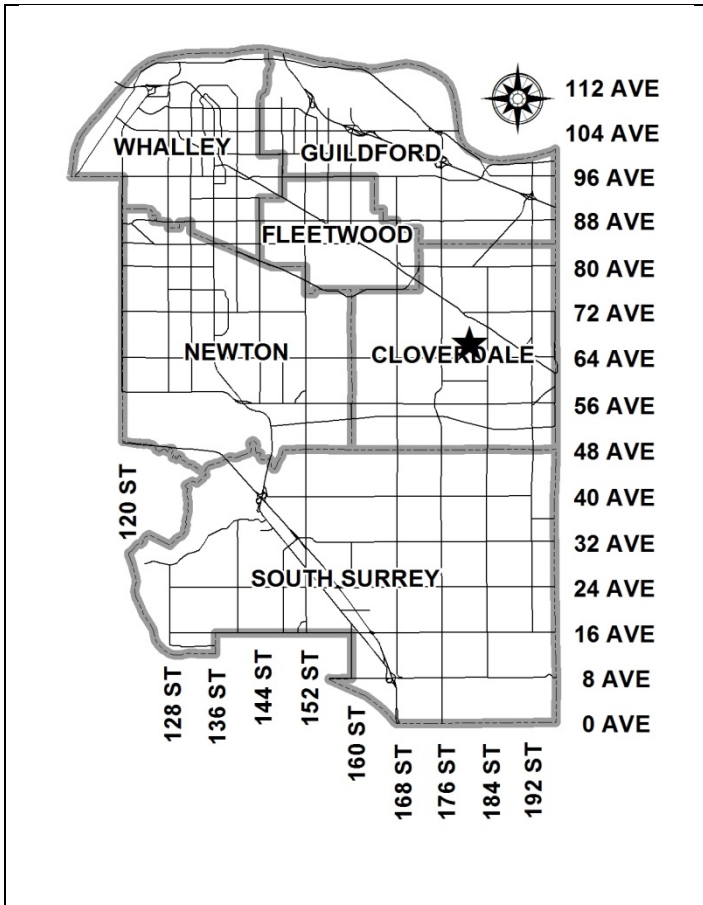


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0120-00

Planning Report Date: July 7, 2014



PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **NCP Amendment** from Existing Homes to Small Lots and Single Family Residential
- **Rezoning** from RA to RF-12 and RF

in order to allow subdivision into approximately 16 single family lots in North Cloverdale West.

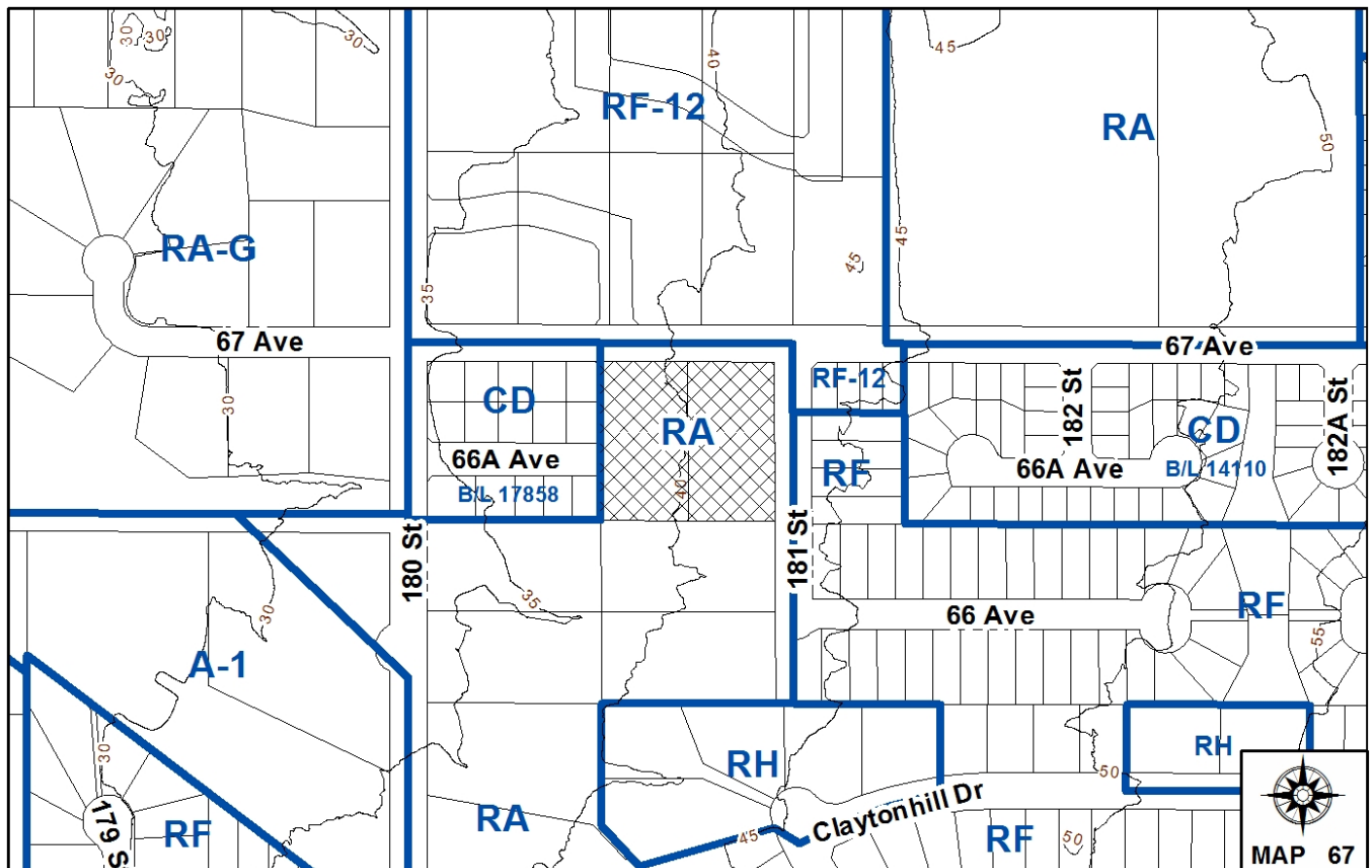
LOCATION: 18072 - 67 Avenue
 6677 - 181 Street

OWNERS: 0970121 B.C. LTD.
 Roxanne Dowden
 Coleen Fisher

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Existing Homes



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed subdivision is compatible with recently approved subdivisions to the west (Application No. 7912-0178-00) and to the north (Application No. 7913-0184-00) that created small single family lots.
- The proposed RF lots fronting 181 Street provide a compatible interface with the existing RF lots fronting the east side of 181 Street between 66 and 67 Avenues.
- The applicant will provide community benefit contributions for the proposed Type 2 OCP amendment, for 8 lots, based on \$4,850 per net increase in potential lots.

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 for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone portions of the property shown as Block A on the Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and Block B on the Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
4. 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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) provision of a community benefit to satisfy the OCP Amendment policy for Type 2 OCP amendment applications; and
 - (g) completion of the road closure and acquisition of the corner cuts on the easterly portion of adjoining lots at 18058 – 67 Avenue and 18051 – 66A Avenue.
5. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate portions of the land shown as Block A on the Survey Plan (Appendix I) from Existing Homes to Single Family Residential and Block B on the Survey Plan 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 III.

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

8 Elementary students at Adams Road Elementary School
4 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 Fall 2015.

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICSExisting Land Use:Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 67 Avenue):	Small lots recently approved under Application No. 7913-0184-00	Urban in OCP / Small Lots in NCP	RF-12
East (Across 181 Street):	Single family homes	Urban in OCP / Small Lots in NCP	RF-12 and RF
South:	Single family home	Suburban in OCP	RA
West:	Single family homes under construction	Urban in OCP / Small Lots in NCP	CD (By-law No. 17858)

DEVELOPMENT CONSIDERATIONSBackground

- 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.

