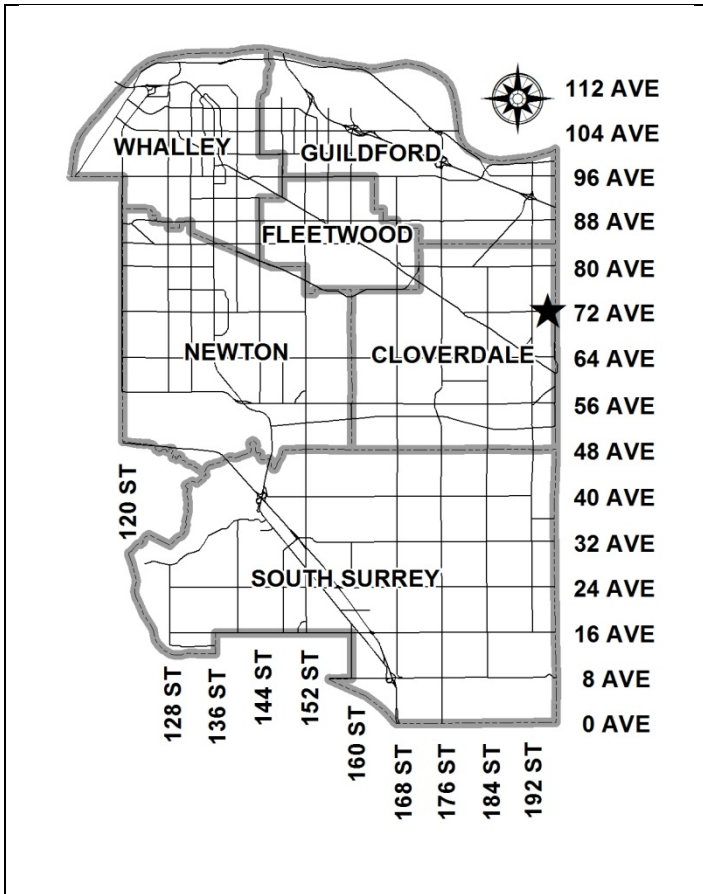


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0156-00

Planning Report Date: February 3, 2014



PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **NCP Amendment** of a portion from 6-10 u.p.a. Low Density and 10-15 u.p.a. Special Residential to 10-15 u.p.a. Medium Density
- **Rezoning** portions from RA to RF-9, RF-12 and RF-SD
- **Development Variance Permit**

in order to allow subdivision into 11 small single family lots and 4 small lots for semi-detached units.

LOCATION: 19545 - 72 Avenue

OWNER: 647159 BC Ltd

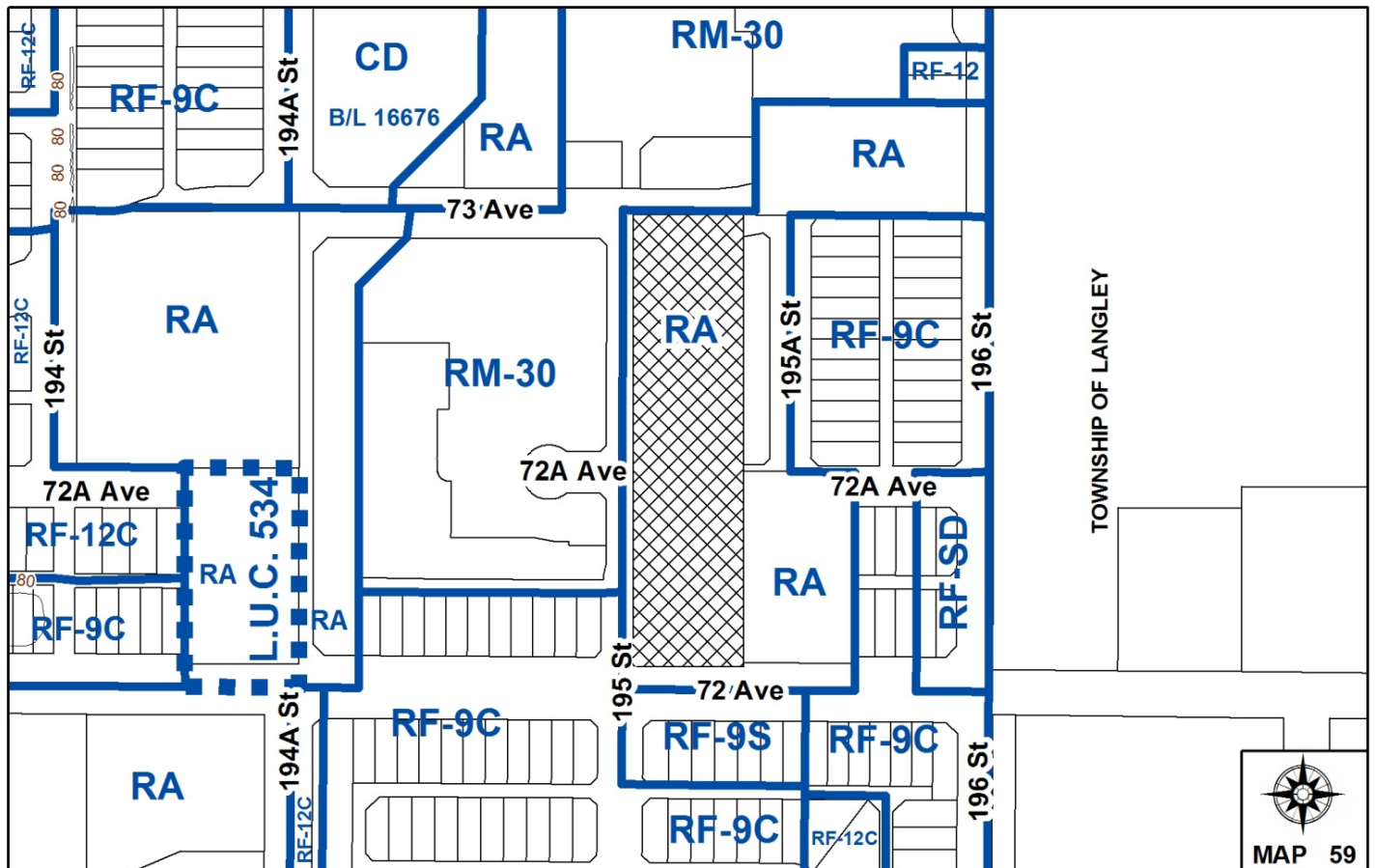
ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATIONS: 6-10 u.p.a. Low Density

10-15 u.p.a. Special Residential

10-15 u.p.a. Medium Density



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

- Requires amending the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue for a portion of the site from 6 - 10 u.p.a. Low Density and 10 – 15 u.p.a. Special Residential to 10 – 15 u.p.a. (Medium Density).
- The minimum lot width required for double garages in the RF-9 Zone is proposed to be relaxed for one lot.
- The minimum side yard setback required for a garage is proposed to be relaxed for three proposed RF-SD lots and two proposed RF-9 lots.

RATIONALE OF RECOMMENDATION

- The amendment of the OCP from from Suburban to Urban is consistent with the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue.
- The amendment of the NCP from 6-10 u.p.a. Low Density and 10 – 15 u.p.a. Special Residential to 10 – 15 u.p.a. (Medium Density) for a portion of the site is consistent with the residential form in the area.
- The applicant has demonstrated three parking spaces can be provided on each RF-9 lot and on one of the RF-SD lots.
- The lot to the east, fronting 72 Avenue is currently under a similar application (Development Application No. 7907-0283-00) to rezone to RF-9 Zone and to amend the NCP for a portion of the site, from 10-15 u.p.a. Special Residential to 10-15 u.p.a. (Medium Density), in order to create 10 small single family lots. The rezoning received Third Reading on June 25, 2012.

