acreage parcels will remain zoned RA-G in perpetuity.

There are five acreage parcels zoned RA to the south of the subject site in the area bounded by 180 Street on the west, 181 Street on the east, and St. Gelais Brook on the south. All of these acreage properties lie outside of the North Cloverdale West NCP. As all of these properties are impacted by St. Gelais Brook and its tributaries, it is unclear at this time in any of these properties have any redevelopment potential.

The two acreage lots to the east of the subject site and the acreage lots to the north across 67 Avenue also have redevelopment potential but the form of this redevelopment will depend on the outcome of the subject application, site specific constraints and input from referral agencies and the public.

Therefore, it appears that, if only the existing and proposed lots within the North Cloverdale West NCP to the east of the subject site are considered, the vast majority of these lots are zoned RF-12 or CD to permit small lots. Even if the RF-zoned lots on the 66 Avenue cul-de-sac are included in a review of lot sizes to the east of the subject site, the predominant form of development is based on RF-12 and CD Zones that permit small lots.

The applicant has agreed to revise the previously proposed 17-lot subdivision to a 15-lot subdivision and thereby increase the lot widths along 67 Avenue so that the spacing and widths of homes built on these lots would resemble a streetscape found on a typical street of RF-zoned lots.

Under the proposed 15-lot subdivision, lot sizes will range from 370 square metres (4,000 sq. ft.) to 440 square metres (4,750 sq. ft.), which is larger than the 36 RF-12 lots proposed under development application No. 7911-0163-00 (Third Reading), immediately east of Adams Road Elementary School.)

- **Traffic / Parking:** Residents fear that densifying this area could create additional parking shortages and congestion. Some residents indicated they moved out of East Clayton into this area, due to the parking issues in East Clayton.

(The current proposal will provide an additional east/west road that is intended to connect 180 Street to 67 Avenue once the lots to the east (18072 – 67 Avenue and 6677 – 181 Street) redevelop in the future. This road was initially proposed to connect to 181 Street, however, residents commented that headlights from east-bound vehicles traveling on this road could impact three existing homes located at 6648/58/70 – 181 Street.

Each of the proposed lots can accommodate a double wide garage and two parking spaces on the driveway.)

- School capacity: Adams Road Elementary School is over capacity and contains several portables. The portables are occupying outdoor recreation space.

(The proposed 15-lot subdivision was forwarded to the Surrey School District for their review and comment. The School District is aware of overcrowding issues at Adams Road Elementary School, and is working with the School Board on options to address the capacity issues.)

- Trees: The proposed development would result in the loss of several mature trees. The smaller lot sizes (RF-12) make it difficult to retain large trees. Many residents walk through this area en-route to the Cloverdale Greenway, located in the BC Hydro right-of-way corridor to the south. The existing trees and greenery on the subject property add to the ambience and serenity of the area.

(Based on the preliminary Arborist Report submitted by the applicant, 25 trees out of the 33 existing trees on the subject site are proposed for removal. Trees proposed for removal are located within the building envelope or road dedication area. Forty-four replacement trees are proposed which results in an average of 3.3 trees per lot.)

- Watercourse: The riparian (top-of-bank) setback area of an existing watercourse traverses the southwest corner of the subject property. The riparian area should be adequately protected.

(This application was presented to the Environmental Review Committee (ERC) on September 19, 2012. The ERC commented that an encroachment into the riparian area would not be supported. The applicant's current layout proposes to dedicate the full 15-metre (50 ft.) riparian setback area to the City, which is consistent with the recommendation of the ERC.)

- Parkland: Several residents indicate that there is not sufficient active-use parkland in the area as North Cloverdale West Park (next to Adams Road Elementary School) is generally reserved for organized sports events, such as baseball games and practices, and is rarely available for casual use.

(The Parks, Recreation & Culture Department has been apprised of this concern and currently has no plans for additional active-use parkland in this area.)

- Several residents are concerned that the proposed project will set a precedent to redevelop the remaining acreage parcels into small lots, and inquired if there is a layout for the remaining acreage parcels, east of 180 Street, north of 67 Avenue.

(Although the type of zoning and lot sizes finally achieved on the subject site may have some influence on the redevelopment of the acreage parcels north of 67 Avenue, final rezoning and lot layout is contingent on a number of factors, including, but not limited to, site specific conditions and constraints, referral agency comments, and public input, as well as compatibility with surrounding land uses.

It should be noted that a land development application (Application No. 7912-0260-00) has been submitted to propose the rezoning and subdivision of the two acreage parcels on the north side of 67 Avenue, directly north of the subject site, into 21 RF-12-zoned-lots. As part of this other application, the applicant will be required to

prepare a plan to demonstrate how the entire block north of 67 Avenue and east of 180 Street can redevelop. The applicant will be required to hold a Public Information Meeting to allow the public to review and comment on both the proposed block plan and the proposed rezoning and subdivision layout.)

DISCUSSION

- As noted previously in this Report, the North Cloverdale West NCP contains a provision that permits the redevelopment of the “existing acreage neighbourhood”, once servicing is available, if there is a consensus amongst the land owners to do so. As noted previously, 12 of the 13 property owners within the eastern portion of the “existing acreage neighbourhood” have indicated that they support redevelopment of their properties.
- However, there does not appear to be any consensus amongst area residents as to what form this redevelopment should take.
- It appears that the community is divided into two groups. One group supports an RF-12 option only and the other group only supports an RF, or larger, option.
- Both groups have been in contact with staff on numerous occasions and have provided a great deal of information supporting their respective positions. Staff have also met with each group individually to obtain a better understanding of their position and concerns or objections.
- Working with the applicant, staff developed what was considered to be a compromise proposal that reduced the proposed density of the project by reducing the number of proposed lots from 17 to 15 that created wider, shallower lots along 67 Avenue that would result in a streetscape similar to the streetscape found on a typical street of RF-zoned lots.
- However, it appears that this compromise proposal is not supported by either group, who appear firm that either RF-12 lots only, or RF lots only, depending on the group, is the only acceptable and appropriate form of redevelopment.
- In order to respond to concerns raised by area residents to the proposed 17-lot RF-12 proposed subdivision, the applicant worked with staff to revise the original proposal. As a result, the applicant can support the proposed 15-lot subdivision.

Proposed 15-lot Subdivision Based on CD Zone

- The applicant proposes to rezone the subject site from One-Acre Residential Zone (RA) to Comprehensive Development Zone (CD) based on the Single Family Residential (12) Zone (RF-12) in order to permit the creation of 15 single family lots.
- The intent of the proposed CD Zone is to blend aspects of the RF and RF-12 Zones. More specifically, the proposed CD Zone requires the following (see CD By-law section of this Report for more details):
 - lot widths that exceed the minimum 15-metre (50 ft.) lot width of the RF Zone;
 - lot areas that exceed the minimum 320 sq.m. (3,445 sq.ft.) lot area of the RF-12 Zone; and

- side yard setbacks reflect the 1.8 metres (6 ft.) of the RF Zone, and not the 1.2 metres (4 ft.) of the RF-12 Zone.
- Twelve of the 15 proposed lots are approximately 400 square metres (4,300 sq. ft.) or larger. Although these lot areas are less than the minimum lot size of the RF lot, they are larger than the minimum lot area of a typical Type II RF-12 lot.
- It appears that 4-5 more existing trees on the subject site may be retained than under the 17-lot proposal.

JUSTIFICATION FOR PROPOSED OCP AND NCP AMENDMENTS

OCP Amendment

- A Type 2 Official Community Plan (OCP) amendment is proposed to redesignate the subject site from Suburban to Urban.
- A Type 2 OCP amendment requires the applicant to demonstrate significant community benefit to alleviate any additional pressure placed in the area, as a result of the proposed development.
- The applicant has agreed in writing, to provide a voluntary community benefit contribution for the proposed Urban single family lots in the amount of \$4,750 per lot. This contribution will be collected prior to the project being considered for final adoption, and is consistent with other Type 2 OCP amendments for single family development.
- The proposed Urban designation is consistent with the existing Urban designation on lands east of 181 Street, between 66 Avenue and 67 Avenue, approximately 100 metres (330 ft.) east of the subject site.