- The North Cloverdale West NCP indicates that the parcels designated as Existing Homes may be subdivided in the future, once the servicing is available and subject to rezoning, should the consensus of the neighbourhood change.
- Servicing is now available and recently two applications in the area, encompassing a total of 5.4 hectares (13.5 acres) that were designated as Existing Homes, received final approval to rezone and subdivide into small single family lots.

Current Proposal

- The applicant proposes to:
 - amend the OCP from Suburban to Urban;
 - amend the NCP from Existing Homes to Small Lots and Single Family Residential; and
 - rezone from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential Zone (RF)".

in order to subdivide the site into approximately 16 single family lots, consisting of 12 Type II RF-12-zoned lots and 4 RF-zoned lots.

- The initial layout proposed to connect 66A Avenue to 67 Avenue, with an "L-shaped" through local road. This initial layout did not provide access to the rear of the adjoining lot to the south (6643 – 181 Street). Although the development potential of the rear portion of 6643 – 181 Street is uncertain due to the yellow-coded watercourse that traverses the centre of that property, the applicant subsequently revised the layout to an elongated cul-de-sac, which provides road frontage to the rear of 6643 – 181 Street (and the rear portion of 6644 – 180 Street), and removes the road link to 67 Avenue (Appendix II).
- A future pedestrian connection is proposed to connect the internal road to 181 Street, once the neighbouring property to the south (6643 – 181 Street) redevelops. The proposed walkway will be shared equally between the subject site and the neighbouring property to the south, with each site providing 2 metres (6.5 ft.) of the future walkway's width.
- The proposed cul-de-sac is rectangular in shape instead of circular. This enables proposed Lots 11-16 to have adequate road frontage and will allow for a parking island within the cul-de-sac area.
- Proposed Lots 1-6 and 11-16 comply with the lot area and dimensional requirements of Type II RF-12-zoned lots.
- Proposed Lots 7-10 comply with the lot area and dimensional requirements of RF-zoned lots.
- The range of the 12 proposed RF-12 lots is as follows:
 - Area: 320 square metres (3,444 sq. ft.) – 404 square metres (4,350 sq. ft.);
 - Width: 13.4 metres (44 ft.) – 17 metres (56 ft.); and
 - Depth: 24 metres (78 ft.) – 34 metres (110 ft.).
- The 4 proposed RF lots are 561 square metres (6,000 sq. ft.) in area, 15 metres wide (50 ft.) and 37.4 metres (123 ft.) deep.

Interface with Existing Surrounding Single Family Homes

- The proposed lot sizes are compatible with existing lots recently created (under Application No. 7912-0178-00) on the east side of 180 Street.
- 4 RF-zoned lots are proposed to front 181 Street. All four lots are 15 metres (50 ft.) wide, matching the width of the existing RF-zoned lots fronting the east side of 181 Street, across from the subject site.
- The proposed lots fronting 67 Avenue are compatible with the lot widths of existing small lots to the west of the subject site, which were recently created under Development Application No. 7912-0178-00 (CD By-law No. 17858 based on the RF-12 Zone).
- To the north of the subject site, across 67 Avenue, 13.4-metre (44 ft.) wide RF-12 lots were recently approved under Development Application No. 7913-0184-00.

Design Guidelines and Lot Grading

- The applicant has 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 of the study, proposed a set of building design guidelines for all proposed lots (Appendix V). The guidelines will ensure the new homes are compatible with the design character of the other new homes being constructed in the surrounding neighbourhood.
- A preliminary lot grading plan was submitted by Hunter Laird Engineering Ltd. and was reviewed by staff and found to be generally acceptable. Basements are proposed on all lots.

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 (Appendix VIII).
- 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.
- To satisfy the Type 2 OCP amendment community benefit requirement, the applicant has agreed in writing, to provide a voluntary community benefit contribution for 8 net lots (16 proposed lots minus 8 lots that could be achieved under the Suburban OCP designation) in the amount of \$4,850 per lot for a total of \$38,800. 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 to the immediate north, east and west 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 and Single Family Residential.
- In support of the proposed NCP Amendment, the applicant provided the following justification:
 - The North Cloverdale West NCP indicates that the subject site may be subdivided in the future, once the servicing was available and subject to rezoning, should the consensus of the neighbourhood change. Servicing is now available in the area.
 - 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 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 in the surrounding area, specifically:
 - To the immediate north of the subject site, Application No. 7913-0184-00 recently created 74 small lots;
 - To the immediate west of the subject site, Application No. 7912-0178-00 recently created 15 small lots;
 - 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 NCP amenity contributions as a condition of subdivision, in accordance with the provisions for the North Cloverdale West Neighbourhood Concept Plan in Schedule G of the Zoning By-law.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a preliminary summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	2	2	0
Cottonwood	12	12	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Bigleaf Maple	7	6	1
Cherry	6	6	0
Hickory	1	0	1
Oak (English)	1	1	0
Willow	1	1	0
Coniferous Trees			
Douglas Fir	1	0	1
Sitka Spruce	2	0	2
Western Redcedar	14	11	3
Total (excluding Alder and Cottonwood Trees)	34	26	8
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		29	
Total Retained and Replacement Trees		37	
Contribution to the Green City Fund		\$11,100	

- The Arborist Assessment states that there are a total of 34 protected trees on the site, excluding Alder and Cottonwood trees. 14 existing trees, approximately 30% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 8 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- A no-build Restrictive Covenant will be required to identify and protect the tree preservation areas.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 66 replacement trees on the site. Since only 29 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 37 replacement trees will require a cash-in-lieu payment of \$11,100, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 36 trees are proposed to be retained or replaced on the site with a contribution of \$11,100 to the Green City Fund.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were mailed on October 31, 2013 and a development proposal sign was erected on the site. Staff received five responses. These responses are summarized below with staff comments in italics.

- The resident to the immediate south (6643 – 181 Street) expressed concern that the proposed development initially did not provide road access to the rear of 6643 – 181 Street, which would have prohibited redevelopment of the respondent's property.

(The initial layout proposed to connect 66A Avenue to 67 Avenue, with an "L-shaped" through local road. Although the development potential of the rear portion of 6643 – 181 Street is uncertain due to the yellow-coded watercourse that traverses the centre of that property, the applicant subsequently revised the layout to provide road frontage to the rear of 6643 – 181 Street (Appendix II). The development potential of the lot to the south will be confirmed at the time of application but the proposed cul-de-sac provides the necessary frontage to facilitate development. This revised road will also provide access to the rear portion of 6644 – 180 Street.)

- 66A Avenue should not extend to 181 Street. RF-zoned lots should front 181 Street to match the RF-zoned lots on the east side of 181 Street.

(Several area residents, including those residing in RF-zoned lots on the east side of 181 Street, expressed concerns with the extension of 66A Avenue to 181 Street. The applicant's current layout addresses this concern by terminating 66A Avenue in a cul-de-sac and fronting RF-zoned lots along the 181 Street.)

- Adams Road Elementary School is over capacity.

(The proposed 16-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.)

- The width of the proposed RF-12 lots should be wider, to be compatible with RF lots.
(The width of the proposed RF-12 lots fronting 67 Avenue ranges between 15 metres (50 ft.) and 17 metres (56 ft.) which meets or exceeds the minimum 15-metre (50 ft.) width of an RF-zoned lot.)
- The proposed development will create parking shortages.
(A parking island that will accommodate approximately five vehicles is proposed within the cul-de-sac area to accommodate additional on-street parking.
Each of the proposed lots can accommodate a double wide garage and two parking spaces in the driveway.)
- Many on-site trees are proposed to be removed.
(Excluding Alder and Cottonwood trees, there are a total of 34 trees on site. Eight trees are to be retained and 29 replacement trees are proposed.)
- The proposed development will place pressure on existing services and infrastructure.
(The applicant will pay NCP amenity fees in accordance with the Zoning By-law, prior to subdivision approval. The fees will go towards services including police and fire protection, libraries and parks.
Prior to consideration of final adoption, the applicant will be required to enter into a servicing agreement with the Engineering Department and provide adequate servicing infrastructure to the site.)