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 subject site as shown on the attached Survey Plan (Appendix I) and a date be set for Public Hearing as follows:
 - (a) Block A of the subject site from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000);
 - (b) Block B of the subject site from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)"; and
 - (c) Block C of the subject site from "One Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)".
4. Council approve Development Variance Permit No. 7913-0156-00 (Appendix X) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum flanking side yard setback for a detached garage (accessory building) in the RF-SD Zone from 5.2 metres (17 ft.) to 2.65 metres (9 ft.) for proposed Lot 1 and to 3.0 metres (10 ft.) for proposed Lot 8;
 - (b) to reduce the minimum east side yard setback for a detached garage (accessory building) in the RF-9 Zone from 2.8 metres (9 ft.) to 2.7 metres (9 ft.) for proposed Lots 5 and 6;
 - (c) to reduce the minimum east side yard setback for a detached garage in the RF-SD Zone from 3.0 metres (10 ft.) to 1.4 metres (5 ft.) for proposed Lot 7; and
 - (d) to vary the minimum lot width requirement to permit a detached double garage in the RF-SD Zone from 9.0 metres (30 ft.) to 7.45 metres (24 ft.) for proposed Lot 7.
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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;

- (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on the remnant portion of proposed Lot 15 (Block D) until future consolidation with the adjacent property to the east (7292 – 195A Street);
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on the western 5.63-metre (18.5 ft.) and 6.11-metre (20 ft.) wide portions of proposed Lot 4 until future consolidation with the adjacent property to the east (19565 – 72 Avenue);
 - (g) registration of a Section 219 Restrictive Covenant to identify the specific location where garages can be constructed on proposed Lots 3 to 6, and to specifically prohibit encroachment or construction, including fences or any other structures, between the proposed garages;
 - (h) registration of easements for reciprocal access for maintenance and access on proposed Lots 3 to 6;
 - (i) registration of a Section 219 Restrictive Covenant requiring that double garages constructed on proposed Lots 1 to 8 comply with the minimum double garage width requirement of Part 5 of Surrey Zoning By-law 12000;
 - (j) registration of a Section 219 "no build" Restrictive Covenant for structural independence on proposed Lots 1 and 2 and proposed Lots 7 and 8; and
 - (k) registration of the following easements on proposed Lots 1 and 2 and proposed Lots 7 and 8:
 - i. reciprocal access for maintenance and access;
 - ii. maintenance of exterior finishes and drainage facilities; and
 - iii. party wall.
6. Council pass a resolution to amend the East Clayton NCP Extension – North of 72 Avenue to redesignate portions of the site from 6 – 10 u.p.a. (Low Density) and 10 – 15 u.p.a. Special Residential to 10 – 15 u.p.a. (Medium Density) 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 IV.

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

6 Elementary students at Clayton Elementary School
 3 Secondary students at Clayton Heights Secondary School

(Appendix V)

The applicant has advised that the dwelling units in this project are not expected to be constructed for several years.

Parks, Recreation & Culture: Parks has no concerns.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 73 Avenue):	Townhouses.	15-25 u.p.a. High Density (East Clayton Extension North of 72 Avenue)	RM-30
East:	Northern Portion: Vacant area secured with two no-build restrictive covenants, intended for future consolidation with the subject site.	10-15 u.p.a. Medium Density	RA
	Southern Portion: Residential acreage lot under Development Application No. 7907-0283-00 for RF-9 (Third Reading).	10-15 u.p.a. Special Residential (East Clayton Extension North of 72 Avenue)	RA
South (Across 72 Avenue):	Single family dwellings on small lots. No business licenses have been issued for any of the 7 lots.	10-15 u.p.a. Special Residential (East Clayton)	RF-9S
West (Across 195 Street):	Townhouses and small single family lots.	15-25 u.p.a. High Density and 10-15 u.p.a. Medium Density (East Clayton Extension North of 72 Avenue)	RM-30 and RF-9C

DEVELOPMENT CONSIDERATIONS

Site Context

- The 0.96-hectare (2.38-ac) subject site is located at 19545 - 72 Avenue at the northeast corner of 72 Avenue and 195 Street. The subject site is designated Suburban in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".
- The property is within the East Clayton NCP Extension – North of 72 Avenue area (Appendix VIII) and has the following designations:
 - 6 – 10 u.p.a. (Low Density) along 195 Street, north of 72A Avenue alignment;
 - 10 – 15 u.p.a. (Medium Density) along the south side of 72A Avenue alignment; and
 - 10 – 15 u.p.a. (Special Residential) along 72 Avenue.

Current Application

- The proposal from the applicant is to rezone from One-Acre Residential Zone (RA) to create 15 single family lots as follows (Appendix II):
 - 7 Single Family Residential (12) Zone (RF-12) lots (proposed Lots 9-15);
 - 4 Single Family Residential (9) Zone (RF-9) lots (proposed Lots 3-6); and
 - 4 Semi-Detached Residential Zone (RF-SD) lots for semi-detached housing (proposed Lots 1,2,7 and 8).
- The proposed development will complete the pattern of development existing and proposed to the east, with RF-SD lots at the corners and RF-9 lots within the block. With the current alignment of 72A Avenue, the subject site could not subdivide into lots under the new RF-10 Zone without compromising on lot yield.
- One remnant, RA-zoned portion (Block D) will be created as part of proposed Lot 15 (see Appendix II) until consolidation and rezoning can occur with the westerly “hooked” portion of 7292 – 195A Street. It is anticipated that seven RF-12 lots will be created upon consolidation, with the lot at 7292 – 195A Street and Council approval of the rezoning.

JUSTIFICATION FOR PLAN AMENDMENTS

OCP Amendment

- The applicant is seeking an Official Community Plan (OCP) amendment for the subject site from Suburban to Urban (see Appendix IX).
- Council, on July 28, 2004, approved Stage 1 (Corporate Report No. Co09), which deals with land use designations and road network in the area of the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue. On June 20, 2005, Council approved the corresponding Stage 2 Report (Corporate Report No. Co11).
- The land use designations that are reflected in the East Clayton NCP Extension – North of 72 Avenue require corresponding OCP designation amendments from the current Suburban

designation for all lands proposed for rezoning. The approved Stage 2 Report (Corporate Report No. C011) directed staff to bring forward specific OCP amendments on a site-by-site basis concurrently with site-specific rezoning applications.

- The proposed Urban designation in the OCP is consistent with the intended land uses in the East Clayton NCP Extension – North of 72 Avenue and the proposed rezoning.

NCP Amendment

- The applicant is seeking an amendment of the East Clayton NCP Extension – North of 72 Avenue for a portion of the site (along 195 Street north of 72A Avenue) from 6 – 10 u.p.a. (Low Density) and for a portion of the site (along 72 Avenue) from 10 – 15 u.p.a. (Special Residential) so the entire site is designated 10 – 15 u.p.a. (Medium Density) (see Appendix VIII).
- The proposed amendment is generally consistent with the designations in the East Clayton – North Extension NCP and follows a pattern set by other approved or in-stream applications in the area.
- The 1-acre site to the immediate east is under Application No. 7907-0283-00 and proposes an OCP amendment from Suburban to Urban, NCP amendment of a portion from 10 – 15 u.p.a. Special Residential to 10 – 15 u.p.a. (Medium Density) and Rezoning from RA to RF-9 to create 10 small single family lots. This adjacent application received Third Reading on June 25, 2012.

DISCUSSION

RF-12 Zone for proposed Lots 9 to 15 (Block A)

- Proposed Lots 9 - 15 all meet the Type II requirements of the Single Family Residential (12) Zone (RF-12). The proposed lots range in area from 346 – 1,832 square metres (3,724 – 19,719 sq. ft.), have lot widths of 13.4 – 16.1 metres (44 - 53 ft.) and lot depths of 25.9 to 51.7 metres (85 - 170 ft.).
- Each of these RF-12 Zoned lots can accommodate an attached front-facing double garage and also provide two parking spaces within the driveway for a total of 4 parking spaces per lot.

RF-9 Zone for proposed Lots 3 to 6 (Block B)

- Proposed Lots 3 - 6 are in compliance with the Single Family Residential (9) Zone (RF-9). The proposed lots range in area from 270 – 620 square metres (2,906 – 6,673 sq. ft.), have lot widths of 9.05 – 15.25 metres (30 - 50 ft.) and depths of approximately 30 metres (98 ft.).
- Proposed Lot 4 is the largest lot and includes a hooked portion, north across the proposed lane. A no build area over the eastern 5.64-metre (18.5 ft.) wide northern hooked portion and 6.12-metre (20 ft.) wide southern portion will require consolidation with the neighbouring lot to the east. The adjoining lot to the east is under Application No. 7907-0283-00; the rezoning to RF-9 is at Third Reading.

RF-SD Zone for proposed Lots 1, 2, 7 and 8 (Block C)

- Proposed Lots 1, 2, 7 and 8 are in compliance with the minimum lot dimensions of the Semi-Detached Residential Zone (RF-SD) and will accommodate 4 dwelling units on 4 lots, within 2 semi-detached residential buildings. Secondary suites are not permitted in the RF-SD Zone.
- The proposed lots range in area from 224 - 266 square metres (2,411 - 2,863 sq. ft.), have lot widths of 7.45 - 9 metres (24 - 30 ft.) and depths of 29.63 - 30 metres (97 - 98 ft.).
- Party wall agreements will be required on each pair of lots for the proposed semi-detached units. The intent is to protect the respective interests of adjacent, paired lot owners and will include, but not be limited to, the maintenance of one's lot and dwelling and provide for the ability of each lot owner to exercise some control over exterior changes after the dwellings are built, to ensure integrity of the design and construction of the overall building.
- As each dwelling unit, although connected to the other, is located on its own lot, a Restrictive Covenant will be required to ensure each dwelling unit is structurally independent.