NCP Amendment

- An amendment to the North Cloverdale West Neighbourhood Concept Plan (NCP) is required to redesignate the subject site from Existing Homes to Small Lots.
- In support of the proposed NCP Amendment, the applicant provided the following justification:
 - The conventional single family lot has changed since 1996 when the North Cloverdale West NCP was approved. At that time, 560-square metre (6,000 sq. ft.) lots were the predominate form of single family lots. Today, the conventional single family form of housing is based on the RF-12 Zone. With the 2-car side-by-side garage and front driveway, RF-12 homes typically provide four off street parking spaces per home, which is comparable to an RF lot.
 - RF-12 lots are more compatible with the subject area compared to RF-9 type lots or townhouses.

- All proposed lots are greater than 15.5 metres (50 ft.) wide, which exceeds the minimum width of the RF Zone.
- RF-12 type housing provides an alternative form of ground-oriented housing that is considered suitable for family housing and more affordable than the homes built on RF type lots.
- The proposed development is located in close proximity to existing amenities including a neighbourhood park and Adams Road Elementary School.
- Several applications have amended the North Cloverdale West NCP from Single Family Residential to Small Lots, specifically:
 - south of 67 Avenue, east of 181 Street, Application No. 7900-0028-00 created approximately 54 small lots and Application No. 7904-0126-00 created approximately 21 small lots; and
 - south of Fraser Highway and north of the North Creek greenbelt, Application No. 7907-0090-00 created approximately 67 small lots; Application No. 7904-0364-00 created approximately 32 small lots; and Application No. 7902-0358-00 created approximately 41 small lots.
- The applicant will also be required to provide amenity contributions in accordance with the provisions for Neighbourhood Concept Plans in Schedule G of the Zoning By-law.

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.

DEVELOPMENT CONSIDERATIONS

Proposed CD By-law

- The proposed CD By-law is based generally on the Single Family Residential (12) Zone (RF-12) with some allowances made to be more compatible with the RF lots east of 181 Street.
- The table below provides a comparison between the RF-12 Zone, RF Zone and the proposed CD By-law:

	RF-12 Zone (Type II lots)	RF Zone (lots ≥560 sq. m.)	Proposed CD By-law
Principal Building Setbacks			
Front yard:	6.0 m. (20 ft.)	7.5 m. (25 ft.)	6.0 m. (25 ft.)
Rear yard:	7.5 m. (25 ft.)	7.5 m. (25 ft.)	7.5 m. (25 ft.)
Side yard:	1.2 m. (4 ft.)	1.8 m. (6 ft.)	1.8 m. (6 ft.)

	RF-12 Zone (Type II lots)	RF Zone (lots ≥560 sq. m.)	Proposed CD By-law
Flanking side yard:	2.4 m. (8 ft.)	3.6 m. (12 ft.)	3.6 m. (12 ft.)
Unit Density	25 dwelling units per hectare (10 upa)	15 dwelling units per hectare (6 upa)	21 dwelling units per hectare (8 upa)
Floor Area Ratio (FAR)	0.70	0.48	0.70
Maximum House Size	260 sq. m. (2,800 sq. ft.)	330 sq. m. (3,550 sq. ft.)	280 sq. m. (3,000 sq. ft.)
Subdivision (Lot Size)	<u>Interior Lot:</u> Lot area: 320 sq. m. (3,445 sq. ft.) Lot width: 13.4 m. (44 ft.) Lot depth: 22 m. (72 ft.) <u>Corner Lot:</u> Lot area: 375 sq. m. (4,037 sq. ft.) Lot width: 15.4 m. (50 ft.) Lot depth: 22 m. (72 ft.)	Lot area: 560 sq. m. (6,000 sq. ft.) Lot width: 15 m. (50 ft.) Lot depth: 28 m. (90 ft.)	<u>Interior Lot:</u> Lot area: 370 sq. m. (4,000 sq. ft.) Lot width: 15.5 m. (50 ft.) Lot depth: 22 m. (72 ft.) <u>Corner Lot:</u> Lot area: 400 sq. m. (4,300 sq. ft.) Lot width: 15.5 m. (50 ft.) Lot depth: 22 m. (72 ft.)
Lot Coverage	50%	40%	45%

- The requirements of the proposed CD By-law attempt to address the compatibility of the proposed lots with existing RF and larger small lots in the area as follows:
 - Lot widths (15.5 metres) that are compatible with the RF-12 and CD zoned lots that currently front the south side of 67 Avenue, between 181 Street and 184 Street that generally range in width from 12 metres (40 ft.) to 16.5 metres (54 ft.).
 - Lot areas (generally around 400 sq. m.) that are compatible with the areas of existing RF-12 and CD zoned lots along 67 Avenue that generally range in size from 250 square metres (2,700 sq. ft.) to 660 square metres (7,100 sq. ft.).
 - As a result, lot widths and building setbacks will be similar to a streetscape found on a typical street of RF-zoned lots. As a result, the streetscape achieved along 67 Avenue should be compatible with the streetscape of nearby RF-zoned lots on 181 Street south of 67 Avenue.
- To illustrate the proposed streetscape, Mike Tynan (the applicant's design consultant) has provided a conceptual drawing showing the spacing and widths of future homes along the 67 Avenue frontage of the subject site (Appendix XIII). For comparison purposes, a typical streetscape for Type II RF-12 lots was included with this conceptual drawing.

Building Scheme and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings, proposed a set of building design guidelines.
- A summary of the proposed building design guidelines is attached as Appendix VII.
- A preliminary lot grading plan, submitted by Hunter Laird Engineering Ltd. is under review.
- The applicant proposes in-ground basements on all lots. However, final confirmation whether in-ground basements are achievable will be determined once final engineering drawings have been reviewed and accepted by the City's Engineering Department.

Tree Survey and Preservation Plan

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

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Cherry / Plum	1	1	0
Douglas Fir	2	1	1
Deodora Cedar	1	0	1
Maple (Bigleaf)	3	0	3
Maple (Norway)	1	0	1
Mountain Ash	1	0	1
Scots Pine	3	2	1
Sitka Spruce	2	0	2
Weeping Willow	2	0	2
Western Hemlock	1	0	1
Western Redcedar	16	4	12
Total	33	8	25

- Based on the proposed tree retention, Mike Tynan provided a footprint feasibility study for the proposed lots. Most lots can accommodate a home that achieves the maximum floor area ratio (FAR).
- The preliminary Arborist Report rated all on-site trees as being in "fair" condition. The most notable trees include clusters of Western Redcedar trees on proposed Lots 5, 7 and 10 and are noted as having good or moderate retention potential.
- Based on the applicant's initial 18-lot proposal, four trees were proposed to be retained. Due to the larger lot sizes of the revised 15-lot layout, 8 trees are proposed to be retained. A ninth tree (Cedar) can potentially be retained on proposed Lot 8. Several additional trees were considered for retention, however, based on a footprint feasibility study by the applicant's design consultant, additional trees could not be retained.

- All 25 trees proposed for removal are located within, or near the building envelope or road dedication, or are only suitable for retention within a group of trees.
- Based upon 25 trees to be removed, 44 replacement trees are required. The development proposes 42 replacement trees, leaving a deficit of 2 replacement trees. Cash-in-lieu will be provided for the trees in deficit. The average number of trees proposed per lot is 3.3.