Public Information Meeting

- The applicant held a Public Information Meeting (PIM) on January 16, 2014, at Clayton Community Hall located at 18513 – 70 Avenue. Two conceptual subdivision layouts, Option A, showing 15 single family lots, and Option B, showing 18 single family lots, were presented.
- Option A proposed connecting 66A Avenue to 67 Avenue (Appendix IX).
- Option B proposed extending 66A Avenue through to 181 Street (Appendix IX).
- 13 people attended the meeting. Those in attendance had an opportunity to review the proposals and discuss any concerns with the applicant and their consultant.
- A total of 9 comment sheets were submitted in response to the PIM. Four respondents supported Option A, five respondents supported Option B and one respondent opposed both options.
- The one respondent who opposed both options, lives to the immediate south of the subject site and requested that road access be provided to the rear portion of the respondent's property to allow for future redevelopment.

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.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 2014. 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)	The subject site is an urban infill site located within the North Cloverdale West NCP. Council has recently supported development applications for small lots in the area
2. Density & Diversity (B1-B7)	Each lot will have private backyard space suitable for private gardens.
3. Ecology & Stewardship (C1-C4)	N/A
4. Sustainable Transport & Mobility (D1-D2)	N/A
5. Accessibility & Safety (E1-E3)	Homes will be oriented towards the street to create eyes on the street.
6. Green Certification (F1)	N/A
7. Education & Awareness (G1-G4)	The applicant held a Public Information Meeting (PIM) to engage the public.

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 and Concept Plan for Area
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.	NCP Amendment Map
Appendix VIII.	OCP Amendment Map
Appendix IX.	Options A and B Layouts
Appendix X.	Public Information Meeting Map of Responses
Appendix XI.	Aerial Photo of Subject Area

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12 and RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2
Hectare	0.8
NUMBER OF LOTS	
Existing	2
Proposed	16
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m. – 17 m.
Range of lot areas (square metres)	320 sq. m. – 561 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	18.75 lots/ha & 7.5 lots/ac.
Lots/Hectare & Lots/Acre (Net)	24 lots/ha & 10 lots/ac.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	8%
Total Site Coverage	58%
PARKLAND	
Area (square metres)	NA
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____ OF LOTS 34 & 35 SEC 17 TP 8 NWD PLAN 62186

FOR REZONING PURPOSES
B.C.G.S. 92G.017

Perimeter Lot dimensions are derived from FIELD SURVEY.

**BLOCK A AREA=2318.8m²
FROM RA TO RF**

**BLOCK B AREA=5786.0m²
FROM RA TO RF-12**

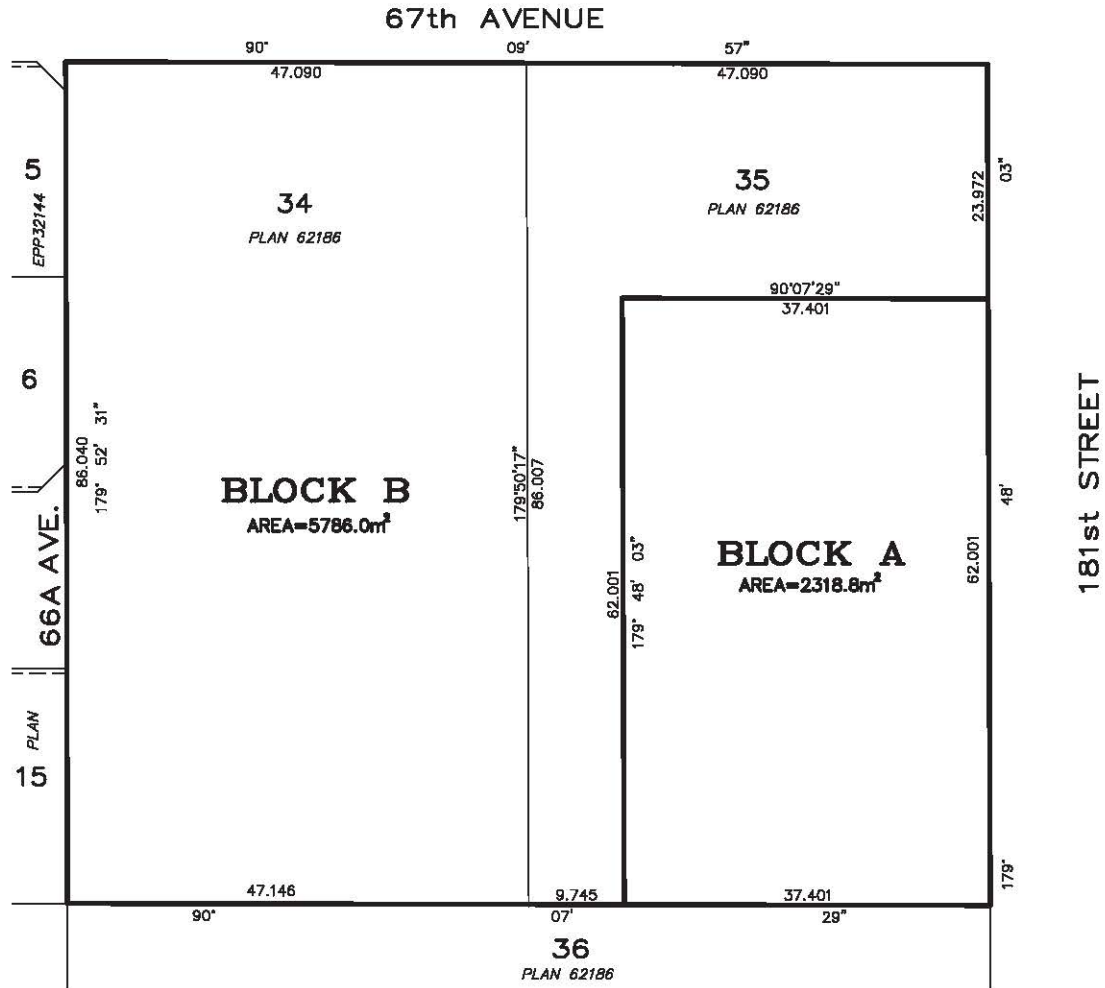
SCALE 1 : 500



INTEGRATED SURVEY AREA No. 1, SURREY
NAD 83 (CSRS 2005)
Grid bearings are derived from observations between
geodetic control monuments 5934 and 5835.
This plan shows horizontal ground-level distances unless
otherwise specified. To compute grid distances, multiply
ground-level distances by the average combined factor
of 0.9996019, which has been derived from control
monument 5835.

CERTIFIED CORRECT
DATED THIS 17th DAY OF APRIL, 2014.

M. Adam Fulkerson B.C.L.S.



THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

TARGET
LAND SURVEYING
SURREY B.C.
604-583-6161

FILE: 6917-B-Block plan(SUB6)





Tuesday, October 22, 2013
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0120 00

SUMMARY

The proposed 16 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	8
Secondary Students:	4

September 2013 Enrolment/School Capacity

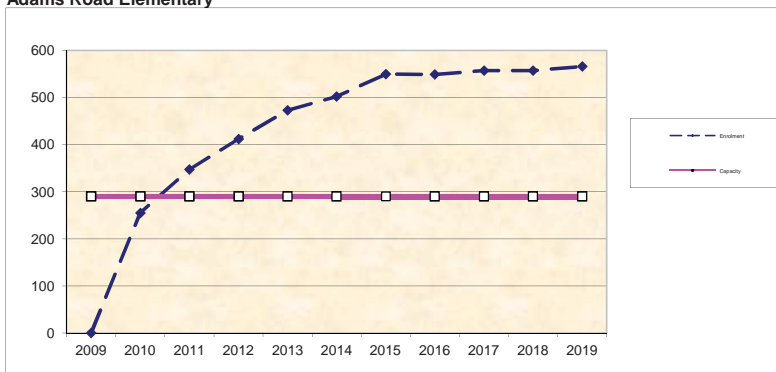
Adams Road Elementary	
Enrolment (K/1-7):	71 K + 402
Capacity (K/1-7):	40 K + 250
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1925
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

