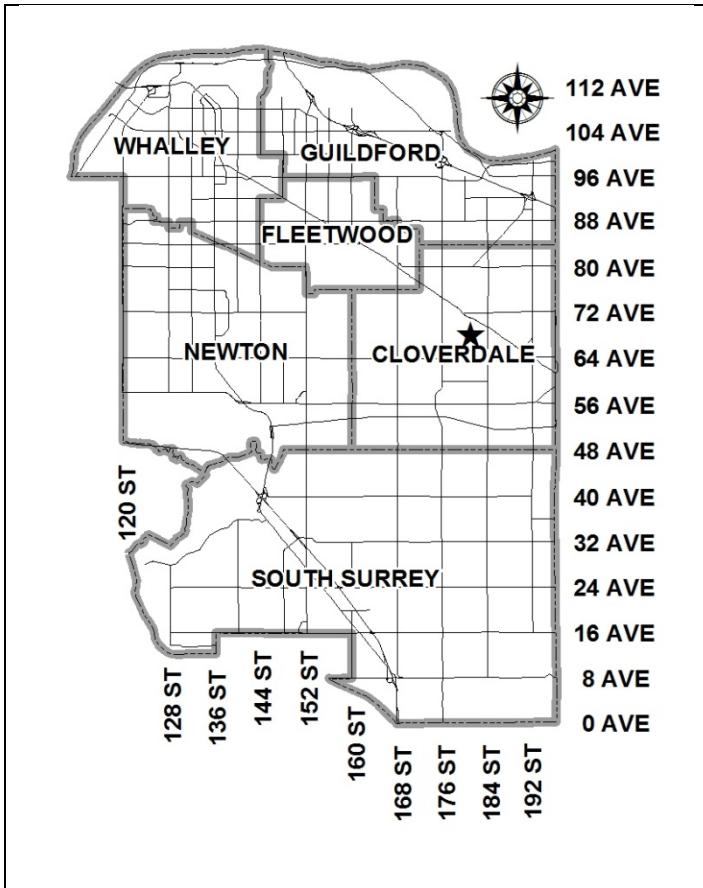


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0184-00

Planning Report Date: October 7, 2013



PROPOSAL:

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

in order to allow subdivision into approximately 74 single family lots in North Cloverdale West.

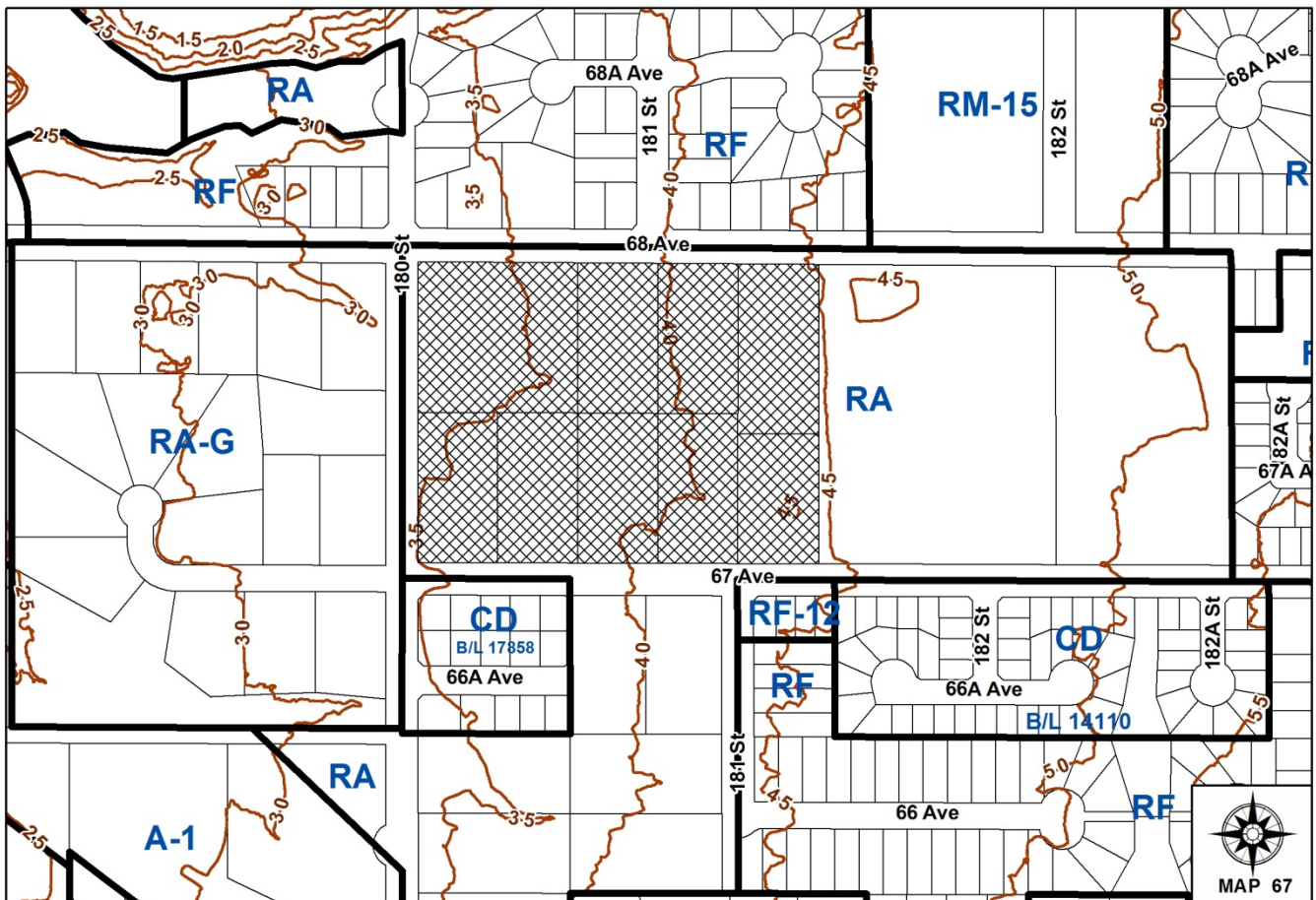
LOCATION: 18026, 18120, 18068 and 18098 - 68 Avenue; 18097, 18117, 18047, 18023 and 18067 - 67 Avenue

OWNERS: Various

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

- Seeking an amendment to the Official Community Plan (OCP) to redesignate the subject site from Suburban to Urban.
- Seeking an amendment to the North Cloverdale West Neighbourhood Concept Plan (NCP) from Existing Homes to Small Lots.

RATIONALE OF RECOMMENDATION

- There is consensus among the property owners of all nine acreage parcels included in the subject application, to redevelop into small single family lots.
- The proposed lot sizes are consistent with the 36 RF-12 lots located on the east side of the Adams Road Elementary School site, north of 67 Avenue, and are also consistent with the pocket of RF-12 lots, on the southeast corner of 67 Avenue and 181 Street, across from the subject site.
- Approximately 1.1 hectares (2.7 acres) of the site will be dedicated as park to the City. Most of the proposed dedication is along the Class B watercourse that traverses the site. Part of this parkland dedication includes a pedestrian connection into the west side of North Cloverdale Park.
- To fulfill the community benefit requirement of the proposed OCP Amendment, the applicant proposes to pay for, and construct, a north/south pedestrian bridge over the Class B watercourse, as well as pay for off-site works and services, including a sidewalk, on the north side of 67 Avenue, along the North Cloverdale West Park frontage.

