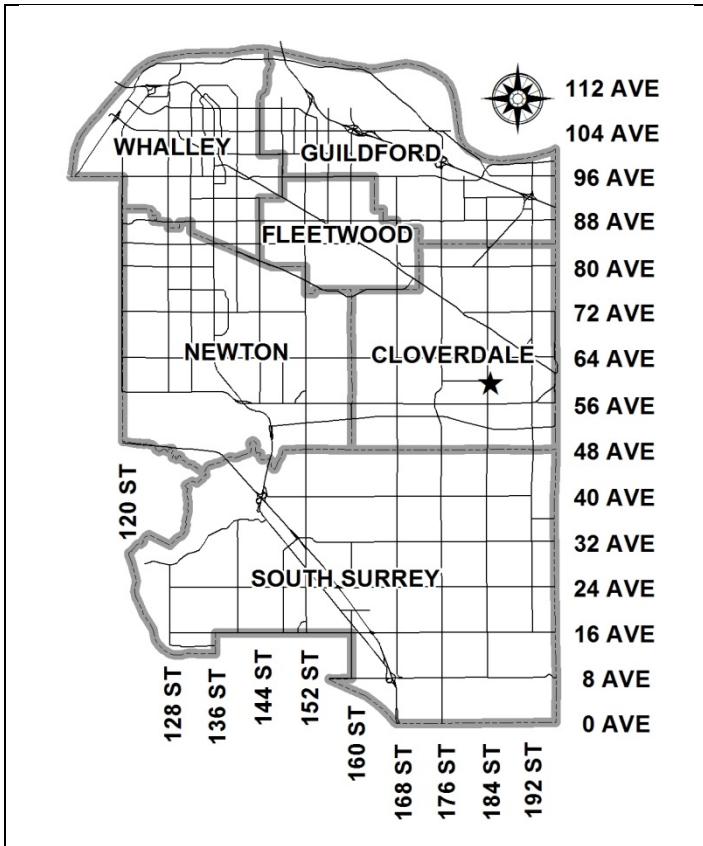


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0033-00

Planning Report Date: May 11, 2015



PROPOSAL:

- **Rezoning** from C-4 to RF-12 in order to allow subdivision into five (5) single family small lots.

