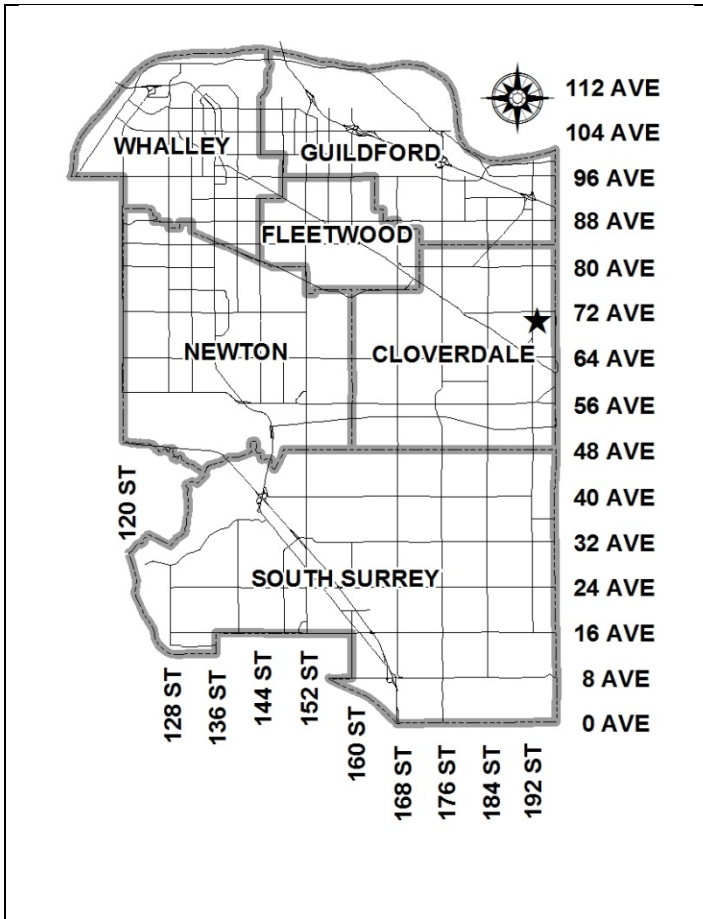


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0107-00

Planning Report Date: September 8, 2014



PROPOSAL:

- **NCP Amendment** from Half-Acre Residential to 6-10 upa (Low Density) and 10-15 upa (Medium Density)
- **Rezoning** from RA to RF-10 and RF-12 in order to allow subdivision into 22 single family small lots (18 RF-10 and 4 RF-12).

LOCATION: 19289 - 71 Avenue and 7091 - 193 Street

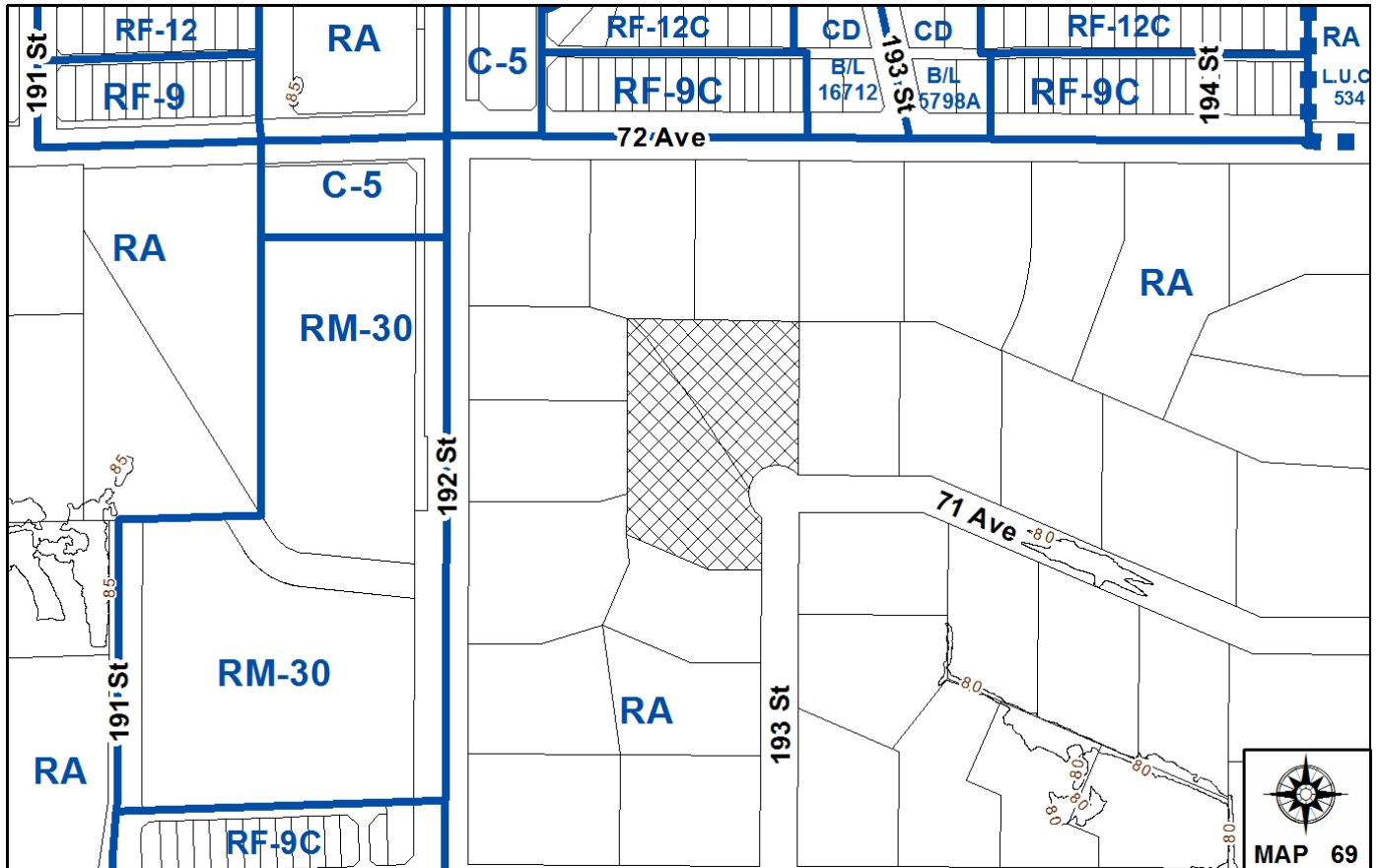
OWNER: Grewal Properties Ltd.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Half-Acre Residential

INFILL PLAN DESIGNATION: Single Family Front Accessed (6-10 upa) and Single Family Lane Accessed (10-12 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Although the application complies with the Aloha Estates Infill Area Concept Plan, an amendment to the East Clayton NCP is required.

