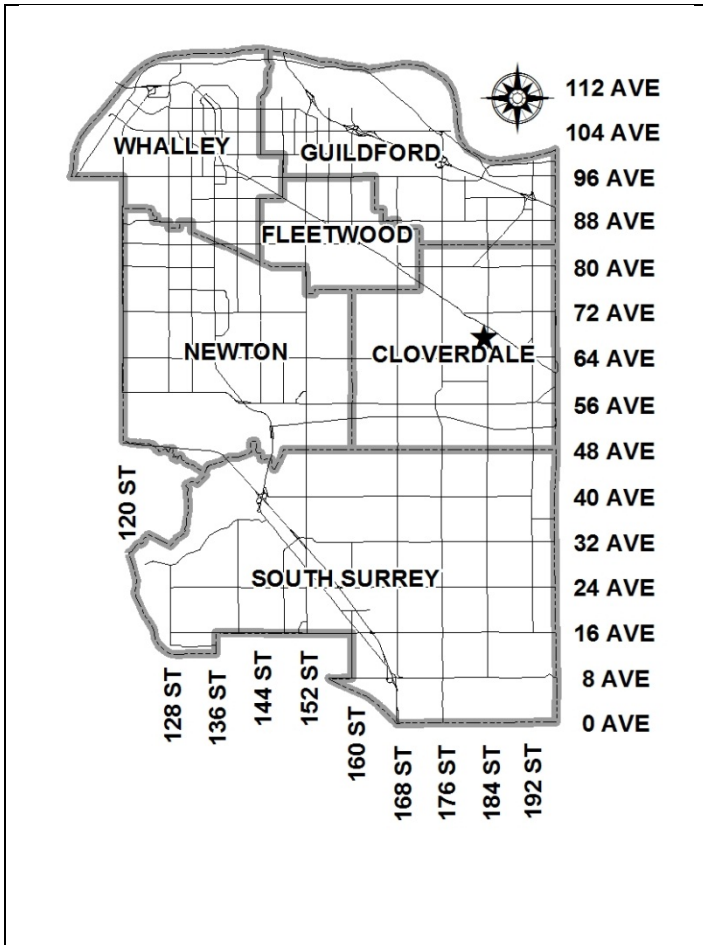


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0211-00

Planning Report Date: January 13, 2014



PROPOSAL:

- **NCP Amendment** for a portion from Single Family Residential and Townhouse (15 u.p.a.) to Small Lots
- **Rezoning** portions from RA and RF to RF-12

in order to allow subdivision into 24 small single family lots in North Cloverdale West.

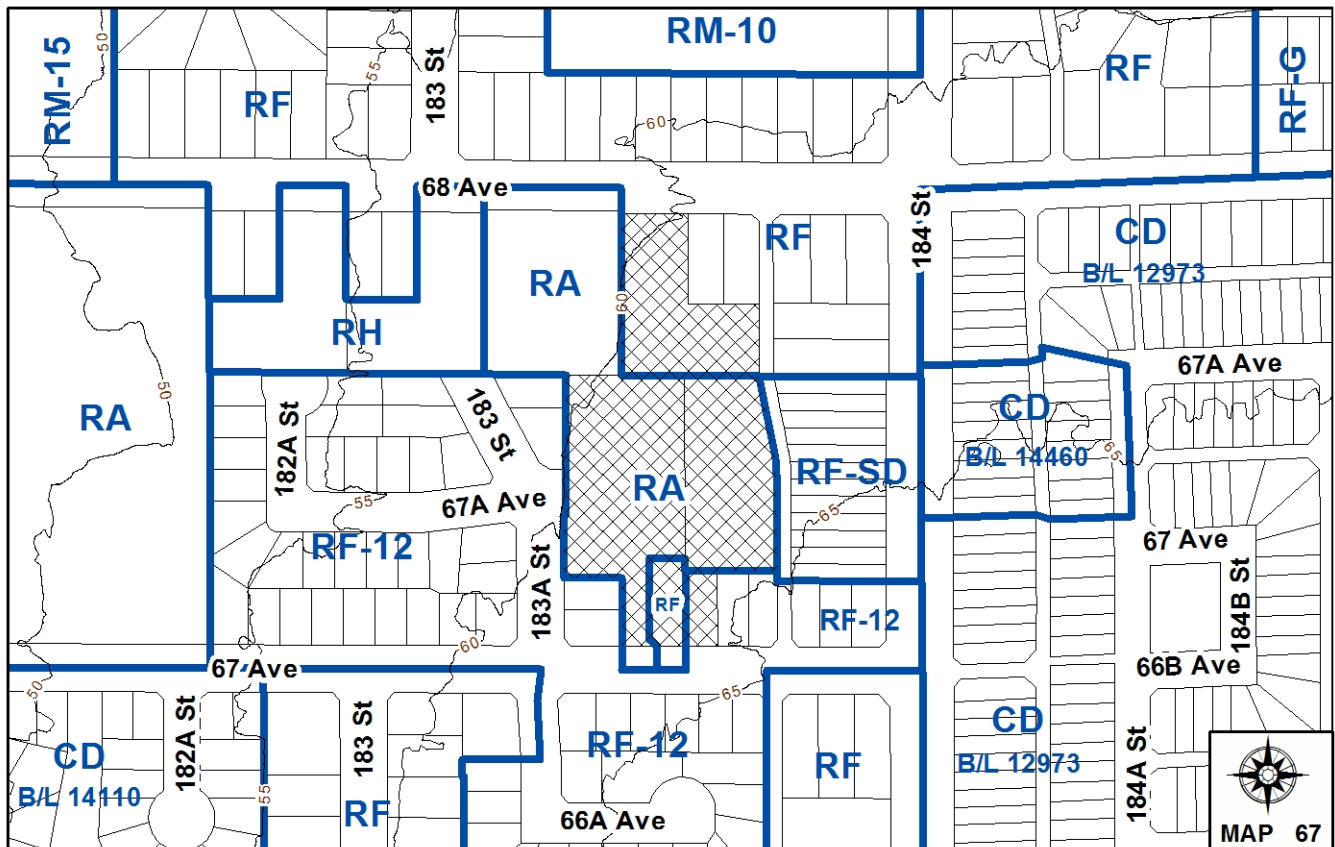
LOCATION: 18350 - 68 Avenue
 18359, 18363 and 18341 - 67 Avenue

OWNERS: Kathleen J. Hansen, Svend Hansen
 John M. Sa, Judy A. Sa,
 Twin City Developments Inc.

ZONING: RA, RF and RF-12

OCP DESIGNATION: Urban

NCP DESIGNATIONS: Small Lots, Townhouse (15 u.p.a.)
 and Single Family Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an amendment to a portion of the North Cloverdale West Neighborhood Concept Plan (NCP) from Single Family Residential and Townhouse (15 u.p.a.) to Small Lots.

RATIONALE OF RECOMMENDATION

- Complies with Urban designation in OCP.
- Partially complies with the North Cloverdale West NCP designation.
- Continues the pattern of small lot development that was recently established to the west under Development Application No. 7911-0163-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone 18341 – 67 Avenue and Block A on the Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), and to rezone 18359 – 67 Avenue and 18350 – 68 Avenue from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department;
 - (e) the applicant address the shortfall in NCP amenity contributions to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) removal of some existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant address the tree replacement deficiency to the satisfaction of the City Landscape Architect;
 - (h) discharge of no-build Restrictive Covenant No. BB3026983 registered on the northern portion of 18363 – 67 Avenue; and
 - (i) discharge of Restrictive Covenant No. BB537211 registered on 18359 – 67 Avenue for an increased west side yard setback.
3. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate 18359 – 67 Avenue from Single Family Residential and 18350 – 68 Avenue from Single Family Residential and Townhouse (15 u.p.a.) to Small Lots when the project is considered for final adoption.

