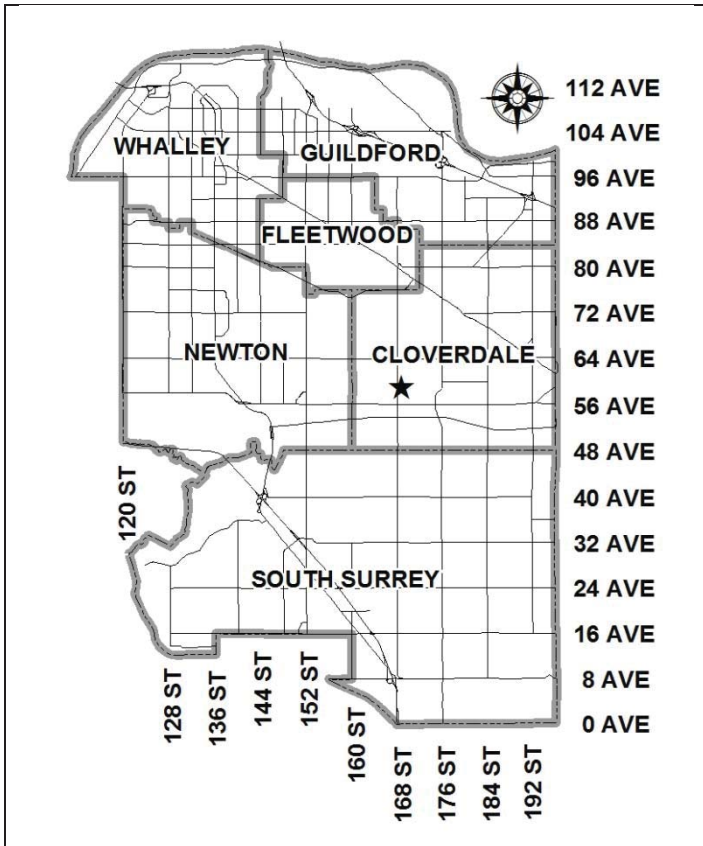


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0137-00

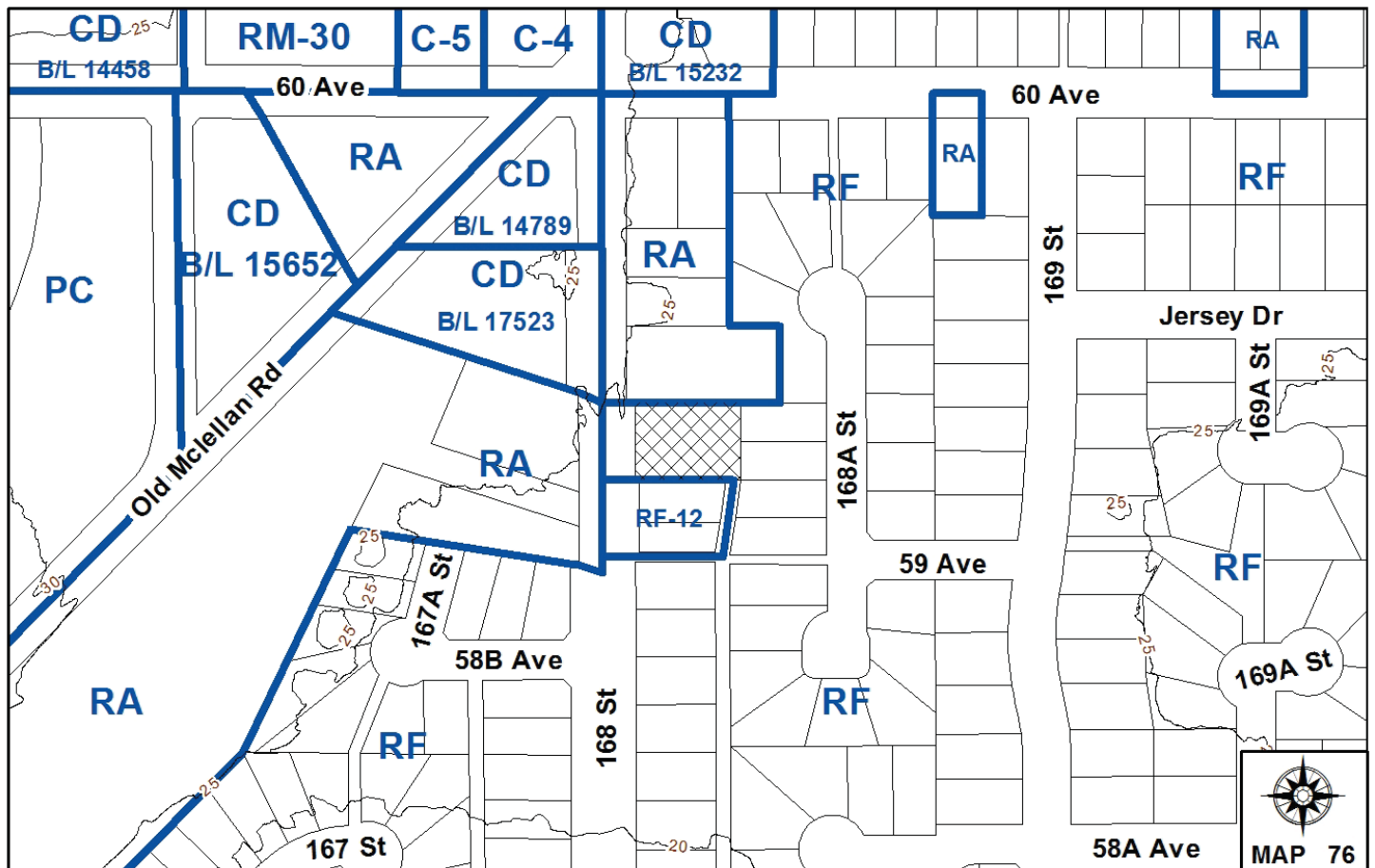
Planning Report Date: June 27, 2016



PROPOSAL:

- **Rezoning** from RF to RF-12 to allow subdivision into two single family small lots.