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 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) 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 address the shortfall in replacement trees to the satisfaction of the Planning and Development Department;
 - (e) provision of a community benefit to satisfy the OCP Amendment policy for Type 2 OCP amendment applications;
 - (f) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) submission of a P-15 agreement for the monitoring and maintenance of the replantings in the riparian area;
 - (h) obtain approval from the Department of Fisheries and Oceans (DFO) and other applicable Senior Government Environmental Agencies, for the proposed partial relocation of the watercourse that traverses the site; and
 - (i) address any requirements from the Ministry of Forests, Lands and Natural Resource Operations regarding the possible archeologically sensitive area on a portion of 18026 – 68 Avenue.
5. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the site from Existing Homes to Small Lots when the project is considered for final adoption.

REFERRALS

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

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

37 Elementary students at Adams Road Elementary School
 19 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 late 2014.

Parks, Recreation & Culture: Parks will accept 5% parkland dedication for a pedestrian bridge and pedestrian connection to North Cloverdale West Park. Parks will also accept conveyance of the riparian area to the City. Parks supports the construction of works and services, including a sidewalk, along the portion of 67 Avenue that fronts North Cloverdale West Park.

SITE CHARACTERISTICS

Existing Land Use: Acreage parcels with single family dwellings, which will be removed prior to subdivision.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 68 Avenue):	Single family dwellings.	Urban in OCP / Single Family Residential and Existing Homes in NCP	RF

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	North Cloverdale West Park.	Urban in OCP / Park in NCP	RA
South (Across 67 Avenue):	Small lots (some of which were recently created under development Application No. 7912-0178-00) and two acreage parcels with single family dwellings (one under application no. 7913-0120-00; Pre-Council).	Urban and Suburban in OCP / Small Lots and Existing Homes in NCP	CD (By-law No. 17858), RF-12 and RA
West (Across 180 Street):	Gross density acreage parcels with single family dwellings.	Suburban in OCP / Existing Homes in NCP	RA-G

BACKGROUND

- Initially, a land development application (Application No. 7912-0260-00) was submitted on September 4, 2012, to redevelop two of the subject parcels (18023 – 67 Avenue and 18047 - 67 Avenue) into approximately 21 RF-12 lots. However, following the submission of this initial land development application, the applicant was able to assemble seven additional acreage parcels. As a result, Application No. 7912-0260-00 was closed and a new application (the subject application) was submitted to reflect the additional seven properties.
- The 4.6-hectare (11.4 ac.) subject site consists of nine acreage properties located within the North Cloverdale West Neighbourhood Concept Plan (NCP) area, bounded by 68 Avenue to the north, 67 Avenue to the south, North Cloverdale West Park to the east, and 180 Street to the west.
- During the North Cloverdale West NCP process, which commenced in 1994, 31 acreage lots, all with homes on septic systems, existed in the area bounded by:
 - the school / park site on the east;
 - 66A Avenue on the south;
 - 68 Avenue on the north; and
 - the acreage parcels east of 178B Street on the west.
- At that time, the owners of these 31 acreage lots, including the subject lots, requested their lots not be included in the Single Family Residential designation that was placed on the lands to the east and north when the North Cloverdale West NCP was created in 1996. The owners of these 31 parcels were adamant in their position that no change in land use designation or zoning be proposed for their lots when the NCP was created.
- As a result, the subject lots are designated as Existing Homes in the North Cloverdale West NCP. 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 31 acreage lots may be subdivided in the future, once the servicing was available and subject to rezoning, should the consensus of the neighbourhood change.
- All 11 lot owners who reside on RA-zoned lots east of 180 Street within the NCP, have either submitted a development application for their property, or have indicated in writing that they are now in support of the redevelopment of their acreage parcels.
- To date, there has not been any indication from the property owners of the RA-G-zoned parcels, west of 180 Street, that they are interested in submitting a development application at this time.

DEVELOPMENT CONSIDERATIONS

Current Proposal

- The applicant proposes to amend the OCP from Suburban to Urban, amend the NCP from Existing Homes to Small Lots and to rezone from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" in order to subdivide into approximately 74 single family Type II RF-12 lots, on the subject site.
- All of the proposed lots comply with the dimensional requirements of the RF-12 Zone.
- The range of the proposed lot sizes is as follows:
 - Area: 320 square metres (3,444 sq. ft.) – 440 square metres (4,700 sq. ft.);
 - Width: 13.4 metres (44 ft.) – 16.5 metres (54 ft.); and
 - Depth: 24 metres (78 ft.) – 33 metres (108 ft.).
- The proposed gross density is 16.1 dwelling units per hectare (6.4 u.p.a.), which is less than the maximum density of 25 dwelling units per hectare (10 u.p.a.) permitted in the RF-12 Zone. The maximum permitted density in the Single Family Residential (RF) Zone is 14.8 dwelling units per hectare (6 u.p.a.).
- Two new through roads are proposed; one on the north side of the watercourse, and one on the south side of the watercourse (Appendix II). Additional road dedication will also be provided along the south side of 68 Avenue.
- The applicant proposes to dedicate, to the City, the riparian area that traverses the site (see Parkland and Riparian Area section).

Interface with Existing Surrounding Single Family Homes

- Single family residential homes, on varying lot sizes, exist to the north, south, and west of the subject site.
- To the north of the subject site, across 68 Avenue, there are several RF-zoned lots with existing single family dwellings. In order to create a more compatible interface with these existing RF-zoned lots, the proposed subdivision will have:

- four (4) lots with slightly wider (14.2 metre / 46.5 ft.) widths fronting 68 Avenue, versus the 13.4 metre (44 ft.) minimum width for Type II RF-12 lots; and
- four (4) lots with side yards along 68 Avenue, to give the appearance of a larger home, when viewed from the north side of 68 Avenue.
- Additionally, on the north side of 68 Avenue, across from the subject site, there are two (2) existing large RF-zoned lots with homes (18039 – 68 Avenue and 18015 – 68 Avenue) that have future development potential. Therefore, the proposed lots across from these two (2) large RF-zoned lots, are the minimum 13.4-metre (44 ft.) lot width for Type II interior lots and 15.4-metre (51 ft.) lot width for Type II corner lots.
- The proposed through road on the north side of the watercourse, intersects 68 Avenue at two (2) points. In order to minimize the impact on the existing single family homes on the north side of 68 Avenue, the proposed road:
 - at the western intersection, will meet 68 Avenue across from an RF-zoned lot that has future subdivision potential; and
 - at the eastern intersection, will meet 68 Avenue such that the proposed road will generally be offset between two existing RF-zoned homes fronting the north side of 68 Avenue.
- To the south of the subject site, across 67 Avenue:
 - there are 15 CD-zoned (based on RF-12) lots that were recently created under development Application No. 7912-0178-00. The newly created lots are designated Urban in the OCP and Small Lots in the NCP. To the east of these newly created lots, there is a development application (No. 7913-0120-00 / Pre-Council) on 18072 - 67 Avenue which proposes OCP/NCP amendments and rezoning to RF-12 in order to subdivide into seven (7) single family lots; and
 - there are four (4) RF-12-zoned lots with single family dwellings in the southeast corner of 181 Street and 67 Avenue, across from the subject site.
- To the west of the subject site, across 180 Street, there are One-Acre Residential Gross Density (RA-G)-zoned parcels which are designated Existing Homes in the NCP and Suburban in the OCP. These parcels have future development potential, however, to date, a development application has not been submitted for any of these properties.
- North Cloverdale West Park borders the east side of the subject site.

