

City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7921-0261-00

Planning Report Date: May 30, 2022

PROPOSAL:

- **NCP Amendment** from Half-Acre Residential to Medium Density (10-15 UPA) and for changes to the local road network.
- **Rezoning** from RA to RF-13 and RF-10
- **Development Variance Permit**

to allow subdivision into six (6) single family RF-13 small lots and three (3) single family RF-10 small lots.

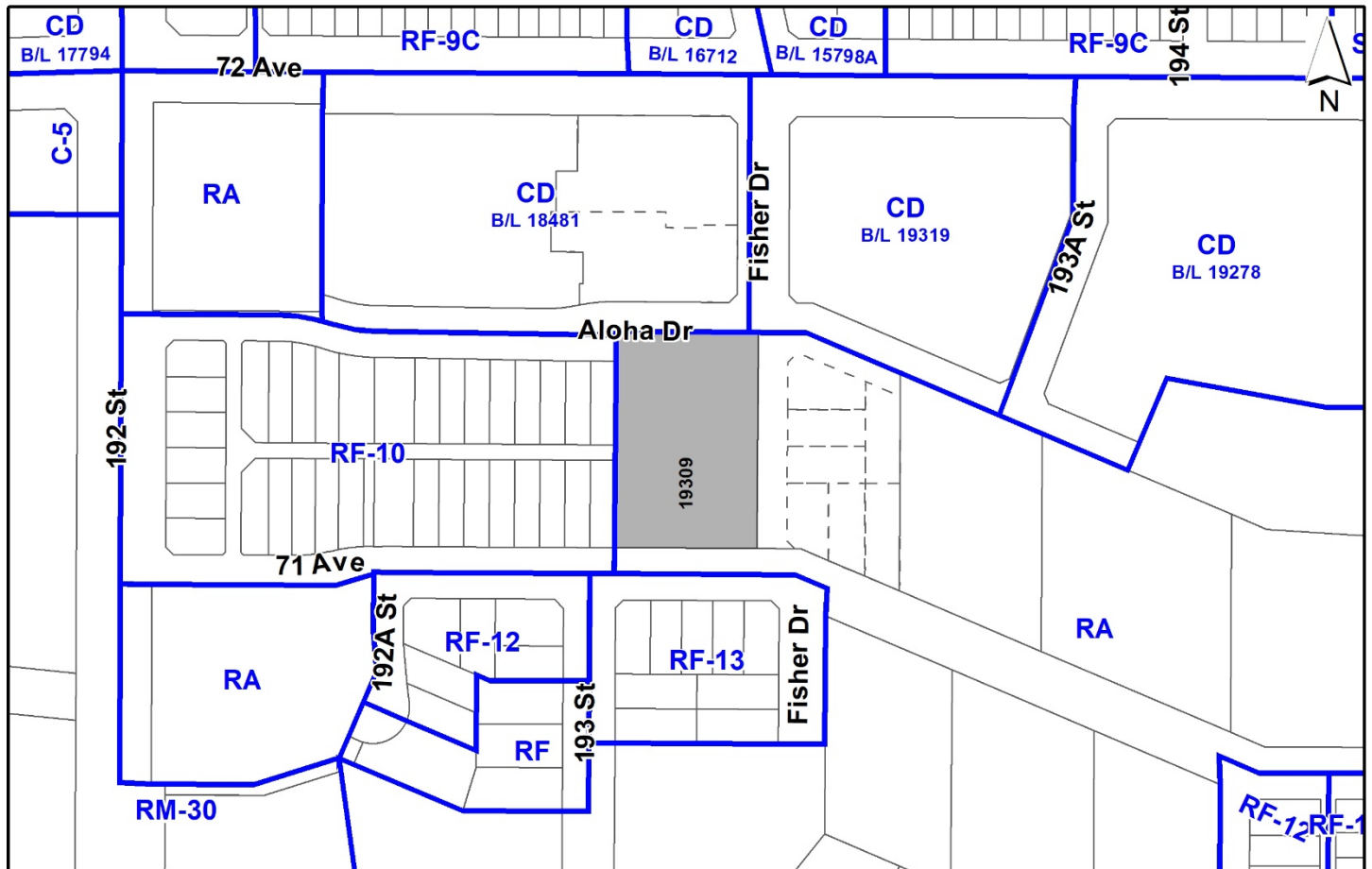
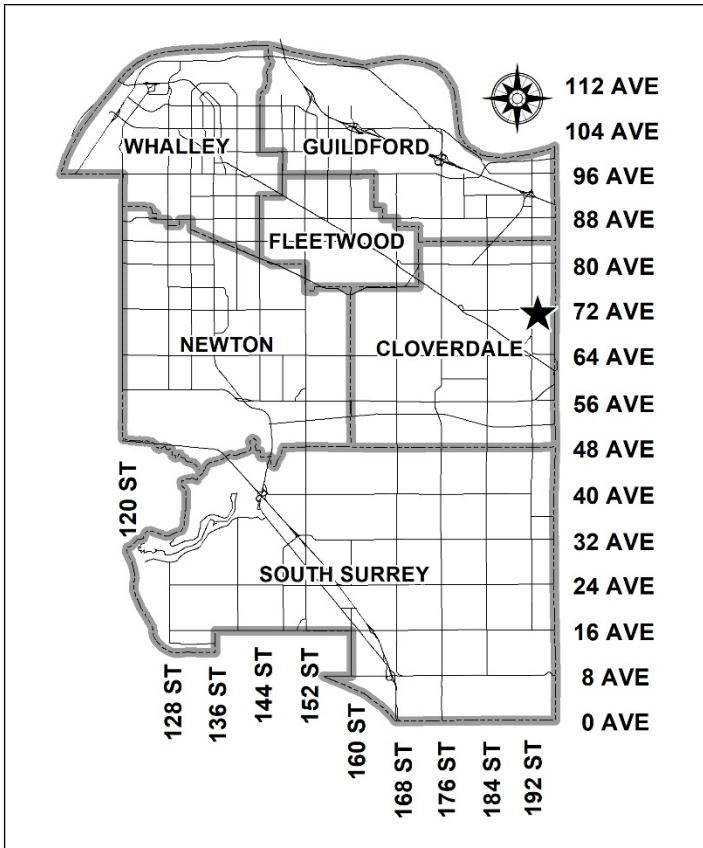
LOCATION: 19309 - 71 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Half Acre Residential