LOCATION: 5928 - 168 Street
OWNERS: Chamkaur S. Dhillon
 Rani Dhillon
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the Official Community Plan.
- Follows the pattern of small lot development that was anticipated when the RF-12 rezoning to the south was approved on July 29, 2013 (Application No. 7911-0194-00).
- The rationale for RF-12 zoning is that the slightly smaller lots than RF-zoned lots, make it viable to dedicate and construct the missing portion of lane, which is required as alternate access for 168 Street, an arterial road.
- The subject application will provide a portion of the road dedication required for the lane to daylight to 168 Street and half the cost of its construction.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from “Single Family Residential Zone (RF)” to “Single Family Residential (12) Zone (RF-12)” 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) registration of a Section 219 Restrictive Covenant for “no build” along the south portion of proposed Lot 2 for future consolidation with the adjacent property to the south located at 5922 – 168 Street;
 - (f) registration of a Section 219 Restrictive Covenant to increase the front yard setbacks for proposed Lots 1 and 2 to 7.5 metres (25 ft.) measured to the face of the principal building, and 5.5 metres (18 ft.) measured to the front porch or veranda; and
 - (g) provide the City cash-in-lieu for 50% of the construction cost of the 6-metre (20 ft.) wide future east/west lane, adjacent proposed Lot 1.

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:**

1 Elementary student at Surrey Centre Elementary School
1 Secondary student 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 2017.

Parks, Recreation & Culture: No concerns.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted by MOTI for the proposed rezoning until June 1, 2017.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling on ½ acre lot	Urban in OCP	RA
East:	Single family dwellings	Urban in OCP	RF
South (Across temporary lane):	Single family dwelling on small lot	Urban in OCP	RF-12
West (Across 168 Street):	Single family dwelling	Urban in OCP / Institutional/Residential in NCP	RA

DEVELOPMENT CONSIDERATIONS

- The 1,380-square metre (14,850 sq. ft.) subject site is located in Cloverdale, to the east of the West Cloverdale South Neighbourhood Concept Plan (NCP).
- The subject site is zoned “Single Family Residential” (RF), is designated “Urban” in the Official Community Plan (OCP) and is within the Infill Area of the West Cloverdale South NCP.
- The subject lot is bound by two RF-zoned lots to the east, a temporary lane on a “Single Family Residential (12) (RF-12)”-zoned lot to the south (created under Application No. 7911-0194-00), and a “One-Acre Residential (RA)”-zoned lot to the north that is ½-acre in size with potential to subdivide subject to a future rezoning and subdivision application.
- The applicant proposes to rezone the site from RF to RF-12 in order to subdivide into two single family small lots.
- Proposed Lot 1 is 414 square metres (4,450 sq. ft.) in area. Proposed Lot 2 is 433 square metres (4,660 sq. ft.) in area plus a remnant portion of 199-square metres (650 sq. ft.) that will be encumbered by a no-build restrictive covenant.

- The remnant portion of proposed Lot 2 is intended to be consolidated with 5922 – 168 Street to the immediate south, to achieve an additional RF-12-zoned lot under a future subdivision application.
- Both proposed lots are 12 metres (39 ft.) wide and 36 metres (118 ft.) deep, and comply with the dimensional requirements of a Type I interior lot in the RF-12 Zone.
- Both proposed lots will be accessed from a rear lane that will be extended north as part of the proposed subdivision.
- A partial lane, 1.5 metres (5 ft.) in width plus the required corner cuts will be dedicated along the north property line of proposed Lot 1 where the permanent location of the lane will daylight to 168 Street. When the lot to the immediate north (5944 – 168 Street) redevelops, the remaining 4.5 metres (15 ft.) of lane width will be dedicated for the lane to permanently daylight to 168 Street.
- Currently, the northern portion of 5922 – 168 Street is used for a temporary lane that daylights to 168 Street. The temporary lane will be discharged once the permanent lane is achieved when 5944 – 168 Street redevelops.
- In order to create a streetscape that is compatible with the existing RF-12 and RF zoned lots to the south, a restrictive covenant will be registered on proposed Lots 1 and 2 to increase the front yard setback to 7.5 metres (25 ft.) measured to the face of the principal building, and 5.5 metres (18 ft.) measured to the front porch or veranda. A similar restrictive covenant was registered on the two RF-12-zoned lots to the immediate south that front 168 Street.
- The garages will be accessed from a rear lane, and will likely be detached, in order to provide more daylight into the rear of the future homes. Each lot will be able to accommodate a minimum of six off-street parking spaces; two in the garage, two in the driveway, and two parking pads next to the garage. Proposed Lot 2 can accommodate an additional two off-street parking spaces next to the garage for a total of eight off-street parking spaces.
- In order to share the construction costs equally with 5944 – 168 Street to the immediate north, the applicant has agreed to provide the City cash-in-lieu for 50% of the construction cost of the 6-metre (20 ft.) wide future east/west rear lane, adjacent proposed Lot 1.
- The Small Lot Residential Zone Policy identifies guidelines for the location of RF-12 lots in Urban areas (Corporate Report No. Coo2 approved by Council on January 17, 2000). The proposal is consistent with the guidelines in the Small Lot Residential Zone Policy as the subject site is located near the following amenities:
 - 150 metres (0.1 mile) from Surrey Centre Elementary;
 - 600 metres (0.4 mile) from Cloverdale Athletic Park; and
 - 150 metres (0.1 mile) from the nearest bus stop.
- The proposed subdivision is compatible with the RF-12-zoned lots to the immediate south that were created in 2013 under Application No. 7911-0194-00.