Riparian Area / Ecosystem Management Study

- The yellow-coded watercourse (Class B) adjacent the subject site, flows west, and connects to St. Gelais Brook, a red-coded watercourse approximately 100 metres (330 ft.) southwest of the subject site. The 15-metre (50 ft.) top-of-bank riparian setback area encroaches into the subject site.
- A riparian corridor for the yellow-coded watercourse has been established on the west side of 180 Street, directly across the subject site. Including a portion of undeveloped roadway, the corridor is approximately 30 metres (100 ft.) wide. The Environmental Review Committee (ERC) recommended the applicant provide, and dedicate to the City, land within the 15-metre (50 ft.) top-of-bank riparian setback. The recommended setback is compatible with the corridor established on the west side of 180 Street.
- The applicant proposes to dedicate the land within the 15-metre (50 ft.) top-of-bank riparian setback to the City. The **proposed** dedicated area amounts to 333 square metres (3,550 sq. ft.) which is approximately 4% of the gross site area.
- Within the riparian setback area, all non-native materials will be removed and the area will be fully rehabilitated in accordance with a detailed landscape plan.
- The Ecosystem Management Study (EMS) that was approved by Council in 2011 does not identify any environmental hubs, corridors, or sites on the subject site.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters based on the applicant's initial proposal for 18 RF-12 lots were mailed on July 13, 2012. Staff received multiple responses including a petition signed by approximately 42 property owners who were opposed to the project (Appendix XI). Based on the applicant's revised proposal for 15 CD-zoned lots, a second pre-notification letter was mailed on November 7, 2012.

- Comments from area residents are partially summarized below. Refer to the Public Input Section in this report for the remaining comments and concerns (staff comments in italics).
 - A few residents who reside along 67 Avenue on the west side of 180 Street, feel their acreage parcels should be included in a broader redevelopment plan.

(These acreage parcels are designated Existing Homes in the North Cloverdale West NCP. The NCP states that these properties may subdivide in the future, pending a rezoning application and if the consensus of the neighbourhood changes. To date, a redevelopment plan for these properties has not been submitted to staff for review.)

- Residents of four acreage parcels to the immediate south of the subject site inquired how their properties could redevelop in the future.

(These four properties appear to be impacted by a yellow-coded (Class B) watercourse. Based on a 15-metre (50 ft.) riparian setback from the top-of-bank, the future redevelopment potential of these four properties seems limited. Staff requested these residents to provide a survey of the watercourse showing the 15-metre (50 ft.) top-of-bank setback and a dimensioned lot layout. To date, this information has not been received. However, without the benefit of a formal application and a detailed review by the various referral agencies and the public, it is not possible to provide a definitive answer as to the redevelopment potential of these parcels.)

Public Information Meeting

- The applicant held a Public Information Meeting (PIM) on August 9, 2012 at the Clayton Community Hall located at 18513 – 70 Avenue. The applicant’s 18-lot RF-12-zoned proposal was presented.
- Approximately 16 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 17 comment sheets were submitted in response to the PIM. 7 respondents were opposed to the project and 10 respondents indicated support for the proposal.
- Following the Public Information Meeting, and subsequent meetings with area residents, staff discussed revising the layout with the applicant in effort to address various concerns that were raised by residents. The applicant agreed to reduce the number of lots to 15.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 7, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Located within an NCP and is close to existing amenities, including an elementary school and park.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Contains a range of lot sizes. • Each lot will have private backyard space suitable for gardens.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Dedicates the riparian setback area to the City as parkland.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety	<ul style="list-style-type: none"> • Homes oriented towards the street to create “eyes on the street”.

(E1-E3)	
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Held a Public Information Meeting to engage the community.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum rear yard setback of the proposed CD Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 8; and
- To reduce the minimum side yard setback of the proposed CD Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 8.

Applicant's Reasons:

- The requested variances are required in order to retain an existing Cedar tree in the front yard of proposed Lot 8 and to accommodate a standard sized home.

Staff Comments:

- According to the Arborist Report, the Cedar tree to be retained is in fair condition with good retention potential.
- Mike Tynan, the applicant's design consultant, provided a footprint feasibility study for proposed Lot 8, and suggested the proposed variances in order to accommodate a standard sized home.
- The amount of rear yard space provided on proposed Lot 8 will be comparable to a Type II RF-12 lot.
- The RF-12 Zone permits the rear yard setback to be reduced to 6.0 metres (20 ft.) for a maximum of 50% of the width of the rear of the principal building.
- The RF-12 Zone permits the requested side yard setback variance.
- Staff support the requested variances.

(b) Requested Variances:

- To reduce the minimum rear yard setback of the proposed CD Zone from 7.5-metres (25 ft.) to 4.0 metres (13 ft.) for proposed Lot 12; and
- To reduce the minimum front yard setback of the proposed CD Zone from 6.0-metres (20 ft.) to 5.5-metres (18 ft.) to the garage and to 4.0-metres (13 ft.) to the principal building for proposed Lot 12.

Applicant's Reasons:

- The requested variances are required in order to dedicate the full riparian area (adjacent proposed Lot 12) to the City.

Staff Comments:

- Mike Tynan, the applicant's design consultant, provided a footprint feasibility study for proposed Lot 12, and suggested the proposed variances in order to accommodate a standard sized home.
- Although the proposed 4.0-metre (13 ft.) rear yard setback will reduce the depth of the rear yard, the width of the lot exceeds 21 metres (68 ft.). Therefore, the amount of useable rear yard space is comparable to a Type II RF-12 lot.
- The rear yard will abut a greenbelt, therefore the reduced setback will have minimal impact on the property to the immediate south.
- The proposed CD By-law and RF-12 Zone permits a reduction in the front yard setback from 6.0 metres (20 ft.) to 4.0 metres (13 ft.) for up to 50% of the width of the principal building.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed (Revised) 15-lot Subdivision Layout
Appendix III.	Previously Proposed 17-lot Subdivision Layout
Appendix IV.	Initial Proposed 18-lot Subdivision Layout
Appendix V.	Engineering Summary
Appendix VI.	School District Comments
Appendix VII.	Building Design Guidelines Summary
Appendix VIII.	Summary of Tree Survey and Tree Preservation
Appendix IX.	NCP Amendment Plan
Appendix X.	OCP Redesignation Map
Appendix XI.	Context Map / Map of Public Responses
Appendix XII.	Aerial Map
Appendix XIII.	Streetscape Drawing for 67 Avenue
Appendix XIV.	Development Variance Permit No. 7912-0178-00
Appendix XV.	Proposed CD By-law