Existing RA Zone for a portion of proposed Lot 15 (Block D)

- Proposed Lot 15 is substantially larger than the other lots as a 1,419-square metre (15,273 sq. ft.) portion will remain zoned One-Acre Residential (RA) Zone. This area will be secured with a no-build restrictive covenant until the portion can be consolidated with the no-build portion of the property to the east (7292 - 195A Street). It is intended that in the future, the RA-zoned portions of the properties will be rezoned to RF-12 to create 7 lots.

Neighbourhood Parking

- In general, residents in East Clayton have raised concerns with respect to lack of on-street parking and traffic congestion in the community, which is in part, a result of the higher densities permitted in the small lot single family designations of the East Clayton Neighbourhood Concept Plans (NCPs).
- The proposed development will provide for 4 parking spaces for each RF-12 lot, 3 spaces for each RF-9 lot and 2 to 3 spaces for each RF-SD lot/unit.
- The flanking portion of 195 Street is currently a half road along which parking is currently prohibited. When this application is completed, street parking will be increased substantially to allow for parking on both sides of 195 Street. The completion of 72A Avenue and 73 Avenue through the middle and north side of the subject site will also create additional on-street parking capacity within the neighbourhood.
- In addition, as a condition of the Servicing Agreement, the proposed RF-12 lots (proposed Lots 9 - 15) will require paired driveways to create more efficient on-street parking.
- The applicant has provided a plan showing that all proposed RF-9 lots on the subject property and on the neighbouring property to the east (19545 - 72 Avenue shown on Appendix II) will be able to develop lots with minimum widths of 9.05 metres (30 ft.) and with the use of easements, provide for at least three (3) off-street parking spaces per lot.

- Due to the standard width of a double garage, providing a third parking space on each lot has been difficult for 9-metre (30 ft.) wide RF-9-zoned lots. A 2.75-metre (9 ft.) wide exterior parking space has been achievable through the registration of access easements and covenants, resulting in 3 parking spaces per RF-9 lot.
- Restrictive Covenants will be registered over the proposed RF-9 lots (proposed Lots 3 to 6) specifying the following:
 - Garages must be constructed 0.35 metre (1 ft.) from the side yard property line (see Appendix IV for typical garage locations);
 - Notwithstanding the reduced width permitted for a double garage in the RF-9 and RF-SD Zones (5.7 metres, or 19 feet, inside wall to inside wall), double garages constructed on proposed Lots 1 - 8 must comply with minimum double garage width requirement of Part 5 of Surrey Zoning By-law No. 12000 (5.7 metres, or 19 feet, inside wall to inside wall). This will permit a full size garage.
 - No fences or any other structures will be permitted to encroach into the space between the garages. In addition, reciprocal access easements for maintenance and access will be required between the properties. While the minimum requirement for an uncovered parking space is 2.75 metres (9 ft.) wide, the reciprocal access easements and lack of fences will effectively increase this parking space width to approximately 3.1 metres (10 ft.).

Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained 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 (Appendix VI).

Proposed Lot Grading and Tree Preservation/Replacement

- In-ground basements are proposed based on the lot grading (prepared by McElhanney Consulting Services Ltd.). Minimal cuts and fill are proposed throughout the site. The proposed lot grading plan has been reviewed by staff and found to be generally acceptable.
- Sheldon Ridout of M2 Landscape Architecture prepared the Arborist Report and Tree Preservation/Replacement Plans (Appendix VII). The Arborist Report indicates there are 40 mature trees on site. The Report proposes removal of all the trees as they are located within building envelopes, roads and driveways.
- 7 trees are proposed to be planted, providing for 1 tree per RF-12 lot. The proposed RF-SD and RF-9 lots are too small to support replacement trees.
- The following chart provides a summary of the proposed removal of trees by species:

Tree Species	On-Site	Off-Site	Retention	Removal	Total
Alder	8	0	0	8	8
Black Poplar	24	0	0	24	24
Western Red Cedar	0	3	0	3	3
Norway Maple	1	0	0	1	1

Tree Species	On-Site	Off-Site	Retention	Removal	Total
Cherry	1	0	0	1	1
Big leaf maple	2	0	0	2	2
Spruce	1	0	0	1	1
Total	37	3	0	40	40

- Three off-site trees, on the neighbouring property to the east, have also been identified in the Arborist Report for removal. The same trees have also been proposed for removal by Application No. 7907-0283-00, to the east.
- Under the Tree Protection By-law, tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. Under this application, as 32 alder and cottonwood are proposed to be removed and 5 protected trees are to be removed, a total of 43 replacement trees would be required. The applicant proposes 7 replacement trees, leaving a shortfall of 36 replacement trees. The applicant is therefore required to contribute \$10,800 to the City Green Tree Fund as a result of the shortfall of 57 trees, based on \$300/per tree.

PRE-NOTIFICATION

A Development Sign was installed on November 27, 2013 and pre-notification letters were sent out on August 8, 2013. Staff received no responses.

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.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum flanking side yard setback for a detached garage (accessory building) in the RF-SD Zone from 5.2 metres (17 ft.) to 2.65 metres (9 ft.) for proposed Lot 1 and to 3.0 metres (10 ft.) for proposed Lot 8.

Applicant's Reasons:

- The appeal of RF-SD units is significantly greater if the units incorporate a double garage.

Staff Comments:

- The rear yards of these lots are not compromised by the proposed variances.
- The applicant has been able to provide a garage and parking space plan which is coordinated with rest of the block to the east.

- Staff support the proposed variances.

(b) Requested Variance:

- To reduce the minimum east side yard setback for a detached garage (accessory building) in the RF-9 Zone from 2.8 metres (9 ft.) to 2.7 metres (9 ft.) for proposed Lots 5 and 6.

Applicant's Reasons:

- The appeal of a RF-9 unit is significantly greater if the unit incorporates a double garage.
- Variances are required to provide a third parking space on proposed Lots 5 and 6 which is one space more than is required in the RF-9 Zone.
- Variance will provide a consistent landscape with development to the east.

Staff Comments:

- The applicant has demonstrated an additional third parking space on the proposed lots can also be provided on site.
- The rear yards of these lots are not compromised by the proposed variance.
- The applicant has been able to provide a plan which is coordinated with rest of the block to the east.
- Staff support the proposed variance.

(c) Requested Variance:

- To reduce the minimum east side yard setback for a detached garage in the RF-SD Zone from 3.0 metres (10 ft.) to 1.4 metres (5 ft.) for proposed Lot 7.

Applicant's Reasons:

- The appeal of RF-SD units is significantly greater if the units incorporate a double garage.
- Due to the 7.45-metre (24 ft.) width of the proposed lot, two parallel parking spaces are the maximum to be provided even if a single garage was constructed.

Staff Comments:

- The rear yards of this lot is not compromised by the proposed variance.
- The applicant has been able to provide a garage and parking space plan which is coordinated with rest of the block to the east.

- A single garage would only allow for one exterior parallel parking space for a total of two parallel parking spaces.
- Staff support the proposed variance.

(d) Requested Variance:

- To vary the minimum lot width requirement to permit a detached double garage in the RF-SD Zone from 9.0 metres (30 ft.) to 7.45 metres (24 ft.) for proposed Lot 7.

Applicant's Reasons:

- The appeal of RF-SD units is significantly greater if the units incorporate a double garage.

Staff Comments:

- The rear yard of this lot is not compromised by the proposed variance.
- The applicant has been able to provide a garage and parking space plan which is coordinated with rest of the block to the east.
- A single garage would only allow for one exterior parallel parking space for a total of two parallel parking spaces.
- Staff support the proposed variance.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 23, 2013. The table below summarizes the applicable development features of the proposal based on the 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"> • Proposed density and form of development generally complies with the NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Proposed density is 15.63 lots per hectare (6.3 u.p.a.).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Lots allow for gardens within the rear yard. To assist in drainage and storm runoff, the developer will install 45 centimetres of topsoil.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	Proposed Garage and Parking Layout
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Proposed NCP Amendment
Appendix IX.	OCP Redesignation Map
Appendix X.	Development Variance Permit No. 7913-0156-00

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JKS/da

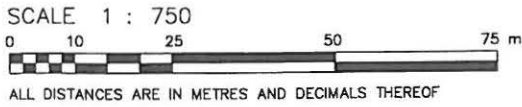
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SUBDIVISION DATA SHEET

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

Requires Project Data	Proposed		
GROSS SITE AREA			
Acres	2.38 ac.		
Hectares	0.96 ha.		
NUMBER OF LOTS			
Existing	1		
Proposed	15		
SIZE OF LOTS			
Range of lot widths (metres)	7.2 metres – 15.4 metres		
Range of lot areas (square metres)	216 sq. m – 1,418 sq. m		
DENSITY			
Lots/Hectare & Lots/Acre (Gross)	15.63 lots / ha and 6.3 upa		
Lots/Hectare & Lots/Acre (Net)	23.4 lots/ha and 9.47 upa		
SITE COVERAGE (in % of gross site area)			
Maximum Coverage of Principal & Accessory Building	RF-12 50%	RF-9 52%	RF-SD 60%
Estimated Road, Lane & Driveway Coverage	30%	30%	30%
Total Site Coverage	80%	82%	90%
PARKLAND			
Area (square metres)	N/A		
% of Gross Site			
Required			
PARKLAND			
5% money in lieu	YES		
TREE SURVEY/ASSESSMENT			
YES			
MODEL BUILDING SCHEME			
YES			
HERITAGE SITE Retention			
NO			
BOUNDARY HEALTH Approval			
NO			
DEV. VARIANCE PERMIT required			
Road Length/Standards	NO		
Works and Services	NO		
Building Retention	NO		
Setbacks	YES		