- The applicant has demonstrated that the front portion of 5944-168 Street located immediately north of the subject site, can be subdivided into RF-12 Type I lots in the future, subject to rezoning.
- The RF-12 Zone is supportable within the context of the existing land uses in the surrounding area and assists in completing the required lane.

Building Scheme and Lot Grading

- Mike Tynan of Tynan Consulting Ltd. Prepared the Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable guidelines for the proposed subdivision. A summary of the Design Guidelines is attached as Appendix V.
- A preliminary lot grading plan was submitted by WSP Canada Inc. and was reviewed by staff and found generally acceptable.
- The applicant proposes basements on both 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 June 9, 2014. Staff received two responses as summarized below (staff comments in italics).

- The resident to the immediate north (5944 – 168 Street) expressed concern that the majority of the lane that will daylight to 168 Street, is being placed on his property.

(Initially, the proposed subdivision did not provide any dedication towards the future east/west lane that will daylight to 168 Street. After further review, the applicant agreed to dedicate 1.5 metres (5 ft.) of width along the north lot line of the subject lot, for the future east/west lane. The remaining 4.5 metres (15 ft.) of lane width will be achieved once the owner to the immediate north (5944 – 168 Street) redevelops. Due to the limited width of the subject lot, the proposed 1.5 metres (5 ft.) of east/west lane dedication, is the maximum amount that can be achieved on the subject lot, in order for the proposed lots to meet the minimum 12-metre (39 ft.) lot width of the RF-12 Zone.

In order to share the construction costs equally with 5944 – 168 Street to the immediate north, the applicant has agreed to provide the City cash-in-lieu for 50% of the construction cost of the 6-metre (20 ft.) wide future east/west rear lane, adjacent proposed Lot 1.)

- The Cloverdale Community Association (CCA) submitted a letter (Appendix VII) supporting the proposed development, but outlined several concerns and comments, as summarized below:
 - Small single family lots cause congestion.

(The subject lot is located along an arterial road (not currently constructed to its ultimate width) which has sufficient vehicle capacity for the proposed two RF-12-zoned lots.

The rationale for RF-12 zoning is that the slightly smaller lots than RF-zoned lots, make it viable to dedicate and construct the missing portion of lane, which is required as alternate access for 168 Street, an arterial road.

The proposed development is consistent with the pattern of small lot development to the south, completed under Development Application No. 7911-0194-00, and is consistent with the Small Lot Residential Zone Policy.)

- Parking is to be provided on both sides of the street.

(The subject lot fronts 168 Street which is an arterial road. On-street parking is not permitted along an arterial road. However, 168 Street is not constructed to its ultimate width, and until such time, on-street parking will be permitted in front of the subject lot.)

- The minimum garage size is to be increased.

(Revisions to the single family zones in order to address off-street parking and garage size concerns are currently under review by staff. Staff will consider if any of these revisions to the single family zones that are currently under review, are appropriate for the subject application, and will include them in the Building Design Guidelines if necessary.)

- A parking pad is to be provided for a secondary suite and off-street parking is to be provided in accordance with the parking sketch accepted by the CCA (attached as Appendix VIII).

(Two parking pads, adjacent the garage can be accommodated on the subject lot, providing a minimum of six off-street parking spaces per lot including the garage and driveway. The CCA has expressed support for the off-street parking sketch attached as Appendix VIII.

The Building Scheme will require a detached garage be set back a maximum of 0.6 metre (2 ft.) from the side lot line in order to provide enough width for two parking pads adjacent a detached garage and the garage will be set back a minimum of 6.0 metres (20 ft.) from the rear lot line to provide two off-street parking spaces in the driveway.)

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The following table 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
Deciduous Trees			
Cherry	1	0	1
Coniferous Trees			
Noble fir	1	1	0
Western Redcedar	1	1	0
Total	3	2	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		5	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of three mature trees on the site. It was determined that one 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 on a 2 to 1 replacement ratio. This will require a total of four replacement trees on the site. The applicant is proposing four replacement trees, meeting City requirements.
- In summary, a total of five trees are proposed to be retained or replaced on the site, meeting City requirements.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. 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 lot is an infill lot.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Each new house will be permitted one secondary suite. • Each lot will have private outdoor space.
3. Ecology &	<ul style="list-style-type: none"> • Low impact development standards will be applied to the site.