REFERRALS

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

School District: Projected number of students from this development:

12 Elementary students at Adams Road Elementary School
6 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: The applicant is required to pay the NCP amenity contributions as per the Townhouse (15 u.p.a) designation in the North Cloverdale West NCP for the rear portion of 18363 – 67 Avenue that was previously designated Townhouse (15 u.p.a.) in the NCP and the rear portion of 18350 – 68 Avenue which is currently designated Townhouse (15 u.p.a.) in the NCP.

SITE CHARACTERISTICS

Existing Land Use: RF-zoned lot at 18359 – 67 Avenue with a single family dwelling to be retained, RF-zoned lot at 18350 – 68 Avenue with a single family dwelling to be removed, an acreage parcel at 18341 – 67 Avenue with a single family dwelling and accessory structures to be removed, and a vacant lot at 18363 – 67 Avenue.

Adjacent Area:

| Direction | Existing Use | NCP Designation | Existing Zone |
|---|---|---|---------------------|
| North (Adjacent and across 68 Avenue): | Single family dwellings. | Single Family Residential and Townhouse (15 u.p.a.) | RA and RF |
| East (Across lane): | Recently created small lots for fee-simple duplexes (under Application No. 7911-0249-00) and single family dwellings. | Small Lots | RF, RF-12 and RF-SD |
| South (Across 67 Avenue): | Single family dwellings. | Small Lots | RF-12 |
| West (Adjacent and across 183A Street): | Recently created small lots under Application No. 7911-0163-00. | Small Lots | RF-12 |

DEVELOPMENT CONSIDERATIONS

Background

- The subject site consists of four (4) properties located at 18341, 18359, 18363 – 67 Avenue and 18350 – 68 Avenue in the North Cloverdale West Neighbourhood Concept Plan (NCP) area. The combined site area of the four properties is 1.11 hectares (2.74 ac.).
- The subject site is designated Urban in the OCP, and Small Lots in the North Cloverdale West NCP, with the exception of:
 - 18359 – 67 Avenue and the front portion of 18350 – 68 Avenue, which is designated Single Family Residential in the NCP; and
 - the rear portion of 18350 – 68 Avenue which is designated Townhouse (15 u.p.a.) in the NCP.
- All of the subject properties were previously under the following development applications:
 - 18363 – 67 Avenue is a split-zoned (RF-12 and RA) remnant parcel from Development Application No. 7911-0249-00;
 - 18350 – 68 Avenue is an RF-zoned remnant parcel from Development Application No. 7902-0191-00;
 - 18341 – 67 Avenue is an RA-zoned remnant parcel from Development Application No. 7906-0222-00 and was subsequently subdivided under Development Application No. 7911-0163-00; and
 - 18359 – 67 Avenue is an RF-zoned lot that was created in accordance with the North Cloverdale West NCP under Application No. 7906 -0222-00.

Proposal

- The applicant proposes to:
 - amend the North Cloverdale West NCP from Single Family Residential to Small Lots for 18359 – 67 Avenue and 18350 – 68 Avenue;
 - rezone 18341– 67 Avenue and the rear portion of 18363 – 67 Avenue from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)"; and
 - rezone 18359 – 67 Avenue from "Single Family Residential Zone (RF)" to Single Family Residential (12) Zone (RF-12)";

in order to subdivide into 24 small single family lots.

- Proposed Lots 1-8 and 17-24 comply with the dimensional requirements for Type II RF-12 lots. Proposed Lots 9-16 comply with the dimensional requirements for Type I RF-12 lots, and will have garage access from a rear lane that was recently approved under completed Application No. 7911-0249-00.

- The proposed lots range in area from 325 square metres (3,500 sq. ft.) to 530 square metres (5,700 sq. ft.).
- The proposed lots range in width from 12 metres (39 ft.) to 15.4 metres (50 ft.).
- As part of the proposed subdivision, 67A Avenue will extend to the east side of 183A Street. The proposed road will bend north, and terminate as a cul-de-sac that will be substantially completed as part of this application.
- The existing dwelling and accessory structures on 18341 – 67 Avenue and 18350 – 68 Avenue will be removed. 18363 – 67 Avenue is currently a vacant lot.
- The existing single family dwelling located at 18359 – 67 Avenue, was completed in 2009 and will be retained. The applicant submitted a location and floor area ratio (FAR) certificate that shows the existing house complies with the setback and FAR requirements of the RF-12 Zone.

Recent NCP Amendments in the Area

- Two development applications were recently approved within this pocket of the North Cloverdale West NCP, east of Adams Road Elementary School, between 67 and 68 Avenues, which established a pattern of small single family lots:
 1. Application No. 7911-0163-00, located to the west of the subject site, received final adoption on February 18, 2013 to amend the NCP from Townhouse (15 u.p.a.) and Single Family Residential to Small Lots, and to rezone portions of the site to RF-12 in order to subdivide into 36 small single family lots and one remainder lot.
 2. Application No. 7911-0249-00, located to the east of the subject site, also received final adoption on February 18, 2013 to amend the NCP from Townhouse (15 u.p.a.) and Single Family Residential to Small lots, and to rezone portions of the site to RF-12 and RF-SD in order to subdivide into 17 small single family lots and one remainder lot.
- On the west side of North Cloverdale West Park, Development Application No. 7913-0184-00 for 74 RF-12-zoned lots, received Third Reading from Council on September 28, 2013.

Townhouse (15 u.p.a.) Designation

- The properties bound by Adams Road Elementary School to the west, 68 Avenue to the north, 184 Street to the east, and 67 Avenue to the south, were primarily designated for Townhouses (15 u.p.a.) in the original NCP. However, the Townhouse designation of the majority of these properties was amended to Small Lots under previously approved Application Nos. 7911-0163-00 and 7911-0249-00.
- To date, there are only two remaining properties (18294 and 18320 – 68 Avenue) with the Townhouse 15 u.p.a. designation in this pocket of the NCP that are not under application. It is expected that if these two properties submit a development application, that the remaining Townhouse (15 u.p.a.) designation will be amended to Small Lots in order to continue the pattern of development that was established under completed Application Nos. 7911-0163-00 and 7911-0249-00.

Extension of 183A Street

- In accordance with the North Cloverdale West NCP, 183A Street is intended to provide a connection between 67 and 68 Avenues. A large portion of this road was dedicated under completed Application No. 7911-0163-00. The remaining portion of 183A Street that connects to the south side of 68 Avenue has not been dedicated, as the affected properties have not submitted a development application to date.
- Under Application No. 7911-0163-00, the applicant provided a feasibility study demonstrating that it is economically feasible that the remaining portion of 183A Street can be built if 18294 and 18320 – 68 Avenue are consolidated and developed together in the future.
- Therefore, as previously stated in Planning Report No. 7911-0163-00, it is expected that 18294 and 18320 – 68 Avenue will eventually develop together, so that the cost of extending 183A Street to 68 Avenue is shared between the two properties.