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _ _ _
 OF EAST HALF OF LOT 3
 SECTION 22 TOWNSHIP 8
 NEW WESTMINSTER DISTRICT
 PLAN 2600



SRW PLAN EPP24227
 35
 PLAN 59708

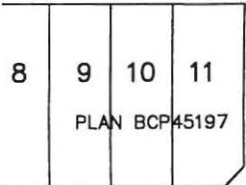
73 AVENUE

12
 PLAN BCP45197



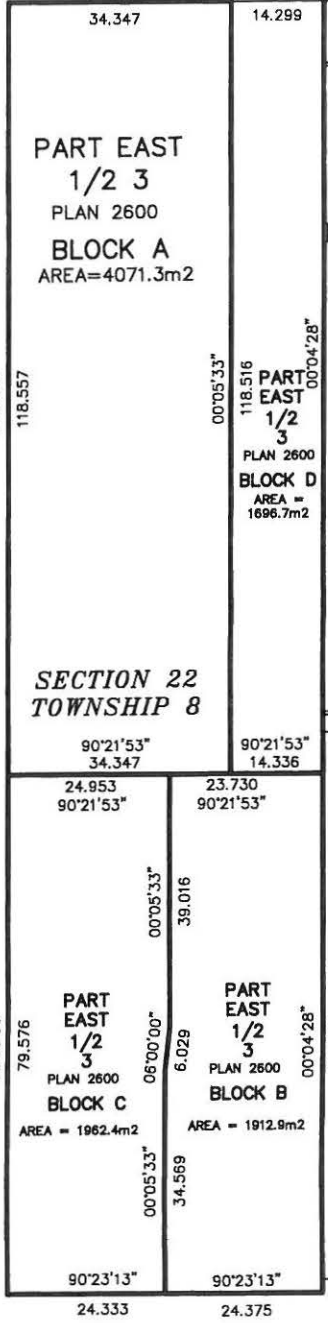
72A AVENUE

BLOCK A AREA=4071.3m2 RA TO RF-12
BLOCK B AREA=1912.9m2 RA TO RF-9
BLOCK C AREA=1962.4m2 RA TO RF-SD
BLOCK D AREA=1696.7m2 REMAINS RA



8 9 10 11
 PLAN BCP45197

195 STREET



PART 23
 195A STREET

26
 PLAN BCP51890

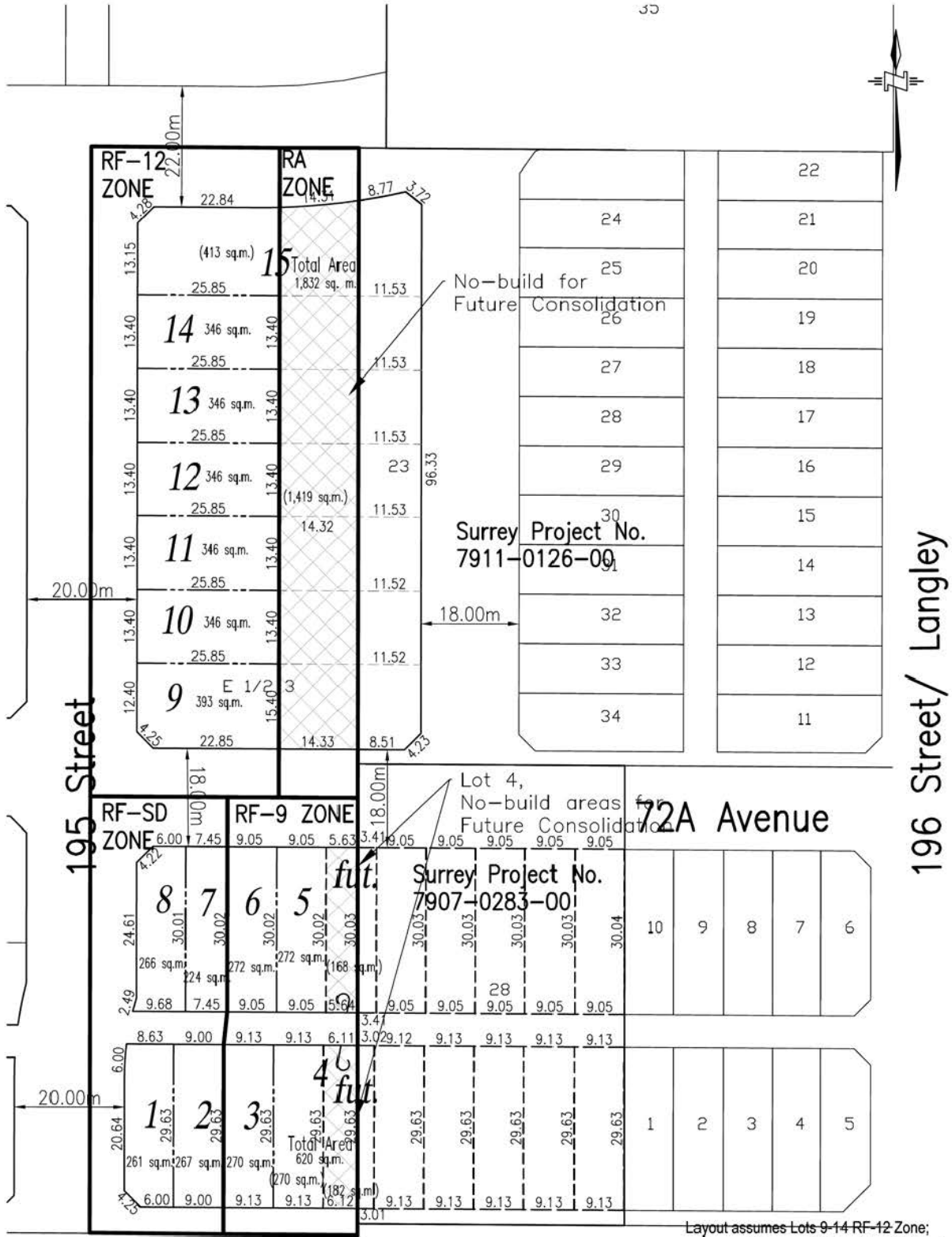
72 AVENUE

CERTIFIED CORRECT
 THIS 19TH DAY OF DECEMBER, 2013

PAUL BARTLETT BCLS

McELHANNEY ASSOCIATES
 LAND SURVEYING LTD.
 2300, 13450 102 AVENUE
 SURREY, BC V3T 5X3
 TEL: 604-596-0391
 FILE: 2112 63064-02 R1
 DATE: 16 DECEMBER 2013

This drawing and design is the property of McElhanney Consulting Services Ltd. and shall not be used, reused or reproduced without the consent of the said company. McElhanney Consulting Services Ltd. will not be held responsible for the improper or unauthorized use of this drawing and design.



Total Site Area
approx. 9,655 sq.m. (2.39 ac)

NOTES:

- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL.
- AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
- NOT TO BE USED FOR LEGAL TRANSACTIONS.

Layout assumes Lots 9-14 RF-12 Zone;
minimum 320 sq.m. 13.4m wide, 22.0m. deep
Lots 3-6 RF-9 Zone;
minimum 250 sq.m. 9.0m wide, 28.0m deep
Lots 1, 2, 7 and 8 RF-SD Zone;
minimum 200 sq.m. 7.2m wide, 28.0m deep;
Lot 15 split zoned RF-12 and RA for future consolidation

72 Avenue

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

FROM: Development Services Manager, Engineering Department

DATE: January 8, 2014 PROJECT FILE: **7813-0156-00**

**RE: Engineering Requirements
Location: 19545 72 Ave**

OCP AMENDMENT/ NCP AMENDMENT

There are no engineering requirements relative to the OCP or NCP Amendments.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 9.500 metres on 195 Street for a 20.000 metre local road;
- Dedicate 4.942 metres on 72 Avenue for a 30.000 metre arterial road;
- Dedicate 11.000 metres on 73 Avenue for a 22.000 metre unique local road;
- Dedicate 18.000 metres for 72A Avenue for a 18.000 metre local road;
- Dedicate 6.000 metre wide east-west lane;
- Dedicate 3.0m x 3.0m corner cuts at the intersection of 195 Street with 72 Avenue, with 72A Avenue and at 73 Avenue; and
- Provide 0.5 metre wide statutory rights-of-way along 195 Street, 72 Avenue, 72A Avenue and 73 Avenue frontages.