Sustainability Criteria	Sustainable Development Features Summary
Stewardship (C1-C4)	
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The futures homes will be oriented towards 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"> • A development proposal sign was installed on the site, and a Public Hearing will be held for the proposed rezoning.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheet
- 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. Cloverdale Community Association Comments
- Appendix VIII. Off-street Parking Sketch accepted by the CCA

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/dk

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KD 6/23/16 10:45 AM

Information for City Clerk

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

1. (a) Agent: Name: Dexter Hirabe
 WSP Canada Inc.
 Address: Suite 300, 65 Richmond Street
 New Westminister, BC V3L 5P5

 Tel: 604-525-4651

2. Properties involved in the Application
 - (a) Civic Address: 5928 - 168 Street

 - (b) Civic Address: 5928 - 168 Street
 Owners: Rani Dhillon
 Chamkaur S Dhillon

 PID: 025-917-170
 Lot 8 Section 7 Township 8 New Westminister District Plan Bcp10520

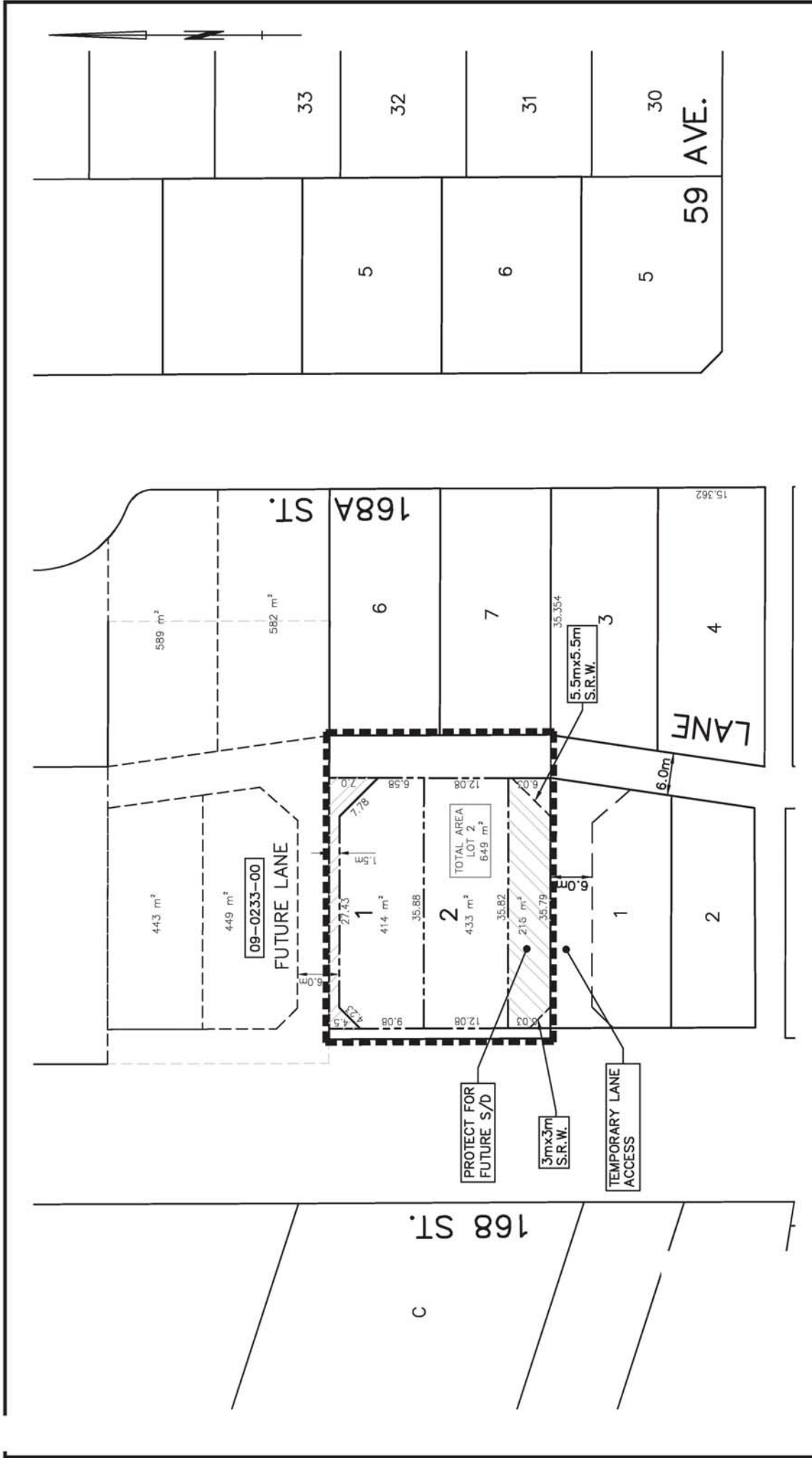
3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the site.

 - (b) Application is under the jurisdiction of MOTI (MOTI File No. 2016-02836).

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	.338
Hectares	.0137
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	12 m.
Range of lot areas (square metres)	
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15 upha / 6 upa
Lots/Hectare & Lots/Acre (Net)	20 upha / 8 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40
Estimated Road, Lane & Driveway Coverage	25
Total Site Coverage	65
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
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



Preliminary Subdivision Plan

7914-0137-00

#5928 - 168 St., Surrey, BC



WSP CANADA INC.
 1400 166 STREET
 NEW WESTMINSTER, B.C.
 CANADA V3L 5P5
 TEL: 604-525-4651 | FAX: 604-525-5715
 WWW.WSPGROUP.COM



NOTE: ALL DIMENSIONS AND AREAS TO
 BE CONFIRMED BY LEGAL SURVEYOR

October, 2015
 #061400329

INTER-OFFICE MEMO

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **June 21, 2016**

PROJECT FILE: **7814-0137-00**

RE: **Engineering Requirements
Location: 5928 168 St**

REZONING AND SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.5 m along 168 Street towards the Arterial Road allowance;
- dedicate 6.0 m along east property line of lot for north/south lane;
- dedicate 1.5 m along north property line towards the east/west lane;
- dedicate 3 m x 3 m corner cut at 168 Street, and 5.5 m x 5.5 m corner cut at lane intersections; and
- register 0.5 m statutory right-of-way along 168 Street for inspection chambers and sidewalk maintenance.