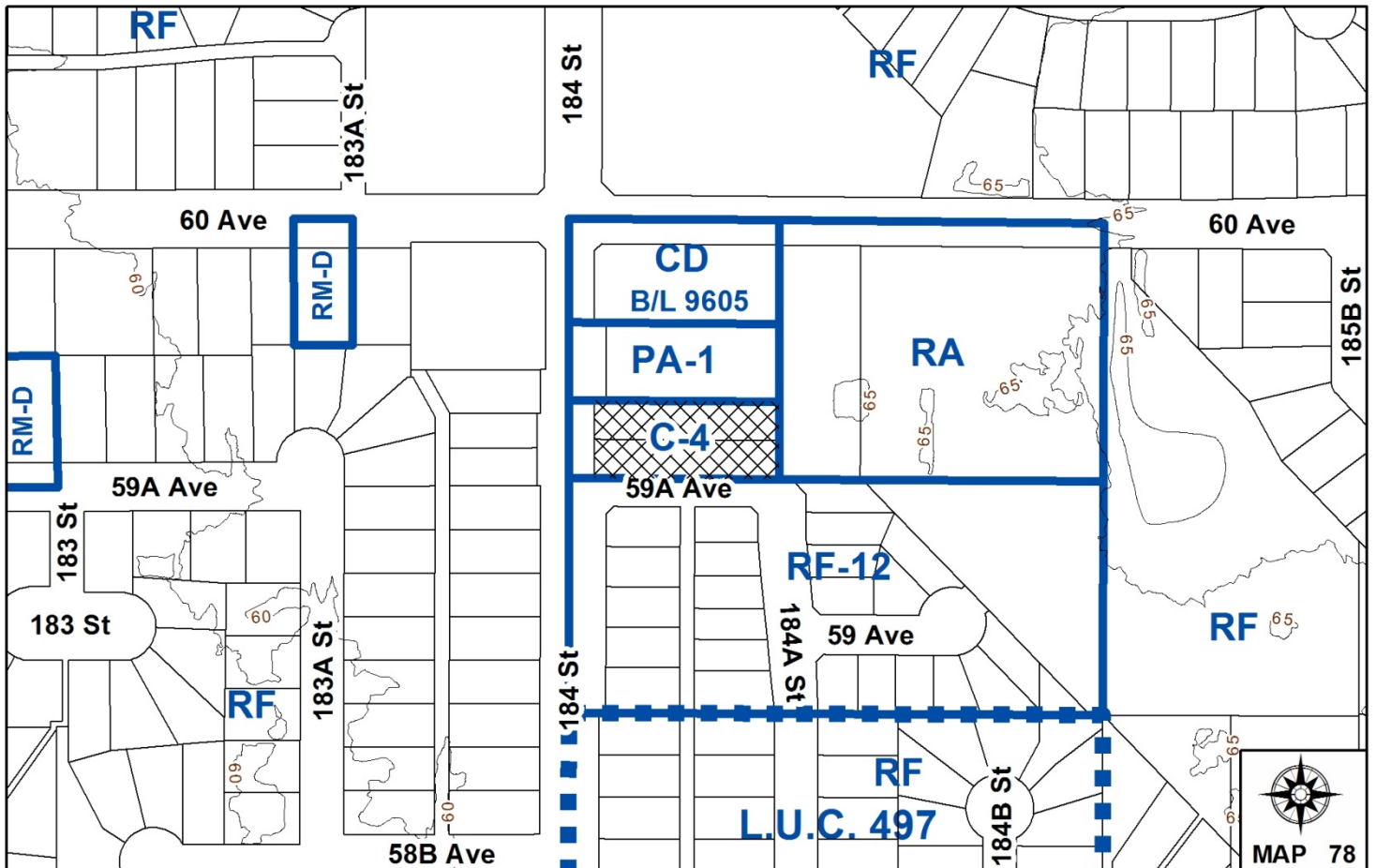
LOCATION: 5948 - 184 Street

5956 - 184 Street

OWNER: City of Surrey

ZONING: C-4

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 (OCP).
- Completes the small lot pattern of development along 59A Avenue, east of 184 Street.
- Facilitates construction of 59A Avenue, east of 184 Street, to its ultimate width.
- Complies with the guidelines outlined in the Small Lot Policy.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Local Commercial Zone (C-4)" 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture.

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:**

3 Elementary students at Martha Currie 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 Fall 2016.

Parks, Recreation & Culture:

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant will be required to address these concerns prior to final adoption of the rezoning by-law.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval for the rezoning has been granted.

SITE CHARACTERISTICS

Existing Land Use: Vacant lots

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Gurdwara Sikh temple	Urban	PA-1
East:	City works yard	Urban	RA
South (Across 59A Avenue):	Single family dwellings on small lots	Urban	RF-12
West (Across 184 Street):	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 2,400-square metre (0.6 ac.) subject site consists of two vacant lots located at 5948 and 5956 – 184 Street in Cloverdale.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is zoned "Local Commercial Zone (C-4)".
- RF-12-zoned lots were recently created immediately south of the subject site. On July 25, 2011, rezoning Application No. 7910-0118-00 received Final Adoption from City Council, rezoning the former acreage parcel (5920 – 184 Street) south of the subject site to RF-12 in order to permit subdivision into 23 single family small lots. All 23 lots are now occupied by new homes.
- The applicant proposes to rezone the subject site from "Local Commercial Zone (C-4)" to "Single Family Residential (12) Zone (RF-12)" in order to subdivide into five (5) single family small lots. The proposal will complete the RF-12 subdivision pattern established by the recently completed development to the south.
- All proposed lots comply with the dimensional and area requirements of Type II lots in the RF-12 Zone.
- The proposed small lots are also compatible with the character of the surrounding neighbourhood, which consists of RF and RF-12-zoned lots, Land Use Contract (LUC) lots (generally 560 square metres (6,000 sq. ft.) in size), an institutional-zoned lot to the north and a City-owned lot used as a works yard and encumbered by a BC Hydro right-of-way to the east.