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

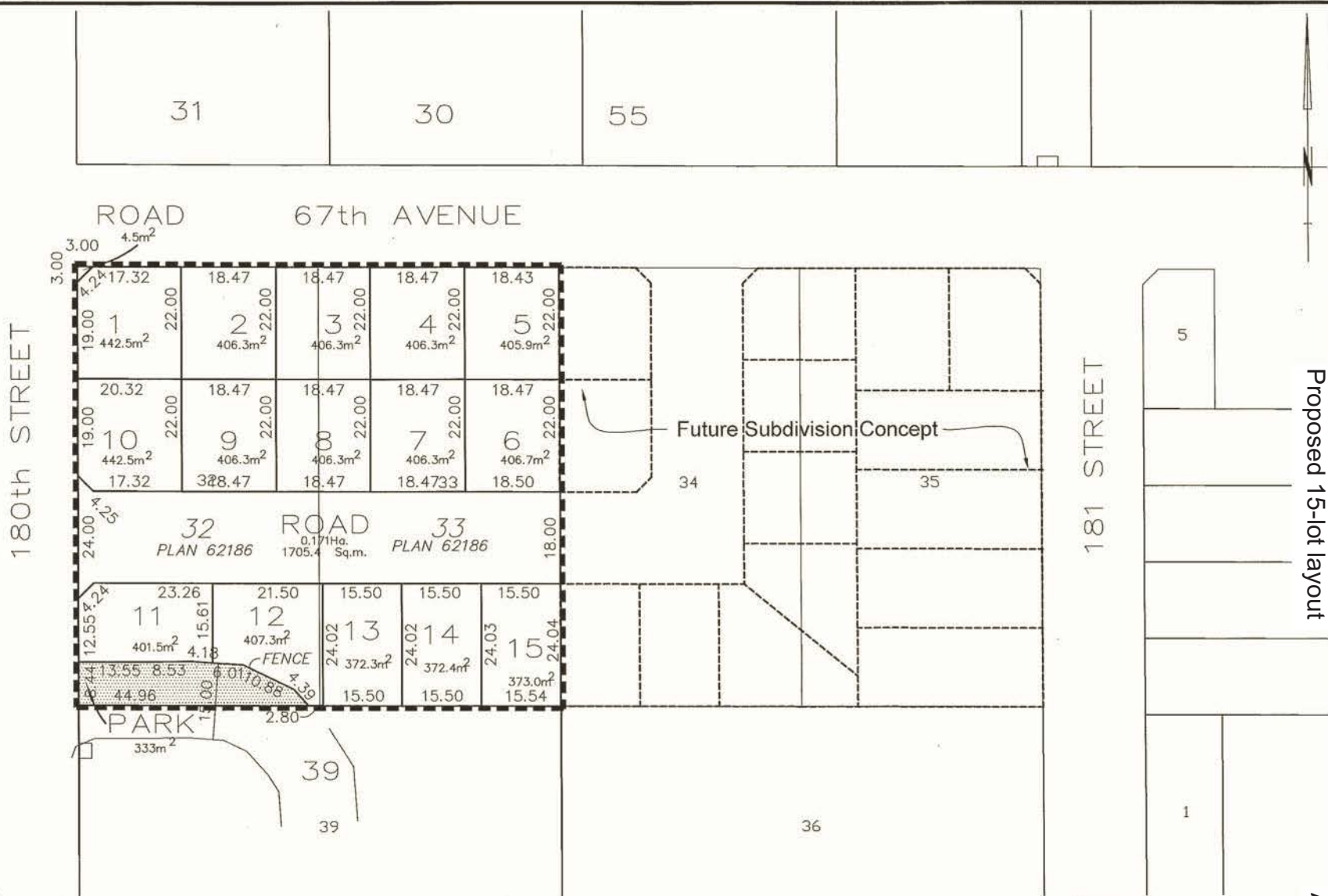
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SUBDIVISION DATA SHEET

Proposed Zoning: CD (based on RF-12)

Required Project Data	Proposed
GROSS SITE AREA	
Acres	2
Hectares	.80
NUMBER OF LOTS	
Existing	2
Proposed	15
SIZE OF LOTS	
Range of lot widths (metres)	15.5 metres – 21.5 metres
Range of lot areas (square metres)	370 sq. m. – 440 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	21 UPHa / 8 upa
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	8%
Total Site Coverage	60%
PARKLAND	
Area (square metres)	333
% of Gross Site	4%
Required	
PARKLAND	
5% (minus the riparian portion dedicated to the City) money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Setbacks (proposed Lots 8 and 12)	YES



Preliminary Subdivision Plan - Option D (with Future Layout B)
 #18024 & 18048 67 Avenue
 7912-0178-00



ROAD
4.5m²

67th AVENUE

180th STREET

3.00
3.00
x.24

19.00 14.25 1 375.0m ² 22.00	15.38 2 338.5m ² 22.00	15.38 3 338.5m ² 22.00	15.38 4 338.5m ² 22.00	15.38 5 338.5m ² 22.00	15.38 6 338.5m ² 22.00
19.00 17.25 12 375.0m ² 22.00	15.39 11 338.6m ² 22.00	15.39 10 338.6m ² 22.00	15.39 9 338.6m ² 22.00	15.39 8 338.6m ² 22.00	15.39 7 338.6m ² 22.00
14.25	15.40	15.40	15.40	15.40	15.40

34
PLAN 62186

24.00
32 ROAD 33
PLAN 62186 0.171Ha. 1705.4 Sq.m. PLAN 62186
18.00

PROTECT
WITH RC
333.1m²

12.55 13 610.0m ² 24	35.72 19.14 14 350.1m ² 7.18	15.34 15 321.9m ² 13.40	13.40 16 322.0m ² 13.40	13.40 17 322.5m ² 13.44
8.44 13.55 8.53 10.20 38.72	15.00 7.18 3.70 4.39 9.10	24.02 13.40	24.03 13.40	24.03 24.04 13.44

Preliminary Subdivision Plan - Option C
#18024 & 18048 67 Avenue
7912-0178-00



HunterLaird
ENGINEERING LTD.
October 2012
#6053

INTER-OFFICE MEMO

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

FROM: Development Project Engineer, Engineering Department

DATE: January 7, 2013 **PROJECT FILE: 7812-0178-00**

**RE: Engineering Requirements
Location: 18024/48 67 Avenue**

OCP AMENDMENT/NCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment/NCP Amendment

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 18.0-metres for a 66A Avenue local road standard;
- dedicate 3.0 x 3.0-metre corner cuts at the intersections of 180 Street and 66A Avenue & 67 Avenue;
- provide a 0.5-metre statutory right-of-way along 180 Street and 67 Avenue; and
- provide a 0.5-metre statutory right-of-way along both sides of proposed 66A Avenue.

Works and Services

- construct 180 Street & 67 Avenue to a 20.0-metre local road standard;
- construct 66A Street to a 18.0-metre local road standard;
- construct drainage facilities along 66A Avenue;
- provide sustainable drainage features;
- construct water main along 66A Avenue;
- construct sanitary sewer along 180 Street & 66A Avenue; and
- upgrade existing drainage and sanitary mains impacted by increase of density, to be confirmed in downstream analysis.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permits.



Rémi Dubé, P.Eng.
Development Services Manager
ssa



Thursday, January 10, 2013
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7912 0178 00

SUMMARY

The proposed 15 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	6
Secondary Students:	2

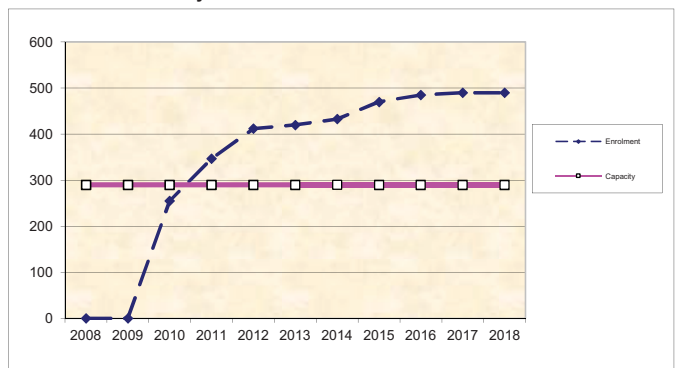
September 2012 Enrolment/School Capacity

Adams Road Elementary	
Enrolment (K/1-7):	65 K + 347
Capacity (K/1-7):	40 K + 250
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1887
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