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 the project being considered for 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 |
|------------------|--------------------|------------------------------|----------------------------|
| Ash | 1 | 0 | 1 |
| Bigleaf Maple | 6 | 0 | 6 |
| Cascara | 1 | 0 | 1 |
| Cherry | 3 | 0 | 3 |
| Cypress | 1 | 0 | 1 |
| Douglas-fir | 19 | 0 | 19 |
| Grand-fir | 1 | 0 | 1 |
| Juniper | 1 | 0 | 1 |
| Black Pine | 2 | 0 | 2 |
| Red Alder | 10 | 0 | 10 |
| Willow sp. | 3 | 0 | 3 |
| Western Hemlock | 1 | 0 | 1 |
| Western Redcedar | 8 | 0 | 8 |
| Whit Spruce | 1 | 0 | 1 |
| Total | 58 | 0 | 58 |

- The preliminary report indicates that all 58 of the on-site trees are to be removed.
- All 58 trees proposed for removal are either hazardous, are located within or near the building envelope of future single family dwellings or within the road dedication, or are only suitable for retention within a group of trees.

- Based upon 58 trees to be removed, 106 replacement trees are required. The development proposes 29 replacement trees, leaving a deficit of 77 replacement trees. Cash-in-lieu will be provided for the trees in deficit, in accordance with City Policy.
- The average number of trees proposed per lot is 1.7.

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 CitiWest Consulting 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.
- The applicant proposes basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings

PRE-NOTIFICATION

Pre-notification letters were mailed on October 2, 2013, and staff received two responses, which are summarized below. Staff's response is in italics:

- Both respondents were concerned about increased traffic in the area as well as the lack of on-street parking. One of the respondents indicates that it is dangerous to make a left turn onto 184 Street from 67 Avenue due to the large volume of traffic on 184 Street.

(183A Street is intended to connect 67 Avenue to 68 Avenue, which will allow traffic to divert to 68 Avenue (a collector road) to utilize the signalized intersection at 184 Street. Parking will be permitted on both sides of the proposed internal road.)

- One respondent was concerned about overcrowding at nearby Adams Road Elementary School.

(The proposed 24-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.)

JUSTIFICATION FOR NCP AMENDMENT

- In support of the proposed NCP Amendment, the applicant provided the following justification:
 - The proposal is consistent with recently approved Application Nos. 7911-0163-00 and 7911-0249-00, which permitted small single family lots in the area.

- The applicant will pay NCP fees comparable to the adopted NCP to ensure that there is no financial shortfall in amenity fees to be collected from these properties.
- Small lots were approved south of the school/park site on the south side of 67 Avenue in an area that was initially designated for townhouses (Application No. 7900-0028-00).
- The existing house on proposed Lot 2 will comply with the proposed RF-12 Zone and the proposed Small Lot designation in the NCP.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 20, 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 located within the North Cloverdale West NCP. |
| 2. Density & Diversity (B1-B7) | <ul style="list-style-type: none"> • Basement suites will be permitted. |
| 3. Ecology & Stewardship (C1-C4) | <ul style="list-style-type: none"> • Recycling pick-up will be available. |
| 4. Sustainable Transport & Mobility (D1-D2) | <ul style="list-style-type: none"> • Located ½ kilometer from bus route along Fraser Highway. |
| 5. Accessibility & Safety (E1-E3) | <ul style="list-style-type: none"> • N/A |
| 6. Green Certification (F1) | <ul style="list-style-type: none"> • N/A |
| 7. Education & Awareness (G1-G4) | <ul style="list-style-type: none"> • Nearby residents were informed of the proposal through the pre-notification process. |

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|----------------|--|
| Appendix I. | Lot Owners, Action Summary, Project Data Sheet and Survey Plan |
| Appendix II. | Proposed Subdivision Layout |
| Appendix III. | Engineering Summary |
| Appendix IV. | School District Comments |
| Appendix V. | Building Design Guidelines Summary |
| Appendix VI. | Summary of Tree Survey and Tree Preservation |
| Appendix VII. | NCP Plan with Addresses |
| Appendix VIII. | Aerial Image and Adjacent Applications |
| Appendix IX. | NCP Amendment Map |

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

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DRV 1/9/14 10:11 AM

Information for City Clerk

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

- 1. (a) Agent: Name: Roger Jawanda
 Citiwest Consulting Ltd.
 Address: Suite 101, 9030 - King George Blvd
 Surrey, BC V3V 7Y3

 Tel: 604-591-2213 - Work

- 2. Properties involved in the Application

- (a) Civic Addresses: 18350 - 68 Avenue
 18359 - 67 Avenue
 18363 - 67 Avenue
 18341 - 67 Avenue

- (b) Civic Address: 18350 - 68 Avenue
 Owner: Judy A Sa
 John M Sa
 PID: 025-706-926
 Lot 3 Section 17 Township 8 New Westminster District Plan BCP6631

- (c) Civic Address: 18359 - 67 Avenue
 Owner: Svend Hansen
 Kathleen J Hansen
 PID: 027-184-439
 Lot 3 Section 17 Township 8 New Westminster District Plan BCP31858

- (d) Civic Address: 18363 - 67 Avenue
 Owner: Twin City Developments Inc
 PID: 029-029-571
 Lot 18 Section 17 Township 8 New Westminster District Plan EPP24282

- (e) Civic Address: 18341 - 67 Avenue
 Owner: Svend Hansen
 Kathleen J Hansen
 PID: 029-043-662
 Lot 37 Section 17 Township 8 New Westminster District Plan EPP23428

3. Summary of Actions for City Clerk's Office

- (a) A By-law be introduced to rezone 18341 – 67 Avenue and Block A on the Survey Plan (Appendix I) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000), and to rezone 18359 – 67 Avenue and 18350 – 68 Avenue from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

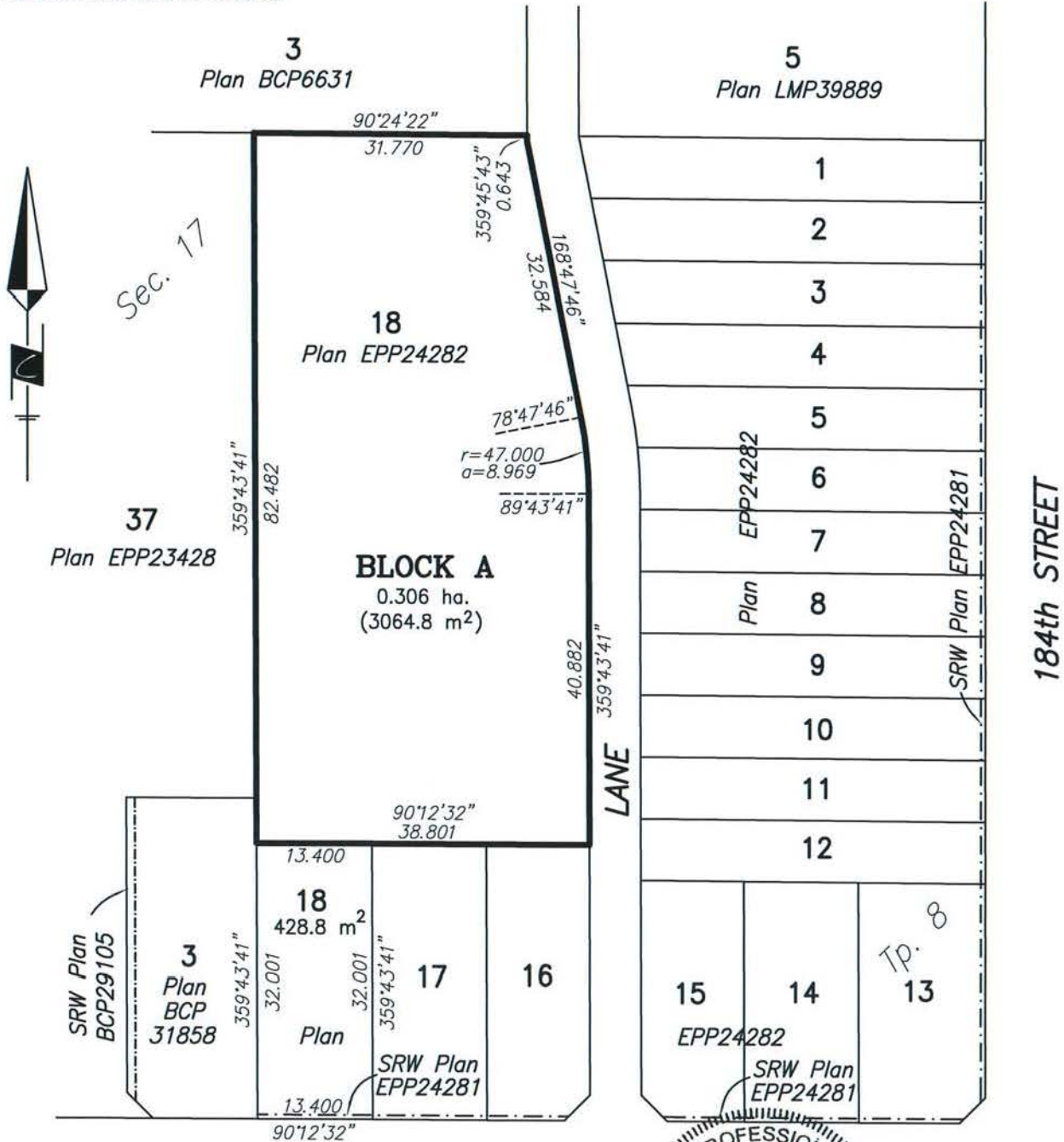
| Requires Project Data | Proposed |
|--|-------------------------|
| GROSS SITE AREA | |
| Acres | 2.74 ac. |
| Hectares | 1.11 ha |
| NUMBER OF LOTS | |
| Existing | 4 |
| Proposed | 24 |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 12 m. – 15.4 m. |
| Range of lot areas (square metres) | 325 sq. m. – 530 sq. m. |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 21.6 upha / 8.76 upa |
| Lots/Hectare & Lots/Acre (Net) | 26.2 upha / 10.62 upa |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | 50% |
| Estimated Road, Lane & Driveway Coverage | 30% |
| Total Site Coverage | 80% |
| PARKLAND | |
| Area (square metres) | |
| % of Gross Site | NA |
| 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 |
| Others | NO |