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



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning; and
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to the East Clayton Neighbourhood Concept Plan (NCP) from "Half Acre Residential" to "Medium Density (10-15 UPA)".
- Proposing an amendment to the Aloha Estates Infill Plan for changes to the road network.
- Proposing variances to lot depth and lot width to accommodate the proposed 9-lot subdivision.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal does not comply with the Half-Acre Residential designation in the East Clayton Neighbourhood Concept Plan (NCP) The application is proposing an amendment to the East Clayton NCP from "Half-Acre Residential" to "Medium Density (10-15 UPA)" in order to subdivide into three (3) single family RF-10 lots and six (6) single family RF-13 lots.
- When the Aloha Estates Plan was approved by Council on October 28, 2013, it was acknowledged that amendments would be required to the East Clayton Neighbourhood Concept Plan (NCP) through individual land development applications. The proposed amendment to the East Clayton NCP is supportable as the proposal is generally consistent with the Aloha Estates Plan designation on the subject property and is consistent with the established lot sizes and lot pattern to the east and west.
- The proposal complies with the Single Family Lane Accessed (10-12 upa) designation in the Aloha Estates Infill Plan. An amendment to the Aloha Estates Infill Plan is require for changes to the road network.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of East Clayton and Aloha Estates.
- The applicant will provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects Community Amenity Contributions (CACs), in support of the requested increased density.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" for Block A on the attached Survey Plan (Appendix II); and "Single Family Residential (13) Zone (RF-13)" for Block B on the attached Survey Plan, and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0261-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF-10 (Type III Corner) Zone from 36.0 metres to 29.1 metres for proposed Lot 1;
 - (b) to reduce the minimum lot width of the RF-10 (Type I Interior) Zone from 9.7 metres to 9.1 metres for proposed Lot 2 and Lot 3;
 - (c) to reduce the minimum lot width of the RF-13 (Type II Corner) Zone from 15.4 metres to 14.5 metres for proposed Lot 5; and
 - (d) to reduce the minimum lot depth of the RF-13 (Type I Interior) Zone from 28.0 metres to 27.9 metres for proposed Lot 6.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant provide a density bonus amenity contribution consistent with the Tier 2 Capital Projects CACs in support of the requested increased density, to the satisfaction of the General Manager, Planning and Development Department;
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

4. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from "Half Acre Residential" to "Medium Density (10-15 UPA)" when the project is considered for final adoption.
5. Council pass a resolution to amend the Aloha Estates Infill Plan for changes to the road network when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Existing single family dwelling	Urban (OCP); Half Acre Residential (East Clayton NCP); Single Family Lane Accessed (10-12 upa) (Aloha Estates)	RA
North (Across Aloha Drive):	Townhouses	Urban (OCP); Medium-High Density (15-25 upa) (East Clayton NCP); Townhouse (20-25 upa) or Townhouse and Commercial (Aloha Estates)	CD (Bylaw No. 18481)
East (Across unopened Fisher Drive):	Vacant single family lots approved under Development Application No. 7916-0198-00	Urban (OCP); Low-Density (6-10 upa) (East Clayton NCP); Single Family Front Accessed (6-10 upa) (Aloha Estates)	RF-13
South (Across 71 Avenue):	Single family small lots	Urban (OCP); Low-Density (6-10 upa) (East Clayton NCP); Single Family Front Accessed (6-10 upa) (Aloha Estates)	RF-13
West:	Single family small lots	Urban (OCP); Medium Density (10-15 upa) (East Clayton NCP); Single Family Lane Accessed (10-12 upa) (Aloha Estates)	RF-10

Context & Background

- The subject site is located at 19309 – 71 Avenue in Cloverdale and is 0.46 hectares in area.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The site is designated as "Single Family Lane Accessed (10-12 upa)" in the Aloha Estates Infill Area Concept Plan and designated as "Half Acre Residential" in the East Clayton Neighbourhood Concept Plan.

- Subsequent to the approval of the East Clayton NCP, interest developed in amending the Half-Acre Residential designation in the Aloha Estates area in order to permit redevelopment of the area.
- Following a public consultation process, staff prepared the Aloha Estates Infill Area Concept Plan (the "Aloha Estates Plan"), which was approved by Council on October 28, 2013 (Corporate Report No. 219; 2013). As noted in Corporate Report No. 219, the intent of the Aloha Estates Plan is to guide future amendments to the East Clayton NCP through individual land development applications.
- There is an existing single family dwelling on the site that will be demolished as part of the development.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and "Single Family Residential (10) Zone (RF-10)" to allow subdivision into six (6) single family RF-13 lots and three (3) single family RF-10 lots.
- The proposal includes an amendment to the East Clayton Neighbourhood Concept Plan from "Half Acre Residential" to "Medium Density (10-15 UPA)". Additionally, an amendment is proposed to the Aloha Estates Infill Plan for changes to the road network for a proposed modified rear lane.
- Proposed Lots 1 to 3 are proposed to be RF-10 zoned lots with multiple variances for lot width and lot depth. Proposed Lot 1 will have a reduced lot depth for Type III Corner RF-10 lots from 36.0 metres to 29.1 metres. Proposed Lots 2 and 3 will have a reduced lot width for Type I Interior RF-10 lots from 9.7 metres to 9.1 metres.
- Proposed Lots 4 to 9 are proposed to be RF-13 lots with multiple variances for lot width and lot depth. Proposed Lot 5 will have a reduced lot width for Type II Corner RF-13 lots from 15.4 metres to 14.5 metres. Proposed Lot 6 will have a reduced lot depth for Type I Interior RF-13 lots from 28.0 metres to 27.9 metres.
- The following table provides development details for the proposal:

	Proposed
Lot Area	
Gross Site Area:	4,571 square metres
Road Dedication:	1,445 square metres
Undevelopable Area:	N/A
Net Site Area:	3,126 square metres

	Proposed
Number of Lots:	9 (6 RF-13, 3 RF-10)
Unit Density:	27.8 UPH (RF-13) 30.9 UPH (RF-10)
Range of Lot Sizes	350 – 381 square metres (RF-13) 298 – 365 square metres (RF-10)
Range of Lot Widths	12.0 – 15.8 metres (RF-13) 9.1 – 10.7 metres (RF-10)
Range of Lot Depths	24.3 – 29.6 metres (RF-13) 29.1 – 33.6 metres (RF-10)

Referrals

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

School District: The School District has advised that there will be approximately 11 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

5 Elementary students at Maddaugh Elementary School
2 Secondary students at Salish Secondary School

(Appendix IV)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by August 2024.

Transportation Considerations

- The application will provide approximately 1,445 square metres of road dedication.
 - 11.5 metres of dedication is required for Aloha Drive for an ultimate road dedication of 20 metres.
 - 8.5 metres of dedication is required for Fisher Drive for an ultimate road dedication of 20 metres.
 - An existing rear lane, running east-west, will be extended eastward towards the subject site and then will turn north to exit onto Aloha Drive. This proposed lane orientation is different from the lane proposed in the East Clayton NCP and Aloha Estates Infill Plan and requires an NCP amendment for changes to the road network.

- Proposed Lot 1, Lot 8 and Lot 9 will be oriented towards Aloha Drive. Lot 1 and Lot 9 will have vehicular access from the proposed rear lane. Lot 1 and Lot 9 will not be permitted driveway access off Aloha Drive. Lot 8 will have vehicular access off Aloha Drive.
- Proposed Lot 2, Lot 3, Lot 4 and Lot 5 will be oriented towards 71 Avenue. Lot 2 and Lot 3 will have vehicular access from the proposed rear lane with no driveway access permitted off 71 Avenue. Lot 4 and Lot 5 will have vehicular access off 71 Avenue.
- Proposed Lot 6 and 7 will be oriented towards Fisher Drive and will have vehicular access from the proposed rear lane. No driveway access off Fisher Drive will be permitted for Lot 6 and Lot 7.
- The subject site is about 280 metres away to bus service along 72 Avenue (bus route 372 to Clayton Heights and Langley Centre).
- The subject site is also about 220 metres away to bus service along 192 Street (bus route 370 to Cloverdale and Willowbrook).