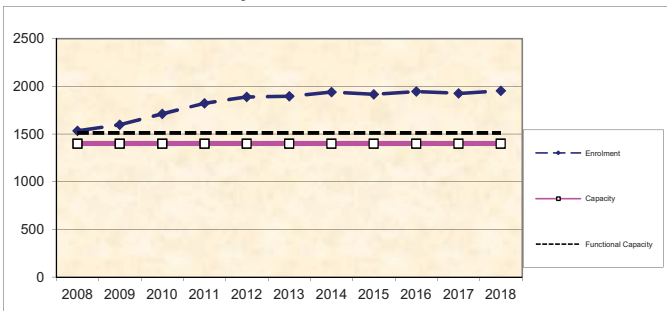
School Enrolment Projections and Planning Update:
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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, together with accelerated residential growth of the neighbourhood contributed to space shortfall at the new school much earlier than previously projected. Overcrowding at Don Christian Elementary has been eliminated with enrolment moves to the new school but rapid growth of the new schools catchment has resulted 6 portables on Adams Road Elementary School site. The school district has included a future eight classroom addition to Adams Road Elementary in year four of its 2013-2017 Five Year Capital Plan submission. The size of the proposed addition Adams Road Elementary is planned to accommodate the growth projected within NCP residential buildout limits. The application for 15 units in an area designated for maintaining two existing larger acreage parcels may result in similar applications in the neighbourhood, which may eventually add over 100 new single family lots to the schools catchment. It may be a number of years before the proposed addition to Adams Road Elementary would be approved and constructed. A larger addition to Adams Road Elementary or long term portables may be restricted by site size and conditions. The school district is in the process of assembling land for a proposed secondary school in North Clayton Area. The construction of a new secondary school will relieve overcrowding at Lord Tweedsmuir Secondary, Clayton Heights Secondary and North Surrey Secondary, and is subject to capital project approval by the Province. The proposed development to amend the NCP will have an upward impact on the projections for Adams Road Elementary, which are based on the current residential buildout limits of the Land Use designations in the NCP.

Adams Road Elementary



Lord Tweedsmuir 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: 7912-0178-00
 Project Location: 18024 and 18048 – 67 Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is surrounded on all sides by large suburban homes on large RA-G zoned suburban lots. However, one half block east of the subject site are dozens of compact lots in RF-12 and CD zones, and urban (RF zoned) lots. Future development of the two adjacent properties to the east will result in continuity between the subject compact lot site and the aforesaid completed compact lot development to the east.

This area was built out over a time period spanning from the 1970's to the 2000's. The age distribution from oldest to newest is : 40 years old (59%), 30 years old (24%), and 10 years old (18%). Most homes are in the 2500-3000 sq.ft. size range. Home size distribution in this area is as follows: 2001-2500 sq.ft. (24%), 2501-3000 sq.ft. (47%), 3001-3550 sq.ft. (18%), over 3550 sq.ft. (12%). Styles found in this area include : "Old Urban" (12%), "West Coast Traditional (18%), "Rural Heritage" (12%), "Neo-Heritage" (6%), "Traditional English" (6%), and "Neo-Traditional" (47%). Home types include: Bungalow (12%), 1½ Storey (18%), and Two-Storey (71%).

The massing scale found on neighbouring homes ranges from low mid-scale. The massing scale distribution is: low mass structures (24%), mid-scale structures (59%), mid-to-high-scale structures (12%), and high scale structures (6%). The scale range for the front entrance element is: one storey (65%), one storey front entrance veranda in heritage tradition (12%), and 1½ storey front entrance (24%).

Most homes have a steeply sloped roof. Roof slopes include: low slope (flat to 5:12) = (32%), moderate slope (6:12 to 7:12) = (22%), steeply sloped (8:12 and steeper) = (48%). Main roof forms (largest truss spans) include : common hip (59%), common gable (12%), Dutch hip (6%), Boston hip (6%), Boston gable (18%). Feature roof projection types include : common hip (36%), common gable (23%), Dutch hip (9%), Boston hip (14%), Boston gable (14%), rounded dormer (5%). Roof surfaces include: interlocking tab type asphalt shingles (12%), rectangular profile type asphalt shingles (12%), shake profile asphalt shingles (35%), concrete tile (rounded Spanish profile) (18%), and cedar shingles (24%).

Main wall cladding materials include : vertical channel cedar siding (12%), horizontal vinyl siding (53%), and stucco cladding (35%). Feature veneers on the front façade include : no feature veneer (22%), brick (44%), stone (17%), 1x4 vertical battens over Hardipanel (6%), and Tudor style battens over stucco (11%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (46%), Natural (earth tones) (46%), Primary derivative (red, blue, yellow) (4%), and Primary derivative (Heritage palette) (4%).

Covered parking configurations include: Single vehicle garage (13%), Double garage (53%), Triple garage (20%), Rear garage (13%).

A variety of landscaping standards are evident, ranging from natural state' with underbrush and native trees to high quality modern suburban featuring numerous shrubs and trees. Driveway surfaces include: gravel (14%), asphalt (43%), and exposed aggregate (43%).

Twelve percent of homes can be considered 'context homes' (as identified herein), providing suitable architectural context for the subject site. Eighty eight percent of homes can be considered 'non-context', and are not recommended for emulation.

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

- 1) Context Homes: Although there are numerous homes in this neighbourhood that present a pleasing appearance, most are suited to suburban sized lots, and therefore do not provide suitable context for an RF-12 zoned site. There are two homes that provide acceptable context for an RF-12 development; homes at 18118 and 18122 – 67 Avenue. However, these homes do not provide "ideal" context. The recommendation is to utilize massing design standards and trim and detailing standards commonly used in RF-12 subdivisions created subsequent to 2010, rather than to specifically emulate the aforesaid context homes.
- 2) Style Character : “Neo-Traditional” and “Neo-Heritage” styles are characteristic of this area, and provide a style-character which is generally compatible with all homes in this neighbourhood.
- 3) Home Types : Homes include Two-Storey, 1 ½ Storey, and Bungalow. Restrictions on home types are not necessary. It is expected that all homes will be Two-Storey type with in-ground basement.
- 4) Massing Designs : None of the surrounding homes provide ideal massing context. The recommendation is to employ standards used in new RF-12 subdivisions which will ensure that the new homes are well balanced and correctly proportioned. Therefore, massing designs of existing neighbouring homes will not be emulated.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height, which is an appropriate height range for RF-12 developments.

- 6) Exterior Wall Cladding : A wide variety of wall cladding materials have been used, and a wide variety can therefore be permitted, including vinyl.
- 7) Roof surface : A wide range of roof surface materials have been used in this area, and a wide range could be justified. However, the recommendation is to limit roof surface materials to shake profile asphalt shingles for internal consistency. It is expected that most homeowners would choose asphalt shingles, and one or two homes with different roofing materials would appear out-of-place.
- 8) Roof Slope : The two context homes have an 8:12 slope, and 8:12 is the minimum slope used in most new RF-12 subdivisions.

Streetscape: There are two readily identifiable and distinct character areas in the vicinity of the subject site. One is comprised of 2500 sq.ft. – 4000+ sq.ft. 25-40 year old homes situated on large 40m wide suburban lots in a spacious treed setting. The other is a large block of new RF12 and CD compact lots, with 2800 sq.ft Neo-Traditional and Neo-Heritage style Two-Storey type homes situated on 12m wide lots landscaped to an average 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”, or “Neo-Heritage”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Although there are a number of aesthetically pleasing existing neighbouring homes, most are either too wide to provide suitable context for an RF-12 zone development, or do not meet the most current massing design standards for new (post year 2010) RF-12 zone subdivisions. Therefore, interfacing treatments are not contemplated. Rather, new homes should meet common standards found in most new RF-12 subdivisions in Surrey.

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 8:12.

Roof Materials/Colours: Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and be in grey, brown, or black colours 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 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 8 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: Oct 3, 2012

Reviewed and Approved by:



Date: Oct 3, 2012

TREE PRESERVATION SUMMARY

Project Location: 18024 & 18048 67th Ave
 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 two acre parcel containing two residential lots. By-law sized trees found within.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.