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OF PART OF LOT 18, SECTION 17,
TOWNSHIP 8, NWD, PLAN EPP24282**

City of Surrey B.C.G.S. 92G.017



SCALE - 1 : 750
All distances are in metres



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783

67th AVENUE

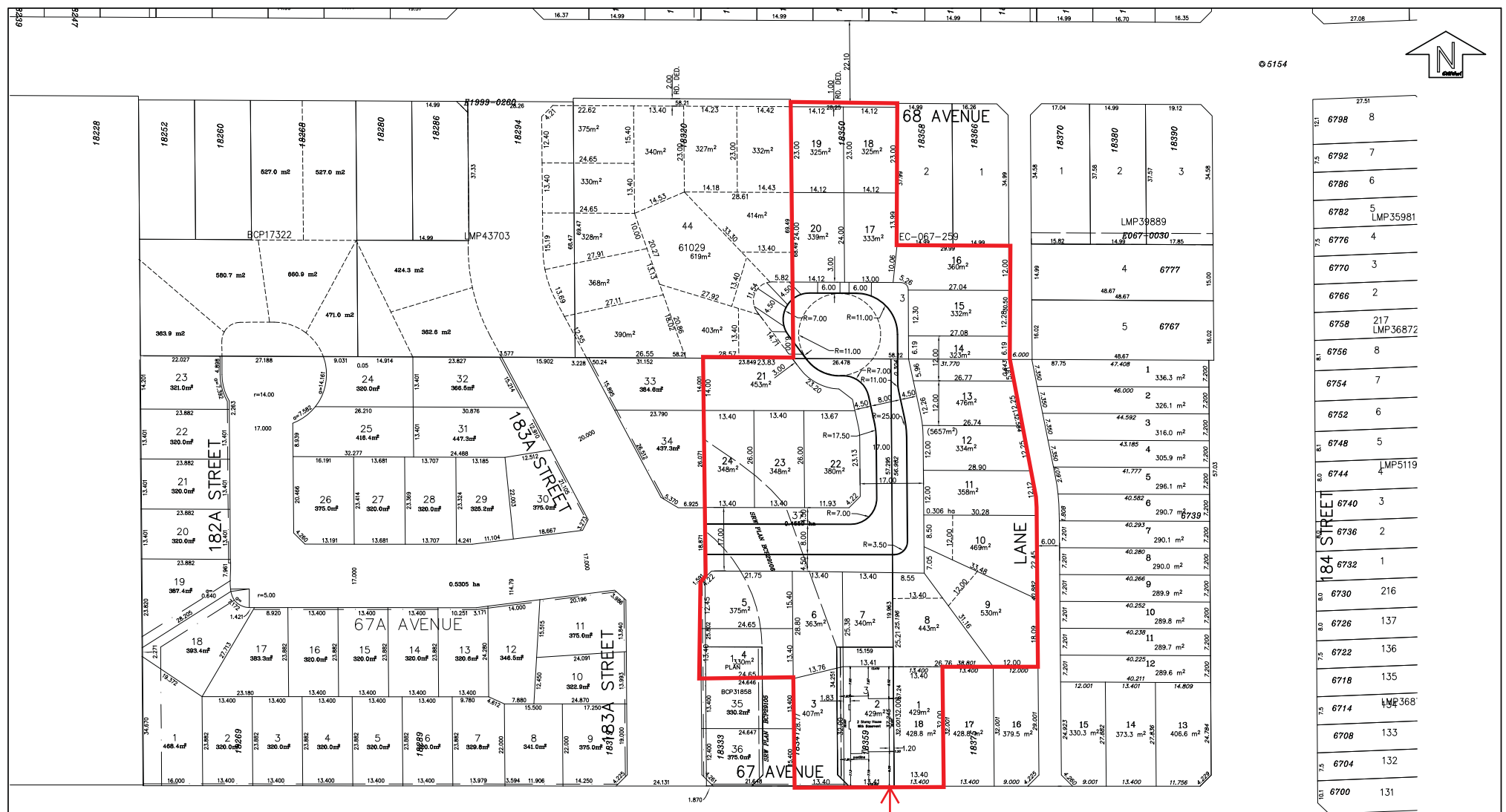
SEAN COSTELLO
NO. 900
BRITISH COLUMBIA PROFESSIONAL LAND SURVEYOR

Certified correct to survey dated
this 6th day of January 2014.

Sean Costello, B.C.L.S.

This plan lies within the Greater Vancouver Regional District

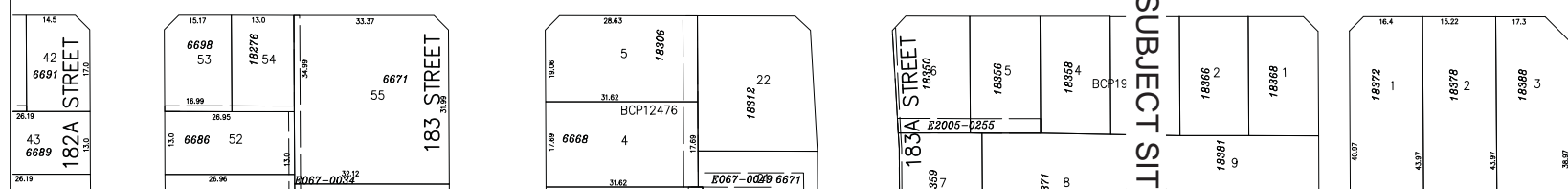
File: 5176-ZONING R2



| | |
|------|-------------------|
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| 7.5 | 6792 7 |
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| 7.5 | 6782 5 LMP39889 |
| 7.5 | 6776 4 |
| 7.5 | 6770 3 |
| 7.5 | 6766 2 |
| 7.5 | 6758 217 LMP36872 |
| 6.1 | 6756 8 |
| 6.1 | 6754 7 |
| 6.1 | 6752 6 |
| 6.1 | 6748 5 |
| 6.1 | 6744 LMP5119 |
| 6.0 | 6740 3 |
| 6.0 | 6736 2 |
| 6.0 | 6732 1 |
| 6.0 | 6730 216 |
| 6.0 | 6726 137 |
| 6.0 | 6722 136 |
| 7.5 | 6718 135 |
| 7.5 | 6714 LMP368 |
| 7.5 | 6708 133 |
| 7.5 | 6704 132 |
| 10.1 | 6700 131 |
| 10.8 | 6696 130 |

NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
3. HOUSE ON LOT 2 TO REMAIN.