RATIONALE OF RECOMMENDATION

- Complies with the Aloha Estates Infill Area Concept Plan, which was approved by Council on October 28, 2013 (Corporate Report No. R219; 2013).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A as shown on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (10) Zone (RF-10)" and Block B on the Survey Plan from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
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 a finalized tree survey and a statement regarding tree preservation, and adequately address the deficiency in tree replacement to the satisfaction of the City Landscape Architect; and
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the lands from Half-Acre Residential to 6-10 upa (Low Density) and 10-15 upa (Medium Density).

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:**

7 Elementary students at Katzie Elementary School
3 Secondary students at Clayton Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall, 2015.

Parks, Recreation & Culture: The Parks, Recreation and Culture Department has no objection to the development proposal.

Fire Department: The Fire Department can support the application provided that certain requirements are met (as outlined in Engineering's servicing requirements).

SITE CHARACTERISTICS

Existing Land Use: Existing residential acreage lots with single family dwellings, which will be removed.

Adjacent Area:

Direction	Existing Use	Aloha Estates Infill Area Concept Plan Designation	Existing Zone
North:	Acreage residential lots	Townhouse (20-25 upa) or Townhouse and Commercial	RA
East (including portion across 193 Street):	Acreage residential lots	Single Family Lane Accessed (10-12 upa) and Single Family Front Accessed (6-10 upa).	RA
South:	Acreage residential lots	Single Family Front Accessed (6-10 upa).	RA
West:	Acreage residential lots	Single Family Lane Accessed (10-12 upa) and Single Family Front Accessed (6-10 upa).	RA

DEVELOPMENT CONSIDERATIONS

Background

- The original Aloha Estates subdivision was approved in 1978 and consisted of thirty-six (36), minimum one-acre residential lots.
- The East Clayton Neighbourhood Concept Plan (NCP) (Appendix VII) was approved by Council on March 3, 2003 (Corporate Report No. C-006) to guide the development of the eastern portion of a larger area covered by the Clayton General Land Use Plan.
- At the time the East Clayton NCP was developed through the public consultation process, the residents and property owners within the Aloha Estates neighbourhood of East Clayton indicated that they were not in favour of redeveloping their properties but were willing to support a Half-Acre Residential designation for their neighbourhood.

- In recent years, there has been interest in amending the current Half-Acre Residential designation in order to permit redevelopment of the area.
- On May 27, 2013, the owners of three properties in Aloha Estates (7091 – 193 Street, 19289 - 71 Avenue, and 7130 -192 Street), including two of the properties under the subject application (excluding 7130 – 192 Street), submitted Application No. 7913-0111-00 to rezone and subdivide these properties into a mix of small single family lots and a remnant parcel for future multi-family development.
- As the above-noted application did not comply with the Half-Acre Residential designation within the East Clayton NCP, the Planning Department consequently sought Council authorization to proceed with the preparation of an infill development plan to guide redevelopment for the entire Aloha Estates neighbourhood.
- Following a public consultation process, staff prepared the Aloha Estates Infill Area Concept Plan ("Aloha Estates Plan") (Appendix VIII), which was approved by Council on October 28, 2013 (Corporate Report No. R219). As noted in Corporate Report No. R219, the intent of the Aloha Estates Plan is to guide future amendments to the East Clayton Neighbourhood Concept Plan ("NCP") through individual land development applications.
- Application No. 7913-0111-00 is inactive but remains open should the owners of 7130 – 192 Street wish to proceed with a redevelopment proposal at some point in the future.

Site Context

- The approximately 1.1-hectare (2.7-ac.) subject site is located within the Aloha Estates neighbourhood of East Clayton.
- The subject site is designated Urban in the Official Community Plan (OCP), Half-Acre Residential in the East Clayton NCP, and Single Family Lane Accessed (10-12 upa) and Single Family Front Accessed (6-10 upa) in the Aloha Estates Plan, and is zoned "One-Acre Residential Zone (RA)".

Justification for NCP Amendment

- The applicant is seeking an amendment to the East Clayton NCP to redesignate the subject site from Half-Acre Residential to 6-10 upa (Low Density) and 10- 15 upa (Medium Density).
- The intent of the Aloha Estates Plan is to guide future amendments to the East Clayton Neighbourhood Concept Plan ("NCP") through individual land development applications in the plan area.
- The amended East Clayton NCP designations are consistent with the land use designations proposed in the Aloha Estates Plan. For this reason, the proposed NCP amendment has merit.

Current Application

- In addition to the proposed amendment to the East Clayton NCP the applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to the following:

- to "Single Family Residential (10) Zone (RF-10)" to allow subdivision into 18 lots for the northern portion (Block A); and
 - to "Single Family Residential (12) Zone (RF-12)" to allow subdivision into 4 lots for the southern portion (Block B).
- Proposed RF-10 Lots 1 through 18 will ultimately range in size from 291 square metres (3,132 sq.ft.) to 348 square metres (3,746 sq.ft.), in depth from 30 metres (98 ft.) to 36 metres (118 ft.), and are all 9.7 metres (32 ft.) in width. Proposed Lots 1 through 9 will be oriented towards 71A Avenue, and proposed lots 10 through 18 will be oriented towards 71 Avenue. Vehicle access to all 18 lots will be via a rear lane.
 - Proposed Lots 1 and 15 will initially be greater than 15 metres wide in order to allow a temporary access to be constructed over the western portion of these lots (see Road Dedication Requirements section).
 - Proposed RF-12 Lots 19 through 22 range in size from 352 square metres (3,789 sq.ft.) to 481 square metres (5,177 sq.ft.), in width from 13.4 metres (44 ft.) to 18.2 metres (60 ft.), and in depth from 22 metres (72 ft.) to 30 metres (98 ft.). Proposed Lot 19 will be oriented towards 192A Street, proposed Lot 20 will be oriented towards 71 Avenue, and proposed Lots 21 and 22 will be oriented towards 193 Street. Vehicle access to all 4 lots will be from a front access driveway.