Riparian Area and Parkland

- A yellow-coded (Class B) watercourse traverses the subject site. It originates in the southeast corner of the site and flows towards the northwest corner of the site. It connects to an unnamed red-coded (Class A) watercourse on the west side of 180 Street, near 68 Avenue (Appendix IX).

- Currently, lawns, gardens, and cleared areas define most of the area within a 10-metre (33 ft.) top-of-bank riparian setback along the watercourse.
- The applicant proposes to establish a variable riparian setback along the watercourse that will exceed the City standard 15-metre (50 ft.) setback from the top-of-bank. The proposed riparian setback ranges between 10 metres (33 ft.) and 22.5 metres (74 ft.) measured from the top-of-bank.
- The land within the riparian setback area will be dedicated as park to the City, and all non-native materials will be removed. The setback area will be fully rehabilitated in accordance with a detailed landscape plan.
- The proposed area to be dedicated as park to the City, amounts to approximately 1.1 hectares (2.7 ac.). This is approximately 24% of the gross site area (Appendix II).
- The location of the watercourse will remain the same, except for a minor modification in the southeast corner of the site, where the applicant proposes to relocate the watercourse slightly to the north. This will allow proposed Lots 70-74 to meet the minimum lot depth and lot area requirements of the RF-12 Zone.
- The applicant will obtain approval from DFO, and any other applicable senior environmental agencies for the proposed watercourse relocation as well as a proposed north/south pedestrian bridge (see OCP Amendment section), prior to the rezoning by-law being considered for final adoption by Council. Furthermore, in the event that DFO's decision impacts the proposed layout, the applicant is willing to make any required changes to comply with DFO's decision, even if the changes reduce the lot yield.
- The applicant retained Ian Whyte of Envirowest Consultants Inc. to assess the proposed setback along the watercourse in accordance with the Riparian Area Regulations (RAR). Ian Whyte has indicated that the proposed variable riparian setback will meet or exceed the minimum 10-metre (33 ft.) riparian setback prescribed by RAR. He does not anticipate DFO having any concerns with the proposal and feels the proposed enhancements will improve the watercourse compared to its current state.
- The applicant is also proposing to relocate a storm outfall to the southeast corner of the site, approximately 50 metres (164 ft.) to the east of the outfall's current location. If this is feasible, it could improve the water flow at the origin of the watercourse.
- The Ecosystem Management Study (EMS) that was approved by Council in 2011 does not identify any environmental hubs, corridors, or sites on the subject lands.

Archeologically Sensitive Site

- According to COSMOS, a portion (18026 – 68 Avenue) of the subject site is an archeologically sensitive area. Staff confirmed with the Ministry of Forests, Lands and Natural Resource Operations (FLNR) that significant artifacts have been discovered in this area. The applicant has retained an Archeologist to assess the site, and has agreed in writing that any requirements imposed by FLNR will be addressed prior to the rezoning by-law being considered for final adoption.

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).
- A preliminary lot grading plan was submitted by Hunter Laird Engineering Ltd. and was reviewed by staff. Minor revisions are required, which the applicant will address prior to receiving a Preliminary Layout Approval (PLA) for the associated subdivision. Based on the proposed grading, basements can be achieved on all lots.

Tree Preservation and Replacement

- Trevor Cox of Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans, which have been reviewed by the City Landscape Architect. Minor revisions are required, which the applicant must address prior to receiving final adoption.
- The following chart provides a preliminary summary of on-site tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Apple	3	0	0
Atlas Cedar	1	0	1
Bigleaf Maple	15	0	15
Bitter Cherry	3	0	3
Black Pine	7	0	7
Blue Douglas-fir	1	0	1
Blue Spruce	5	1	4
Cherry	8	1	7
Chinese Fir	1	0	1
Crimson King Maple	5	1	4
Dawn Redwood	1	0	1
Deodar Cedar	4	0	4
Douglas-fir	7	1	6
Eastern White Cedar	7	0	7
European Beech	1	1	0
Giant Redwood	11	0	11
Grand Fir	3	0	3
Horse Chestnut	3	1	2
Japanese Maple	1	0	1
Katsura	1	0	1
Leyland Cypress	1	0	1
Linden	1	0	1
London Plane	1	0	1
Norway Maple	14	2	12
Oriental Spruce	1	0	1

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Paper Birch	5	0	5
Pear	1	0	1
Plum	1	0	1
Sawara Cypress	4	0	4
Scots Pine	2	0	2
Spruce	1	0	1
Weeping Willow	2	0	2
Western Redcedar	45	7	38
White Spruce	2	1	1
Total	169	16	153

- The 167 trees proposed for removal (153 on-site trees plus 14 City trees), are located within, or near the proposed building envelopes or road dedications, are hazardous, or are suitable for retention only within a group of trees.
- Based upon 167 trees to be removed, 334 replacement trees are required. The development proposes 205 replacement trees, leaving a deficit of 129 replacement trees. The applicant will provide cash-in-lieu for the shortfall in replacement trees.
- The average number of trees proposed per lot is 3. However, pending further review of the Arborist Report, the average number of trees per lot may be reduced to 2, if it's determined that the proposed lot sizes are not large enough to accommodate 3 trees per lot. The applicant will provide cash-in-lieu for any additional shortfall in replacement trees.

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 dedicate the remaining portion of the riparian setback area that is not being counted towards the 5% park land dedication, and to provide a monetary contribution of \$190,000 (\$4,750 per 40 net new potential lots) minus the cost for the following two amenities in the area:
 1. A north/south pedestrian bridge over the watercourse, adjacent proposed Lots 25 and 49. This proposed bridge which will provide an important pedestrian connection on the subject site, between 67 Avenue and 68 Avenue, as no roads are proposed to cross the watercourse.

2. A sidewalk and all other outstanding works and services on the north side of 67 Avenue along the North Cloverdale West Park frontage. This portion of 67 Avenue currently does not have a sidewalk, which many area residents have expressed concerns about. The proposed sidewalk will provide an important connection between the Park and the neighbouring Adams Road Elementary School. The north side of North Cloverdale West Park, as well as the north and south sides of Adams Road Elementary School have sidewalks along the road frontages.
- The applicant will pay for the two proposed amenities even if they cost more than \$190,000.
 - The proposed Urban designation is consistent with the existing Urban designation on lands within the NCP:
 - fronting the north side of 68 Avenue, across from the subject site;
 - fronting a portion of the south side of 67 Avenue, across from the subject site; and
 - east of 181 Street, between 66 Avenue and 67 Avenue, approximately 100 metres (330 ft.) east of the subject site.