SUBJECT SITE

| | | | | |
|-------------|-------|-------|-----------|------------|
| 14.5 | 42 | 15.17 | 13.0 | 33.37 |
| 6691 | 53 | 6698 | 18276 | 6671 |
| 182A STREET | 54 | 16.99 | 55 | 183 STREET |
| 26.19 | 26.95 | 13.0 | 6686 | 52 |
| 43 | 6689 | 26.96 | 2067-0232 | |
| 26.19 | | | | |

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citwest.com



TWIN CITY DEVELOPMENTS INC.
 7620 A... T, RICHMOND, BC, V6Y 2S1, PH: 604-244-1112 FAX: 604-273-5373

PRELIMINARY LOT LAYOUT
 S/D AT 18341/18359/18363 - 67 AVE & 18350 - 68 AVE, SURREY

| | | | | | |
|-----------|--------|-----------------|--------------|----------|---|
| Scale: | 1:1000 | Mun. Proj. No: | 7913-0211-00 | Dwg. No. | A |
| Drawn: | LC | Mun. Dwg. No.: | | | |
| Designed: | SS | Job No. 13-3042 | Of | | |
| P.W. P.U. | | Date | JUN/2013 | Revision | |
| Approved: | | | | | |

This drawing and design is the property of CITWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

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

FROM: **Development Services Manager, Engineering Department**

DATE: **January 8, 2014** PROJECT FILE: **7813-0211-00**

RE: **Engineering Requirements
Location: 18341/59/63 - 67 Avenue and 18350 - 68 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 17.000 metres for 67A Avenue for a 17.000 metre local road;
- Dedicate 17.000 metres for 183B Street for a 17.000 metre local road, plus cul-de-sac bulb;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 183B Street and 67A Avenue;
- Dedicate 3.0m x 3.0m corner cut at the intersection of 183A Street and 67A Avenue;
- Provide 0.500 metre wide SROW on the east side of 183B Street;
- Provide 0.500 metre wide SROW on the south side of 67A Avenue
- Provide 0.5 metre wide SROW along 183A Street on 18341 - 67 Avenue; and
- Provide 0.5 metre wide SROW along 67 Avenue on 18359 - 67 Avenue.

Works and Services

- Construct 183B Street to a Limited Local standard;
- Construct 67A Avenue to a Limited Local standard;
- Construct north side of 67 Avenue to an Urban Forest through local standard, if not completed by other projects;
- Construct water mains, sanitary sewer mains and storm sewer mains to service the site;
- Pay latecomer charges;
- Pay sanitary connection fee;
- Pay any other NCP associated levies and charges; and
- Pay 100% DCC's for sanitary and sanitary sewer specified charges.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

HB



Monday, November 25, 2013
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 13 0211 00

SUMMARY

The proposed 24 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

| | |
|----------------------|----|
| Elementary Students: | 12 |
| Secondary Students: | 6 |

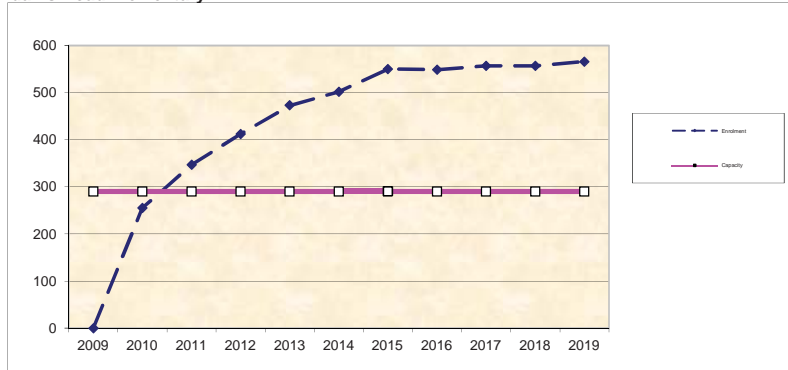
September 2013 Enrolment/School Capacity

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

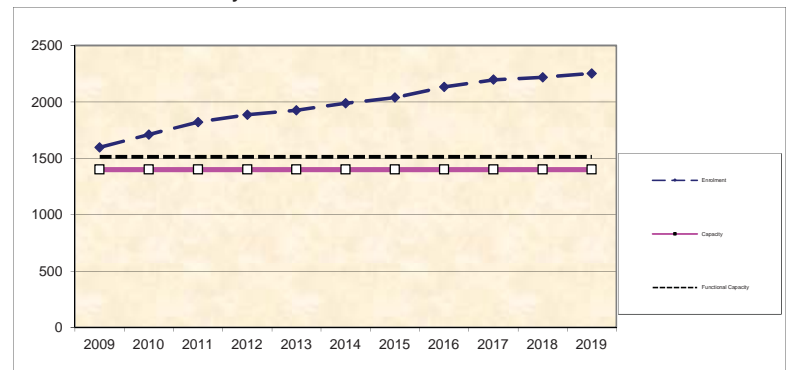
School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (Adams Road Elementary Site #153) serving this neighbourhood opened in 2010. The schools capacity, shown in the table below, is adjusted to full day Kindergarten implementation in 2011 - this, together with accelerated residential growth of the neighbourhood contributed to space shortfall at the new school much earlier than previously projected. Overcrowding at Don Christian Elementary was eliminated with enrolment moves to the new school but rapid growth of the new schools catchment has resulted in 10 portable classrooms on Adams Road Elementary School site. The school district has proposed a 10 classroom addition in its 2013-2017 Five Year Capital Plan submission. The size of the proposed addition Adams Road Elementary is planned to accommodate the growth projected within NCP residential buildout limits, and recently initiated development activity of larger acreages (resulting in a potential for 92 additional parcels over what was permitted in the original NCP) may result in continued overcrowding after the building expansion until such time that the neighbourhood begins to mature. The proposed addition to Adams Road, although a high priority on the capital plan is subject to Ministry approval and even after the addition receives capital project approval it may be a number of years before the proposed addition actually receives funding and proceeds to construction. The school district has recently purchased a site for a new secondary school (180th Street north of 72nd Ave) and the Ministry has announced capital project approval of a new secondary school for the North Clayton Area. The construction of a new secondary school will relieve overcrowding at Lord Tweedsmuir Secondary, Clayton Heights Secondary and North Surrey Secondary.

Adams Road Elementary



Lord Tweedsmuir Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7913-0211-00
 Project Location: 18341 - 67 Avenue, and 18350 - 68 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:

Of all lots surveyed in the study area, 59 percent are either vacant or contain structures that are not suitable for use as architectural context at the subject site. This is a new growth area with numerous vacant, recently serviced lots, and numerous lots in which construction has just started - foundations and first floor framing only.