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The subject site is designated as "General Urban" in the Metro Vancouver Regional Growth Strategy (RGS). The "General Urban" designation is intended for residential neighbourhoods and centres. The proposed residential lots comply with this designation.

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation of the Official Community Plan (OCP), which is intended to support low and medium density residential neighbourhoods. The proposal is also consistent with the following OCP Themes/Policies:

Themes/Policies

- A.1.3 – Accommodate urban land development according to the following order of growth management:
 - A.1.3c: Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.
 - The proposed rezoning and subdivision support growth by increasing density in an existing neighbourhood. Design guidelines will be registered on title to ensure the proposed density increase will be mitigated by thoughtful design measures and to ensure dwellings on the proposed lots are compatible with the character of the existing neighbourhood.

Secondary Plans

Land Use Designation

- The site is designated as "Single Family Lane Accessed (10-12 upa)" in the Aloha Estates Infill Area Concept Plan. The proposed development complies with this designation.
- The site is also designated as "Half Acre Residential" in the East Clayton Neighbourhood Concept Plan. The proposed development does not comply with this designation. The applicant is proposing to amend the East Clayton NCP from "Half Acre Residential" to "Medium Density (10-15 UPA)" to allow subdivision into six (6) single family RF-13 lots and three (3) single family RF-10 lots.
- The Aloha Estates Infill Plan is proposed to be amended for changes to the road network to account for the new alignment of the proposed rear lane.

Amendment Rationale

- When the Aloha Estates Plan was approved by Council on October 28, 2013, it was acknowledged that amendments would be required to the East Clayton Neighbourhood Concept Plan (NCP) through individual land development applications. The proposed amendment to the East Clayton NCP is supportable as the proposal is generally consistent with the Aloha Estates Plan designation on the subject property and is consistent with the established lot sizes and lot pattern to the east and west.
- The proposed amendment to the East Clayton NCP from "Half Acre Residential" to "Medium Density (10-15 UPA)" for the proposed six (6) single family RF-13 lots and three (3) single family RF-10 lots is consistent with the established lot sizes and lot pattern to the east and west.
- The proposed amendment to the Aloha Estates Infill Plan for changes to the road network to accommodate a new layout for the proposed rear lane will have minimal impact of the surrounding neighbourhood and will establish a rear lane connection and outlet for the proposed development and the existing lots to the west.
- The proposed development will be subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as described in the Community Amenity Contribution section of this report.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and "Single Family Residential (10) Zone (RF-10)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (13) Zone (RF-13)", "Single Family Residential (10) Zone (RF-10)" and parking requirements.

RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
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RF-13 Zone (Part 16B)	Permitted and/or Required	Proposed
Unit Density:	28 UPH	19.8 UPH
Yards and Setbacks		
Front Yard:	6.0 metres	6.0 metres
Side Yard:	1.2 metres	1.2 metres
Side Yard Flanking:	2.4 metres	2.4 metres
Rear:	7.5 metres	7.5 metres
Lot Size (Type 1 Interior: Lot 6 and Lot 7)		
Lot Size:	336 square metres	350 - 355 square metres
Lot Width:	12.0 metres	12.0 metres
Lot Depth:	28.0 metres	27.9* - 29.6 metres
Lot Size (Type II Interior: Lot 4 and Lot 9)		
Lot Size:	336 square metres	336 - 354 square metres
Lot Width:	13.4 metres	13.4 - 13.8 metres
Lot Depth:	24.0 metres	24.3 - 26.4 metres
Lot Size (Type II Corner: Lot 5 and Lot 8)		
Lot Size:	380 square metres	380 - 381 square metres
Lot Width:	15.4 metres	14.5* - 15.8 metres
Lot Depth:	24.0 metres	24.3 - 26.4 metres
Parking (Part 5)		
Required	Required	Proposed
Number of Spaces	3	3

*variance required

RF-10 Zone (Part 17C)	Permitted and/or Required	Proposed
Unit Density:	31 UPH	30.9 UPH
Yards and Setbacks		
Front Yard:	4 metres	4 metres
Side Yard:	1.2 metres	1.2 metres
Side Yard Flanking:	2.7 metres	2.7 metres
Rear:	7.5 metres	7.5 metres
Lot Size (Type I Interior: Lot 2 and Lot 3)		
Lot Size:	291 square metres	298 - 307 square metres
Lot Width:	9.7 metres	9.1* metres
Lot Depth:	30.0 metres	33.2 - 33.6 metres
Lot Size (Type III Corner: Lot 1)		
Lot Size:	363 square metres	365 square metres
Lot Width:	10.5 metres	10.7 metres
Lot Depth:	36.0 metres	29.1* metres
Parking (Part 5)		
Required	Required	Proposed
Number of Spaces	3	3

*variance required

Lot Width/Lot Depth Variances

- The applicant is requesting the following variances:
 - to reduce the minimum lot depth of the RF-10 (Type III Corner) Zone from 36.0 metres to 29.1 metres for proposed Lot 1;
 - to reduce the minimum lot width of the RF-10 (Type I Interior) Zone from 9.7 metres to 9.1 metres for proposed Lot 2 and Lot 3;
 - to reduce the minimum lot width of the RF-13 (Type II Corner) Zone from 15.4 metres to 14.5 metres for proposed Lot 5; and
 - to reduce the minimum lot depth of the RF-13 (Type I Interior) Zone from 28.0 metres to 27.9 metres for proposed Lot 6.
- Proposed Lot 1 exceed the minimum area and lot width requirements of the RF-10 Type III Corner lot type. The proposed rear lane is adjacent to the east side of Lot 1, requiring multiple corner cuts that result in a decreased depth of 29.1 metres. The proposed variance will have minimal impacts on the building footprint for Lot 1.
- Both proposed Lot 2 and Lot 3 exceed the minimum area and lot width depth requirements of the RF-10 Type I Interior lot type. The proposed variance to reduce the lot width from 9.7 metres to 9.1 metres will have minimal impact on the streetscape.
- Proposed Lot 5 meets the minimum area and lot depth requirements of the RF-13 Type II Corner lot type. The proposed variance to reduce the lot width from 15.4 metres to 14.5 metres will have minimal impact on the streetscape. The building footprint will also not be impacted by this variance and the required side yard setbacks along a flanking road will still be met.
- Proposed Lot 6 exceeds the minimum area and lot width requirements of the RF-13 Type I Interior lot type. The proposed variance to reduce the lot depth will not have any impact of the building footprint for Lot 6.
- Although there are several variances required to accommodate the proposed lot layout, they are considered to have merit, as they facilitate a combination of RF-10 and RF-13 lots, which provide a desirable transition between existing RF-10 lots to the west, and existing RF-13 lots to the east and south. Other layout options, with fewer variances, and more RF-10 type lots, is possible, but would not provide the same desirable transition in lot size as the proposed layout.
- Staff support the requested variances to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).