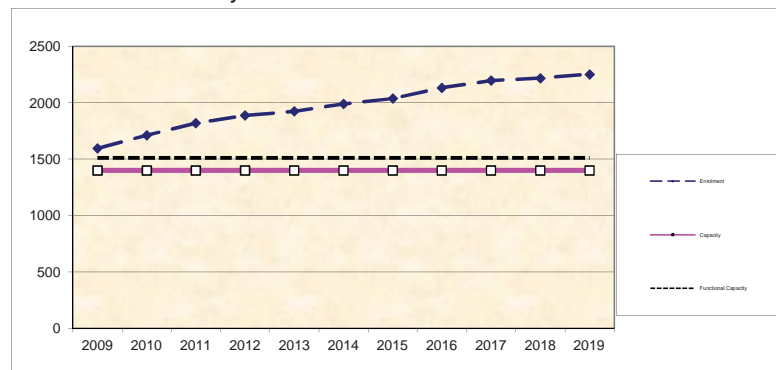
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (Adams Road Elementary Site #153) serving this neighbourhood opened in 2010. The schools capacity, shown in the table below, is adjusted to full day Kindergarten implementation in 2011 - 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 was eliminated with enrolment moves to the new school but rapid growth of the new schools catchment has resulted 10 portable classrooms on Adams Road Elementary School site. The school district has proposed a 10 classroom addition in 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, and recently initiated development activity of larger acreages (resulting in a potential for 92 additional parcels over what was permitted in the original NCP) may result in continued overcrowding after the building expansion until such time that the neighbourhood begins to mature. The proposed addition to Adams Road, although a high priority on the capital plan is subject to Ministry approval and even after the addition receives capital project approval it may be a number of years before the proposed addition actually receives funding and proceeds to construction. The school district has recently purchased a site for a new secondary school (180th Street north of 72nd Ave) and the Ministry has announced capital project approval of a new secondary school for the North Clayton Area. The construction of a new secondary school will relieve overcrowding at Lord Tweedsmuir Secondary, Clayton Heights Secondary and North Surrey Secondary.

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: 7913-0120-00
 Project Location: 18072 - 67 Avenue, and 6677 - 181 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located in an old growth area, which has been subject to substantial redevelopment over the past 15 years. There are a few large older homes on RA and RA(G) parcels. However the character of this area is now defined by modern urban "Neo-Traditional" and Neo-Heritage style Two-Storey homes situated on compact lots.

The area was built out over a time period spanning from the 1970's to the post-year-2010's. The age distribution from oldest to newest is: 1970's (8%), 1980's (17%), 2000's (58%), and post 2010's (17%). A majority of homes in this area have a floor area in the 3001 - 3550 sq.ft. size range. Home size distribution is: 2001 - 2500 sq.ft. (8%), 2501 - 3000 sq.ft. (42%), and 3001 - 3550 sq.ft. (50%). Styles found in this area include: "Old Urban" (8%), "West Coast Traditional" (8%), "Traditional Georgian Colonial" (8%), "Neo-Heritage" (25%), and "Neo-Traditional" (50%). Home types include: Split Level (8%), 1 ½ Storey (17%), and Two-Storey (75%).

Massing scale (front wall exposure) characteristics include: low to mid-scale massing (17%), mid-scale massing (25%), mid to high scale massing (50%), and high scale, box-like massing (8%). The scale (height) range for front entrance structures include: one storey front entrance (41%), 1 ½ storey front entrance (50%), and proportionally exaggerated two storey front entrance (8%).

The range of roof slopes found in this area is: 5:12 (17%), 6:12 (8%), 7:12 (8%), 8:12 (42%), 12:12+ (25%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (67%), Main common gable roof (17%), Main Dutch hip roof (8%), Main Boston gable roof (8%). Feature roof projection types include: Common Hip (32%), Common Gable (45%), Dutch Hip (14%), Boston Gable (5%), and Shed roof (5%). Roof surfaces include: Shake profile asphalt shingles (75%), Concrete tile (shake profile) (8%), and Cedar shingles (17%).

Main wall cladding materials include: Horizontal cedar siding (8%), Vertical channel cedar siding (8%), and Horizontal vinyl siding (83%). Feature wall trim materials used on the front facade include: No feature veneer (8%), Brick feature veneer (4%), Stone feature veneer (38%), Wood wall shingles accent (25%), Hardiplank shingles accent (8%), Vertical board and batten cedar accent (4%), 1x4 vertical battens over Hardipanel in gable ends (12%). Wall cladding and trim colours include: Neutral (44%), Natural (28%), Primary derivative (28%).

Covered parking configurations include: No covered parking (8%), Single vehicle garage (17%), and Double garage (75%). A variety of landscaping standards are evident, ranging from a modest modern urban landscape standard with sod and a few shrubs only to an above average modern urban landscape standard featuring numerous shrub plantings (50%). Driveway surfaces include: Asphalt (8%), Broom finish concrete (17%), Exposed aggregate (42%), Stamped concrete (25%), and interlocking masonry pavers (8%).

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

- 1) **Context Homes:** Fifty eight percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and so 42 percent of homes are considered 'non-context'). Context homes include: 18118 - 67 Avenue, 6690 - 181 Street, 6670 - 181 Street, 6658 - 181 Street, 6648 - 181 Street, 6639 - 181 Street, and 18038 - 67 Avenue. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with homes identified as context homes within the photos section of the character study.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional" and "Neo-Heritage", as these styles are an ideal bridge between old urban and modern urban. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All surrounding "context homes" are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF and RF-12 zone subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to two storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including Vinyl, cedar, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. However, this is a new growth area in which all new homes have a shake profile asphalt shingle roof. The asphalt roof characteristic is readily identifiable now, and a single home with a roof surface other than asphalt shingles would stand out as inconsistent. Therefore, to ensure consistency of character, only shake profile asphalt shingles are recommended.
- 8) **Roof Slope :** Roof slopes of 7:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: North and south of the subject site are large RA zoned properties containing either estate-sized Two Storey homes or old suburban dwellings. East and west of the subject site, homes are 2500 to 3000 square foot “Neo-Traditional” and “Neo-Heritage” style Two-Storey with in-ground basement type. Several homes have the garage at the basement level, but are appropriately landscaped to minimize basement and entrance stairs exposure. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. Main roof forms are common hip or common gable at an 8:12 slope. The homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof and all are clad in vinyl. The colour range includes natural and neutral colours. Landscaping meets or exceeds a common modern urban standard.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, or “Neo-Heritage”. Note however, 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” including 18118 – 67 Avenue, 6690 – 181 Street, 6670 – 181 Street, 6658 – 181 Street, 6648 – 181 Street, 6639 – 181 Street, and 18038 – 67 Avenue). Homes will therefore be in a compatible style range, including “Neo-Traditional” and “Neo-Heritage” styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, 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 are not recommended on main cladding, but could be used in subdued tones on trim elements subject to consultant review. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 8:12.

Roof Materials/Colours: Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black.