Road Dedication Requirements

- The applicant will be required to construct 71 Avenue, 71A Avenue, 192A Street and 193A Street to the Neo-traditional Through Local Road standard.
- The portion of 71A Avenue being constructed as part of this application will not connect to any other roads until adjacent properties are developed. The applicant must therefore provide a temporary connection from 71 Avenue allowing for vehicular access and emergency access to 71A Avenue and the residential lane. This 6.0-metre (20-ft.) wide temporary access will be provided along the west side of the subject site, across proposed Lots 1 and 15, and will be secured by a statutory right-of-way (SRW) (Appendix II).

Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Apex Design Group Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, which suggest that the older housing stock in the area does not provide suitable architectural context, has proposed a set of building design guidelines that recommend an updated design standard (Appendix V).

Proposed Lot Grading

- In-ground basements are proposed for all lots based on the lot grading (prepared by Hub Engineering Inc.). Basements will be achieved with minimal cut or fill. The information provided has been reviewed by staff and found acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent out on April 24, 2014. Staff received the following responses:

- Staff received email correspondence from two residents of the area who commented that there are already too many homes in the community. The residents also commented that there are too many vehicles in the community, parking is an issue, and that vehicles drive through the neighbourhood at an unsafe speed.

(The proposed small lots are consistent with the Aloha Estates Plan approved by Council. All of the lots will have a minimum of 3 off-street parking spaces. In addition, there will be additional opportunities for street parking on the proposed new streets in the plan area.)

The Aloha Estates Plan continues the grid-pattern street network established under the East Clayton NCP. Upon completion of the Aloha Estates Plan, there will be a network of streets and sidewalks that will enhance both pedestrian and vehicular connectivity in the community. A significant greenway will bisect the southern portion of the neighbourhood, providing a dedicated pathway for pedestrians and bicycles.)

- A second resident contacted staff to discuss concerns about the proposed development. The resident's first concern was with respect to the unsightly conditions of an existing, uninhabited building on the site. The resident also inquired as to whether there would be parking restrictions and a sidewalk along 193 Street and 71 Avenue. Finally, the resident asked about the future plans for existing Maple Trees along the existing boulevards in the Aloha Estates neighbourhood.

(An investigation was previously opened on one of the subject properties (7091 – 193 Street) by Surrey By-laws & Licensing Services. A By-laws officer has since returned to the property and advises that the property is no longer unsightly. The resident was directed to Traffic Operations to inquire about the process of requesting residential parking restrictions in the neighbourhood.)

The resident was informed that sidewalks will be provided along all of the public streets in the neighbourhood. These will be constructed, along with future roads, at the time each property redevelops. Existing trees on City boulevards will be assessed for removal or retention by the Parks, Recreation and Culture Department at the time of redevelopment.)

- Staff received email correspondence from a third resident noting their opposition to the development due to concerns regarding increased car and foot traffic, problems related to street parking, garbage and vandalism on private property (including the dumping of pet waste), and perceived increase of criminal activity. The resident also noted concerns with respect to construction traffic and related debris.

(As noted above, the Aloha Estates Plan continues the grid-pattern street network established under the East Clayton NCP which will enhance both pedestrian and vehicular connectivity in the community, providing multiple options for pedestrians and vehicles and thereby reducing the impact on any one road. The orientation of the new single family residences will also encourage "eyes on the street", an important CPTED principle. The greenway bisecting the southern portion of the neighbourhood will provide a dedicated pathway for pedestrians and bicycles, and will be connected to both Hazelgrove and Kattie Parks, which have waste receptacles. Parks, Recreation and Culture Department will consider receptacles in neighbourhood parks on a case-by-case basis.)

Construction debris and damage and the associated clean-up is regulated by Surrey Building By-law 2012, No. 17850.)

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	5	5	
Cottonwood	7	7	
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	2	
Coniferous Trees			
Eastern White Cedar	2	2	
Deodar Cedar	2	2	
Sawara Cypress	1	1	
White Spruce	1	1	
Black Pine	6	6	
Blue Spruce	4	3	1
Western Red Cedar			
Total (excluding Alder and Cottonwood Trees)	18	17	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		29	
Total Retained and Replacement Trees		30	
Contribution to the Green City Fund		\$5,100.00	

- The Arborist Assessment states that there are a total of eighteen (18) protected trees on the site, excluding Alder and Cottonwood trees. Twelve (12) existing trees, approximately 40 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that one (1) tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees at a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of forty-six (46) replacement trees on the site. Since only twenty-nine (29) replacement trees can be accommodated on the site (based on an average of one (1) tree per lot), the deficit of seventeen (17) replacement trees will require a cash-in-lieu payment of \$5,100, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 71 Avenue, 71A Avenue, 93 Street and 192A Street. The numbers will be determined at the servicing agreement stage by the Engineering Department.
- In summary, a total of thirty (30) trees are proposed to be retained or replaced on the site with a contribution of \$5,100 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on August 27, 2014. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Aloha Estates Infill Plan area
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • There will a mix of small lot housing types offered. • Secondary suites will be provided, offering a diversity of housing.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates <i>Low Impact Development Standards</i>, such as absorbent soils and permeable surfaces.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The development will ultimately connect to a multi-use pathway.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The development incorporates CPTED principles, such as providing "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 Cloverdale Community Association was consulted by the applicant in the development of the site plan.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets 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
- Appendix VIII. Aloha Estates Plan

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CA/da

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Information for City Clerk

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

1. (a) Agent: Name: Mike Kompter
 Hub Engineering Inc.
 Address: 7485 - 130 Street, Unit 101
 Surrey, BC V3W 1H8

 Tel: 604-572-4328

2. Properties involved in the Application
 - (a) Civic Addresses: 19289 - 71 Avenue
 7091 - 193 Street

 - (b) Civic Address: 19289 - 71 Avenue
 Owner: Grewal Properties Ltd
 PID: 001-478-362
 Lot 29 Section 15 Township 8 New Westminster District Plan 54452

 - (c) Civic Address: 7091 - 193 Street
 Owner: Grewal Properties Ltd
 PID: 005-240-654
 Lot 30 Section 15 Township 8 New Westminster District Plan 54452

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the site.