- Styles recommended for this site include West Coast Modern home types. A minimum 4:12 roof slope is recommended using a wide range of roofing materials including concrete roof tiles or asphalt shingles. Exterior materials will be in natural colours.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated March 28, 2022, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. 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.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,000 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP and Aloha Estates Infill Plan designation.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 21, 2021, and the Development Proposal Signs were installed on December 23, 2021. Staff received no responses from neighbouring residents.
- The proposal was forwarded to the Cloverdale Community Association (CCA) for comment. The CCA has no objections to the proposal.

TREES

- Kimberley Dahl, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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	1	1	0
Cottonwood	2	2	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Red Maple	4	4	0
Coniferous Trees			
Deodar Cedar	1	1	0
Cypress	5	5	0
Western Red Cedar	2	2	0
Grand Fir	1	1	0
Lodgepole Pine	3	3	0
Colorado Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	17	17	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		15	
Total Retained and Replacement Trees		15	
Contribution to the Green City Program		\$12,100.00	

- The Arborist Assessment states that there are a total of 17 mature trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees, approximately 1.5 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 37 replacement trees on the site. Since only 15 replacement trees can be accommodated on the site, the deficit of 22 replacement trees will require a cash-in-lieu payment of \$12,100.00, representing \$550 per tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- Further tree retention of City trees will be explored during the detailed design phase of the proposed development.

- In summary, a total of 15 trees are proposed to be retained or replaced on the site with a contribution of \$12,100.00 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

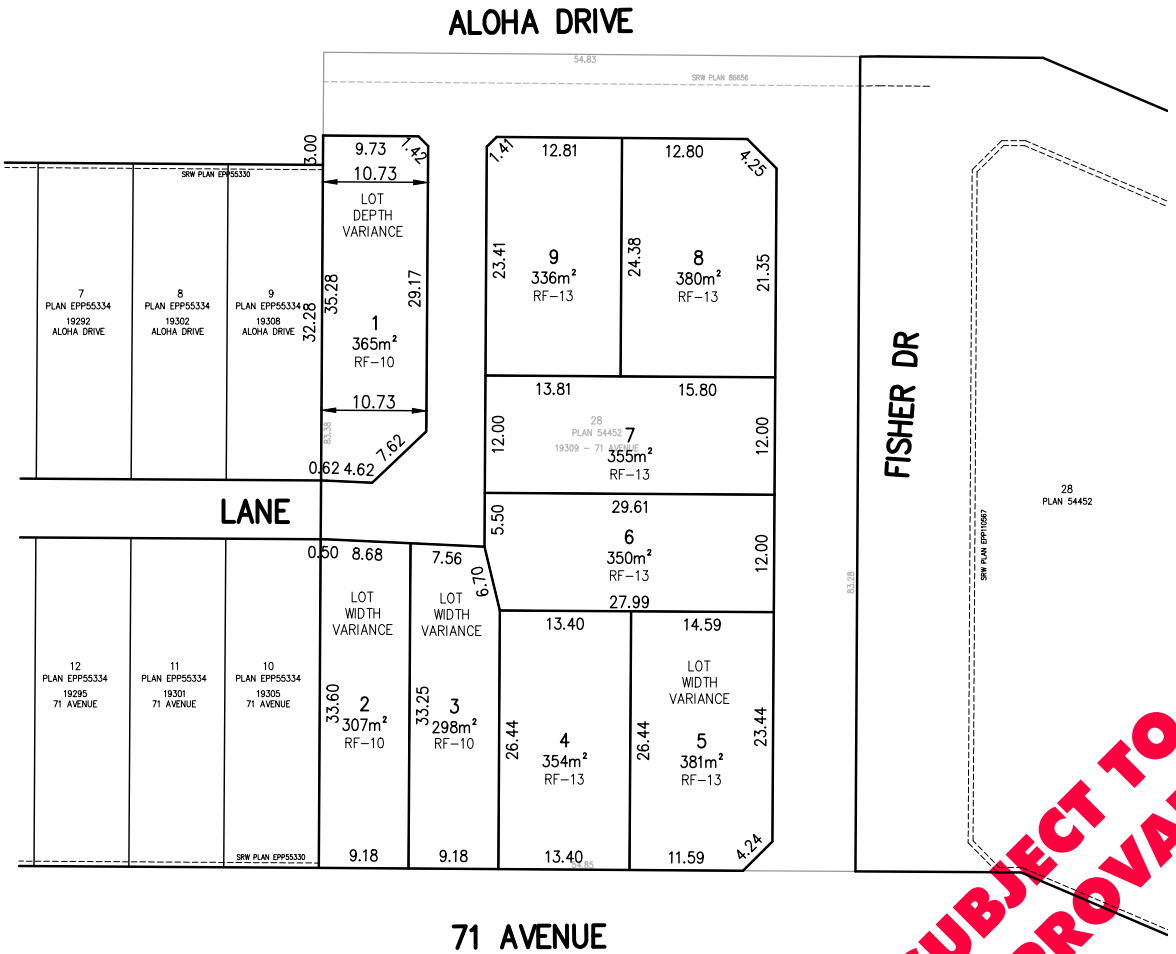
The following information is attached to this Report:

Appendix I.	Proposed Subdivision
Appendix II.	Rezoning Block Plan
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 Amendment East Clayton
Appendix VIII.	NCP Plan Amendment Aloha Estates
Appendix IX.	Development Variance Permit No. 7921-0261-00

approved by Ron Gill

Jeff Arason
Acting General Manager
Planning and Development

SJ/cm



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

Hub Engineering Inc. Member
 Engineering and Development Consultants **PACIFIC LAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:		PROJECT: 19309 71 AVENUE, SURREY		
DRAWING TITLE: RESIDENTIAL SUBDIVISION				
PROJECT No. 21041	DATE: JAN 2022	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No:

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

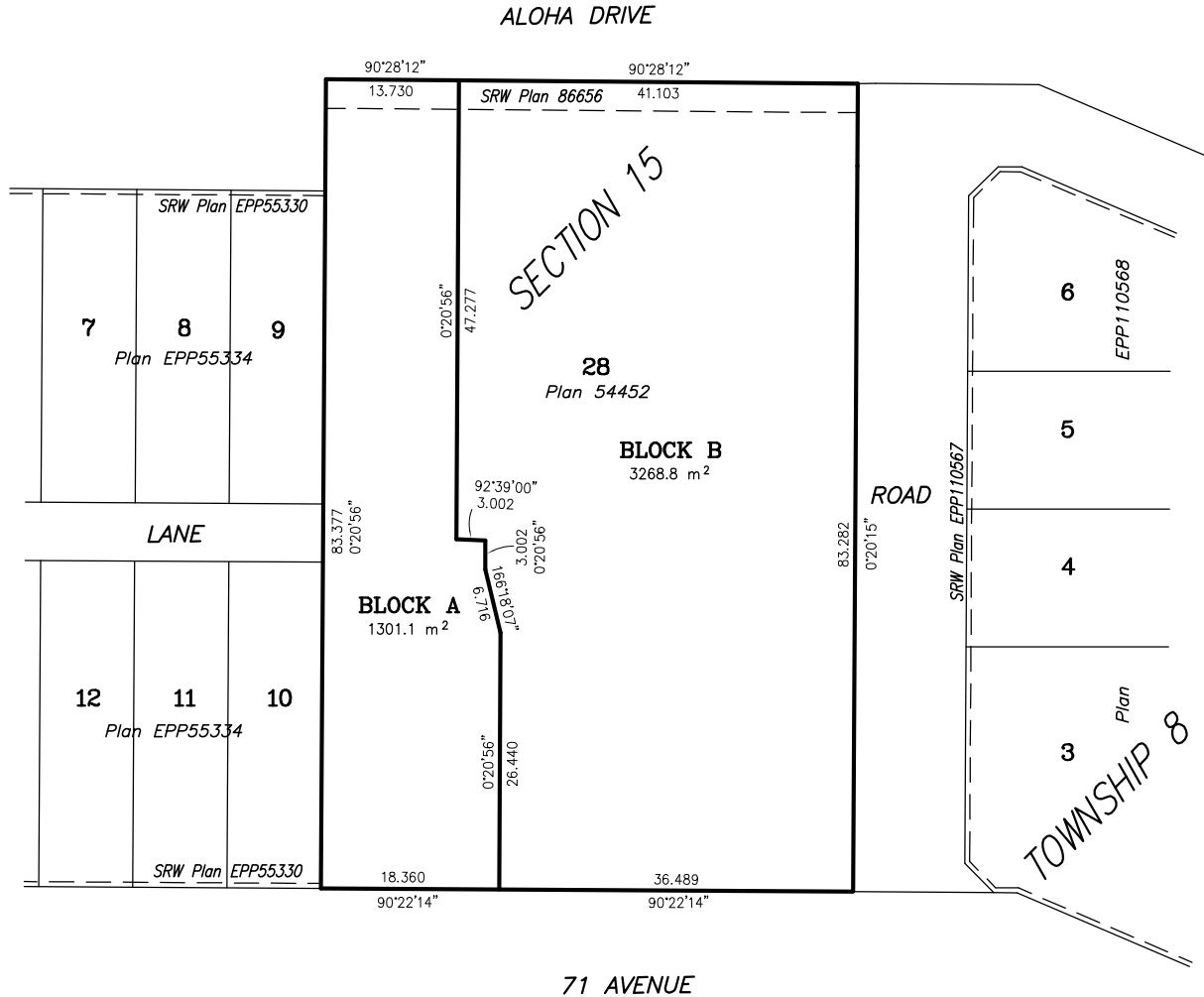
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**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OF LOT 28 SECTION 15
TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 54452**

City of Surrey B.C.G.S. 92G.007



SCALE - 1 : 500
All distances are in metres



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 234-18525-53rd Avenue
Surrey, B.C. V3S 7A4
Phone: 604-597-3777
File: 8112-ZONING2

This plan lies within the Metro Vancouver Regional District

Certified correct to survey dated
this 3rd day of May, 2022.

Digitally signed by Sean Costello
Sean Costello 4VTHK1 47184
Date: 2022.05.03 15:28:24 -0700

Sean Costello, B.C.L.S.



April 26, 2022

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.

Maddaugh Elementary was opened in the beginning of 2021 to relieve pressure at both Katzie and Hazelgrove Elementary. Katzie Elementary was built in in 2014 while Hazelgrove Elementary was built in 2009, and in 2011, a 4 classroom addition was added. The Clayton area is one of the fastest growing communities because of the build out of the East Clayton NCP and development of the Aloha Estates. The school will have sufficient room to support new enrolment growth over the next 5 years.

E'cole Salish Secondary opened in September 2018. This school has been built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. Salish is projected to continue to grow because of the strong in-migration of new secondary students moving into the community. The growth trend will peak around 2026 and decline; the enrolment will remain close to existing schools capacity.

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0261 00

SUMMARY

The proposed 9 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	5
Secondary Students:	2

September 2021 Enrolment/School Capacity

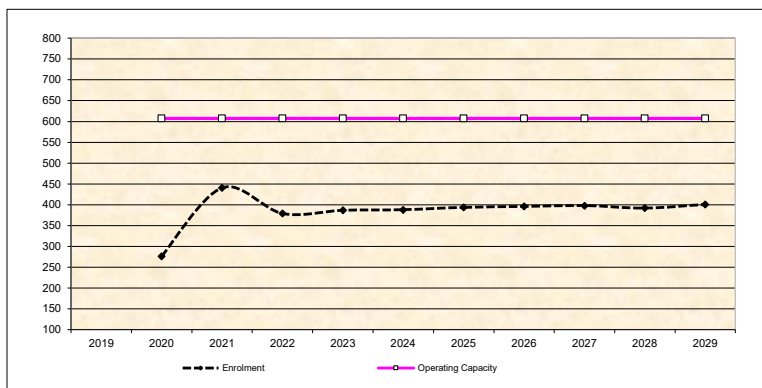
Maddaugh Elementary	
Enrolment (K/1-7):	46 K + 395
Operating Capacity (K/1-7)	95 K + 512
Salish Secondary	
Enrolment (8-12):	1243
Capacity (8-12):	1500

Projected population of school-age children for this development:	11
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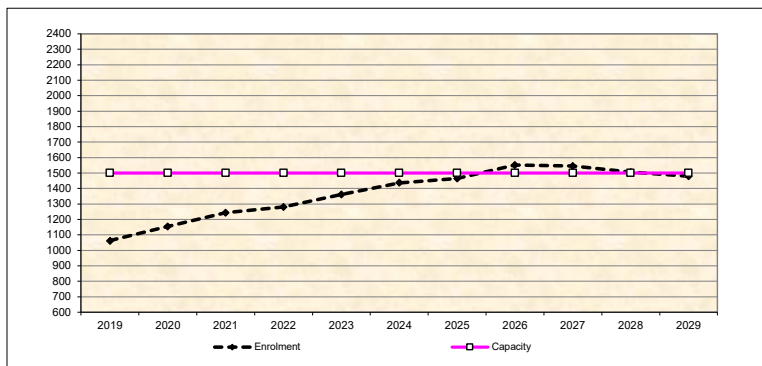
Population: The projected population of children aged 0-19 Impacted by the development.

Enrolment: The number of students projected to attend the Surrey School District ONLY.

Maddaugh Elementary



Salish Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7921-0261-00
 Project Location: 19309 71 Avenue, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms 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:

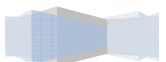
The area surrounding the subject property primarily has homes that are under construction or newly constructed within the last year. Seemingly the style of the homes being built currently in the area "traditional west coast" and "west coast modern" which range from 3000sf up to 4000 sf.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built and under construction are of "traditional west coast" and "west coast modern" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 4:12 for the newer context homes.