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 Lot 6: 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. Lots 1 through 5 and 11 through 16 are to feature sod and 17 shrubs of a minimum 3 gallon pot size. Lot 6 is to have 17 shrubs with an additional 8 shrubs of a 3 gallon pot size planted in the flanking street sideyard. Lots 7 through 10 are to feature sod and 20 shrubs of a minimum 3 gallon pot size. 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: June 25, 2014

Reviewed and Approved by:  Date: June 25, 2014

Table 2. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	18072 67th Avenue, 6677 - 181 Street
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	48
Protected Trees to be Removed	40
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	8
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 14 X one (1) = 14	66
- All other Trees Requiring 2 to 1 Replacement Ratio 26 X two (2) = 52	
Replacement Trees Proposed	29
Replacement Trees in Deficit	37
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

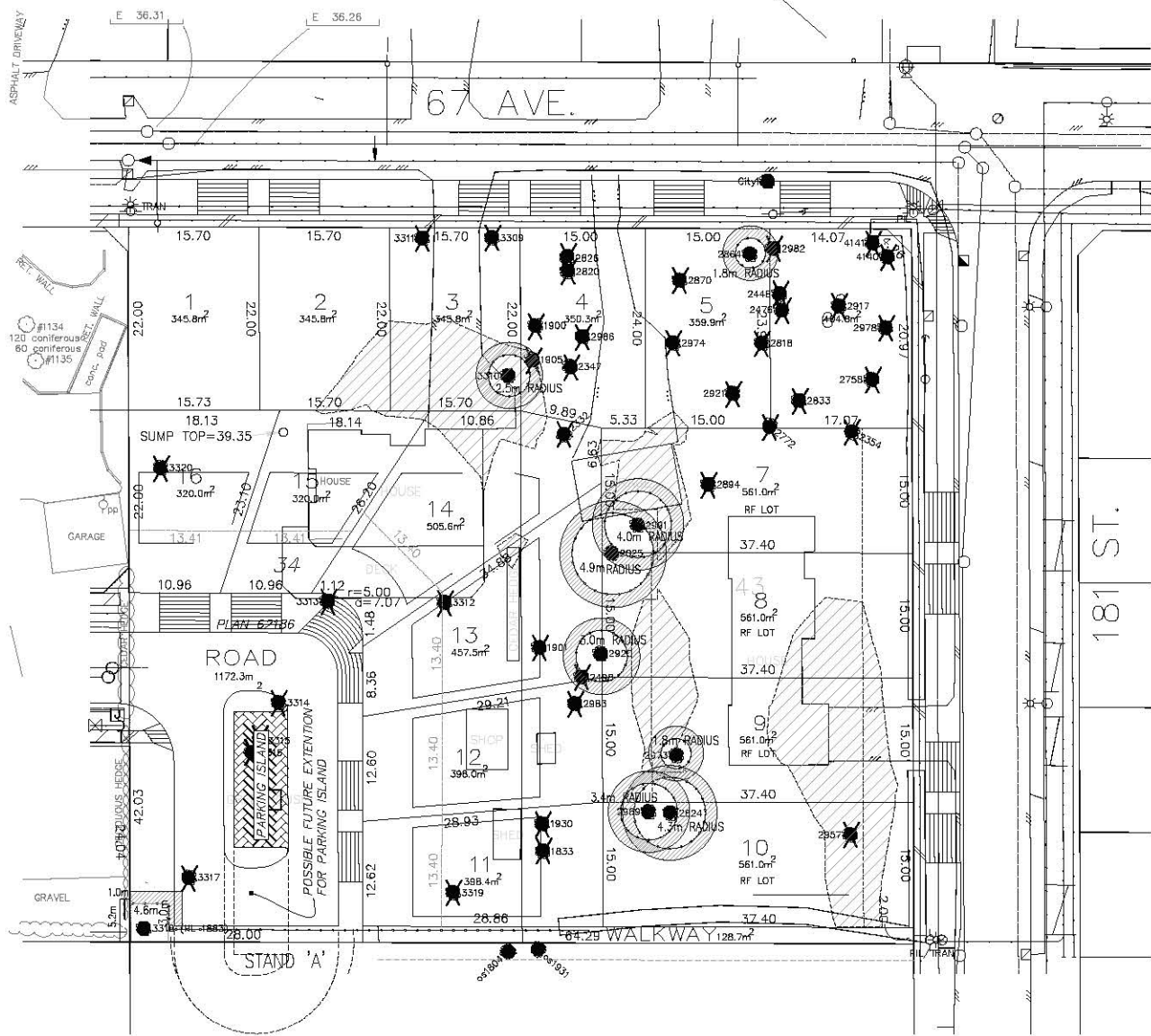
Summary prepared and
submitted by:

Arborist



June 13, 2014

Date



LEGEND

- = TREES TO BE RETAINED
- ✖ = TREES TO BE REMOVED
- = PROTECTION BARRIER
- ◐ = FILL

JUN/14	CITY OF SURREY REQUEST	3
APR/14	REVISED GRADING PLAN	2
MAR/14	REVISED LOT LAYOUT	1
DATE	REVISION	NO.

C.KAVOLINIS & ASSOCIATES INC.
 BCRA CSA
 2465 JENNIFER COURT
 ABERTSFORD, B.C.
 V3P 3E8
 PHONE (604) 857-2376

CLIENT
 MR. GUYTON HIRSH
 HANLEY LAND ENGINEERING LTD.
 SUITE #300
 55 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 V3L 5P5

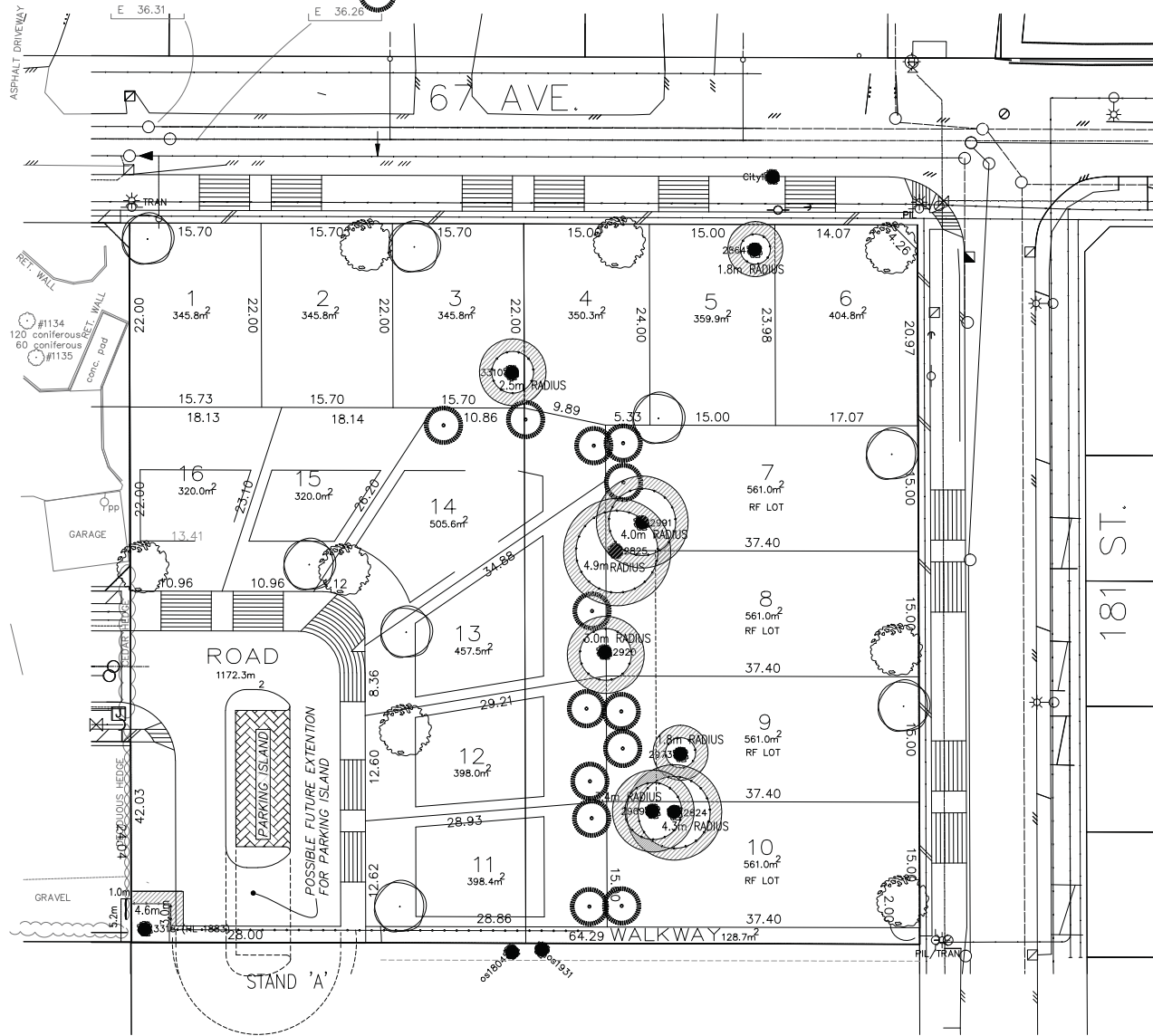
TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 16 LOT SUBDIVISION
 18072 - 67 AVENUE
 6677 - 181 STREET
 SURREY, B.C.