Works and Services

- construct 6.0 m wide north/south lane to Residential Lane standards;
- construct adequate storm mitigation features as per the ISMP requirements;
- construct fronting mains as required in order to service the lots; and
- construct water, storm, and sanitary service connections, complete with inspection chambers/water meters, to each lot.

A Servicing Agreement is required prior to Rezoning and Subdivision.



Robert Cooke, Eng.L.
Development Project Engineer

MS



Planning

June-06-14

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.

The school district has recently completed an eight classroom addition to AJ McLellan Elementary which is a neighbouring school catchment to of Surrey Centre Elementary. The elementary school capacity below reflects the adjusted lower capacity with full day Kindergarten implementation. There is no capital project identified for Surrey Centre Elementary in the recent 2012-2016 Five Year Capital plan, and one or two portables may be required to cover any space shortfall in the next few years. The school district has completed purchase a site for a new secondary school in the Clayton North Area, and the Ministry has recently announced approval for the new secondary school to help relieve overcrowding at Lord Tweedsmuir and Clayton Heights. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 14-0137-00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

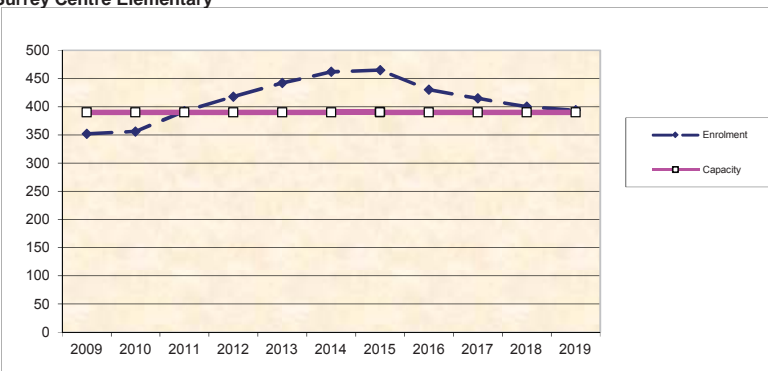
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

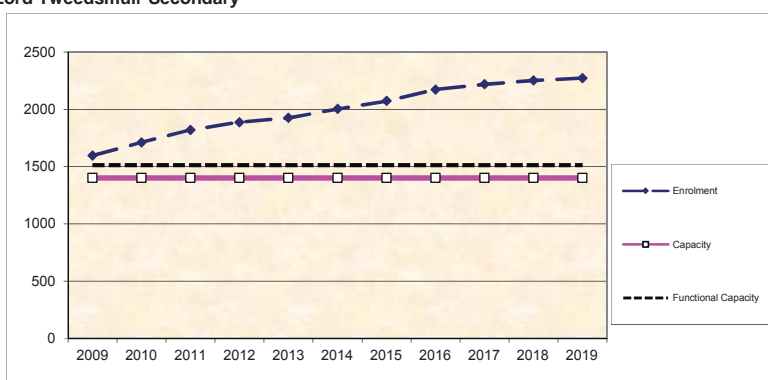
September 2013 Enrolment/School Capacity

Surrey Centre Elementary	
Enrolment (K/1-7):	65 K + 377
Capacity (K/1-7):	40 K + 350
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1925
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

Surrey Centre 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: 7914-0137-00
 Project Location: 5928 – 168 Street, 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:

This area was built out over a large time period spanning from the pre-1950's to the 2000's. The age distribution from oldest to newest is : more than 60 years old (14%), 60 years old (7%), 40 years old (14%), 20 years old (43%), 10 years old (21%). Therefore, the neighbourhood is characterized by a wide variety of home types, home sizes, massing design standards, and construction materials (a "varied" streetscape).

Most homes are in the 2500-3000 sq.ft. size range Home size distribution in this area is as follows : under 1000 sq.ft. (14%), 1000-1500 sq.ft. (7%), 1501-2000 sq.ft. (14%), 2501-3000 sq.ft. (36%), 3001-3550 sq.ft. (29%), Styles found in this area include : "Old Urban" (14%), "West Coast Traditional" (7%), "West Coast Modern" (21%), "Modern California Stucco" (7%), "Heritage (Old B.C.)" (14%), "Neo-Heritage" (14%), and "Neo-Traditional" (21%). Home types include : Bungalow (21%), Bungalow with above-ground basement (7%), 1 ½ Storey (7%), and Two-Storey (64%).

The massing scale found on neighbouring homes ranges from simple, small, low mass structures to mid-to-high-scale structures. The massing scale distribution is : simple, small, low mass structures (21%), low to mid-scale structures (7%), mid-scale structures of average quality (50%), mid-scale structures with proportionally consistent, well balanced context quality massing designs (7%), and mid-to-high-scale structures (14%), The scale range for the front entrance element is : one storey, (57%), and 1.1/2 storey front entrance (43%).

Roof slopes include : low slope (flat to 5:12) = (14%), moderate slope (6:12 to 7:12) = (42%), steeply sloped (8:12 and steeper) = (42%). Main roof forms (largest truss spans) include : common hip (50%), and common gable (50%). Feature roof projection types include : none (6%), common hip (39%), common gable (50%), carousel hip (6%), Roof surfaces include : metal (7%), interlocking tab type asphalt shingles (7%), rectangular profile type asphalt shingles (21%), shake profile asphalt shingles (29%), concrete tile (shake profile) (7%), cedar shingles (29%).