Dwelling Types/Locations: 2 and 3 storey split levels.

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

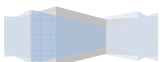
Restrictions on Dwellings No basement entry homes.

Exterior Materials: Stucco, Hardiplank, Vinyl Siding, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

Roof Pitch: Minimum roof pitch must be 4:12.

Roof Materials: Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.



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

Landscaping: Landscaping: Moderate modern urban standard: minimum 15 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.

Tree Planting Deposit: **\$1,000** (to developer)
- 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction

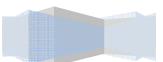
Compliance Deposit: **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: January 4, 2022

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: January 4, 2022



Tree Preservation Summary

Surrey Project No:

Address: 19309 71 Avenue, Surrey

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Kimberly Dahl- PN 7658A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
Protected Trees Identified *	20	Protected Trees Identified	0
Protected Trees to be Removed	20	Protected Trees to be Removed	0
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0	Protected Trees to be Retained	0
Total Replacement Trees Required:		Total Replacement Trees Required:	
<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 3 X one (1) = 3 - All other species to be removed (2:1) 17 X two (2) = 34 	37	<ul style="list-style-type: none"> - Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0 - All other species to be removed (2:1) 0 X two (2) = 0 	-
Replacement Trees Proposed	15	Replacement Trees Proposed	-
Replacement Trees in Deficit	22	Replacement Trees in Deficit	-
Protected Trees to be Retained in Proposed Open Space or Riparian Areas	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

May 18, 2022

Date:

**Tree Plan for Development at
19309 71 Avenue, Surrey**

**Date: June 11, 2021
Update: March 30, 2022**

Tree Inventory

Tag	Species	DBH (cm)	TPZ (m)
1-958	Colorado Spruce	30	1.80
2-959	Cypress	37	2.22
3-960	Lodgepole Pine	31	2.86
4-961	Black Cottonwood	55	3.30
5-962	Black Cottonwood	71	4.26
6-963	Cypress	38	2.28
7-964	Cypress	38	2.28
8-965	Cypress	40	2.40
9-966	Cypress	44	2.64
10-967	Red Alder	56	3.36
11-968	Lodgepole Pine	36	2.16
12-969	Deodar Cedar	32	1.92
13-970	Lodgepole Pine	34	2.04
14-971	Grand Fir	38	2.28
15-972	Western Red Cedar	38	2.28
16-973	Western Red Cedar	45	2.70
ci1	Red Maple	11	1.50
ci2	Red Maple	15	1.50
ci3	Red Maple	15	1.50
ci4	Red Maple	9	1.50