SCALE	1:250	DATE	DEC/13
DRAWN	DMV		
CHKD	DMV		
APPROV	AS BUILT		

PROJECT	JOB NO.
	TR-1

REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	8	6 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	8	3.00 METERS	AS SHOWN	B. & B.
	PICEA OMORIKA	SERBIAN SPRUCE	13	3.00 METERS	AS SHOWN	B. & B.



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER
- = FILL

DATE	REVISIONS	NO.
JUN/14	CITY OF SURREY REQUEST	3
APR/14	REVISED GRADING PLAN	2
MAY/14	REVISED LOT LAYOUT	1
DATE	REVISIONS	NO.

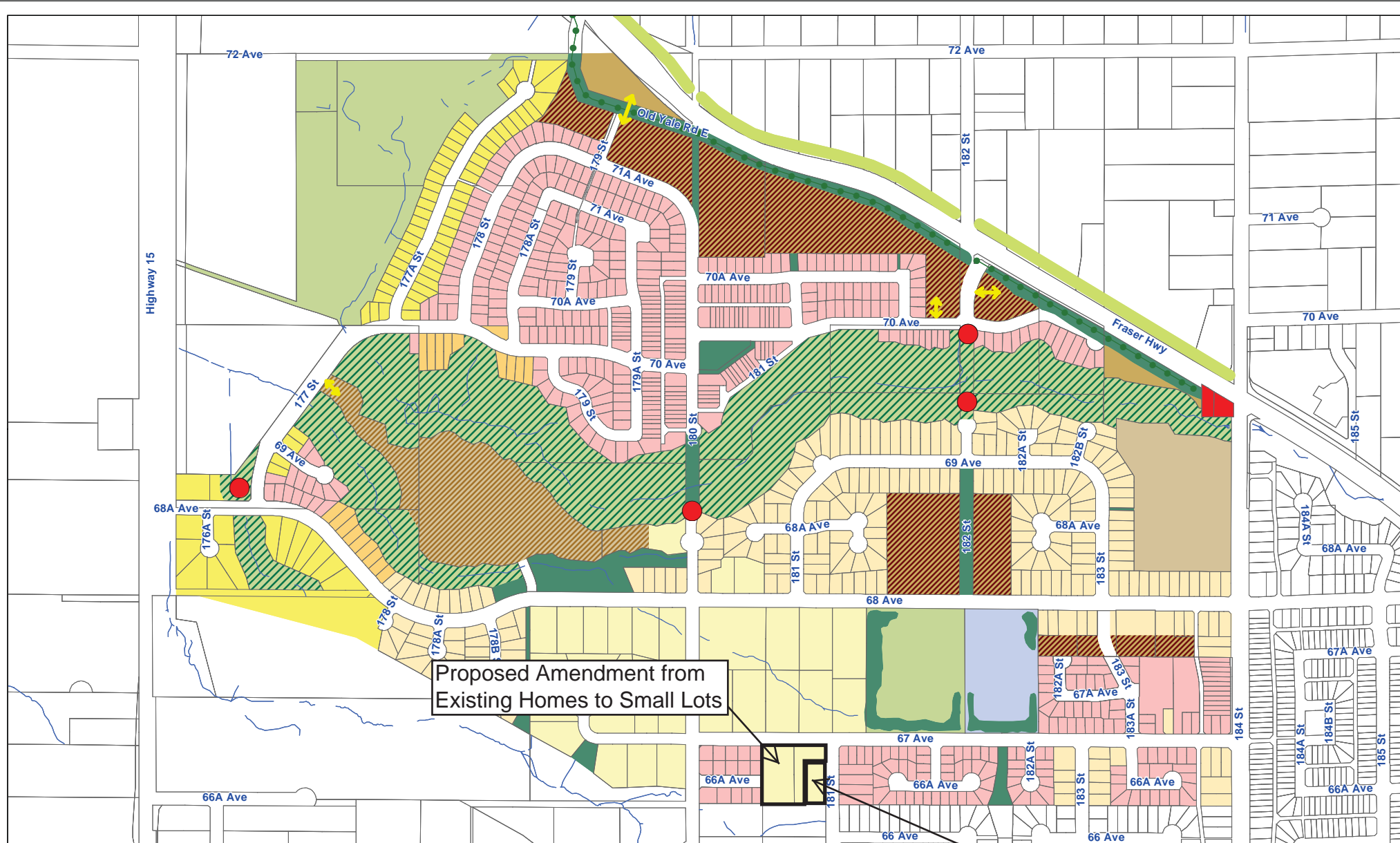
C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2462 JONQUIL COURT
 ABOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 MR. DEXTER HREBE
 HUNTER LARD ENGINEERING LTD.
 SUITE #300
 65 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 V3L 5P5

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 16 LOT SUBDIVISION
 18072 - 67 AVENUE
 6677 - 181 STREET
 SURREY, B.C.

SCALE 1:250	DATE DEC/13
DRAWN CHW	CHKD CHW
ENCL CHW	APPROV AS BALT

PRINTED	JOB NO.
DRAWING NO.	TR-2



Proposed Amendment from Existing Homes to Small Lots

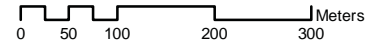
Proposed Amendment from Existing Homes to Single Family Residential

- | | | | |
|---------------------------------|----------------------------------|---------------|--------------------------------------|
| 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 |