NCP Amendment

- An amendment to the North Cloverdale West Neighbourhood Concept Plan (NCP) is required to redesignate the subject site from Existing Homes to Small Lots.
- In support of the proposed NCP Amendment, the applicant provided the following justification:
 - The 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.
 - Recent community consultation reveals increasing and majority support from owners of the acreage parcels within the NCP, bounded by 181 Street/the park site to the east, 66A Avenue to the south, 68 Avenue to the north, and 178B Street to the west, to redevelop into urban-sized lots.
 - The proposal consists of nine (9) acreage parcels that have been assembled into one development application. This will allow for a more comprehensive plan for these parcels which provides a better opportunity to create amenities, such as the proposed pedestrian bridge over the watercourse and the proposed pedestrian connection into the neighbouring North Cloverdale West Park.
 - RF-12 lots are more compatible with the surrounding residential neighbourhood compared to RF-10 type lots or townhouses.
 - 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, specifically:
 - south of 67 Avenue, east of 181 Street, Application No. 7900-0028-00 created approximately 54 small lots and Application No. 7904-0126-00 created approximately 21 small lots; and
 - south of Fraser Highway and north of the North Creek greenbelt, Application No. 7907-0090-00 created approximately 67 small lots; Application No. 7904-0364-00 created approximately 32 small lots; and Application No. 7902-0358-00 created approximately 41 small lots.
 - The applicant will also be required to provide 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.

PRE-NOTIFICATION AND PUBLIC INFORMATION MEETING

Pre-notification letters were mailed on August 19, 2013 and staff received seven responses. These responses are summarized below, with staff comments in italics:

- Four residents commented that the watercourse that traverses the site should be adequately protected.

(The applicant proposes to dedicate to the City, the land within a variable riparian setback along the watercourse that exceeds the City standard of 15 metres (50 ft.) from the top-of-bank. This area amounts to approximately 11,000 square metres (2.7 ac.). The applicant will be required to submit a habitat enhancement plan and enter into a P-15 Agreement with the City for the protection and maintenance of the watercourse.)

- Five residents commented that the proposed density is too high and out of character for this area.

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

36 RF-12 lots were recently created under Application No. 7911-0163-00, on the east side of Adams Road Elementary School. 15 CD-zoned (based on RF-12) lots were recently created under Application No. 7912-0178-00 on the south side of 66 Avenue, east of 180 Street.

It appears that, if only the existing and proposed lots within the North Cloverdale West NCP to the south and east of the subject site are considered, the vast majority of these lots are zoned RF-12 or CD to permit small lots.

The RA-G-zoned parcels on the west side of 180 Street, within the NCP, are designated as Existing Homes. However, the NCP indicates that these properties can subdivide once servicing is available and the consensus of the neighborhood changes. To date, an application to rezone and subdivide has not been submitted on any of these acreage properties.

Additionally, the gross density of the proposed development only slightly exceeds the maximum density permitted in the RF Zone.)

- Four residents expressed concerns that Adams Road Elementary School is overcapacity and has multiple portables.

(The proposed 74-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.)

- Four residents expressed concerns that the proposed development will create parking shortages and congestion.

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

Two new roads will be created as part of the proposed subdivision: one on the north side of the watercourse; and one on the south side of the watercourse. The proposed road on the north side of the watercourse will be a through road, and will intersect 68 Avenue at two points. The proposed road on the south side of the watercourse will be a through road as well, with one connection at 180 Street and one connection at 67 Avenue. The through roads will help distribute traffic flow more evenly. On-street parking will be permitted on both sides of the new roads, contingent upon driveway locations.)

- Two residents commented about the loss of greenery if these acreage parcels redevelop into small lots.

(The Arborist Report indicated that 153 of the 169 on-site trees are proposed to be removed. However, 205 replacement trees are proposed. In addition to the replacement trees, the riparian setback along the watercourse will be rehabilitated and enhanced with new plantings.

Additionally, approximately 11,000 square metres (2.7 ac.) of the site will be dedicated as parkland.)

- One resident was concerned that the development will place pressure on local Police and Fire services.

(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.)

- Two residents commented that the development proposal signs were knocked down.

(The applicant re-installed the development proposal signs and submitted photos of the reinstalled signs on September 17, 2013.)

Public Information Meeting

- The applicant held a Public Information Meeting (PIM) on June 20, 2013, at Clayton Community Hall located at 18513 – 70 Avenue. A conceptual subdivision layout, showing 74 single family small lots, similar to the applicant’s current proposal, was presented.
- 25 people attended the meeting. Those in attendance had an opportunity to review the proposal and discuss any concerns with the applicant and their consultant.
- A total of 19 comment sheets were submitted in response to the PIM. Eight (8) respondents from six (6) addresses were opposed to the project and eleven (11) respondents from six (6) addresses indicated support for the proposal.

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 September 18, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist:

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • 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)	<ul style="list-style-type: none"> • Each lot will have private backyard space suitable for private gardens.
3. Ecology & Stewardship	<ul style="list-style-type: none"> • The riparian area will be dedicated as Park to the City, and a habitat enhancement plan will be submitted.

Sustainability Criteria	Sustainable Development Features Summary
(C1-C4)	
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • A pedestrian connection is proposed into the neighbouring park and across the watercourse.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Homes will be oriented towards the street to create eyes on the street.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • 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 and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	NCP Amendment Map
Appendix VIII.	OCP Redesignation Map
Appendix IX.	Context Map

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

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- (f) Civic Address: 18068 - 68 Avenue
Owner: Martina B Ficken
PID: 000-588-288
Lot 56 Section 17 Township 8 New Westminster District Plan 67998
- (g) Civic Address: 18098 - 68 Avenue
Owner: Leah M Baker
Robert G Baker
PID: 000-588-296
Lot 57 Section 17 Township 8 New Westminster District Plan 67998
- (h) Civic Address: 18097 - 67 Avenue
Owner: Wendy C Van Haastregt
Josephus C Van Haastregt
PID: 000-588-300
Lot 58 Section 17 Township 8 New Westminster District Plan 67998
- (i) Civic Address: 18120 - 68 Avenue
Owner: Mary M Paetsch
Klaus N Paetsch
PID: 001-991-060
Lot A Section 17 Township 8 New Westminster District Plan 70014
- (j) Civic Address: 18117 - 67 Avenue
Owner: Sarah A Woods
PID: 001-991-078
Lot B Section 17 Township 8 New Westminster District Plan 70014