Legend

u/s= under permit size

— N —>

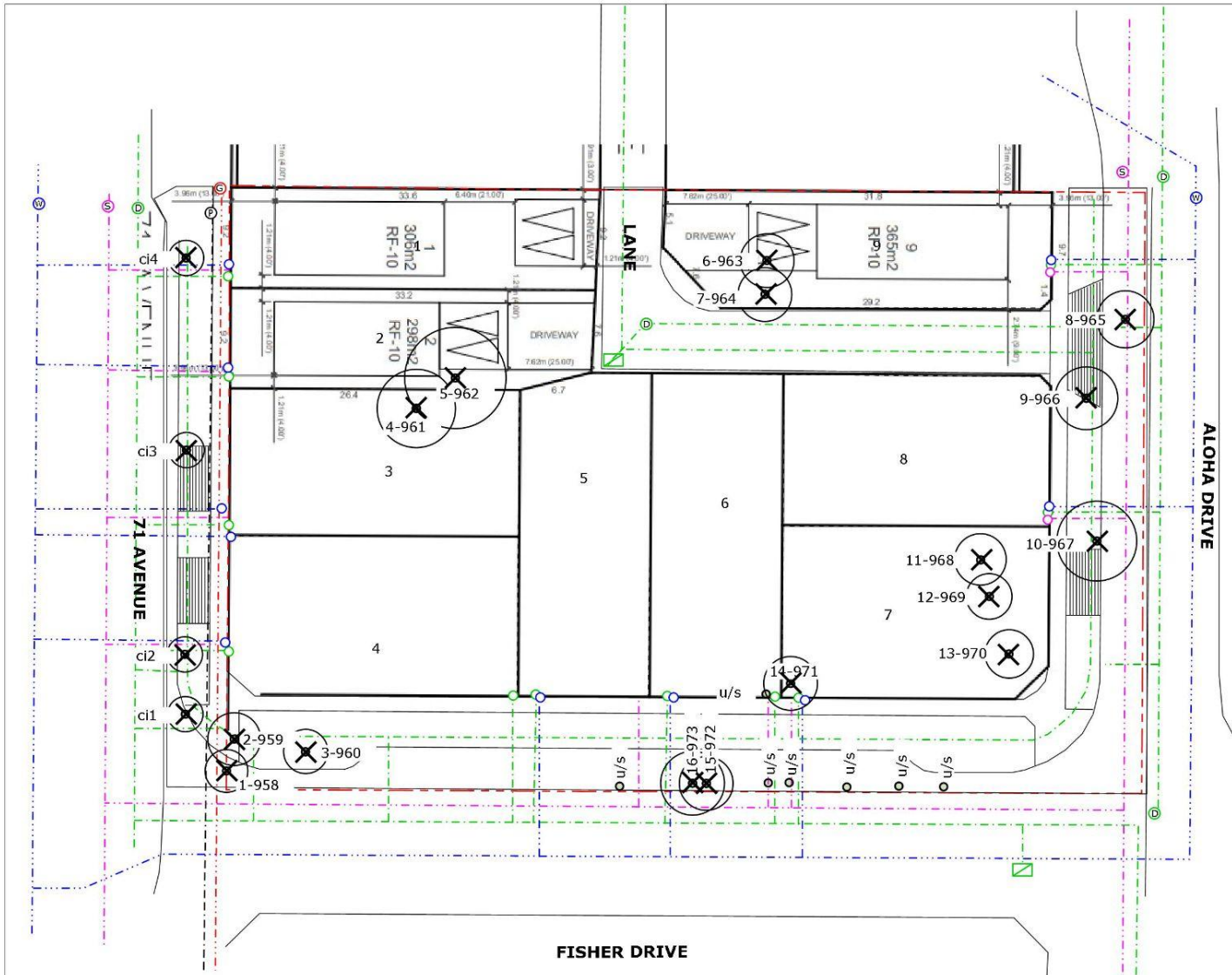
⋯ dripline

x = remove tree

⌈ tree barrier ⌋

1m 10m

1:350





**Replacement Tree Plan at 19309
71 Avenue, Surrey**

**Date: June 11, 2021
Update: May 18, 2022**

Replacement trees to be
Planted to BCLNA
Standards

Legend

u/s= under permit size



dripline

x = remove tree

tree barrier

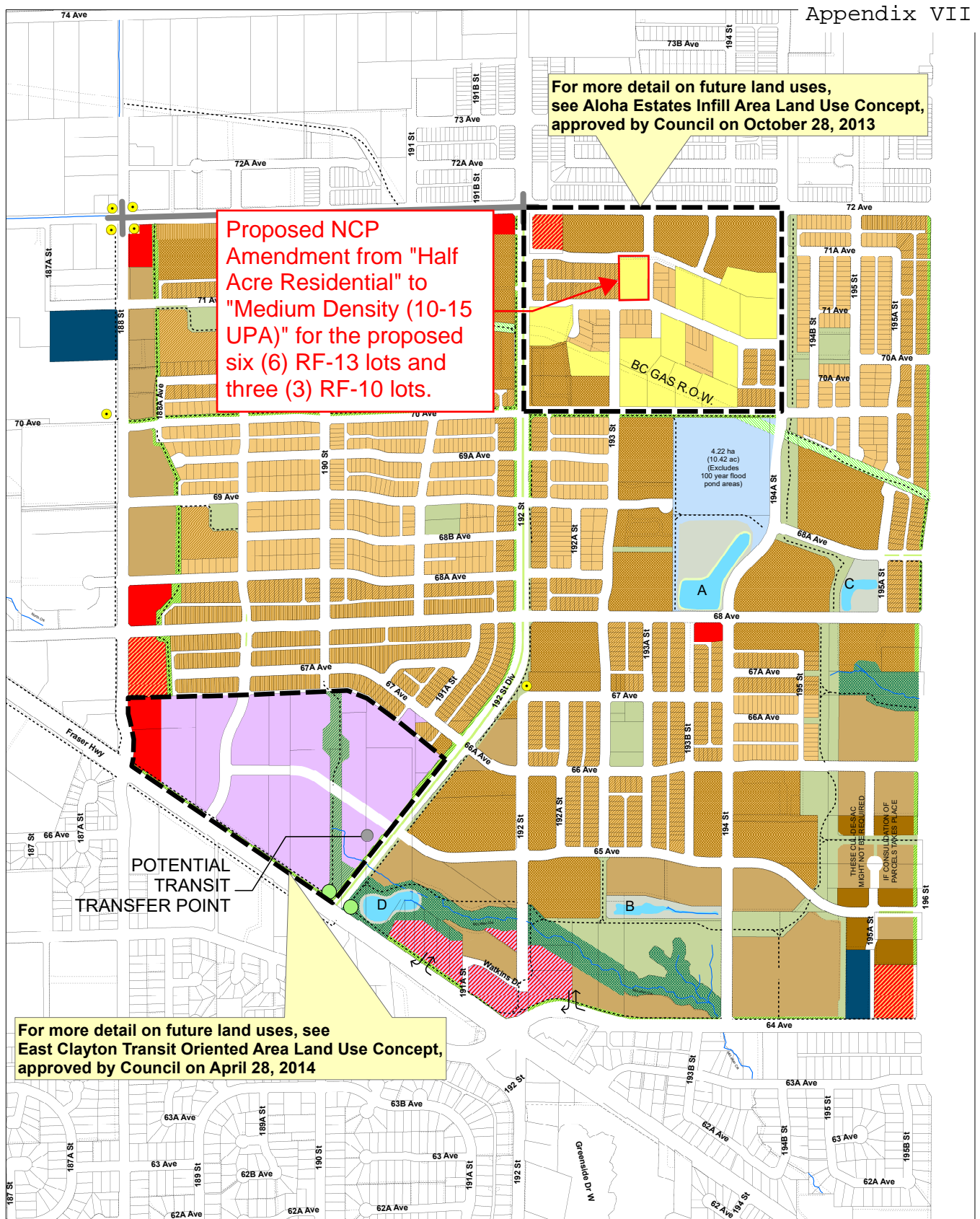


1:350



For more detail on future land uses, see Aloha Estates Infill Area Land Use Concept, approved by Council on October 28, 2013

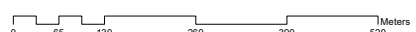
Proposed NCP Amendment from "Half Acre Residential" to "Medium Density (10-15 UPA)" for the proposed six (6) RF-13 lots and three (3) RF-10 lots.



For more detail on future land uses, see East Clayton Transit Oriented Area Land Use Concept, approved by Council on April 28, 2014