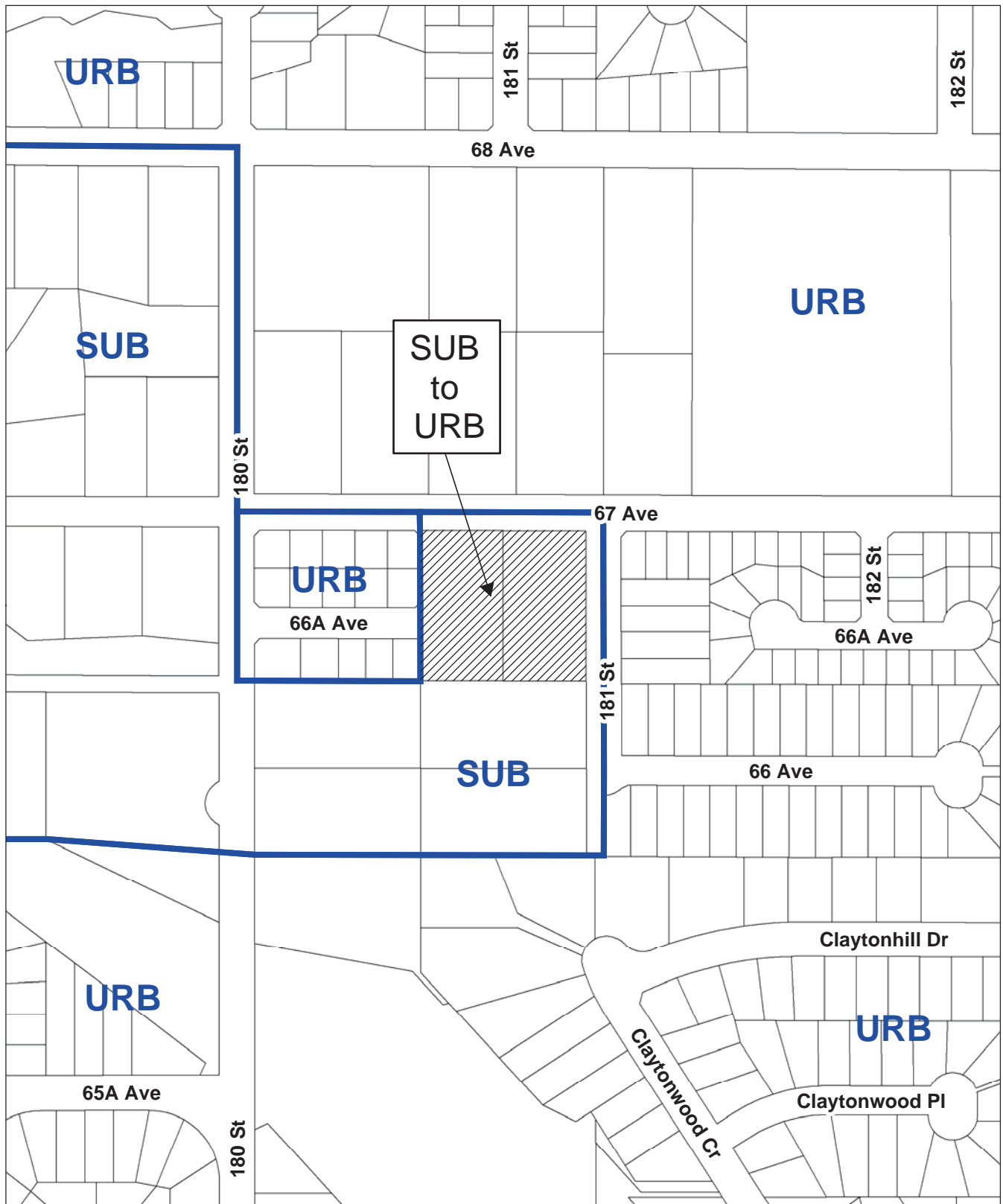
NORTH CLOVERDALE WEST LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

PHASE II Adopted by Council July 8, 1996 Amended 21 January 2014



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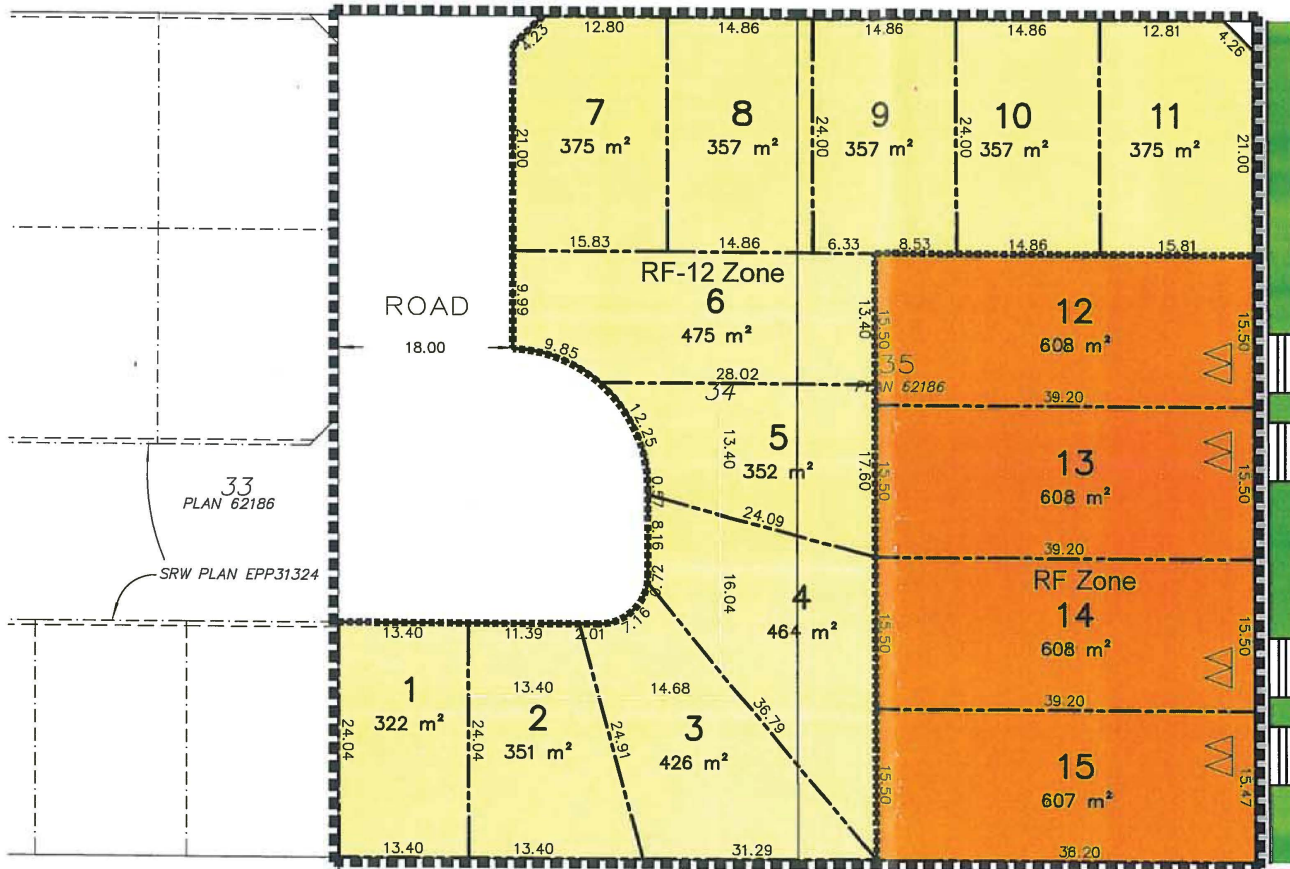


OCP Amendment 7913-0120-00

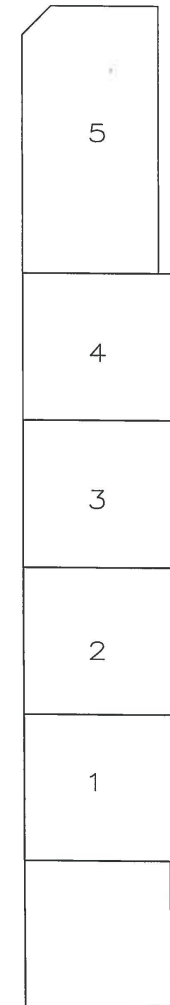
Proposed amendment from Suburban to Urban