Works and Services

- Construct 195 Street and 72A Avenue to Through Local standard;
- Construct 73 Avenue to Unique Through Local standard;
- Construct east-west lane;
- Construct sidewalk on 72 Avenue under Development Coordinated Works (DCW);
- Construct curb buldge at 195 Street and 73 Avenue intersection under DCW;
- Construct sanitary sewer mains, storm sewer mains and watermains to service the development;
- Pay Drainage Development Works Agreement levy and 100% of Sanitary and Drainage DCC's;
- Pay Water, Sanitary and Drainage Latecomers fees, and Sanitary Connection (SDR) fee; and
- Register applicable restrictive covenants for stormwater management features.

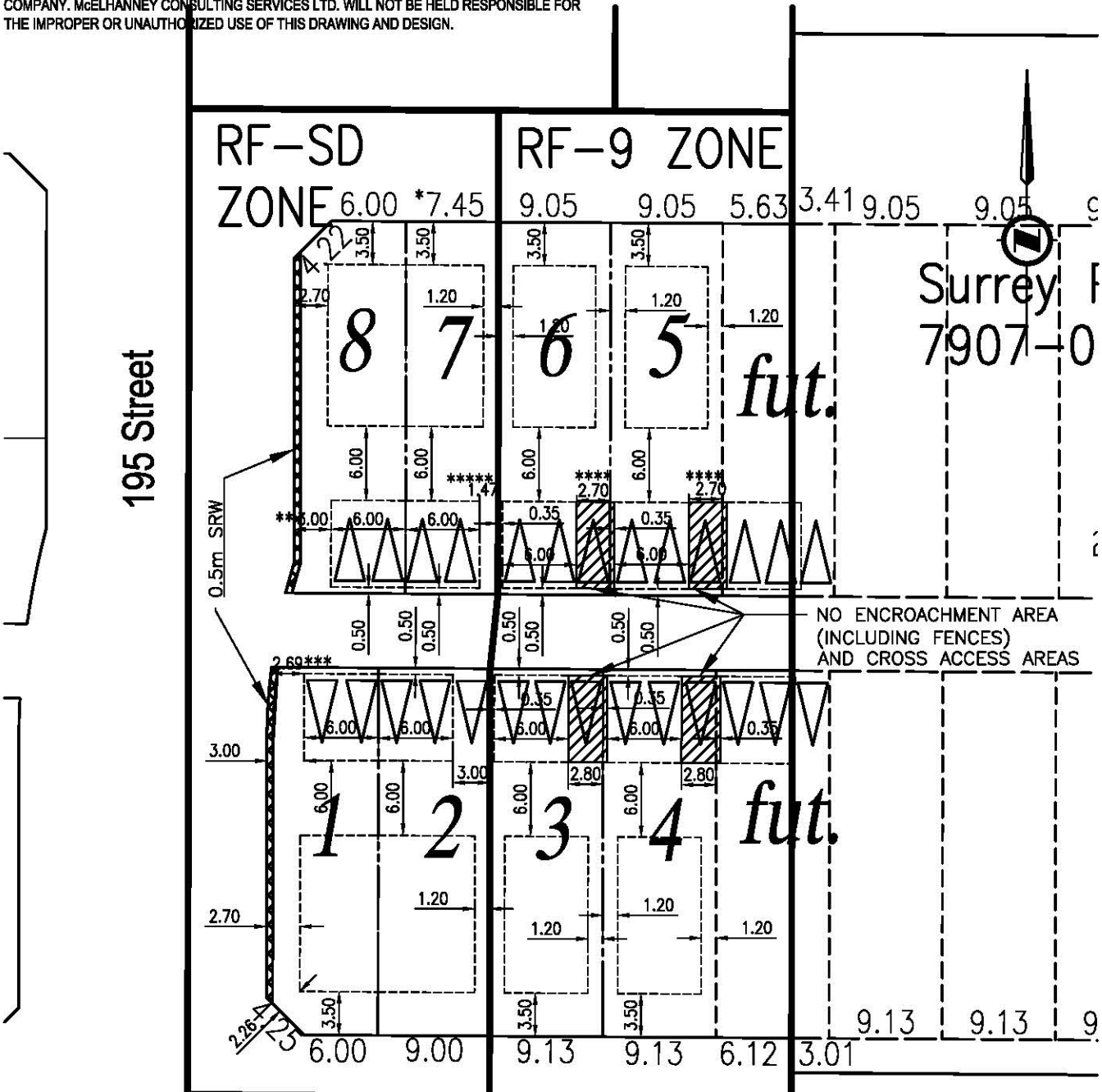
A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager
HB

NOTE: Detailed Land Development Engineering Review available on file

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Note - Variances Required:

- *Double car garage on lots less than 9m wide
- **Reduction in flanking street garage setback from 5.2m to 3m
- ***Reduction in flanking street garage setback from 5.2m to 2.65m
- ****Reduction in side-yard garage setback from 2.8m to 2.7m
- *****Reduction in side-yard setback from 3.0m to 1.4m

Preliminary layout only, subject to approval.

Areas and dimensions are subject to detailed survey and calculation, and may vary.

Not to be used for legal transactions.

Sketch 3 - Parking Variances

Scale: 1:500 ^{Revised}

Date: January 28, 2014

Job No.: 2111-03064-0

Surrey Proj.: 13-0164-00



McElhanney Consulting Services Ltd.

SUITE 2300 - CENTRAL CITY TOWER

13450 102 AVENUE, SURREY, BC

V3T 5X3

P: 604-596-0391

F: 604-584-5050

DATE: January 28, 2014 11:40 AM FILE: H:\PROJECTS\11148664\20140128\20140128\DRAWINGS\13-PARKING\DWG SKETCH3 - PARKING.DWG SHEET SIZE: ANSI A - 8.5" x 11"



Friday, January 03, 2014
 Planning

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

A new elementary school (Hazelgrove Elementary Site #203) opened in September 2009 resulting in enrolment moves from Clayton/East Clayton. Enrolment from Clayton Elementary catchment is projected to grow due to the expansion of Clayton NCP Area and anticipated growth of the West Clayton NCP Area (NCP has phase I approval). The school district is currently constructing a new elementary school (Katzie Elementary) on Site #201 in the E. Clayton NCP Area which is anticipated to open after spring break in 2014. The new Katzie Elementary will relieve overcrowding at Hazelgrove Elementary and Clayton Elementary. A new Secondary school site has been purchased in West Clayton Area and a new elementary school site is also being purchased on land which adjoins the new secondary site. This new elementary site acquisition will be in addition to two other new elementary school sites owned by the school district to serve projected long term growth in North Clayton Area. The school district has recently received capital project approval to construct the new secondary school. The construction of future new elementary schools are subject to capital funding approval by the Province. The proposed NCP amendment will have a minor impact on the long term projections. The projections below are preliminary and somewhat speculative as the timing of West Clayton Area NCP buildout and estimated enrolment growth from the NCP is only an estimate and is dependent upon how quickly this area is serviced and developed with various forms of housing.

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0156 00

SUMMARY

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

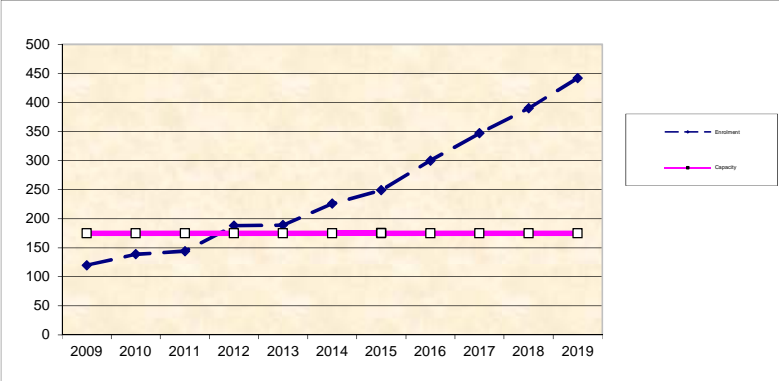
Projected # of students for this development:

Elementary Students:	6
Secondary Students:	3

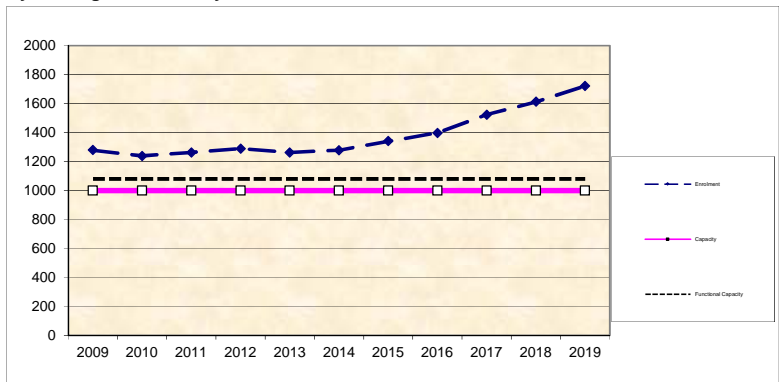
September 2013 Enrolment/School Capacity

Clayton Elementary	
Enrolment (K/1-7):	43 K + 146
Capacity (K/1-7):	0 K + 175
Clayton Heights Secondary	
Enrolment (8-12):	1262
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

Clayton Elementary



Clayton Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7913-0156-00
Project Location: 19545 - 72 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 by several under-application and recently completed developments. The first is Surrey project 7911-0126-00, an RF9 and RF12 project, located adjacent to the east side of the subject site (northern half), in which RF12 lots at the west side of 7911-0126-00 will require consolidation with lots at the east side of subject site. The second is Surrey project 7907-0283-00, also located adjacent to the east side of the subject site (southern half) which is comprised of RF9 lots, two of which must be consolidated with the subject site. There are no homes yet constructed at either of the sites above.