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

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

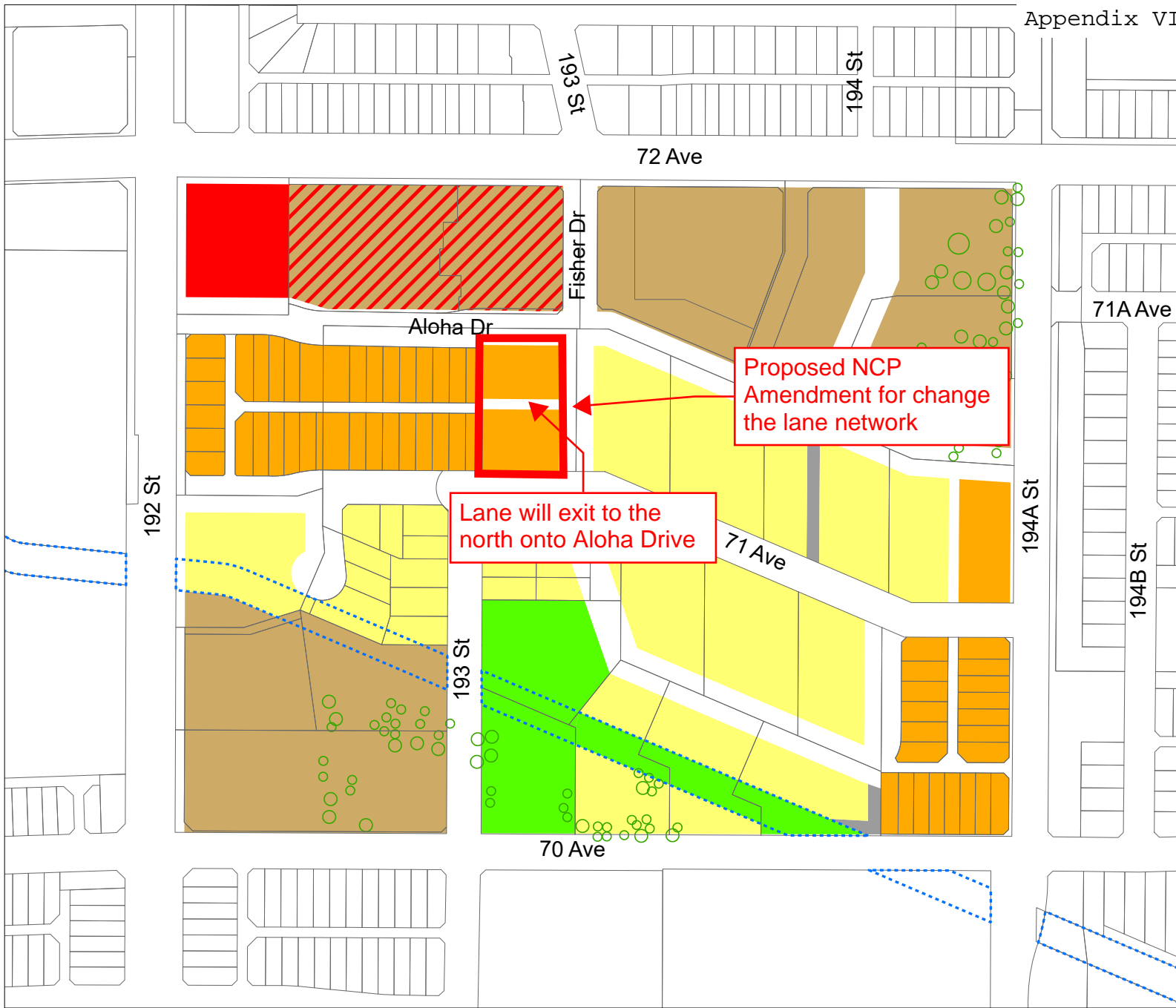


APPROVED BY COUNCIL AT ITS REGULAR MEETING OF MARCH 10, 2003. RESOLUTION R65-6811. Amended 4 April 2002

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.

ALOHA ESTATES

Infill Area Land Use Concept

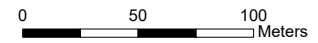


Proposed NCP
Amendment for change
the lane network

Lane will exit to the
north onto Aloha Drive

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: 19 April 2017



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0261-00

Issued To:

(the "Owner")

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 005-240-638
 Lot 28 Section 15 Township 8 New Westminster District Plan 54452
 19309 - 71 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K of Part 17C "Single Family Residential 10 Zone (RF-10)" the minimum lot depth of the RF-10 Zone (Type III) is reduced from 36.0 metres to 29.1 metres for proposed Lot 1;
 - (b) In Section K of Part 17C "Single Family Residential 10 Zone (RF-10)" the minimum lot width of the RF-10 Zone (Type I Interior) is reduced from 9.7 metres to 9.1 metres for proposed Lot 2 and Lot 3;
 - (c) In Section K of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot width of the RF-13 Zone (Type II Corner) is reduced from 15.4 metres to 14.5 metres for proposed Lot 5; and
 - (d) In Section K of Part 16B "Single Family Residential 13 Zone (RF-13)" the minimum lot depth of the RF-13 Zone (Type I Interior) is reduced from 28.0 metres to 27.9 metres for proposed Lot 6.
5. This development variance permit applies to only the portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Doug McCallum

City Clerk – Jennifer Ficocelli



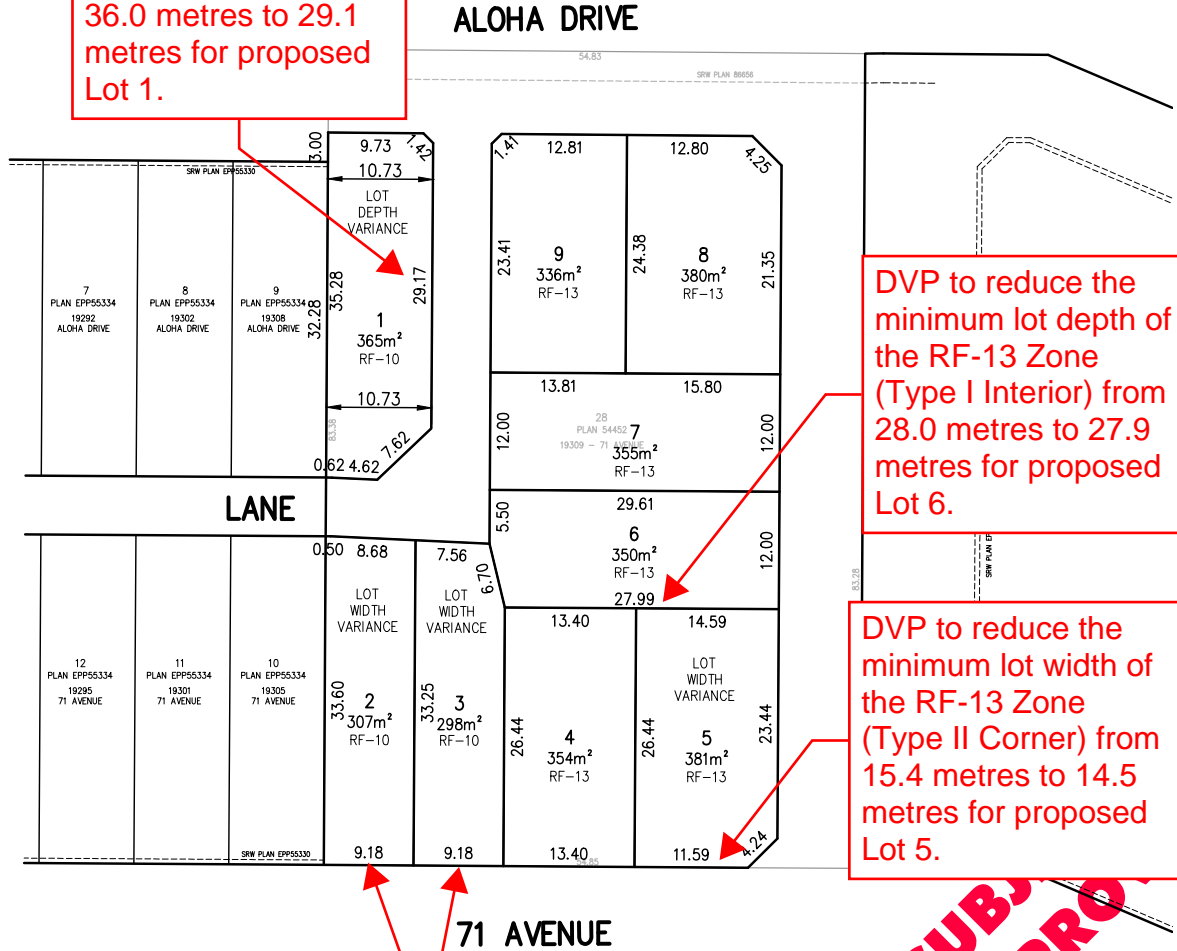
DVP to reduce the minimum lot depth of the RF-10 Zone (Type III Corner) from 36.0 metres to 29.1 metres for proposed Lot 1.

DVP to reduce the minimum lot depth of the RF-13 Zone (Type I Interior) from 28.0 metres to 27.9 metres for proposed Lot 6.

DVP to reduce the minimum lot width of the RF-13 Zone (Type II Corner) from 15.4 metres to 14.5 metres for proposed Lot 5.

DVP to reduce the minimum lot width of the RF-10 Zone (Type I Interior) from 9.7 metres to 9.1 metres for proposed Lot 2 and Lot 3.

PRELIMINARY SUBJECT TO REVIEW AND APPROVAL



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Hub Engineering Inc. Member PACIFIC LAND GROUP
 Engineering and Development Consultants
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:	PROJECT: 19309 71 AVENUE, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 21041	DATE: JAN 2022	LEGAL:	SCALE: 1:500
MUNICIPAL PROJECT No:			