- The proposal will facilitate completion of 59A Avenue, which is currently a half road, to its ultimate width with sidewalks and parking on both sides of the street.
- All of the proposed lots will front onto 59A Avenue with front access double car garages and minimum 6.0-metre (20 ft.) long driveways.

Building Design Guidelines and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding home and based on the findings of the study, proposes a set of building design guidelines (Appendix V). The proposed homes will be compatible with the new homes constructed on the RF-12-zoned lots to the immediate south of the subject site.
- A preliminary lot grading plan was submitted by Coastland Engineering and Surveying Ltd. The applicant proposes basements on all five (5) 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.
- Proposed Lots 1 and 2 will have up to 1 metre (3.2 ft.) of fill to achieve the existing 184 Street and 59A Avenue road grades.
- The preliminary lot grading plan was reviewed by staff and is generally acceptable.

PRE-NOTIFICATION

Pre-notification letters were mailed on March 24, 2015 and staff received one response as summarized below (staff comments in *italics*).

- The Cloverdale Community Association (CCA) submitted a letter (Appendix VII) and has no objections to the proposal. However, the letter outlined several requests related to secondary suite parking, on-street parking and garage sizes for the proposed development.

(The driveways will be a minimum of 6.0 metres (20 ft.) deep and can accommodate two vehicles. Including the garage, the proposed lots can accommodate a total of four off-street vehicles, which complies with the Zoning By-law requirement for single family dwellings with a secondary suite.

The width and area of the proposed lots do not reasonably allow for a parking pad adjacent the garage, as it would severely impact the potential house size. Excluding a basement and garage, the proposed house sizes will generally be less than 195 square metres (2,100 sq. ft.).

On-street parking will be permitted on both sides of 59A Avenue, once it is constructed to its ultimate width.

The minimum double wide (side-by-side parking) garage size in the Zoning By-law is 5.7 metres (18.8 ft.) wide by 6.1 metres (20 ft.) deep. This exceeds the minimum 5.5-metre (18 ft.) width requested by the CCA, but is slightly less than the 6.4-metre (21 ft.) depth requested by the CCA.

As the proposed parking complies with the Zoning By-law, due to the impact on livable space and permeable area, staff are not recommending larger garages or parking pads be imposed although specifically requested by the CCA.)

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	3	3	0
Cottonwood	18	18	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	6	6	0
Cascara	1	1	0
Cherry	2	2	0
Total (excluding Alder and Cottonwood Trees)	9	9	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		15	
Total Retained and Replacement Trees		15	
Contribution to the Green City Fund		\$7,200	

- The Arborist Assessment states that there are a total of 9 mature trees on the site, excluding Alder and Cottonwood trees. Eighteen (18) existing trees, approximately 60% 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.
- Excluding Alder and Cottonwood trees, the Arborist Assessment states all 9 trees on site are in poor condition and are not suitable for retention.
- 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 39 replacement trees on the site. Since only 15 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 24 replacement trees will require a cash-in-lieu payment of \$7,200, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In summary, a total of 15 replacement trees are proposed on the site with a contribution of \$7,200 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 23, 2015. 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 site is an urban infill site. The proposal complies with the Urban designation in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Secondary suites will be allowed. Each lot will have opportunities for private gardens within the yard space.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • 15 replacement trees will be planted.
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"> • Houses will front the street to provide "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"> • A Public Hearing will be held. Area residents were mailed pre-notification letters.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Comments from the Cloverdale Community Association

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.6 ac.
Hectares	0.24 ha.
NUMBER OF LOTS	
Existing	2
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	13.8 m. – 16.1 m.
Range of lot areas (square metres)	324 sq. m. – 375 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20.5 uph / 8.3 upa
Lots/Hectare & Lots/Acre (Net)	30 uph / 12 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	34%
Estimated Road, Lane & Driveway Coverage	39%
Total Site Coverage	73%
PARKLAND	
Area (square metres)	NA
% 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