Number of Protected Trees Identified		33	(A)
Number of Protected Trees declared high risk due to natural causes		0	(B)
Number of Protected Trees to be removed		25	(C)
Number of Protected Trees to be Retained	(A-B-C)	8	(D)
Number of Replacement Trees Required	(C-B) x 2	44	(E)
Number of Replacement Trees Proposed		42	(F)
Number of Replacement Trees in Deficit	(E-F)	2	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	50	(H)
Number of Lots Proposed in the Project		15	(I)
Average Number of Trees per Lot	(H / I)	3.30	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

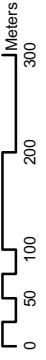
Summary prepared and submitted by:



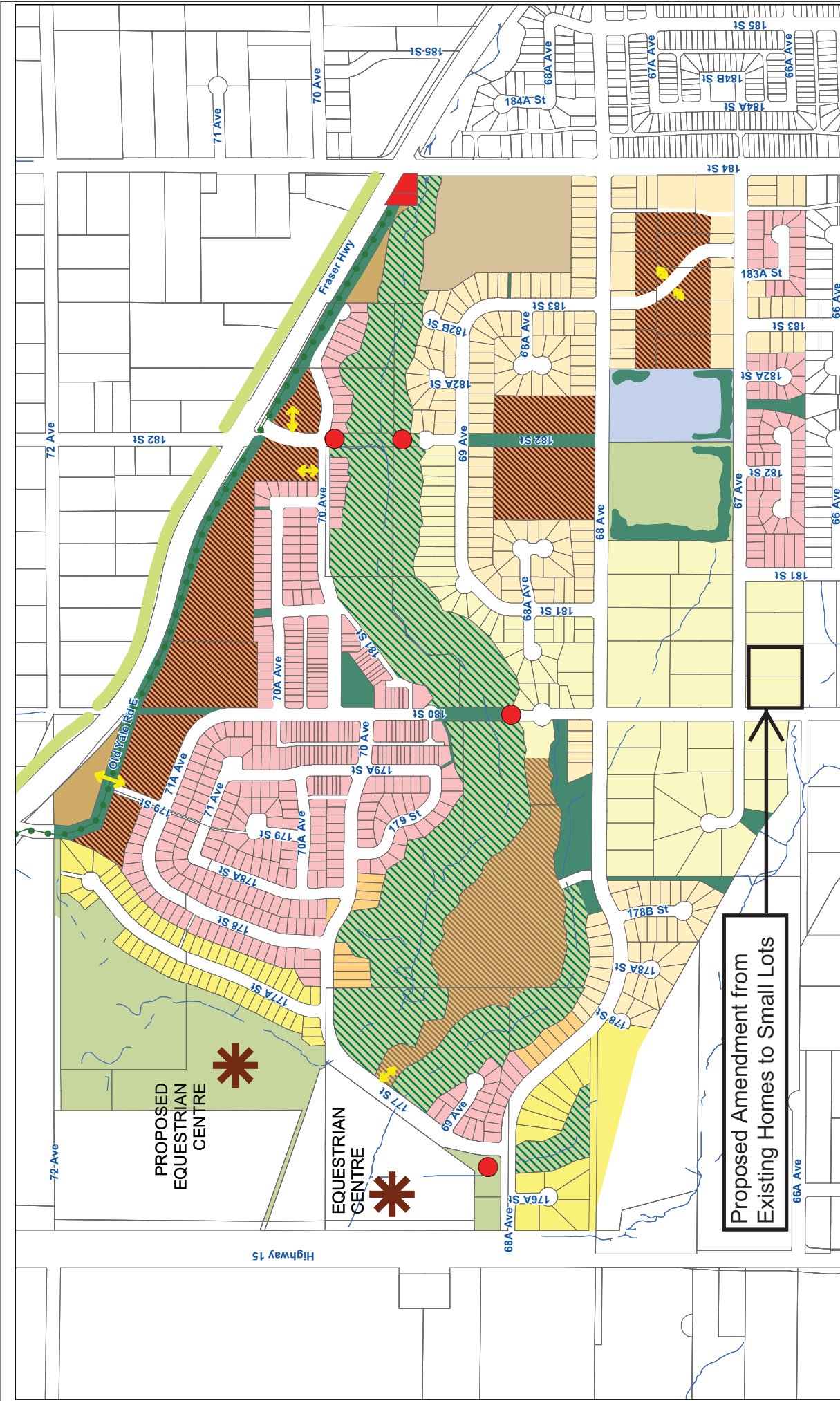
 Arborist

Nov. 6, 2012

 Date



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.