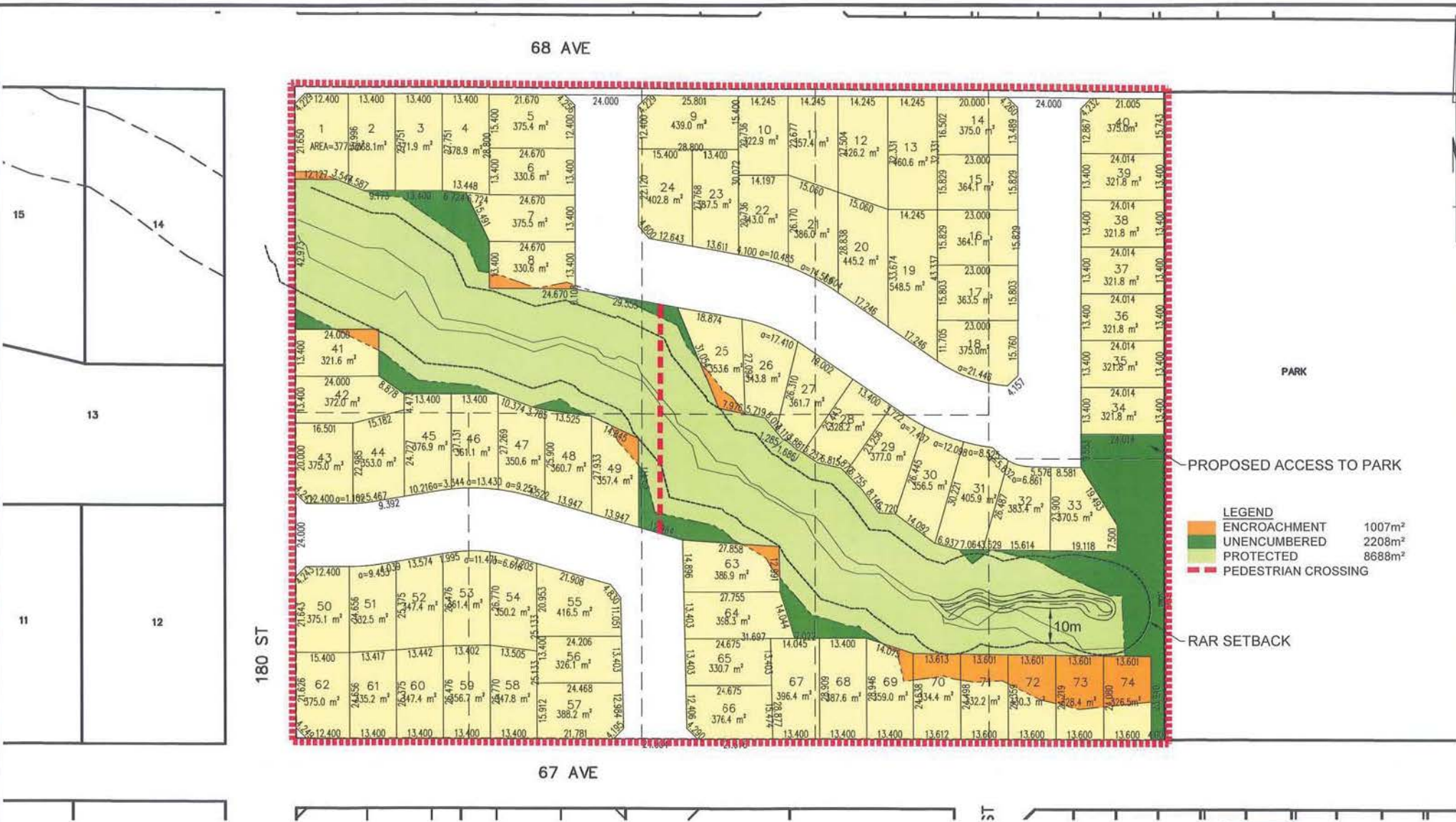
3. Summary of Actions for City Clerk's Office

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	11.45 ac.
Hectares	4.634 ha.
NUMBER OF LOTS	
Existing	9
Proposed	74
SIZE OF LOTS	
Range of lot widths (metres)	13.4 metres (44 ft.) – 16.5 metres (54 ft.)
Range of lot areas (square metres)	320 sq. m. (3,444 sq. ft.) – 440 sq. m. (4,700 sq. ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	16.1 upha / 6.4 upa
Lots/Hectare & Lots/Acre (Net)	25 upha / 10 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	12%
Total Site Coverage	62%
PARKLAND	
Area (square metres)	11,000 sq. m.
% of Gross Site	24%
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



LEGEND

ENCROACHMENT	1007m ²
UNENCUMBERED	2208m ²
PROTECTED	8688m ²
PEDESTRIAN CROSSING	

Preliminary Subdivision Layout
 Dave Balsor & Brock Dorward
 7913-0184-00



INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: October 2, 2013 **PROJECT FILE:** 7813-0184-00

RE: Engineering Requirements
Location: 18023, 18047, 18067, 18097, 18117 - 67 Avenue
18026, 18068, 18098, 18120 - 68 Avenue

OCP AMENDMENT/NCP AMENDMENT

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

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 0.942-metres along 68 Avenue;
- dedicate 18.0-metres for 67A Avenue, 67B Avenue, 180A Street, and 181 Street;
- dedicate 3.0-metre x 3.0-metre corner cuts; and
- register 0.5-metre SRW along property line on all roads.

Works and Services

- construct north side of 67 Avenue along the development frontage and along the frontage of the easterly neighbouring Park;
- construct east side of 180 Street;
- construct 67A Avenue, 67B Avenue, 181A Street, and 181 Street;
- construct storm, water, and sanitary mains to service the development; and
- provide pedestrian bridge crossing over stream in parkland.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

sk



Thursday, August 15, 2013
 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 (Adams Road Elementary Site #153) serving this neighbourhood opened in 2010-2011. The school's 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 has been eliminated with enrolment moves to the new school but rapid growth of the new school's catchment has resulted in 6 portables on Adams Road Elementary School site. The school district has included a future eight classroom addition to Adams Road Elementary in year four of its 2012-2016 Five Year Capital Plan submission. The size of the proposed addition to Adams Road Elementary is planned to accommodate the growth projected within NCP residential buildout limits. The proposed development of 74 single family residential units requires an OCP amendment from Suburban to Urban and changing the NCP designation from "Existing Homes" to smaller lot single family development. The development will result in adding 37 more elementary students to Adams Road than estimated within current projections. 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 (184th 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.

THE IMPACT ON SCHOOLS

APPLICATION #:

13 0184 00

SUMMARY

The proposed 74 Single family with suites are estimated to have the following impact on the following schools:

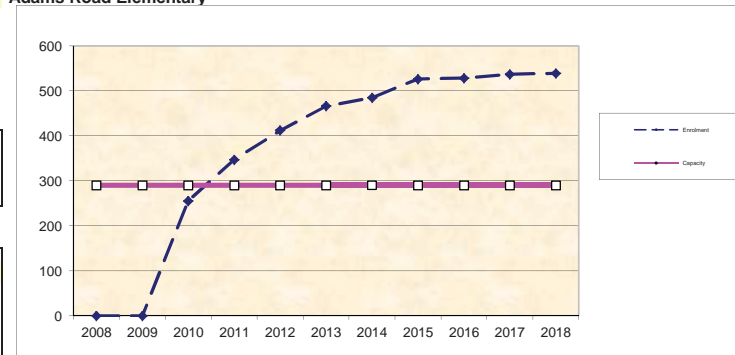
Projected # of students for this development:

Elementary Students:	37
Secondary Students:	19

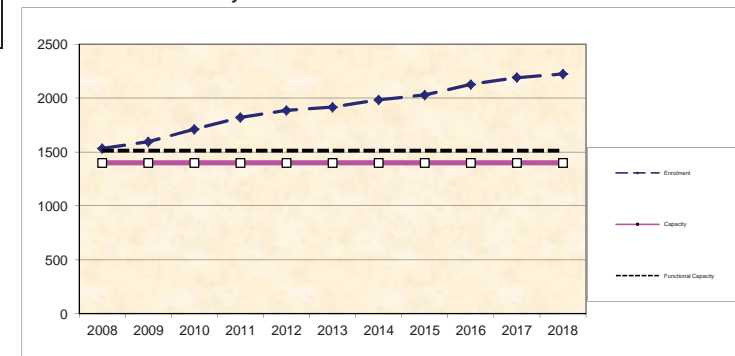
September 2012 Enrolment/School Capacity

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

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: 7913-0184-00
 Project Location: 18026, 18068, 18098, and 18120 - 68 Avenue, and 18023, 18047, 18067, 18097, and 18117 - 67 Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is comprised of nine "One Acre Residential Zone" (RA) properties in a single contiguous block bordered by 68 Avenue to the north, 67 Avenue to the south, 180 Street to the west, and the North Cloverdale West Park to the east. Thirty seven homes were surveyed on three streets, with lots in a variety of zonings including RA, RA(G), RF, RF-12, and CD. As would be expected in such a large survey area, there are a wide variety of homes constructed over a time span ranging from the 1960's to post year 2000's, and there are a number of distinctly identifiable character areas.

Homes north of the subject site (18000 and 18100 blocks of 68 Avenue) all situated on RF zone lots. Most of these 13 homes are Two-Storey type in the 2500 - 3000 sq.ft. size range (including garage), and the style range is best described as "West Coast Modern" or "Neo-Traditional". Massing designs are mid-scale, with proportionally consistent elements distributed in a balanced manner across the façade, and are considered desirable and suitable contextually for the subject site. Front entrance height ranges from one to 1 ½ storeys, though most are one storey. Most homes have a 7:12 slope main common hip roof or common gable roof with two or more common gable or Dutch hip street facing projections. Most have a shake profile asphalt shingle roof (two homes have a cedar shingle roof surface). These homes are clad in horizontal and/or vertical vinyl, and all but one have a stone feature veneer. Feature materials in gable ends include vertical vinyl, 1x4 battens over fibre cement board, or wood wall shingles. All homes have natural or neutral colour schemes (no "primary" or "warm" colours). Landscaping standards range from average to high, for RF zone homes from the 1990's.

West of the site (6700 block of 180 Street) are a variety of unrelated homes on large RA(G) zoned lots. Homes include a 1960's, 2500 sq.ft. low mass Split level with 2:12 slope tar and gravel roof and grey horizontal siding with a white stucco feature on one side, a 1990's, 3200 sq.ft. (approx) Colonial style Two-Storey home with full height brick veneer, white Corinthian columns and a cedar shake roof, a 3000 sq.ft. mid-scale "West Coast Traditional (Spanish emulation) Two Storey home clad in stucco with red rounded concrete tile roof, and a 3000 sq.ft. wide, low mass 1 ½ storey home with triple garage finished in stucco and brick with a cedar shingle roof. None of these homes provide suitable architectural context for a year 2013 RF-12 development.

South of the subject site (18000 and 18100 blocks of 67 Avenue) are three sub-character areas, comprised of a new "CD based on RF-12" zone development (7912-0178-00) that is currently being serviced (no homes under construction), two RA zoned lots containing one large 1970's Two-Storey home (under new application 7913-0120-00) and one 1950's dwelling substantially concealed behind dense native growth. These homes do not provide suitable context. Near the southeast corner of the subject site are several early 2000's Two-Storey homes situated on RF-12 lots. These homes are 2500-

2800 sq.ft. "Neo-Traditional" style Two-Storey type. These homes have mid-scale massing characteristics with 1½ storey front entrances that appear slightly exaggerated in relation to other elements. Roofs are common hip type, at an 8:12 slope with asphalt shingle surface. The homes all have two or more street facing common gable or Dutch hip projections articulated with "open web truss" wood battens, vertical wood battens, or wood shingles. Roofs are surfaced with asphalt shingles. The homes are all clad in horizontal vinyl siding and all have modest masonry accents. All have natural (earth-tone) or neutral colour schemes. These homes provide "reasonable" context, subject to some updating of design standards.

East of the site is the North Cloverdale West Park, which is a sodded field open to the public, and which will result in significant public exposure of the east side of subject site homes. The east side of homes at the east side of the subject site will therefore be subject to CPTED requirements regarding passive surveillance of public areas, and will also be subject to additional articulation standards for public exposure on east facing wall surfaces.

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in post year 2010 RF-12 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF-12 zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** Styles recommended for this site include "Neo-Traditional" and "Neo-Heritage". 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 :** There are a wide range of home types evident, and so some flexibility is justified. 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-12 zoned 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 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ 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, stucco, 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 year 2010 developments.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs (27 of 35 homes). It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof at the subject site would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended.
- 8) **Roof Slope :** Roof slopes of 8:12 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 of the site are 2500-3000 sq.ft. "West Coast Modern" and "Neo-Traditional" style Two-Storey and Bungalow type homes constructed with modern, contextually acceptable massing designs. West of the site are a variety of homes on large RA(G) lots that do not provide suitable context. South of the site are two new applications, one cleared and undergoing serving installation, and one containing a large older Two-Storey home that will soon be demolished. At the southeast corner of the site is an early year 2000's development that contains 2800 sq.ft. "Neo-Traditional" style Two-Storey homes that meet an acceptable context standard, subject to some updating. East of the site is an open sodded field within the West Cloverdale North Park.

2. Proposed Design Guidelines

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

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

2.2 Proposed Design Solutions:

Interfacing Treatment

There are several homes in this area that could be considered to provide acceptable architectural context (as identified in the character study). However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2010) RF-12 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF-12 zoned subdivisions, rather than to specifically emulate 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 for this development. "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 Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate to high modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is not permitted.
- Park facing lots:** CPTED principles for passive surveillance of public parks will apply to lots 34 - 40 inclusive and lot 74. Therefore min 40 sq.ft of unobstructed window area will be required on the east wall face of these homes. Fences on the east lot line will be transparent type and of a maximum 1.2 metre height. Shrubs planted along the fence will not be permitted to exceed the fence height. Homes on these lots must also architecturally address the park to the east with feature articulated common gable projections or upper floor offsets or roof skirting or a combination as approved by the consultant.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: September 20, 2013

Reviewed and Approved by:  Date: September 20, 2013

TREE PRESERVATION SUMMARY

Project Location: 18026 to 18120 68th Avenue and 18067 to 18117 67th Avenue
18023 18047 67th Avenue, Surrey BC

Registered Arborist: Trevor Cox, MCIP
ISA Certified Arborist (PN1920A)
Certified Tree Risk Assessor (43)
BC Parks Wildlife and Danger Tree Assessor

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

1. General Tree Assessment of the Subject Site:

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

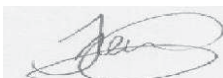
Number of Protected Trees Identified		183	(A)
Number of Protected Trees declared high risk due to natural causes		-	(B)
Number of Protected Trees to be removed		167	(C)
Number of Protected Trees to be Retained	(A-B-C)	16	(D)
Number of Replacement Trees Required	(xx @ 1:1 plus xx @2:1)	334	(E)
Number of Replacement Trees Proposed		205	(F)
Number of Replacement Trees in Deficit	(E-F)	129	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	221	(H)
Number of Lots Proposed in the Project		74	(I)
Average Number of Trees per Lot	(H / I)	3.00	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