SUBDIVISION PLAN OF PORTIONS OF SECTION 9 TOWNSHIP 8 BEING:

PLAN EPP49261

FIRSTLY: NORTH HALF LOT 3 SEC 9 TP 8 NWD PLAN 8746

SECONDLY: SOUTH HALF LOT 3 SEC 9 TP 8 NWD PLAN 8746

NEW WESTMINSTER DISTRICT

BCGS 92G.017

PURSUANT TO SECTION 67, LAND TITLE ACT

LEGEND

- ⊙ DENOTES CONTROL MONUMENT FOUND
 - DENOTES STANDARD IRON POST FOUND
 - DENOTES STANDARD IRON POST SET
 - DENOTES NO EVIDENCE FOUND
 - NF DENOTES NO EVIDENCE FOUND
- NOTE: THIS PLAN SHOWS ONE OR MORE WITNESS POSTS WHICH ARE NOT SET ON THE TRUE CORNER(S).

SCALE 1:500



THE INTENDED PLOT SIZE OF THIS PLAN IS 560mm IN WIDTH BY 432mm IN HEIGHT (USE C SIZE SHEET) WHEN PLOTTED AT A SCALE OF 1:500.

INTEGRATED SURVEY AREA NO. 1, SURREY, NAD83(CSRS) 4.0.0.BC.1.GVRD

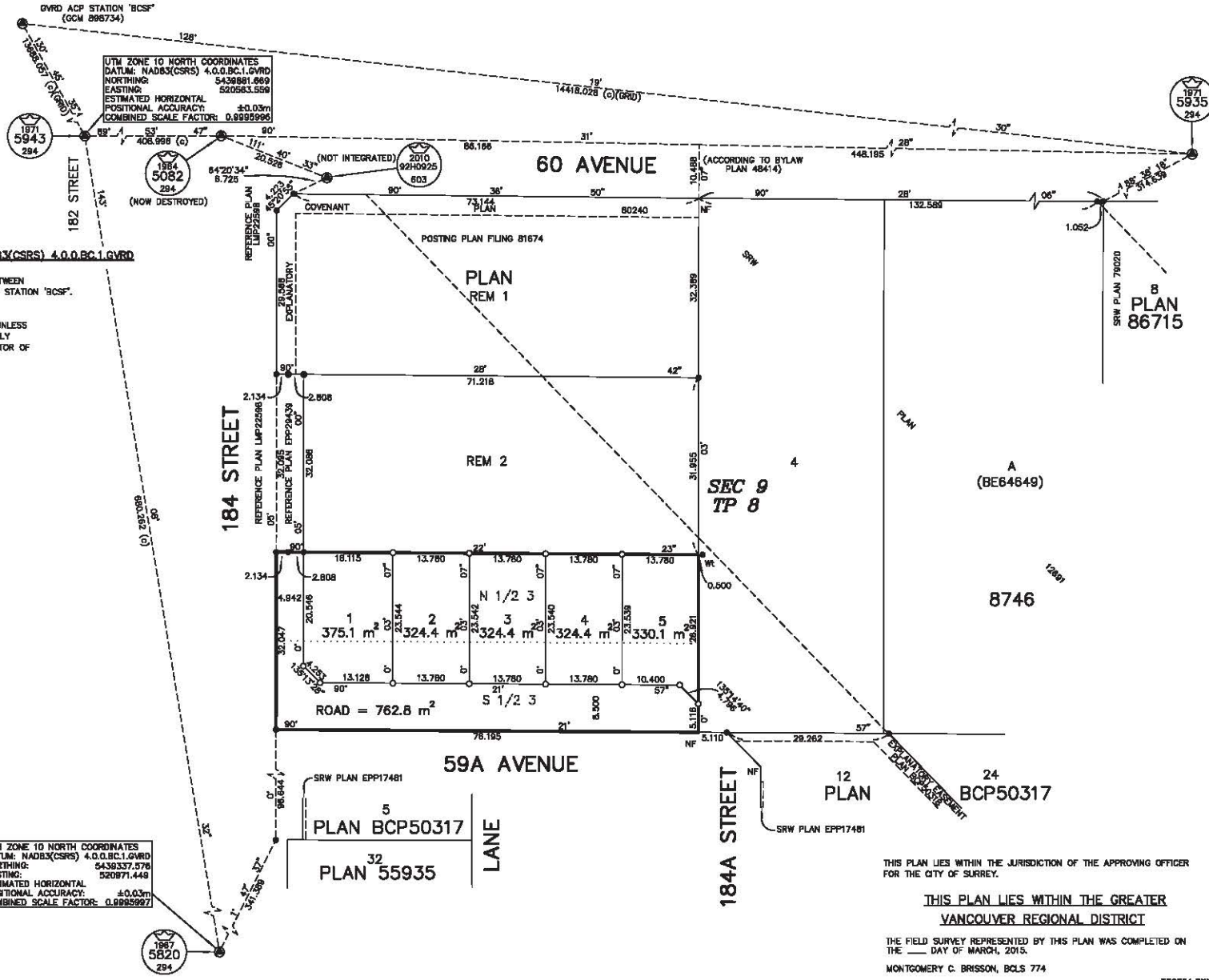
GRID BEARINGS ARE DERIVED FROM GNSS OBSERVATIONS BETWEEN GEODETIC CONTROL MONUMENTS 5943, 5920 AND GVRD ACP STATION 'BCSF'. (GCM 898734)