To the west is a high density RM30 zoned project, containing three storey high multi unit dwellings, with flat roofs and box like massing, none of which provide suitable architectural context for a development with new RF9, RF12, and RFSD structures.

South of the subject site are numerous compact lot homes constructed on RF9S and RF9C zoned lots. The homes are approximately 1700 sq.ft. in size. All homes are Two-Storey type with in-ground basement. Styles found in this area include "Neo-Heritage" and "Neo-Traditional".

All new homes in this area are considered to have desirable "mid-scale" massing characteristics. The homes have proportionally consistent, well balanced massing designs that provide suitable architectural context for the subject site. The homes all have a single storey high covered front entrance veranda consistent with the heritage style. All homes have a detached rear garage (i.e. no garages visible from the street).

The homes have main common gable or common hip roofs at slopes of 8:12 or steeper. Feature roof projection types include : common hip, common gable, and shed. The homes all have a shake profile asphalt shingle roof surface. All of the homes are clad in horizontal vinyl siding. Feature veneers on the front façade include wood wall shingles, and 1x4 vertical battens over Hardipanel. Wall cladding and trim colours include : Neutral (white, cream, grey, black), Natural (earth tones), and Primary derivative colours.

Landscapes are to an average to above-average modern urban standard. Driveways are broom finish concrete, all of which are located at the rear lane.

All of these surrounding homes can be considered 'context homes' (as identified in the residential character study), and provide suitable architectural context for the subject site.

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

- 1) Context Homes: All homes south of the subject site can be considered "context homes", suitable for emulation. New homes should be consistent in theme, representation, and character with these existing homes in the 19400 and 19500 blocks of 72 Avenue.
- 2) Style Character : “Neo-Traditional” and “Neo-Heritage” styles are characteristic of new homes this area, and are recommended in addition to "Heritage" styles.
- 3) Home Types : Dominance of Two-Storey home type. All new homes in the surrounding area are Two-Storey type with in-ground basements.
- 4) Massing Designs : Surrounding new homes provide desirable massing context. The homes are well balanced and correctly proportioned, and can be emulated.
- 5) Front Entrance Design : All homes have a single storey high covered front entrance veranda, which is a suitable standard for the proposed RF-9 and RF-SD zoned lots. Additional flexibility is recommended on the proposed RF12 lots, allowing a 1 ½ storey front entrance, providing the entrance does not become the dominant feature of the front façade.
- 6) Exterior Wall Cladding : Vinyl has been used in this area and is recommended, subject to the inclusion of feature wall cladding materials including stone, wood wall shingles, wood battens over Hardipanel, or a combination of these materials. Trim and detailing components should be "equal or better" to those found on existing neighbouring homes and in most new compact lot subdivisions in Surrey.
- 7) Roof surface : All surrounding homes have an asphalt shingle roof. For consistency with the surrounding homes, and for internal consistency, only shake profile asphalt shingles are recommended.
- 8) Roof Slope : Roof pitch 8:12 or higher on new homes, which will be the recommended minimum slope at the subject site.

Streetscape: East of the subject site is a 1970's, 2700 sq.ft. "West Coast Traditional (Tudor emulation) Two Storey home that will be demolished soon when 7907-0283-00 proceeds. West of the site is an RM30 site with several multi-unit buildings with three storey high vertical massing and flat roofs. South of the subject site are numerous 1700 sq.ft. Neo-Heritage and Neo-Traditional style Two-Storey type homes. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have covered entrance verandas. Main roof forms are common hip or common gable at an 8:12 slope. All 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 only natural and neutral hues. Landscaping meets a common-or-better modern urban standard.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, or “Rural Heritage”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 storey on the RF9 and RFSD lots and to 1 ½ storeys on the RF12 lots.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring “context homes” in the 19400 and 19500 blocks of 72 Avenue. Homes will therefore be “Neo-Traditional” or “Neo-Heritage” styles and compatible Heritage styles. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

Exterior Materials/Colours:

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

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 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. On corner RFSD lots 1 and 8, one-storey elements on the new home shall comprise a minimum of 20 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.6 metres [2'- 0"] from these one-storey elements. On RF12 corner lots 9 and 15, 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 to high modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 12 shrubs of a minimum 3 gallon pot size on lots 1 - 8 inclusive, and a minimum of 17 shrubs of a 3 gallon pot size on RF12 lots 9 - 15 inclusive. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete on any lot, or broom finish concrete which is permitted only on lots 1 - 8 inclusive which have rear lane access.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** December 5, 2013

Reviewed and Approved by:  **Date:** December 5, 2013



Arboricultural Assessment Report

TREE PRESERVATION SUMMARY

Date: 17 January 2014
 Surrey Project #: 13-0156-00
 Project Location: 19545-72 Avenue, Surrey
 M2 Project #: 13-052
 Register Landscape Architect / Arborist Sheldon Ridout M2 Landscape Architecture

Detailed Assessment of the existing trees was prepared for this proposal on October 9, 2013. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site

- a. The subject site is located at 19545-72 Avenue
- b. The site is primarily Alder and Poplar. The site is not developed.
- c. The site is thickly covered in undersize scrub Alder, Poplar and black berry, mainly on the east side of the property. The area running along the west side is partially clear of trees.
- d. The trees are a mixture of introduced and native species.
- e. The adjacent lot to the East has existing trees of by law size that will require preservation measures. The East side of the property is currently being developed. Site on west side has been recently developed. Coordination will occur between the two properties.

2. Summary of Proposed Tree Removal and Replacement

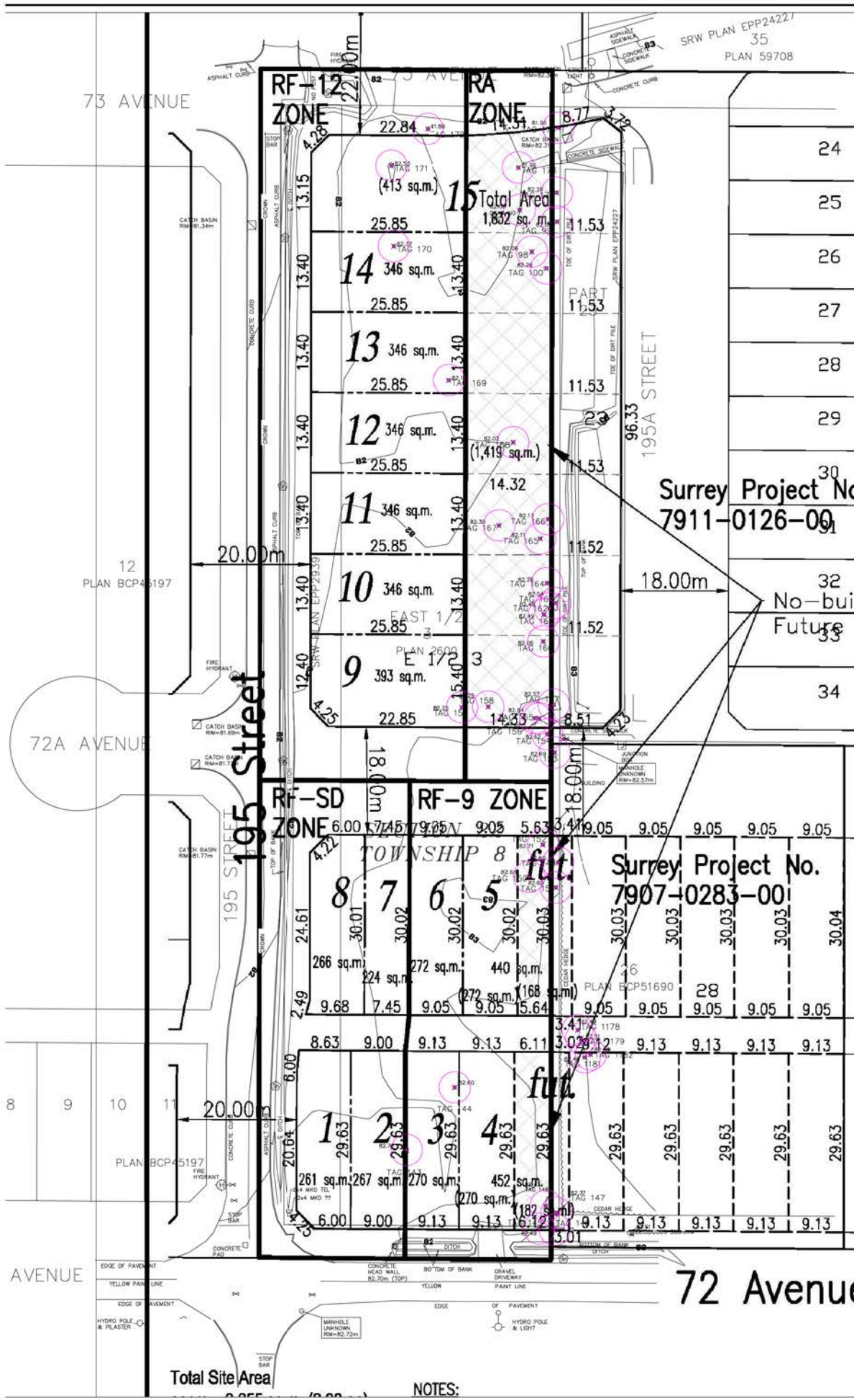
○ Number of Protected Trees Identified	37	(A)
○ Number of Protected Trees declared to be hazardous due to natural causes	0	(B)
○ Number of Protected Trees to be Removed	37	(C)
○ Number of Trees to be Retained (A-B-C)	0	(D)
○ Number of Replacement Trees Required @ 2:1 (5 trees)	10	(E1)
○ Number of Replacement Trees Required @ 1:1 (trees)	32	(E2)
○ Total Number of Replacement Trees Required	42	(E3)
○ Number of Replacement Trees Proposed	-	TBD (F)
○ Number of Replacement Trees in Deficit (E – F)	-	(G)
○ Total Number of Protected and Replacement Trees (D+F)	-	(H)
○ Number of Lots Proposed in Project	15	(I)
○ Average Number of Trees / Lot (H/I)	-	(J)