All completed homes within the study area are new (post year 2000's). All homes are constructed at or near the maximum home size cap for the RF-12 zone (2800 sq.ft.). Styles found in this area include: "Neo-Heritage" (57%), and "Neo-Traditional" (43%). All homes are Two-Storey type, with in-ground basements.

Massing scale (front wall exposure) characteristics include: Mid-scale massing (14%), Mid-scale massing with proportionally consistent, well balanced massing design (71%), and Mid to high scale massing (14%). The scale (height) range for front entrance structures include: One storey front entrance (14%), One storey front entrance veranda in heritage tradition (43%), and 1½ storey front entrance (43%). All homes have a Double garage.

The range of roof slopes found in this area is: 7:12 (38%), 8:12 (8%), 12:12 (54%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (86%), Main common gable roof (14%). Feature roof projection types include: Common Gable (100%). Roof surfaces include: Shake profile asphalt shingles (100%).

Main wall cladding materials include: Horizontal vinyl siding (100%). Feature wall trim materials used on the front facade include: Stone feature veneer (44%), Wood wall shingles accent (19%), Vertical board and batten cedar accent (6%), Horizontal Hardiplank accent (6%), 1x4 vertical battens over Hardipanel in gable ends (25%). Wall cladding and trim colours include: Neutral (22%), Natural (67%), and Primary derivative (11%).

A variety of landscaping standards are evident, including: Modest, modern urban landscape standard with sod and a few shrubs only (14%), Average modern urban landscape standard (71%), Above average modern urban landscape standard featuring numerous shrub plantings (14%). Driveway surfaces include: Broom finish or smooth concrete driveway (14%), and Exposed aggregate driveway (86%).

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

- 1) Context Homes: 86 percent of existing neighbouring homes provide suitable architectural context for use at the subject site. (therefore 14 percent of homes are considered 'non-context'). Context homes include: 18368 - 67 Avenue, 18362 - 67 Avenue, 18358 - 67 Avenue, 18356 - 67 Avenue, 18350 - 67 Avenue, and 18359 - 67 Avenue. The character of this area has been clearly defined by the new and aesthetically desirable housing stock. There are no opportunities to introduce a new character into this area. This is an infill situation in which new homes at the subject site should be similar in theme, representation, and character with the existing 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 : All surrounding homes are Two-Storey type, and it is expected that all new homes at the subject site will be Two-Storey type. 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 range of cladding materials have been used in this area, including Vinyl, cedar, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post year 2010's RF-12 zone developments.
- 7) Roof surface : This is a new growth area in which all new homes have a shake profile asphalt shingle roof. The asphalt roof characteristic is readily identifiable now, and a single home with a roof surface other than asphalt shingles would stand out as inconsistent. Therefore, to ensure consistency of character, only shake profile asphalt shingles 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: There is obvious continuity of appearance in the new homes in this area (all homes are new). All homes are 2800 square foot (including garage) “Neo-Heritage” or “Neo-Traditional” style Two-Storey type. 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 a 7:12 or steeper slope, with many homes having 12:12 slope roofs. 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 natural and neutral hues, and primary colours on two homes. Landscaping meets a common modern urban standard. There are also numerous recently serviced and vacant lots, and numerous lots on which construction has just begun.

2. Proposed Design Guidelines

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

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

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring “context homes”. Homes will therefore be in a compatible style range, including “Neo-Traditional” and “Neo-Heritage” styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

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

Roof Pitch: Minimum 8:12.

Roof Materials/Colours: Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and be in grey, brown, or black colours only

In-ground basements: Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have a minimum 25 shrubs of a minimum 3 gallon pot size, of which not less than 10 shrubs are 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 permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** October 30, 2013

Reviewed and Approved by:  **Date:** October 30, 2013

TREE PRESERVATION SUMMARY

Project Location: 18341, 18369, 18363 67th Avenue and 18350 68th 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: Almost 1.5 hectare parcel consisting on 4 individual lots.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

| | | | |
|--|--------------------------|------|-----|
| Number of Protected Trees Identified | | 58 | (A) |
| Number of Protected Trees declared high risk due to natural causes | | - | (B) |
| Number of Protected Trees to be removed | | 58 | (C) |
| Number of Protected Trees to be Retained | (A-B-C) | 0 | (D) |
| Number of Replacement Trees Required | (xx @ 1:1 plus xx @2:1) | 106 | (E) |
| Number of Replacement Trees Proposed | | 29 | (F) |
| Number of Replacement Trees in Deficit | (E-F) | 77 | (G) |
| Total Number of Protected and Replacement Trees on Site | (D+F) | 29 | (H) |
| Number of Lots Proposed in the Project | | 17 | (I) |
| Average Number of Trees per Lot | (H / I) | 1.70 | |

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

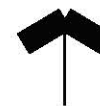
Summary prepared and submitted by:

Arborist



November 18, 2013

Date



REPLACEMENT TREE LIST

| KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | SPACING | REMARKS |
|-----|---------------------------|-----------------------|------|-------------|----------|---------|
| | CORNUS FLORIDA 'RUBRUM' | RED FLOWERING DOGWOOD | 12 | 6 CM. CAL. | AS SHOWN | B. & B. |
| | ACER PALMATUM 'BLOODGOOD' | BLOODGOOD JAP. MAPLE | 12 | 3.00 METERS | AS SHOWN | B. & B. |
| | PICEA OMORICA | SERBIAN SPRUCE | 5 | 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 BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BOLNA/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 #18100

LEGEND

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

| DATE | REVISION | BY |
|------|----------|----|
| | | |

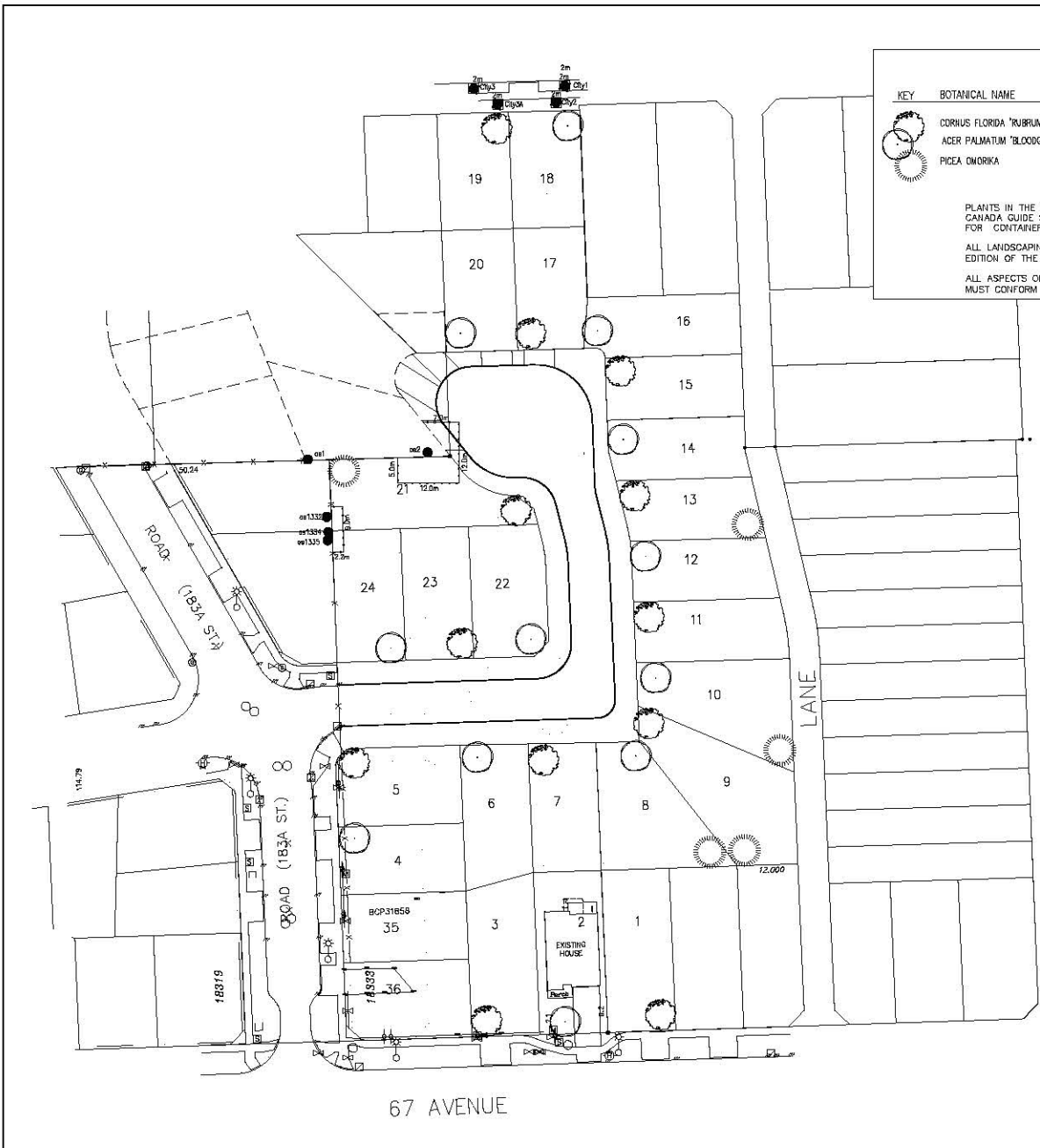
C. KAVOLINAS & ASSOCIATES INC.
 BSLA CRLA
 2482 JONQUIL COURT
 ABOTTSFORD, B.C.
 V3C 2E8
 PHONE (604) 867-2570