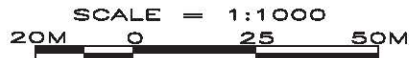
SUBDIVISION DATA SHEET

Proposed Zoning: RF-10 & RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.7
Hectares	1.1
NUMBER OF LOTS	
Existing	2
Proposed	22
SIZE OF LOTS	
Range of lot widths (metres)	9.7 - 18.2
Range of lot areas (square metres)	291 - 481 sq.metres
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20/ha (8/ac)
Lots/Hectare & Lots/Acre (Net)	28/ha (11/ac)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	72%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
 OF LOTS 29 AND 30 SECTION 15 TOWNSHIP 8
 NEW WESTMINSTER DISTRICT PLAN 54452
 AND PORTION OF CLOSED ROAD (71st AVENUE)**

CITY OF SURREY
 B.C.G.S. 926.017

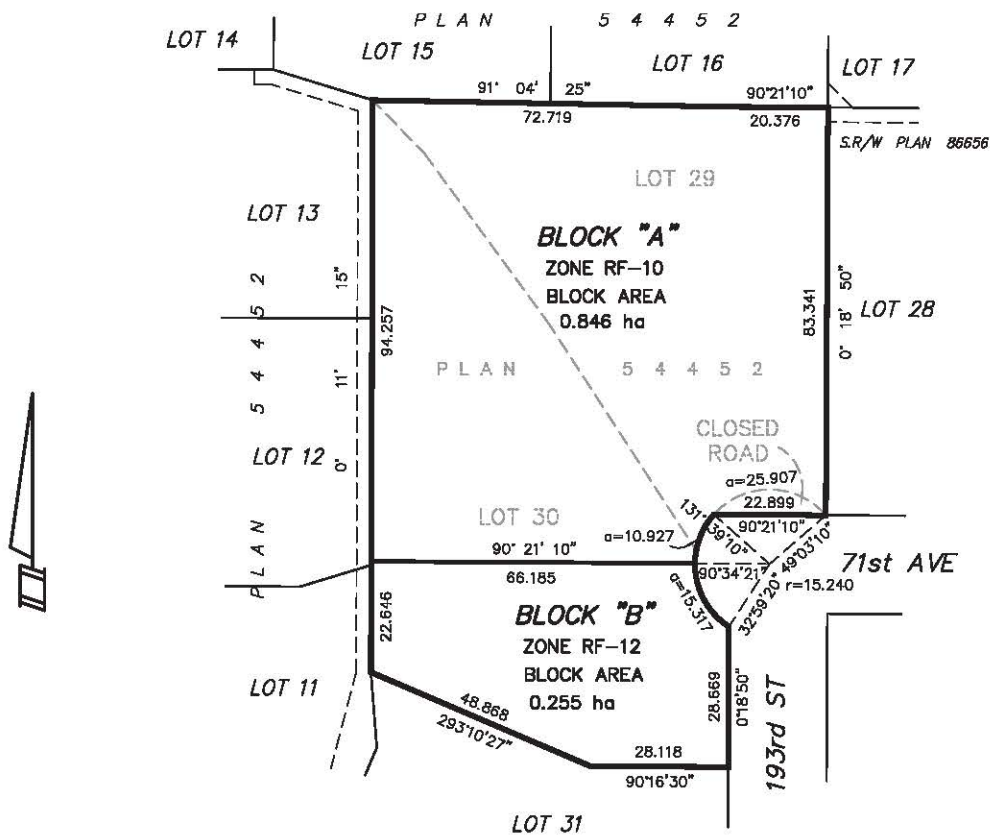


"ALL DISTANCES ARE IN METRES"

P.I.D. 001-478-382 (LOT 29)
CIVIC ADDRESS: #19289 71st AVENUE
P.I.D. 005-240-854 (LOT 30)
CIVIC ADDRESS: #7091 193rd STREET

BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART OF LOTS 29, 30 AND CLOSED ROAD	SECTION 15 TOWNSHIP 8	54452	0.846 ha	BLOCK "A"	RF-10
PART OF LOT 30	SECTION 15 TOWNSHIP 8	54452	0.255 ha	BLOCK "B"	RF-12