3. Tree Survey and Preservation Plan

_____ Tree Survey / Arborist Plan is attached.

_____ This plan will be available before final adoption.

Summary and plan prepared and submitted by: **Sheldon Ridout**
ISA Certified Arborist #PN-1501A
M2 Landscape Architecture

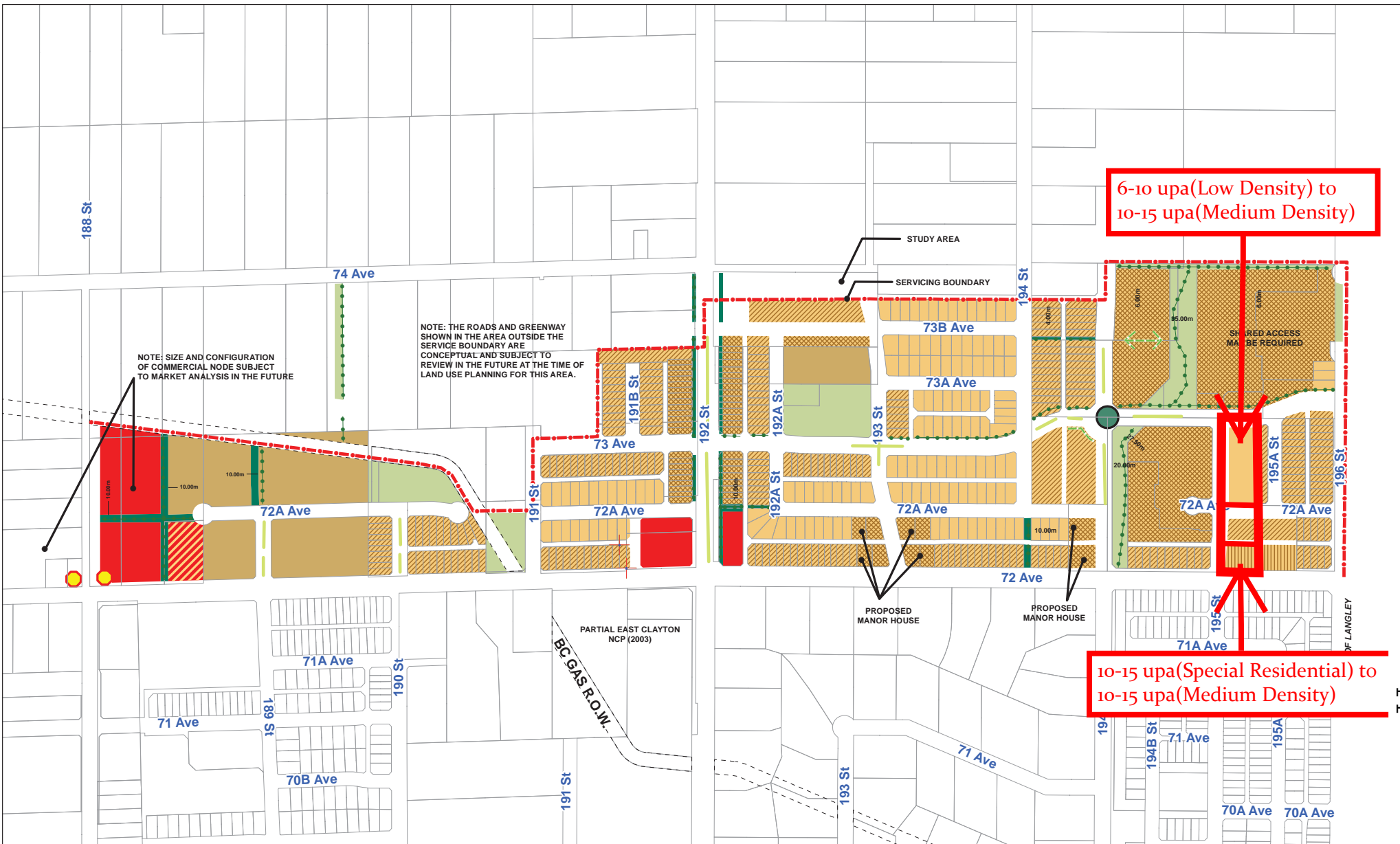


- 24
- 25
- 26
- 27
- 28
- 29
- 30
- 32 No-build Future
- 33
- 34

12
PLAN BCP45197

PLAN BCP45197

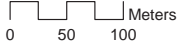
Total Site Area
1,832 sq.m



**EAST CLAYTON EXTENSION - NORTH OF 72 AVENUE
LAND USE PLAN**

**CITY OF SURREY
PLANNING & DEVELOPMENT DEPARTMENT**

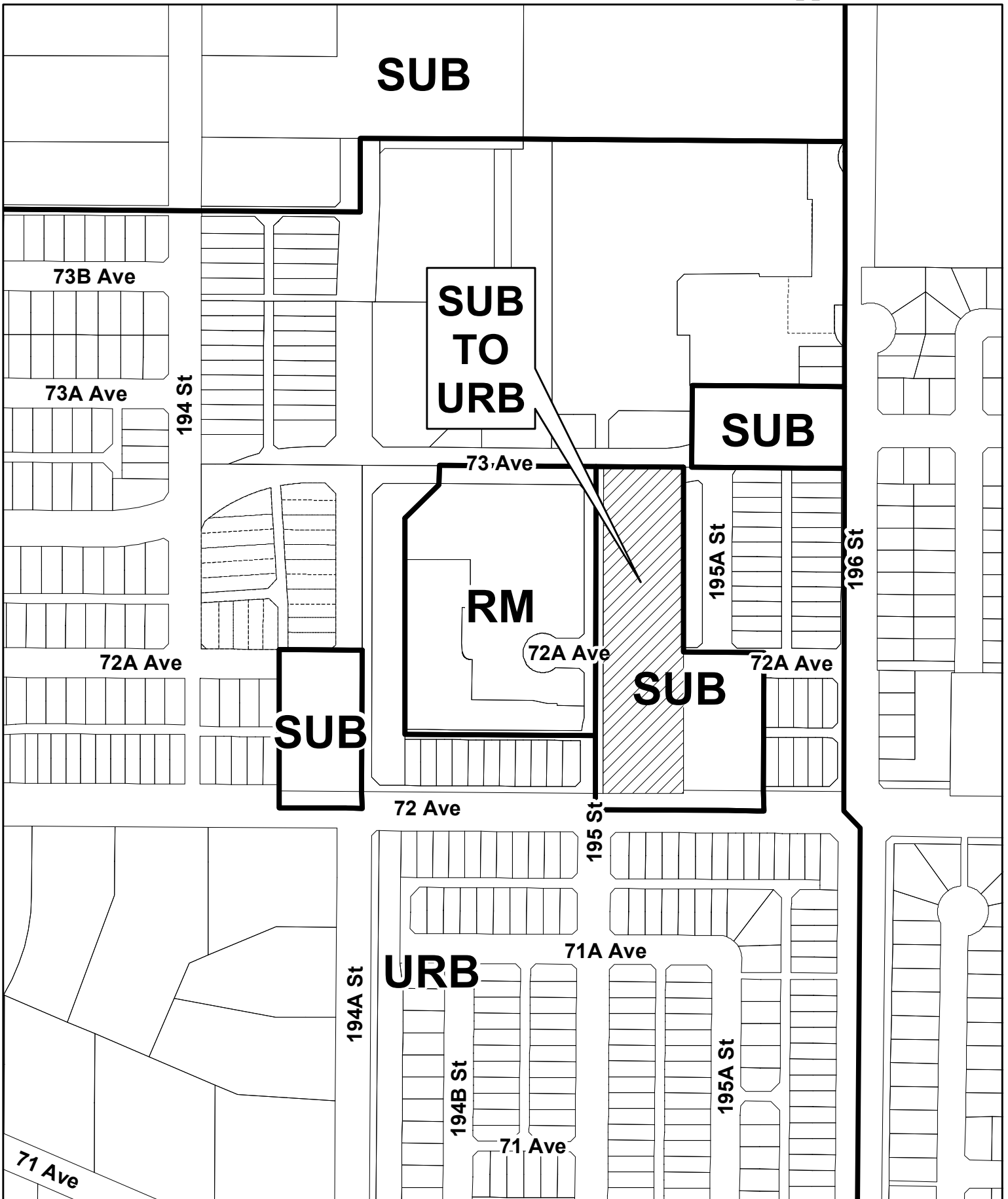
Approved By Council on June 27, 2005
Amended 13 November 2012