CLIENT
 MR. SHAY SCHUETE
 TWIN CITY BUILDERS
 SUITE 387
 106 BLUNDELL ROAD
 RICHMOND, B.C.
 V6Y 1K3
 604 244 1112

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 10 LOT SUBDIVISION
 1841, 1838, 18363 - 87 AVENUE
 SURREY, B.C.

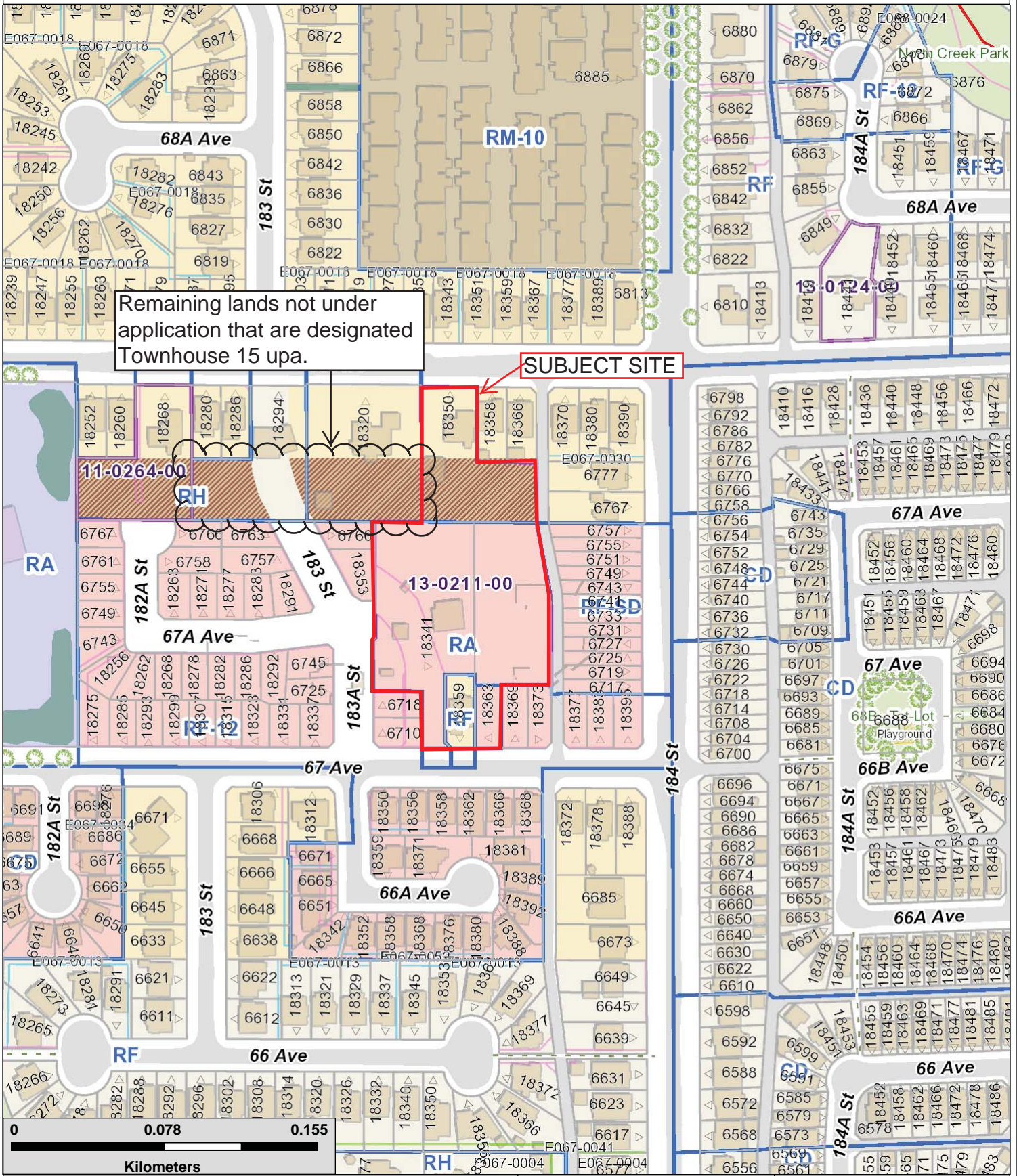
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PROJECT JOB No.
 DRAWING No. TR-2



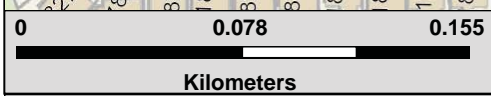
67 AVENUE

184 STREET



Remaining lands not under application that are designated Townhouse 15 upa.