67th AVENUE



181 STREET



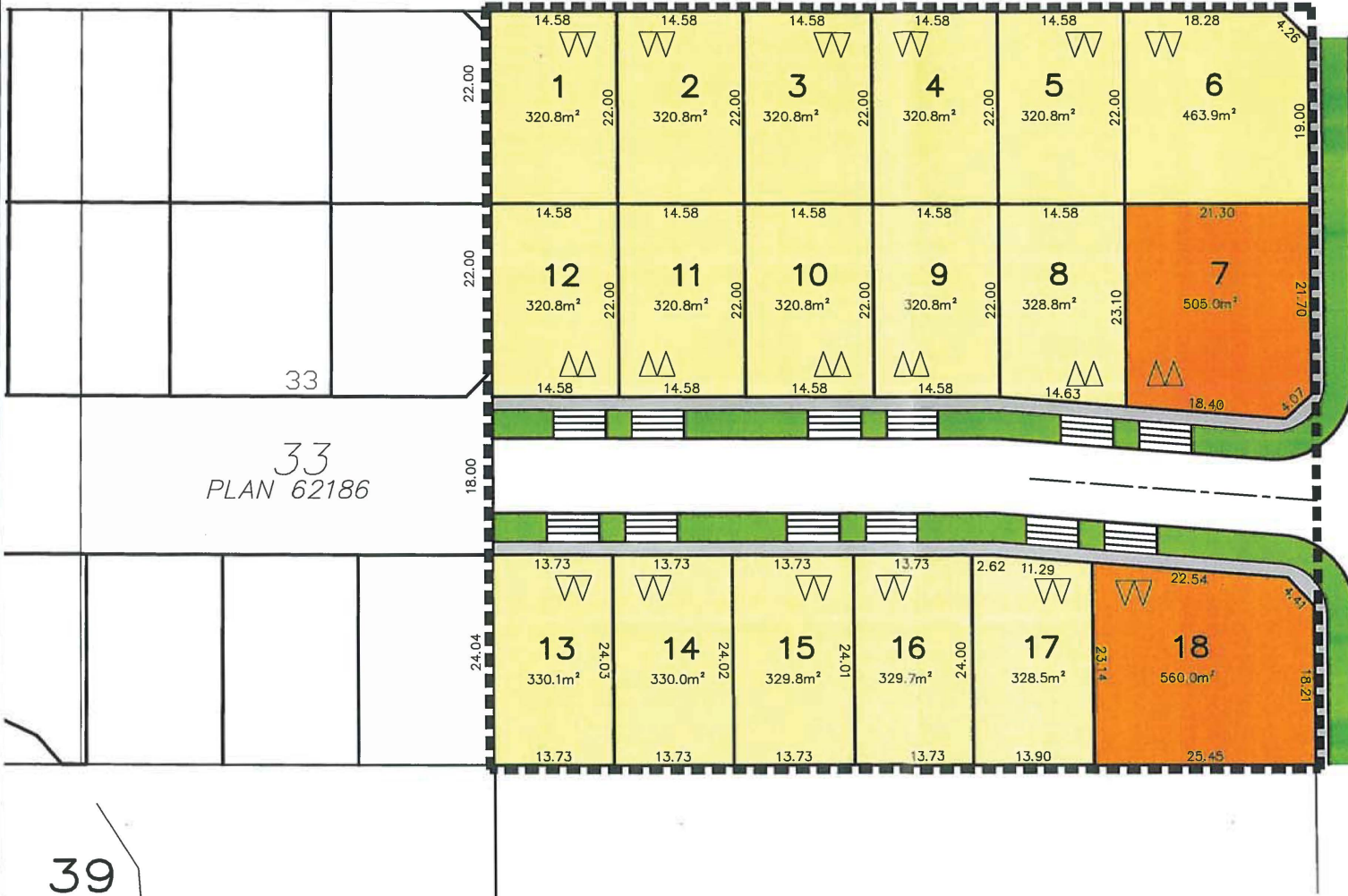
LEGEND
 RF ZONE
 RF-12 ZONE

Preliminary Subdivision Plan - Option A
 0970121 BC Ltd. (Peter Randhawa) - #18072 67 Avenue & #6677 181 Street
 7913-0120-00



HunterLaird
 ENGINEERING LTD.
 October 2013
 #6904

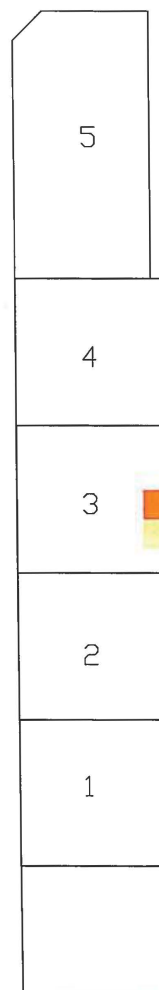
67th AVENUE



33
PLAN 62186

39

181 STREET

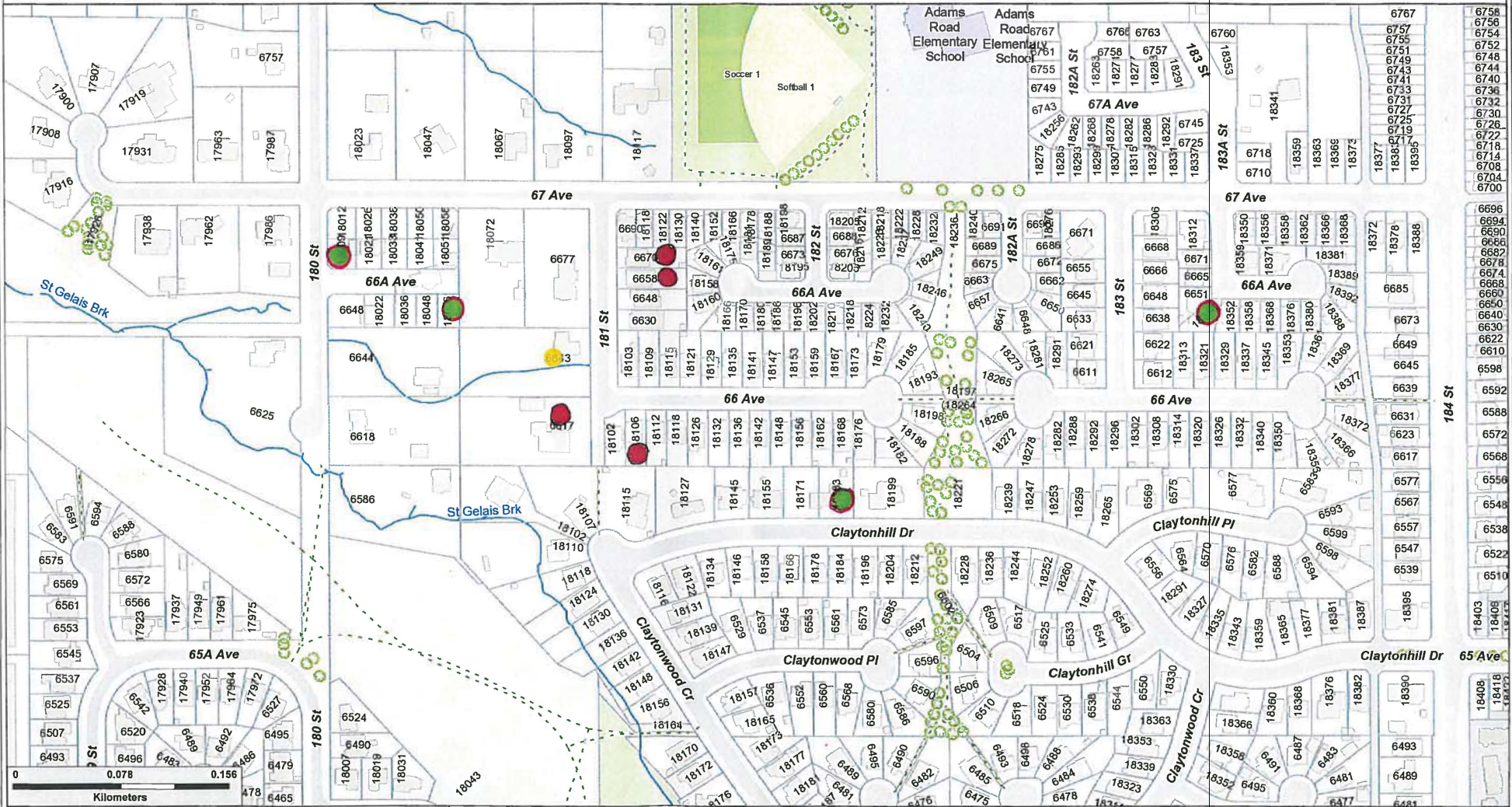


LEGEND
 RF/CD ZONE
 RF-12 ZONE

Preliminary Subdivision Plan - Option B
 #18072 - 67 Avenue & #6677 - 181 Street
 7913-0120-00



HunterLaird
 ENGINEERING LTD.
 January 2014
 #6904



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Enter Map Description

Scale: 1:2,602
Map created on January 22-14

- → SUPPORT OPTION "A". OPPOSE OPTION "B"
- → SUPPORT OPTION "B" - OPPOSE OPTION "A"

● - OPPOSED TO BOTH OPTIONS