NCP Legend

- 6-10 u.p.a. (Low Density)
- 10-15 u.p.a. Special Residential
- 10-15 u.p.a. (Medium Density)
- 15-25 u.p.a. (Medium-High Density)
- 22-45 u.p.a. (High Density)
- Neighbourhood Commercial
- Commercial / Residential
- Public Open Space / Park
- Special Setback, Landscaping Buffers or Corridors (Landscaping Areas on Private Property)
- Urban Landmark
- Multi-Use Pathway on Public Land or on Private Property with a Public Use Right-of-Way
- Pedestrian Corridor on Private Property (Internal)
- Special Treatment of Street, Traffic Calming

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.
Printed: July 18, 2013



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0156-00

Issued To: 647159 Bc Ltd

("the Owner")

Address of Owner: 13455 - 56 AVENUE
SURREY BC V3X 2Z5

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: 006-157-343

East Half Lot 3, Section 22 Township 8 New Westminster District Plan 2600

19545 - 72 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, as amended is varied as follows:

(a) In Section F of Part 17H Semi-Detached Residential Zone (RF-SD) the minimum flanking side yard setback for accessory buildings and structures is reduced from 5.2 metres (19 ft.) to 2.65 metres (9 ft.) for proposed Lot 1 and to 3.0 metres (10 ft.) for proposed Lot 8;

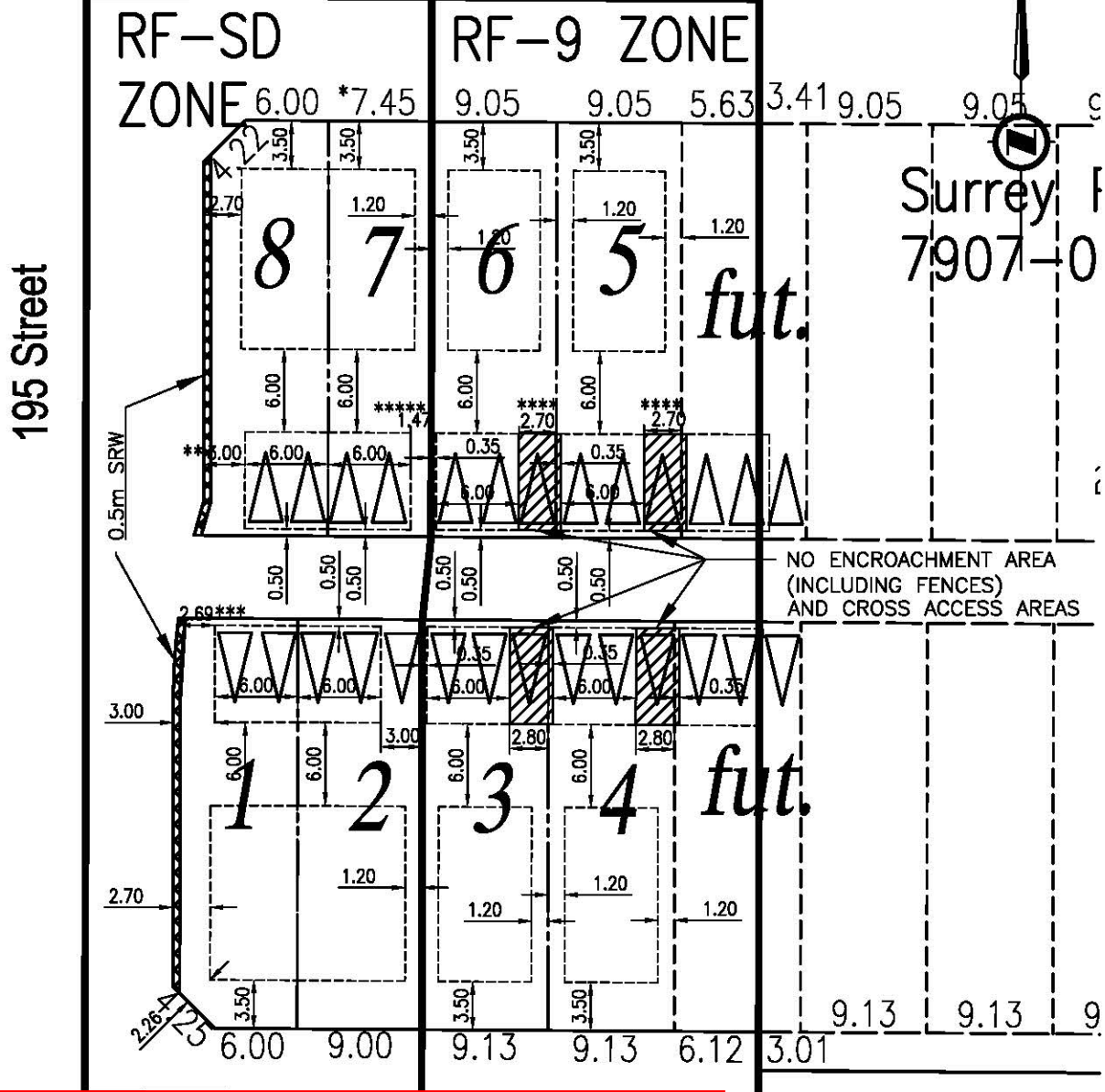
- (b) In Footnote 4 of Section F of Part 17E Single Family Residential (9) Zone (RF-9) the minimum east side yard setback for accessory buildings and structures is reduced from 2.8 metres (9 ft.) to 2.7 metres (9 ft.) for proposed Lots 5 and 6;
 - (c) In Section F of Part 17H Semi-Detached Residential Zone (RF-SD) the minimum east side yard setback for accessory buildings and structures is reduced from 3.0 metres (10 ft.) to 1.4 metres (5 ft.) for proposed Lot 7; and
 - (d) In Section K of Part 17H Semi-Detached Residential Zone (RF-SD) the minimum lot width requirement in order to permit a double garage is reduced from 9.0 metres (30 ft.) to 7.45 metres (24 ft.) for proposed Lot 1.
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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 B 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

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NO ENCROACHMENT AREA (INCLUDING FENCES) AND CROSS ACCESS AREAS

Note – Variances Required:
 *Double car garage on lots less than 9m wide
 **Reduction in flanking street garage setback from 5.2m to 3m
 ***Reduction in flanking street garage setback from 5.2m to 2.65m
 ****Reduction in side-yard garage setback from 2.8m to 2.7m
 *****Reduction in side-yard setback from 3.0m to 1.4m

72 Avenue

Preliminary layout only, subject to approval. Areas and dimensions are subject to detailed survey and calculation, and may vary. Not to be used for legal transactions.

Sketch 3 - Parking Variances

Scale: 1:500 Revised
Date: January 28, 2014
Job No.: 2111-03064-0
Surrey Proj.: 13-0164-00

McElhanney
 McElhanney Consulting Services Ltd.
 SUITE 2300 - CENTRAL CITY TOWER
 13450 102 AVENUE, SURREY, BC
 V3T 5X3
 P: 604-596-0391
 F: 604-584-5050

DATE: January 28, 2014 09:41 AM FILE: H:\PROJ\2111-03064-0\2111-03064-0_PARKING\03 - PARKING\DWG - SHEET SIZE: ANSI A - LUP - 11"