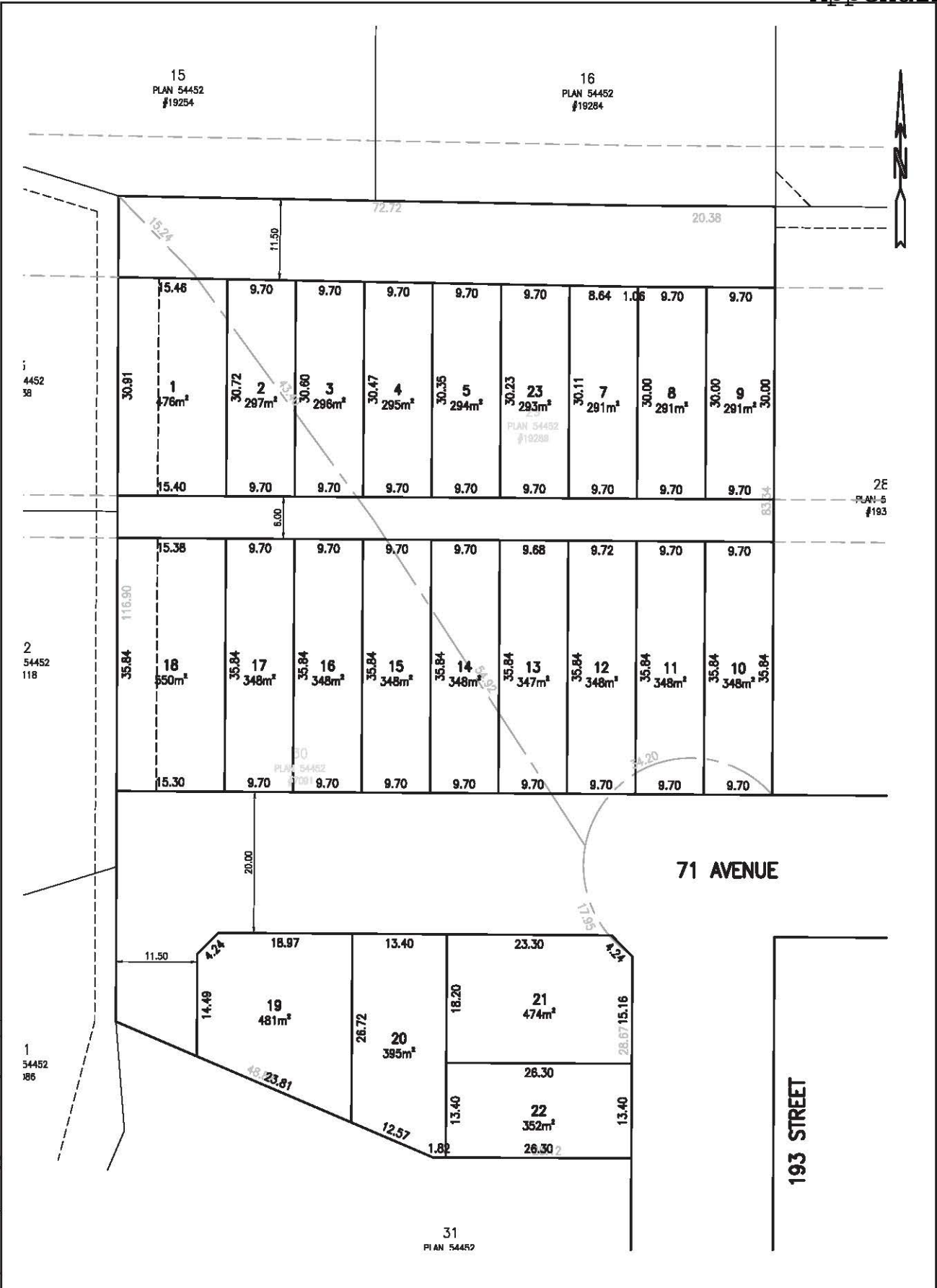
CERTIFIED CORRECT ACCORDING TO
 LAND TITLE OFFICE RECORDS DATED
 THIS 4th DAY OF SEPTEMBER, 2014

SOUTH FRASER LAND SURVEYING LTD.
 B.C. LAND SURVEYORS
 SUITE 101 - 7485 130th STREET
 SURREY, B.C. V3W 1H8
 TELEPHONE: 604 599-1886
 FILE: 13897-ZONE

THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT

SIGNATURE OF B.C.L.S.

13897-ZONE



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1
54452
186

2
54452
118

4452
38

Hub Engineering Inc.
Engineering and Development Consultants

Member
PACIFIC LAND GROUP
Land Use, Development & Environmental Strategies

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

CLIENT: 0934343 BC LTD.		PROJECT: 19289-71 AVE AND 7091-193 ST	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 12034	DATE: JUN 2014	LEGAL:	SCALE: 1:500
		MUNICIPAL PROJECT No.:	14-0107-00
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

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

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

DATE: **September 3, 2014** PROJECT FILE: **7814-0107-00**

RE: **Engineering Requirements
Location: 19289 71 Avenue & 7091 193 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 20.0-metres for 71 Avenue;
- dedicate 11.5-metres for 71A Avenue and 192A Street half-road;
- dedicate 6.0-metres for the east-west lane;
- dedicate 3.0-metre x 3.0-metre corner cut at 71 Avenue and 193 Street and 193A Street;
- register 6.0-metre statutory right-of-way (SRW) for the temporary north-south lane on lots 1 and 18; and
- register 0.5 metre SRWs along frontages on 71 Ave, 71A Ave, 192A Street, and 193 Street.

Works and Services

- construct 71 Avenue and 193 Street to the neo-traditional local road standard;
- construct south side 71A Avenue to the half road standard (ultimately 20.0-metre neo-traditional local road);
- construct east side of 192A Street to the half road standard;
- construct 6.0-metre asphalt east-west lane;
- construct 6.0-metre temporary asphalt north-south lane within the SRW on lots 1 and 18;
- provide adequate signage for emergency response;
- complete a comprehensive stormwater servicing plan for Aloha Estates and resolve drainage issues;
- construct sanitary sewer upgrades to resolve downstream capacity constraints; and
- construct storm, water and sanitary mains and service connections to service the development;

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

sk



Planning

August-27-14

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.

Katzie is a new elementary school in the East Clayton NCP Area which opened during 2013-2014 School Year. The new school has relieved overcrowding at Hazelgrove Elementary. The new Katzie Elementary Site #201, is large enough to accommodate approximately 600 students and is located at 70 Ave at approximately 194 Street. The school district has also proposed a new elementary school in North Clayton Area as a high priority in its capital plan. A new North Clayton Area secondary school has been approved as a capital project and currently in the project definition stage awaiting funding to proceed to the design stage with construction anticipated by 2015-16. The new secondary school will support enrolment moves to relieve overcrowding at three secondary schools: Clayton Heights, Lord Tweedsmuir and North Surrey.

Surrey School District had expressed its concern about the impact of Aloha Estates on the enrolment growth in the Katzie Elementary catchment. The City recently adopted the NCP amendment approving the land use plan amendment allowing further densification of the neighbourhood. It is noted that the full residential build out of Aloha Estates will result in overcrowding at Katzie Elementary. Although the school district has purchased a new school site to the north (80th Avenue), Katzie is already projected to be overcrowded with a larger pre school age cohort and primary grade level population (120 Kindergarten students projected for September 2014) which will result in rapid enrolment growth over the next seven years. It may be a number of years before a new school is approved for construction.