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

Proposed Amendment from Existing Homes to Small Lots

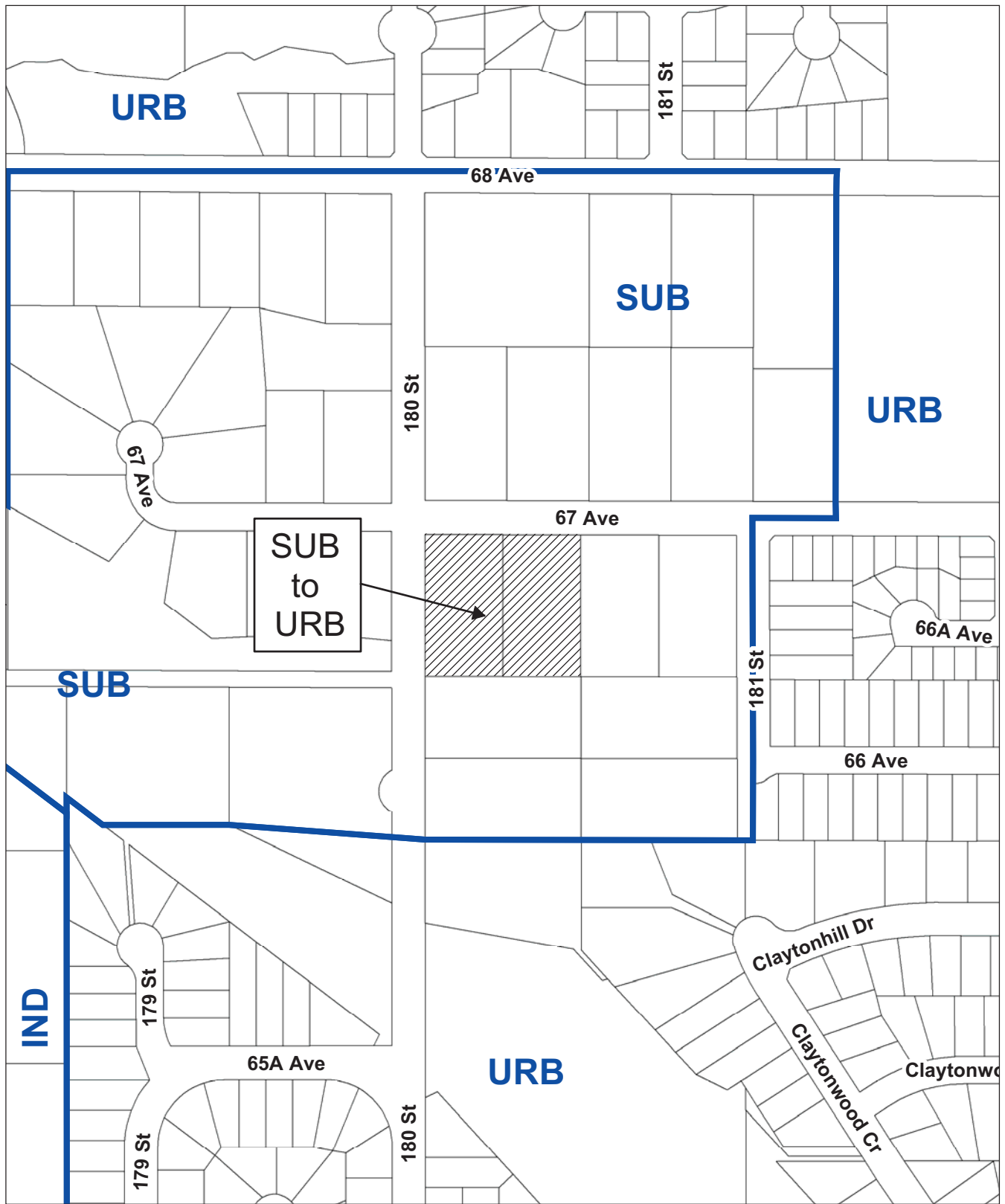
PROPOSED EQUESTRIAN CENTRE

EQUESTRIAN CENTRE

NORTH CLOVERDALE WEST LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

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



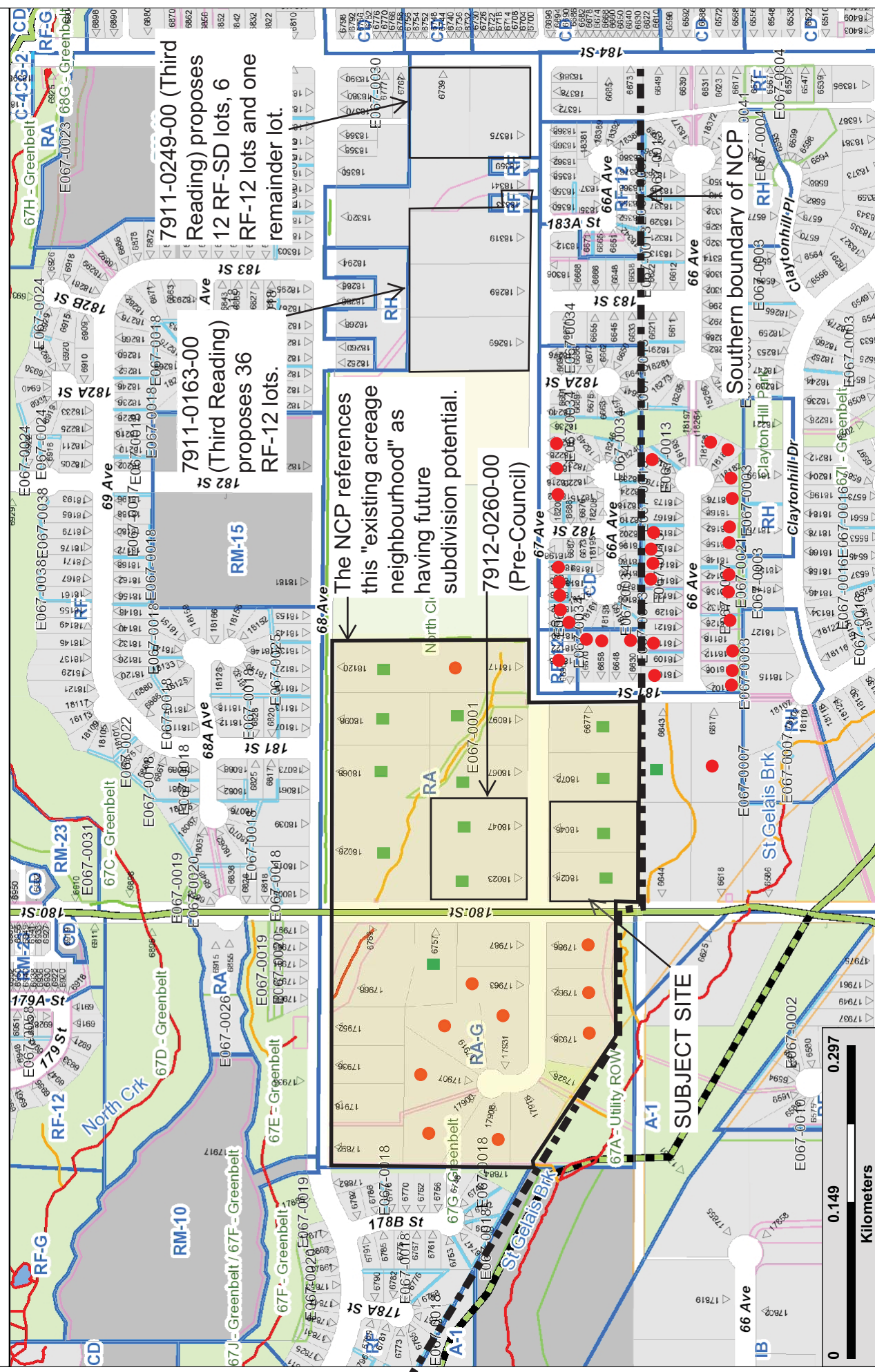
OCP Amendment

Proposed amendment from Suburban to Urban





Context Map / Map of Public Responses. Mapped responses are based on the Public Information Meeting, 2 petitions circulated by residents, and the Pre-Notification process.



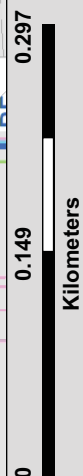
7911-0249-00 (Third Reading) proposes 12 RF-SD lots, 6 RF-12 lots and one remainder lot.

7911-0163-00 (Third Reading) proposes 36 RF-12 lots.

The NCP references this "existing acreage neighbourhood" as having future subdivision potential.

7912-0260-00 (Pre-Council)

SUBJECT SITE



The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.

- Oppose Small Lots (42)
- Support Small Lots (14)



Scale: 1:4,955

Map created on: September-19-12



67 AVENUE STREETSCAPE IF ZONING IS CD WITH 5 LOTS

0 1 2 3 4 5 6 7 8 9 10
SCALE: 1 DIVISION = 1 METRE



TYPICAL RF-12 ZONE WITH 13.4m WIDE LOTS

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7912-0178-00

Issued To: Wayne and Paula Hess
("the Owner")

Address of Owner: 18024 - 67 Avenue
Surrey, BC
V3S 8C3

Issued To: Gordon and Debbie Walker
("the Owner")

Address of Owner: 18048 - 67 Avenue
Surrey, BC
V3S 8C3

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 000-444-456
Lot 32 South East Quarter Section 17 Township 8 New Westminster District Plan 62186

18024 - 67 Avenue

Parcel Identifier: 002-229-471
Lot 33 Section 17 Township 8 New Westminster District Plan 62186