Main wall cladding materials include : horizontal cedar siding (14%), aluminum siding (7%), horizontal vinyl siding (36%), Hardiplank siding (7%), stucco cladding (36%), Feature veneers on the front façade include : no feature veneer (53%), stone (18%), wood wall shingles (18%), 1x4 vertical battens over Hardipanel (6%). Wall cladding and trim colours include : Neutral

(white, cream, grey, black) (41%), Natural (earth tones) (53%), Primary derivative (Heritage palette) (6%).

Covered parking configurations include : No covered parking (21%), Double carport (7%), Single vehicle garage (7%), Double garage (36%), Rear garage (29%).

A variety of landscaping standards are evident ranging from "modest old urban" to "above average modern urban". Driveway surfaces include : gravel (11%), asphalt (22%), broom finish concrete (22%), exposed aggregate (44%).

Fifty seven percent of homes can be considered 'context homes' (as identified in the residential character study), providing suitable architectural context for the subject site. Forty three percent of homes can be considered 'non-context', and are not recommended for emulation.

It should also be noted that there is a recent application (7911-0194-00) at 5916 - 168 Street comprised of four lots (two RF-12 and two RF) located adjacent to the south side of the subject site. Regulations context will also be derived from the building scheme for that site.

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

- 1) Context Homes: Fifty seven percent of homes provide suitable architectural context for the subject site. These context homes are individually identified in the photographic appendix to the character study.
- 2) Style Character : Wide range of styles are evident, and so there should be some flexibility in this regard. Recommended styles that will be compatible with all of the surrounding homes are: "Neo-Traditional" and "Neo-Heritage".
- 3) Home Types : There are a variety of home types including Bungalow, Bungalow with above ground basement, 1 ½ Storey, and Two-Storey. Two-Storey homes are dominant (64% are Two-Storey type).
- 4) Massing Designs : Many homes in the surrounding area provide acceptable massing design context. The recommendation however, is to require the proposed new homes to meet current common design standards (post year 2010) for new RF and RF-12 subdivisions, rather than to simply duplicate standards found on existing homes.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height (the front entrance portico is a significant architectural feature on many new homes in this area).
- 6) Exterior Wall Cladding : A wide range of wall cladding materials are evident, and a wide variety should therefore be permitted.
- 7) Roof surface : A wide range of roof surface materials are evident, and a wide variety should therefore be permitted.

Streetscape: The streetscape is best described as "varied" due to the wide age range of homes found in this area. Homes include small simple rectangular Bungalows, small box-like Bungalows with above-ground basements, and a variety of Two-Storey type homes, most of which meet modern design standards. The newer Two-Storey homes range in size from 2900 sq.ft. to 3500 sq.ft., and most can be classified as "Neo-Traditional" or "Neo-Heritage" style. These homes have mid-scale massing designs with mass

allocations distributed in a proportionally correct and balanced manner across the façade. The homes have covered entrance verandas or porches ranging from one to 1 ½ storeys in height. Main roof forms are common hip or common gable at slopes ranging from 7:12 to 12:12. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. Most new homes have a shake profile asphalt shingle roof and are clad in vinyl. The colour range includes only natural and neutral hues. Landscaping meets a common modern urban standard.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, “Rural Heritage”, or compatible styles as determined by the consultant. 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)

New homes should be compatible with existing homes identified as "context homes" in the residential character study. These homes are located in the 5800 and 5900 blocks of 168 Street and the 5800 and 5900 blocks of 168A Street. Compatible styles include "Neo-Heritage", "Neo-Traditional" "Heritage", and "Traditional". Similar home types. Similar but updated massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials. New homes shall also be compatible with homes implied by building scheme regulations for the adjacent site to the south, Surrey project 7911-0194-00.

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 on trim only. "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 7:12.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Grey, black, or brown 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: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 18 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete permitted only where the driveway connects a rear lane directly to a rear garage.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: June 16, 2016

Reviewed and Approved by:



Date: June 16, 2016

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	5928 168 th 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)	3
Protected Trees to be Removed	
Protected Trees to be Retained (excluding trees within proposed open space Appendix II areas)	
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4	4
Replacement Trees Proposed	4
Replacement Trees in Deficit	0
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 1 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary prepared and
submitted by:

Arborist

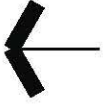
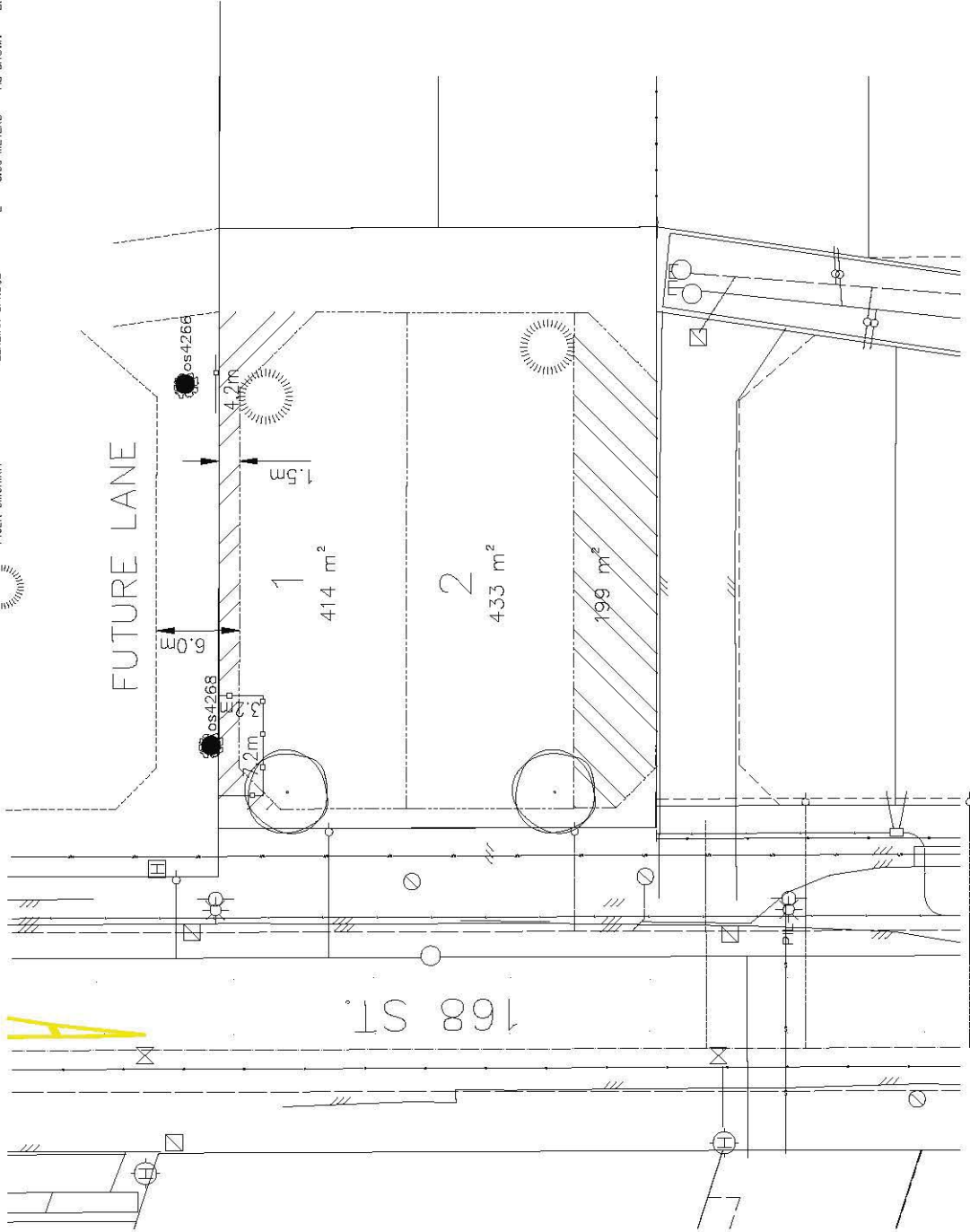


July 23, 2014

Date

REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	ACER PALMATUM	'BLOODGOOD'	2	3.00 METERS	AS SHOWN	B. & B.
	PICEA OMORICA	SERBIAN SPRUCE	2	3.00 METERS	AS SHOWN	B. & B.



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

DATE	DESCRIPTION	BY

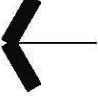
C. KAVOUNAS & ASSOCIATES, INC.
 1025A DELA
 2146 JOURNAL SQUARE
 NEWPORT NEWS, VA 23602
 PHONE (804) 887-3378

MR. BERTER HORNE
 LANDSCAPE ARCHITECT
 STATE BOARD OF ARCHITECTS
 100 WESTMINSTER, B.C.
 SUITE 100
 604-263-1481

PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 2 LOT SUBDIVISION
 168 ST. - 168 STREET
 TOWN OF NEWPORT NEWS, VA

NO.	DATE	BY
11150	JULY/14	

JOB NO. TR-2
 DRAWING NO.