THE IMPACT ON SCHOOLS

APPLICATION #:

14-0107

SUMMARY

The proposed 22 single family lots are estimated to have the following impact on the following schools:

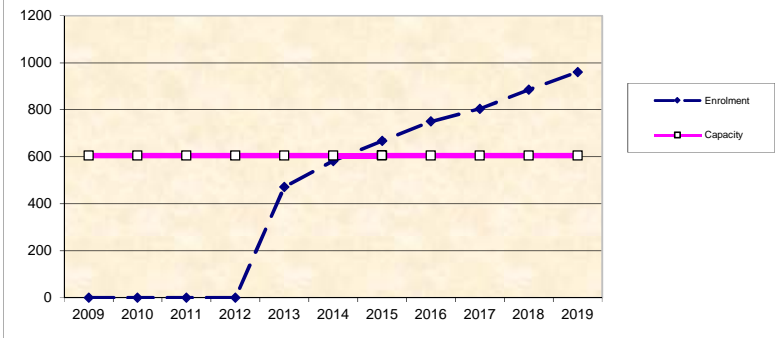
Projected # of students for this development:

Elementary Students:	7
Secondary Students:	3

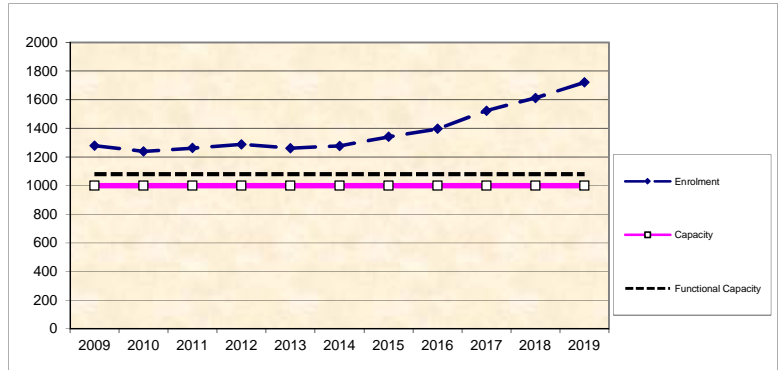
September 2013 Enrolment/School Capacity

Katzie Elementary	
Enrolment (K/1-7):	125 K + 346
Capacity (K/1-7):	80 K + 525
Clayton Heights Secondary	
Enrolment (8-12):	1262
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

Katzie Elementary



Clayton Heights Secondary



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

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 14-0107-00 (Grewal Properties Ltd.)
Property Location: 19289-71 Ave, Surrey, B.C

Design Consultant: Apex Design Group Inc., (Ran Chahal, RD.AIBC, CRD)
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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 area surrounding the subject site is an old urban area built out in the 1960's – 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 96% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-9/12) common truss roofs with simple gables and common hips with asphalt shingles roof being most common.

Wall surface materials are limited in the most part to one of the following: Stucco (dominant), Cedar and Vinyl Siding for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 55% of the homes having Exposed Aggregate driveways.

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

None. Since the majority of the existing homes in the study area are 10-40 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types/Locations: "Two-Storey" 89.0%

“Basement Entry/Cathedral Entry”	0.00%
“Rancher (Bungalow)”	11.0%
“Split Levels”	0.00%

Dwelling Sizes/Locations: Size range: 11.00% under 2000 sq.ft excl. garage
(Floor Area and Volume) 89.00% 2001 - 2500 sq.ft excl. garage
0.00% over 2501 sq.ft excl. garage

Exterior Treatment Cedar: 32.0% Stucco: 8.0% Vinyl: 60.0%
/Materials: Brick or stone accent on 0.00% of all homes

Roof Pitch and Materials: Asphalt Shingles: 85.00% Cedar Shingles: 0.00%
Concrete Tiles: 15.00% Tar & Gravel: 0.00%
50.00% of all homes have a roof pitch 6:12 or lower.

Window/Door Details: 100% of all homes have rectangular windows

Streetscape: A variety of simple “Two Story”, 10-40 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with asphalt shingles on most of the homes. Most homes are clad in Stucco and Cedar.

Other Dominant Elements: None

2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types/Locations: Two-Storey, Split Levels and Ranchers (Bungalows).

Dwelling Sizes/Locations: Two-Storey or Split Levels - 2000 sq.ft. minimum
(Floor Area and Volume) Basement Entry - 2000 sq.ft. minimum
Rancher or Bungalow - 1400 sq.ft. minimum
(Exclusive of garage or in-ground basement)

Exterior Treatment No specific interface treatment. However, all permitted
/Materials: styles including: “Neo-Traditional”, “Neo-Heritage”,

“Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.

Exterior Materials /Colours:	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 7:12
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
Compliance Deposit:	\$ 7,000.00

Summary prepared and submitted by:



Ran Chahal, CRD, Design Consultant
Apex Design Group Inc.

July 24, 2014
Date

Table 3. Tree Preservation Summary

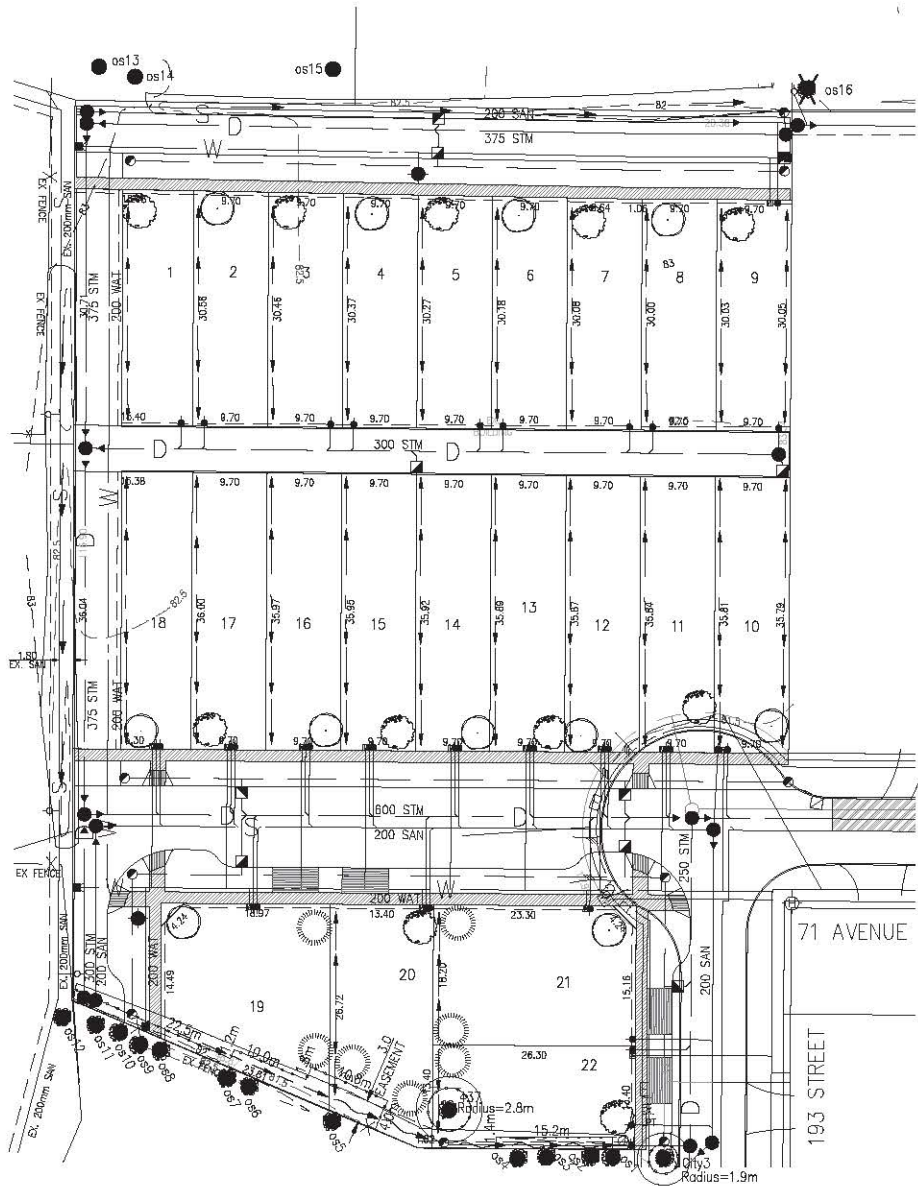
TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	19289 71 Avenue and 7091-193 Street Surrey, BC
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	30
Protected Trees to be Removed	
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 12 X one (1) = 12	46
- All other Trees Requiring 2 to 1 Replacement Ratio 17 X two (2) = 34	
Replacement Trees Proposed	29
Replacement Trees in Deficit	17
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 3 X one (1) = 3	3
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary prepared and
submitted by:


Arborist

July 24, 2014




Date



KEY		PLANT LIST				
BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS	
SYRINGA RETICULATA 'IVORY SILK'	LILAC TREE	11	2.50 METERS	AS SHOWN	B. & B.	
CORNUS FLORIDA 'FLUBRUM'	RED FLOWERING DOGWOOD	11	3.00 METERS	AS SHOWN	B. & B.	
THUJA PLICATA	WESTERN RED CEDAR	7	2.50 METERS	AS SHOWN	B. & B.	



LEGEND

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

DATE	REVISION	BY

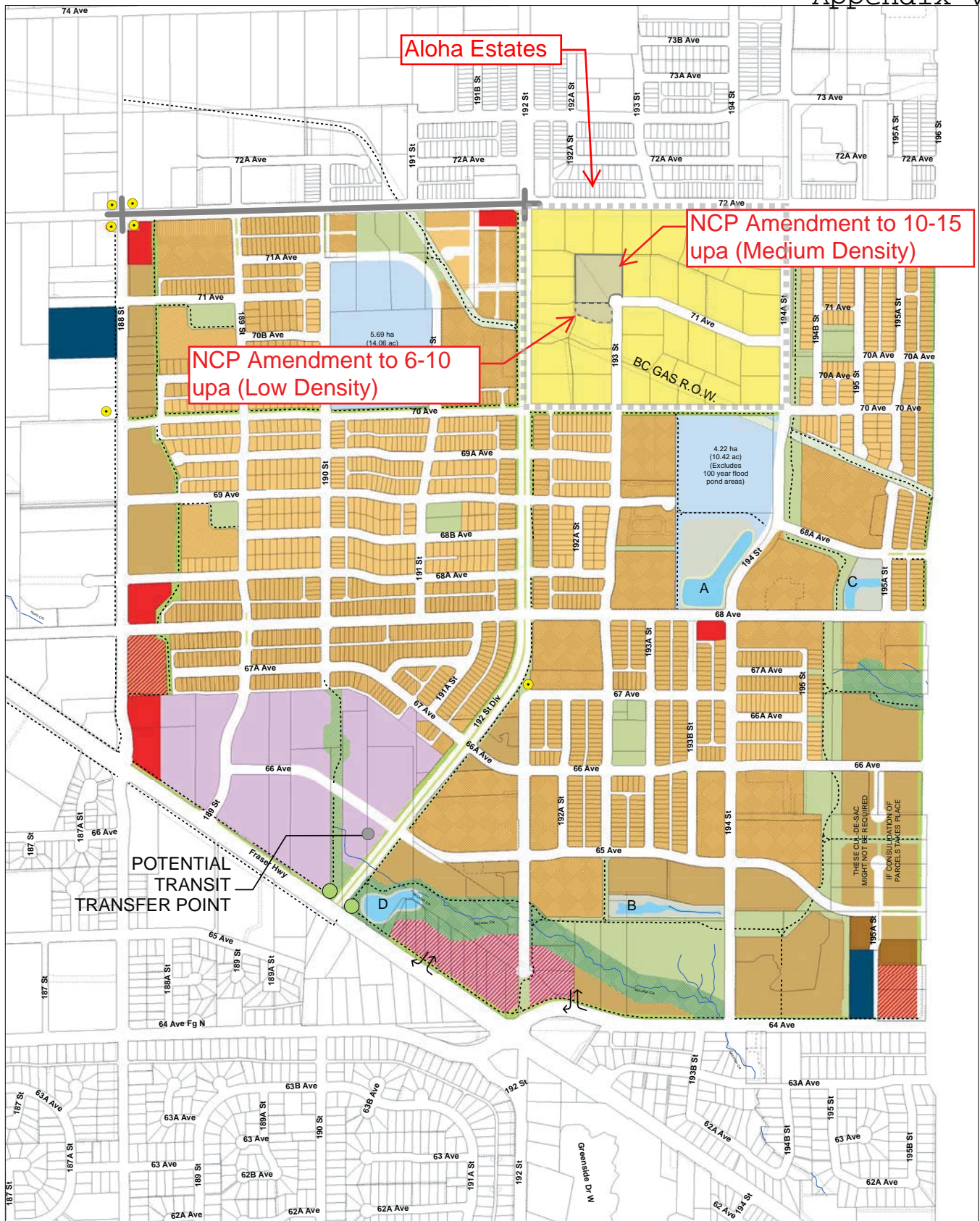
C.KAVOLINAS & ASSOCIATES INC.
 ESCLA ESIA
 2462 JONKIL COURT
 ABBOTSFORD, B.C.
 V3C 2L8
 PHONE (604) 867-3376

CLIENT
 MR. SUSHI CHEWAL
 c/o HUB ENGINEERING INC.
 SUITE #101
 7485 - 125 STREET
 SURREY, B.C.
 V3W 1H8

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 22 LOT SUBDIVISION
 1928B - 71 AVENUE
 7061 - 193 STREET
 SURREY, B.C.