18048 - 67 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:
-

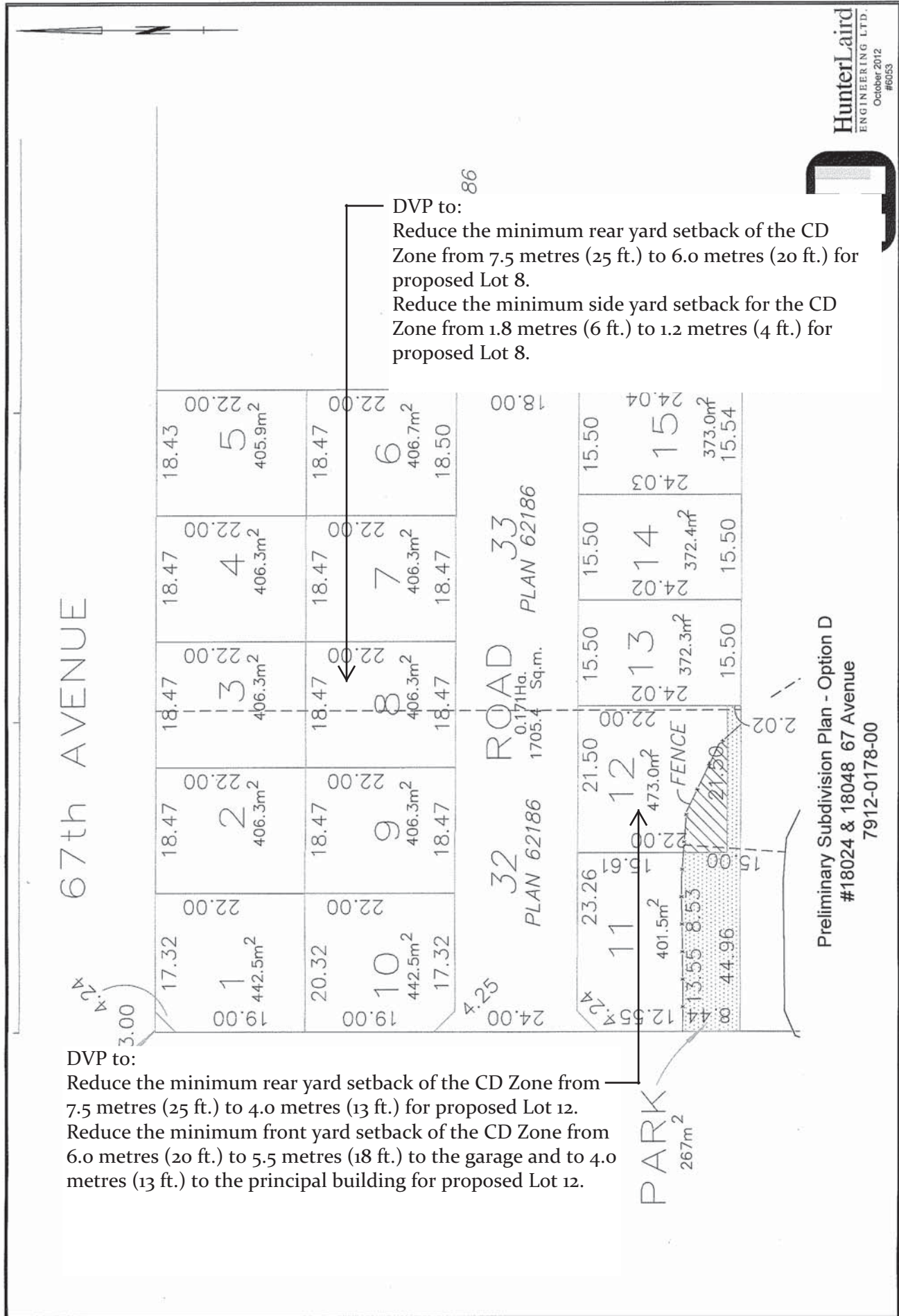
4. Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. _____ is varied as follows:
- (a) In Section F, Yards and Setbacks, the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for proposed Lot 8;
 - (b) In Section F, Yards and Setbacks, the minimum side yard setback is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 8;
 - (c) In Section F, Yards and Setbacks, the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 4.0 metres (13 ft.) for proposed Lot 12; and
 - (d) In Section F, Yards and Setbacks, the minimum front yard setback is reduced from 6.0 metres (20 ft.) to 5.5 metres (18 ft.) to the garage and to 4.0 metres (13 ft.) to the principal building for proposed Lot 12.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Dianne L. Watts

City Clerk – Jane Sullivan

SCHEDULE A



CITY OF SURREY

BY-LAW NO. _____

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

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

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

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Parcel Identifier: 000-444-456
Lot 32 South East Quarter Section 17 Township 8 New Westminster District Plan 62186

18024 - 67 Avenue

Parcel Identifier: 002-229-471
Lot 33 Section 17 Township 8 New Westminster District Plan 62186

18048 - 67 Avenue

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

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

A. Intent

This Zone is intended for *single family dwellings* on small *urban lots* at least 15.0 m [50 ft.] wide, where *density* bonus is provided.

B. Permitted Uses

The *Lands* and *structures* shall be used for one *single family dwelling*, which may contain 1 *secondary suite*, on each *lot*.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision:

(a) The maximum *unit density* shall be 2.5 *dwelling units* per hectare [1 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K.1 of this Zone; and

(b) The maximum *unit density* may be increased to 21 *dwelling units* per hectare [8 u.p.a.] and Section K.2 shall apply if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.

2. (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*; and

(b) For *building* construction within a *lot*:

i. The *floor area ratio* shall not exceed 0.70, provided that, of the resulting allowable floor area, 35 m² [380 ft²] shall be reserved for use only as a garage or carport, which may be reduced to 20 m² [215 ft²] for a single attached garage or carport;

ii. The maximum floor area of a second storey of the *principal building* shall not exceed 80% of the floor area of the first storey including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front or side walls at the first storey level or a combination thereof; and

iii. Notwithstanding Sub-section D.2(b)i of this Zone, the maximum *principal building* size, inclusive of a garage or carport, shall be 280 square metres [3,000 sq. ft.].

E. Lot Coverage

The *lot coverage* shall not exceed 45%.

F. Yards and Setbacks

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

Use	Setback	Front Yard	Rear Yard	Side Yard	Side Yard on Flanking Street
<i>Principal Building</i>		6.0 m. ¹ [20 ft.]	7.5 m. ³ [25 ft.]	1.8 m. ⁴ [6 ft.]	3.6 m. [12 ft.]
<i>Accessory Buildings and Structures</i>		- ²	1.0 m. [3 ft.]	0.0 m. [0 ft.]	6.0 m. [20 ft.]

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

¹ The *front yard setback* of the *principal building* may be reduced to a minimum of 4.0 metres [13 ft.] for up to 50% of the width of the front of the *principal building*, or for the entire first storey or part thereof of the *principal building*, or for a *principal building* not exceeding 5.0 metres [16 ft.] in *building height*, provided that the *front yard setback* of a garage or carport shall be a minimum of 6.0 metres [20 ft.]. The minimum 6.0 metre [20 ft.] and the permitted 4.0 metre [13 ft.] *front yard setbacks* may be further reduced to a minimum of 4.0 metres [13 ft.] and 2.0 metres [6 ft. 6 in.] respectively by an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *principal building*.

² *Accessory buildings and structures* are not permitted within the *front yard setback*.

³ The minimum *rear yard setback* of the *principal building* may be reduced to 6.0 metres [20 ft.] for a maximum of 50% of the width of the rear of the *principal building*.

⁴ The *side yard* may be reduced to not less than 1.2 metres [4 ft.] provided that the opposite *side yard* on the *lot* is at least 2.4 metres [8 ft.].

G. Height of Buildings

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

- Principal buildings*: The *building height* shall not exceed 9 metres [30 ft.].
- Accessory buildings and structures*: The *building height* shall not exceed 3.0 metres [10 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 5.0 m [16 ft.].

H. Off-Street Parking

1. A minimum of 2 off-street *parking spaces* shall be provided, 1 of which may be in the *driveway*.
2. The width of a *driveway* on the *lot* shall not exceed 6.0 metres [20 ft.].
3. A triple garage to accommodate three *vehicles* parked side by side is not permitted.
4. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.
5. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.
6. No parking is permitted on a *corner lot* within an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 6.0 m [20 ft.] along the said *lot lines* from the point of intersection of the two *lot lines*.

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. Non-porous or paved surfaces, including a *driveway*, shall not cover more than 30% of the *lot* area that is not occupied by the *principal* and *accessory buildings* or *structures*.
3. At least 50% of the area of the required *front yard* shall be landscaped, which shall not include and non-porous or paved surfaces.

J. Special Regulations

1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

1. Where amenities are not provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended, the *lots* created shall conform to the minimum standards prescribed in Section K of Part 12 One-Acre Residential Zone (RA) of Surrey Zoning By-law, 1993, No. 12000.
2. Where amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, the *lots* created shall conform to the minimum standards prescribed in Section K.3 of this Zone.
3. *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>
<i>Interior Lot</i>	370 sq.m. [4,000 sq.ft.]	15.5 m. [50 ft.]	22 m. [72 ft.]
<i>Corner Lot</i>	400 sq.m. [4,300 sq.ft.]	15.5 m [50 ft.]	22 m [72 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RF-12 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.

6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2012, No. 17539, as may be amended or replaced from time to time, and the development cost charges shall be based on the RF-12 Zone.
9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

READ A FIRST AND SECOND TIME on the _____ th day of _____, 20__ .

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

READ A THIRD TIME ON THE _____ th day of _____, 20__ .

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

_____ MAYOR

_____ CLERK

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