LEGEND

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

REV	DATE	BY	CHK	DESCRIPTION
1				

C. KAVOUNAS & ASSOCIATES INC.
 1000 N. W. 10th St.
 Fort Lauderdale, FL 33304
 Phone: (954) 567-3276

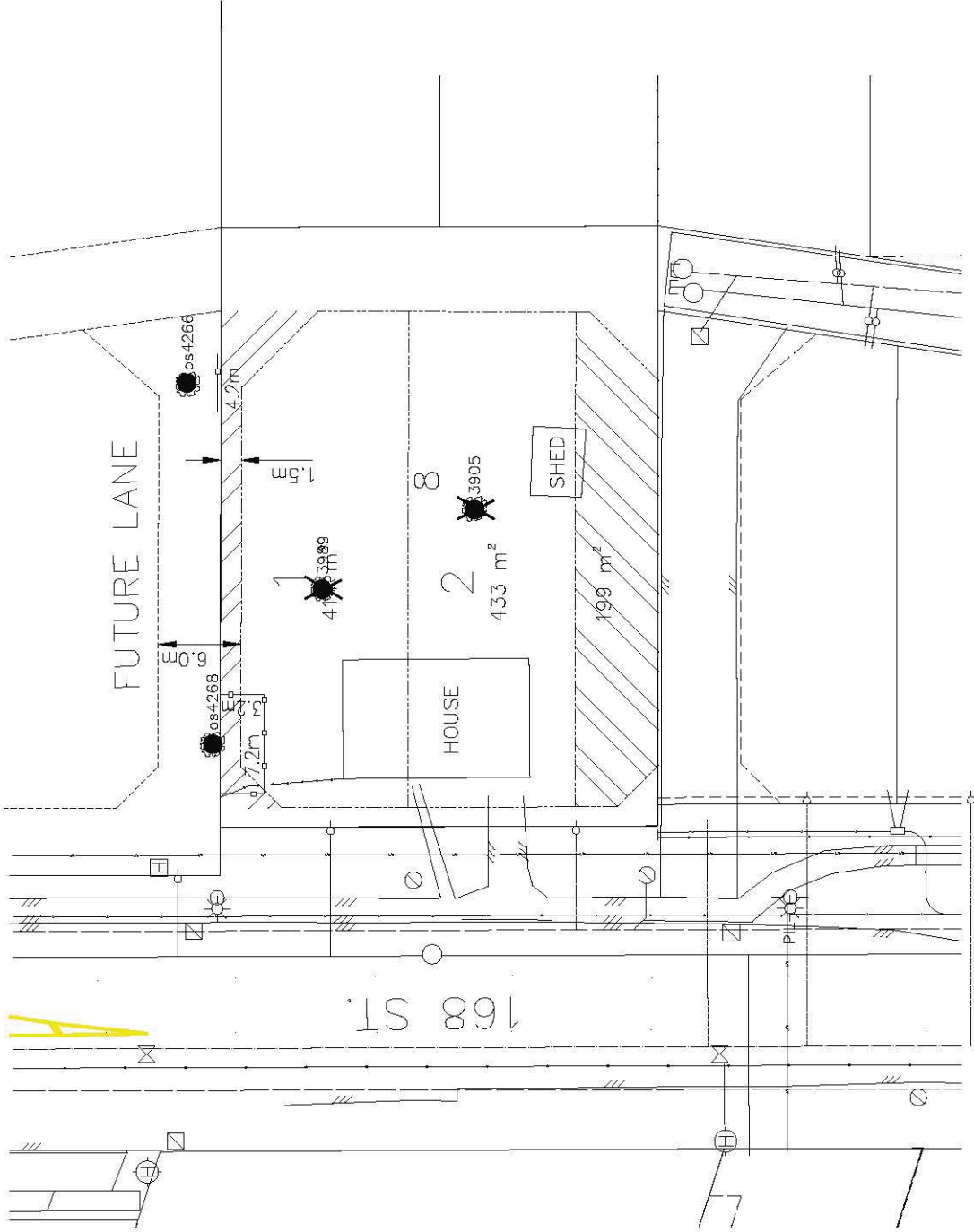
MR. DENTON HINNE
 HUNTER LAND / FORDS DEVELOPMENT
 65 BOWLING GREEN
 FORT LAUDERDALE, FL 33304
 Phone: (954) 461-1691

PLAN VIEW

TREE LOCATION PLAN
 TREE RETENTION PLAN
 2 LOT SUBDIVISION
 168 ST - 198 STREET
 SUDBURY, FL

SCALE	DATE
1:150	JULY/14
DRAWN	DATE
CHK	DATE
PROJECT	NO. SHEET

PROJECT NO. TR-1





Cloverdale Community Association

Website: www.cloverdalecommunity.org

June 22, 2016

Jeff Denney
 City of Surrey
 Planning and Development Department
 13450-104 Avenue
 Surrey BC V3T 1V8

Re: 14-0137 / 5928-168 Street

Dear Mr. Denney:

The Cloverdale Community Association (CCA) has received the preliminary notice for the proposed development noted above.

The entire surrounding area is zoned except for the 4 neighboring properties to the south (5910, 5911, 5905 and 5922) and one at the rear (5908). These previous developments were approved before our association was back up and running and we are very disturbed to see that the City of Surrey even allowed these projects to proceed. Densifying using smaller lots in neighborhoods where larger lots exist will cause more congestion which is unacceptable and will not be supported in the future. Having said this, after having further dialogue with the City, the CCA will support this development with the following conditions:

1. We request that all the roads be widened to accommodate sidewalks on both sides, Green Boulevard with trees, grass and double-sided on-street parking with no queuing streets.
2. As you are probably aware, we appeared as a delegate on behalf of the CCA to the TIC committee early last year where we requested the TIC committee to consider increasing the garage sizes in addition to excluding the stairs when sizing the garages, officially providing the 3rd parking spot for the tenant by allowing 3 cars to be parked in a row, to increase off-street parking in bigger lots especially in cul-de-sacs and if there was a possibility to eliminate any narrow lots which were not considered practical due to excessive densification or not providing the maximum on-street parking. These changes will not only benefit Cloverdale but also the rest of the City. In April 2016, the Don Luymes from the Planning Department presented his recommendations to the TIC after further consultation with the development community to which we agreed. The TIC also agreed with the recommendations. The CCA would like the final adoption/building permit to be issued based on the acceptance of these new bylaws coming into effect. Applying the revised bylaws will allow the City of Surrey to immediately reduce and control any future problems such as parking.
3. If the developer is installing secondary suites as per the respective zoning, then parking pad(s)/stall(s) must be provided for each lot with restrictive covenants to ensure it does not get skipped. If a restrictive covenant is not possible, we expect that the final building scheme documentation will include our requirements as noted in this letter. We have attached an accepted version of the parking layout for this project and expect the developer will abide by this layout in order to have our support. This layout provides additional parking for the homeowners.



Cloverdale Community Association

Website: www.cloverdalecommunity.org

Please note, the developer for this project has not consulted with the association like others have done and therefore we are responding directly to the City of Surrey's preliminary notice received in the mail.

Please keep us updated with any changes which may occur after this letter has been received by you.

We trust the above information is satisfactory and as always, we expect our comments to be added in the planning report and project file for council to review.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Bola".

Mike Bola
President
Cloverdale Community Association
604-318-0381

Cc: Board of Directors