SCALE: 1:300	DATE: JUL/14
DRAWN: CWS	CHECKED: CWS
DATE: CWS	DATE: CWS
APPROVED: M. BENT	DATE: M. BENT

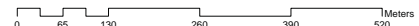
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 DRAWING No. TR-2



- | | | |
|------------------------------------|---|--|
| Half Acre Residential | Commercial / Residential | Natural Area |
| 6-10 u.p.a. (Low Density) | Specialty Community - Oriented Commercial | Public Open Space / Park |
| 10-15 u.p.a. (Medium Density) | Utility - Open Space | Open Space / Park on Private Property |
| 10-15 u.p.a. Special Residential | Institutional (church, schools, civic buildings, seniors housing, etc.) | Special Setback and Landscaping Buffers (landscaped area on private property) |
| 15-25 u.p.a. (Medium-High Density) | Storm Water Ponds (100 year flood event) | Urban Landmark / Reference Point |
| 22-45 u.p.a. (High Density) | Storm Water Pond on Private Property | Neighbourhood Gateway Feature |
| 30-70 u.p.a. (High Density) | School & Park | Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W. |
| Business Park | Riparian Protection Area | |
| Neighbourhood Commercial | | |

EAST CLAYTON LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

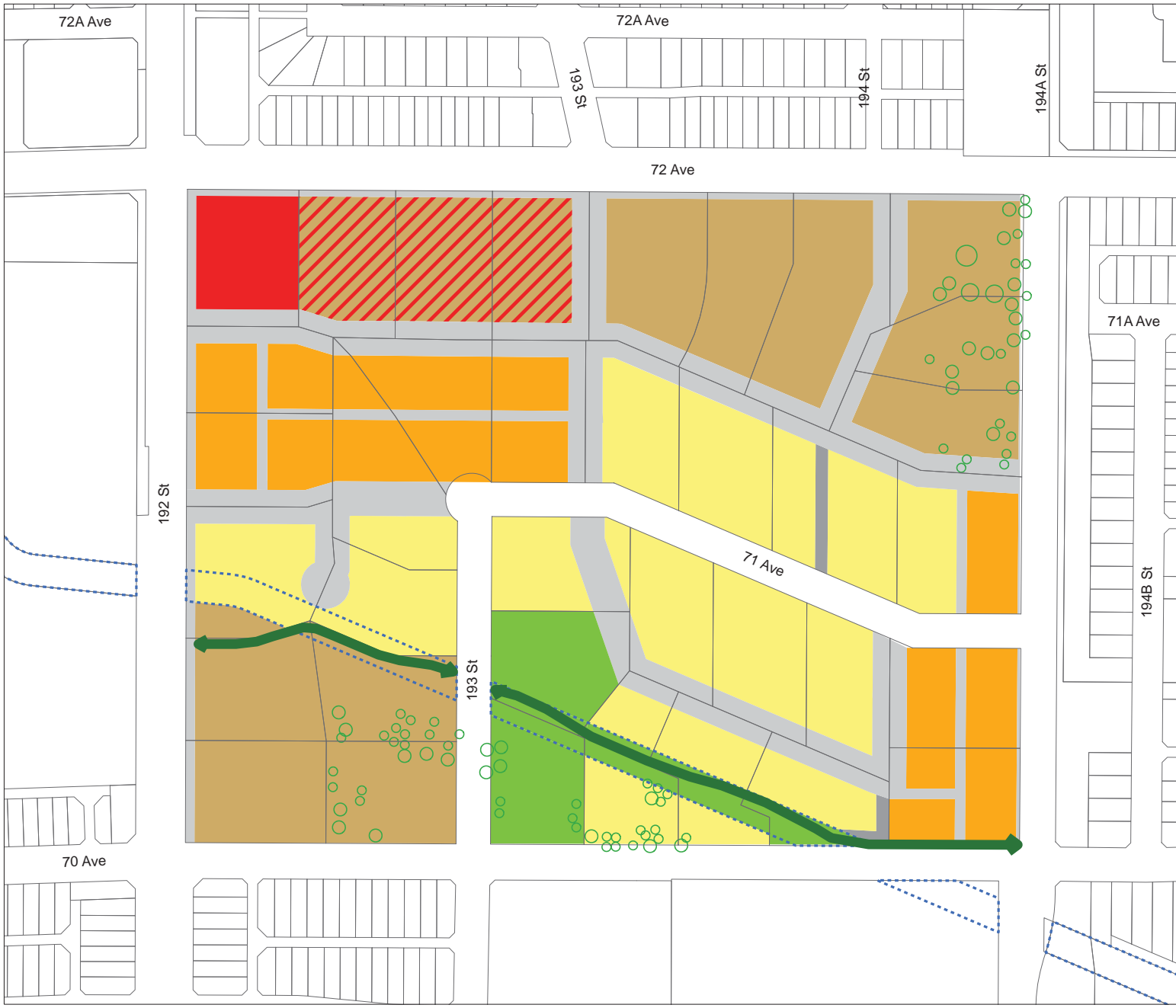
APPROVED BY COUNCIL AT ITS REGULAR MEETING OF MARCH 10, 2003. RESOLUTION R03-691. Amended 15 March 2013



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ALOHA ESTATES

Infill Area Land Use Concept



Legend

- Multi-Use Pathways
- Commercial
- Park
- Walkways
- New Roads and Lanes
- Single Family Front Accessed (6-10 upa)
- Single Family Lane Accessed (10-12 upa)
- Townhouse (20-25 upa)
- Townhouse (20-25 upa) or Townhouse and Commercial
- Significant Tree Clusters



Approved by Council: 28 October 2013