SUBJECT SITE



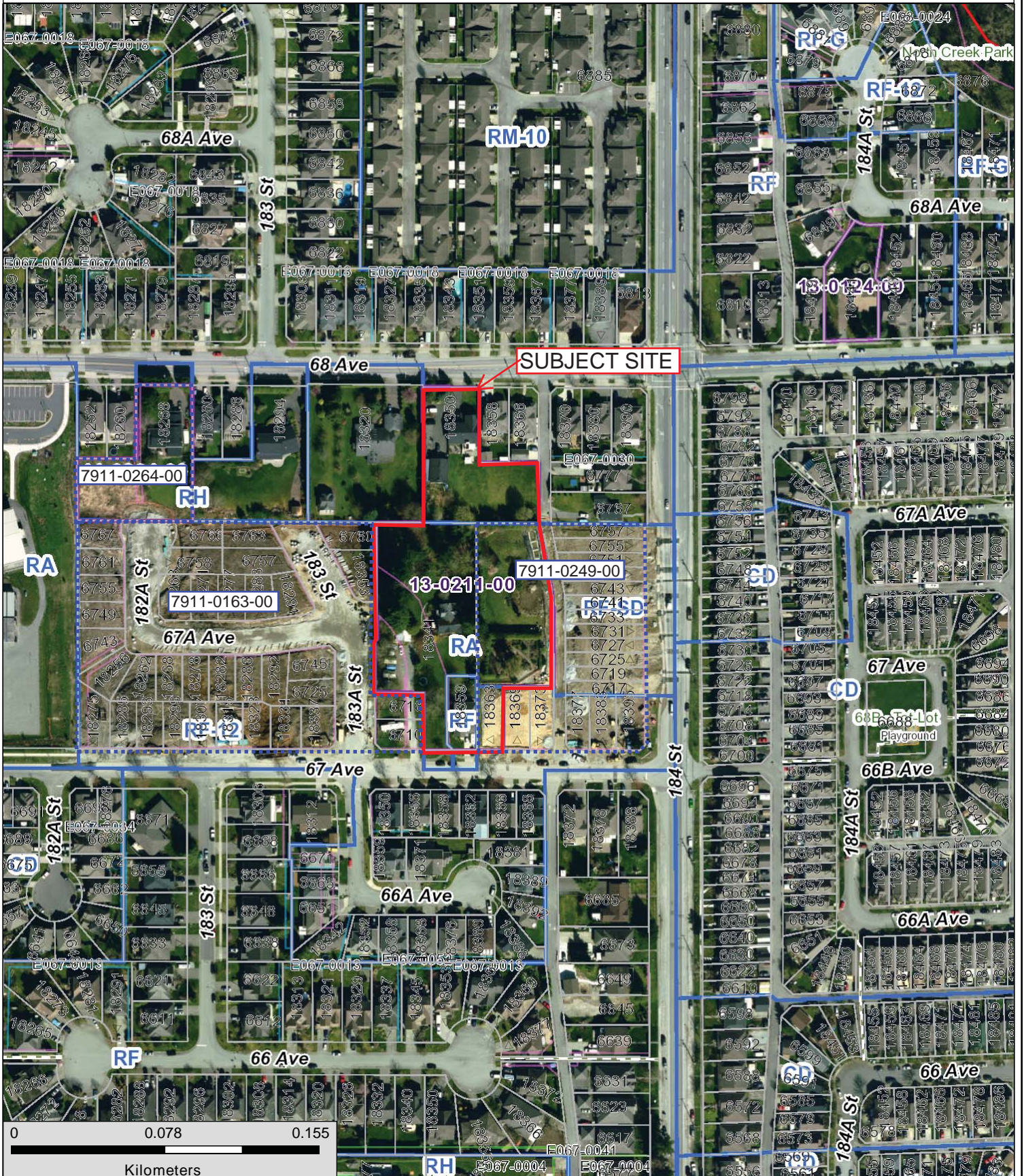
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Map created on: December-16-13



SUBJECT SITE

7911-0264-00

RH

7911-0163-00

13-0211-00

7911-0249-00

RA

RA-12

CD

CD

CD

CD

CD

CD

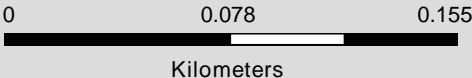
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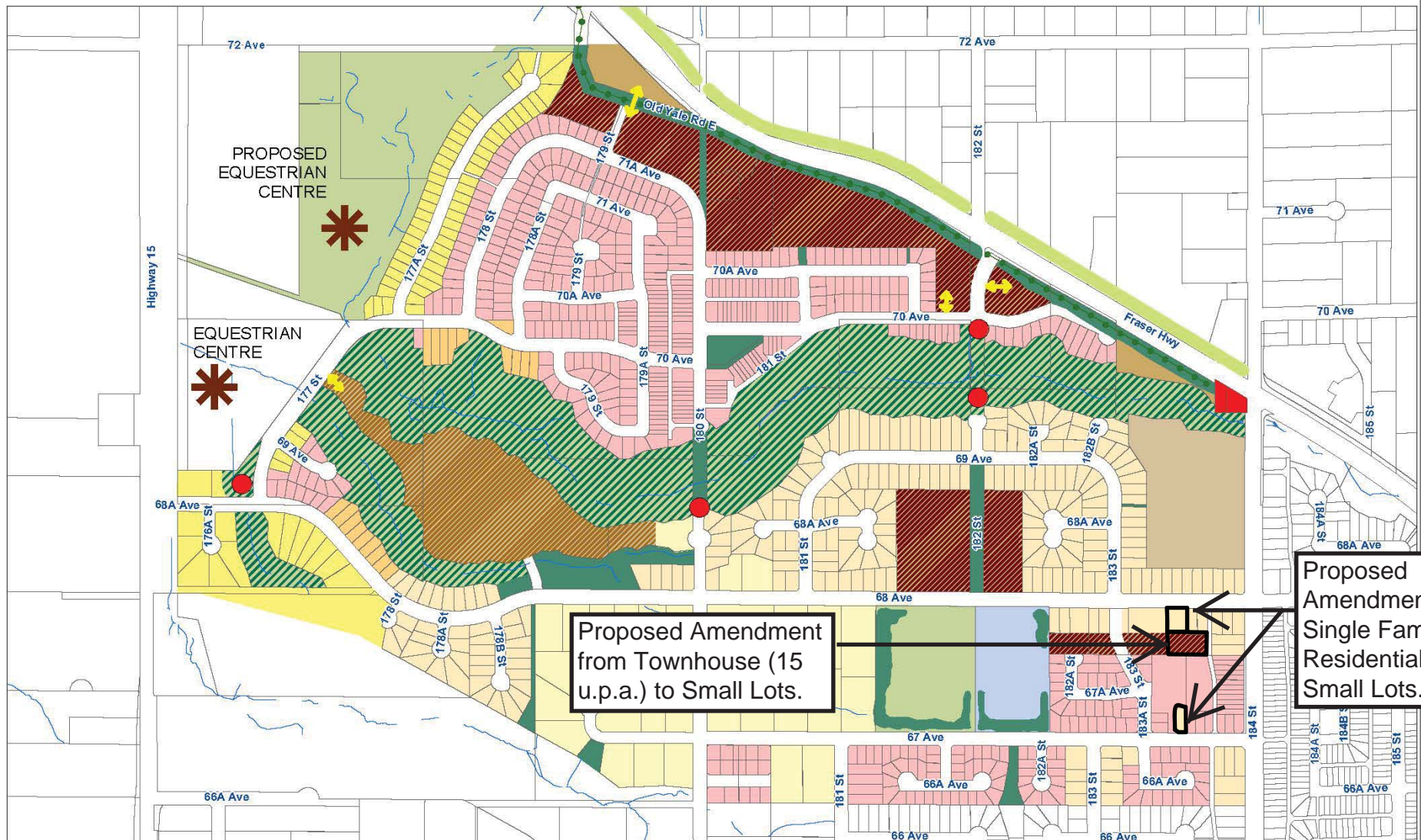
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Scale: 1: 2,589

Map created on: December-16-13

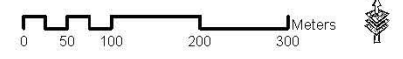


- | | | | |
|---------------------------------|----------------------------------|---------------|--------------------------------------|
| Existing Homes | Small Lots | Commercial | Open Space/Linear Park/Buffer |
| Half Acre Cluster (2 u.p.a.) | Townhouse (9 u.p.a.) | Creek Area | Park |
| Single Family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

NORTH CLOVERDALE WEST LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

PHASE II Adopted by Council July 8, 1996 Amended 29 July 2013



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