Summary prepared and submitted by:



Arborist

September 18,
2013

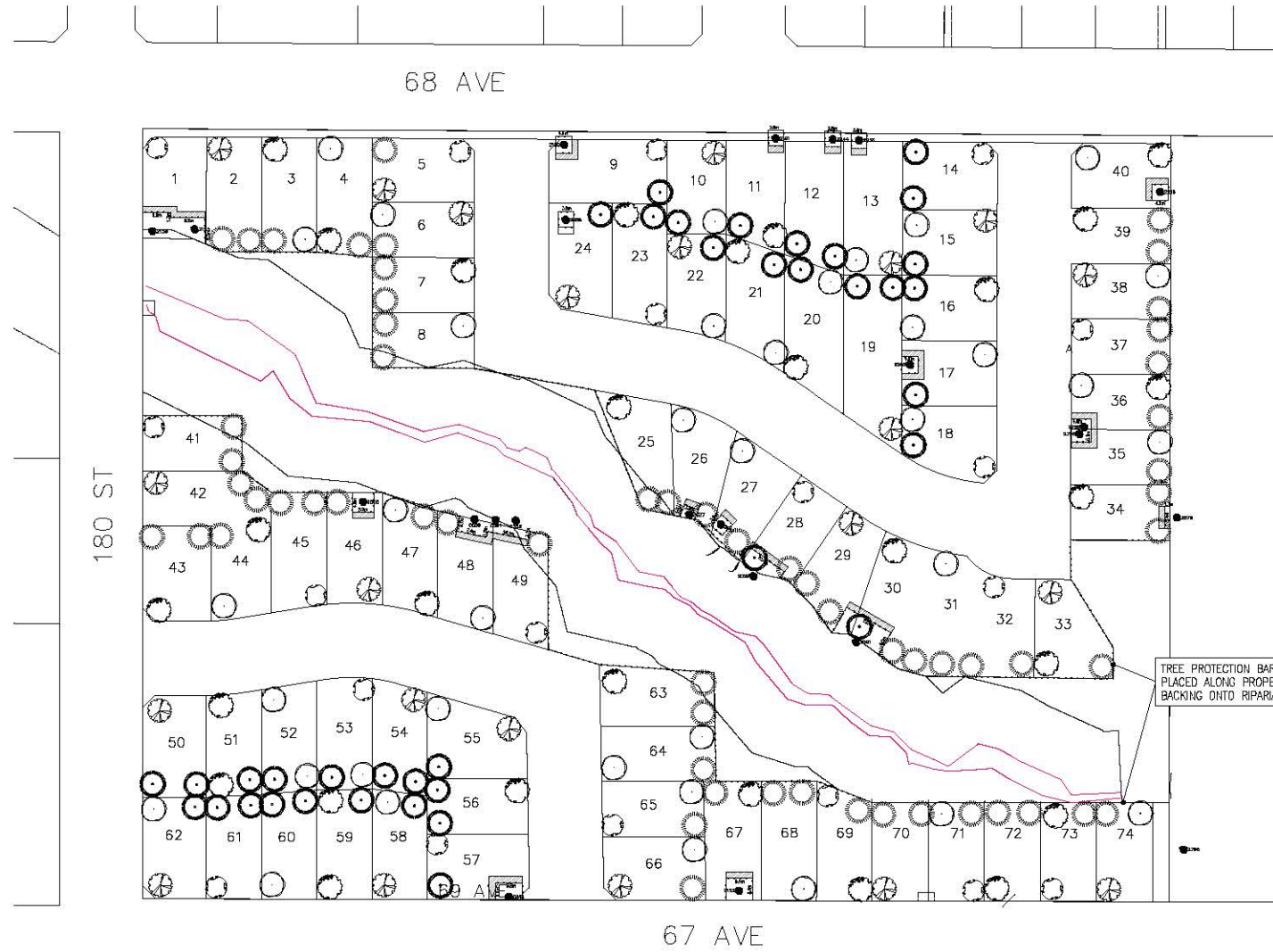
Date

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	19	3.00 METERS	AS SHOWN	B. & B.
	PRUNUS SERRULATA AMANAGAWA	AMANAGAWA CHERRY	22	6 CM. CAL.	AS SHOWN	B. & B.
	CORNIUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	28	6 CM. CAL.	AS SHOWN	B. & B.
	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	37	3.00 METERS	AS SHOWN	B. & B.
	PICEA DMORICA	SERBIAN SPRUCE	38	3.00 METERS	AS SHOWN	B. & B.
	PINUS SYLVESTRIS FASTIGIATE	COLUMBIAN SCOTS PINE	61	3.00 METERS	AS SHOWN	B. & B.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BONTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER
- = NO-BUILD ZONE

DATE	REVISED LOT LAYOUT	1
09/13		1
DATE	REVISION	NO.

C.KAVOLINAS & ASSOCIATES INC.
BCSA CSLA
2402 JONQUIL COURT
ABBOTSFORD, B.C.
V3C 3E9
PHONE (604) 857-3378

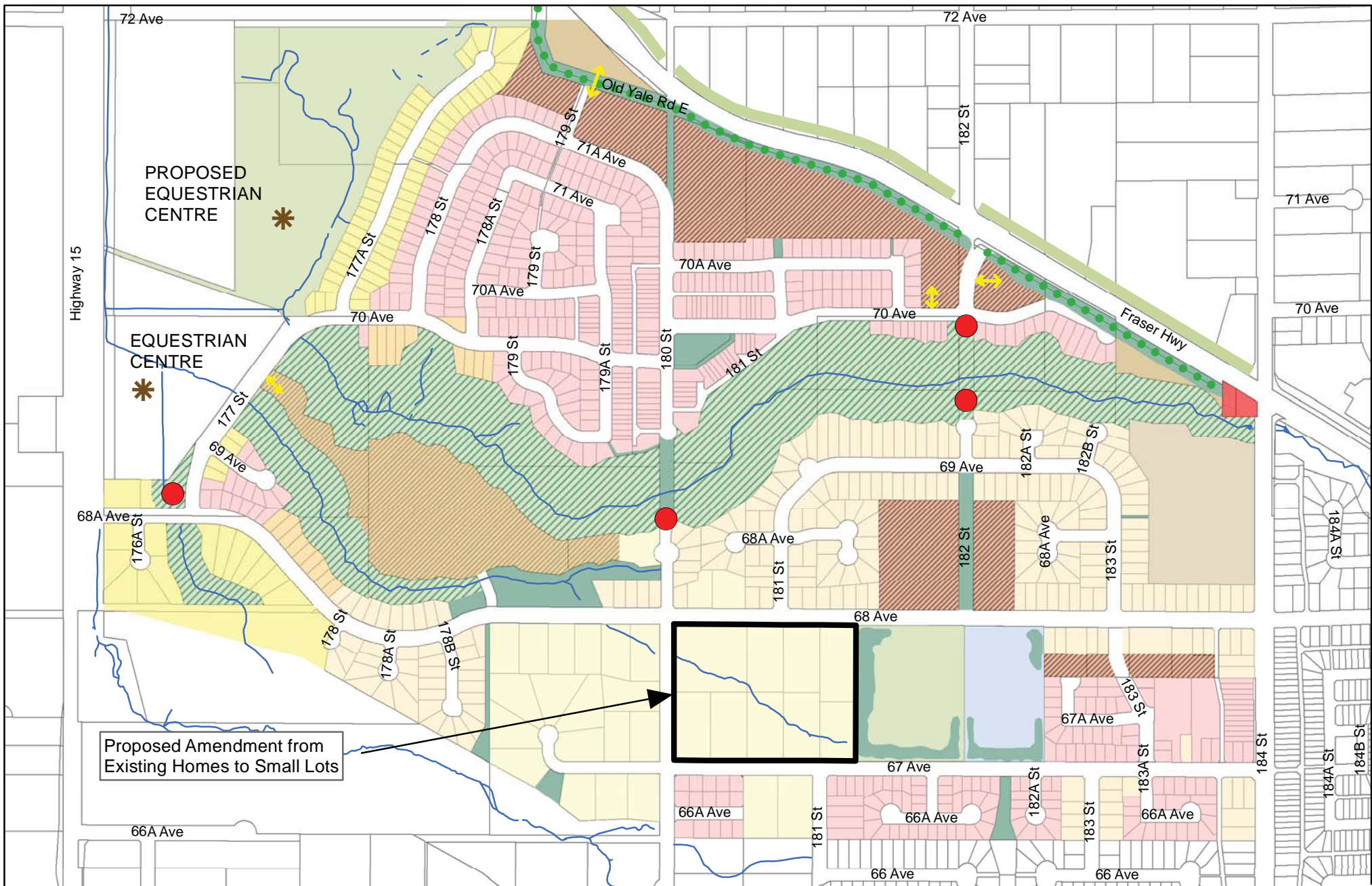
CLIENT
MR. GUYTON HINCH
HUNTER LAND ENGINEERING LTD.
SUITE #200
85 RICHMOND STREET
NEW WESTMINSTER, B.C.
V3C 5P5
604 525 4851

TITLE
PLAN VIEW
TREE LOCATION PLAN
TREE REPLACEMENT PLAN
74 LOT SUBDIVISION
18000 - 68 AVENUE
18115, 18023 & 18047 - 67 AVENUE
SURREY, B.C.

SCALE	DATE
1:500	09/13
DRAWN	CHECKED
DATE	DATE
APPROVED	AS SHOWN

PROJECT NO. TR-2

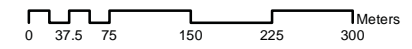
Preliminary Tree Replacement Plan



- | | | | |
|----------------------------------|----------------------------------|---------------|--------------------------------------|
| 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 (6 u.p.a.) | Townhouse Cluster (10-12 u.p.a.) | View Points | Landscape Buffer & Multi Use Pathway |
| | Townhouse (15 u.p.a.) | | Creeks |

NORTH CLOVERDALE WEST LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT
 PHASE II Adopted by Council July 8, 1996 Amended 7 Feb. 2012



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.

URB

181 St

181 St

68 Ave

68 Ave

68 Ave

SUB

SUB
to
URB

180 St

URB

67 Ave

67 Ave

67 Ave

URB

181 St

SUB

66 Ave



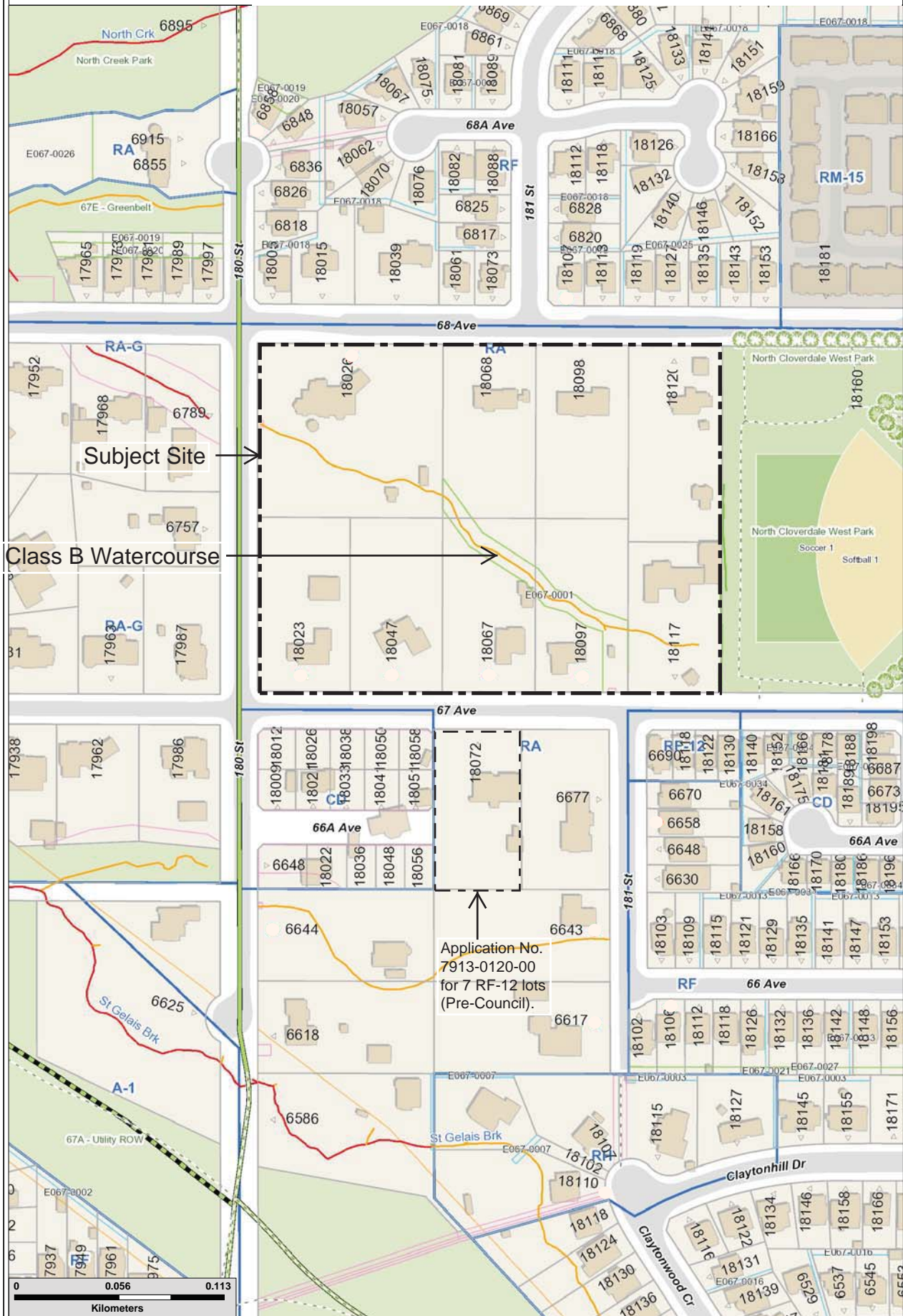
OCP Amendment

Proposed amendment from Suburban to Urban





Context Map



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