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995687 WHICH HAS BEEN DERIVED FROM 5082.

UTM ZONE 10 NORTH COORDINATES
 DATUM: NAD83(CSRS) 4.0.0.BC.1.GVRD
 NORTHING: 5429861.669
 EASTING: 520563.598
 ESTIMATED HORIZONTAL POSITIONAL ACCURACY: ±0.03m
 COMBINED SCALE FACTOR: 0.9995687

UTM ZONE 10 NORTH COORDINATES
 DATUM: NAD83(CSRS) 4.0.0.BC.1.GVRD
 NORTHING: 5436337.576
 EASTING: 520971.448
 ESTIMATED HORIZONTAL POSITIONAL ACCURACY: ±0.03m
 COMBINED SCALE FACTOR: 0.9995997

CITY OF SURREY
 SURVEY SECTION
 13450 - 104 AVE.
 SURREY, B.C. V3T 1V8
 TEL: (804) 591-4253
 FAX: (804) 591-8893



THIS PLAN LIES WITHIN THE JURISDICTION OF THE APPROVING OFFICER FOR THE CITY OF SURREY.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

THE FIELD SURVEY REPRESENTED BY THIS PLAN WAS COMPLETED ON THE ___ DAY OF MARCH, 2015.

MONTGOMERY C. BRISSON, BOLS 774

INTER-OFFICE MEMO

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

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

DATE: **May 5, 2015** PROJECT FILE: **7815-0033-00**

RE: **Engineering Requirements
Location: 5948 and 5956 184 Street**

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate 4.942 metres along 184 Street for the ultimate 30.0 metre Arterial Road Standard.
- Dedicate 8.50 metres along 59A Avenue for the ultimate 20.0 metre Local road Standard.
- Dedicate a 3.0 x 3.0 metre corner cut at the intersection of 184 Street and 59A Avenue.
- Provide a 0.500 metre Statutory Right-of-Way (SRW) along the frontages of 184 Street and 59A Avenue.

Works and Services

- Construct the north side of 59A Avenue to the Through Local Road Standard.
- Construct 6.0 metre concrete letdowns to all lots.
- Construct onsite stormwater mitigation features per the Cloverdale-McLellan Creek ISMP.
- Construct a sanitary main extension along 59A Avenue.
- Provide water, storm, and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE



Planning March-18-15

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.
 Martha Currie Elementary is at capacity and Lord Tweedsmuir is overcrowded with 8 portables. The Ministry has approved a new secondary school in North Clayton which will provide some relief to the over crowding at Lord Tweedsmuir.

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0033 00

SUMMARY

The proposed 5 Single family with suites are estimated to have the following impact on the following schools:

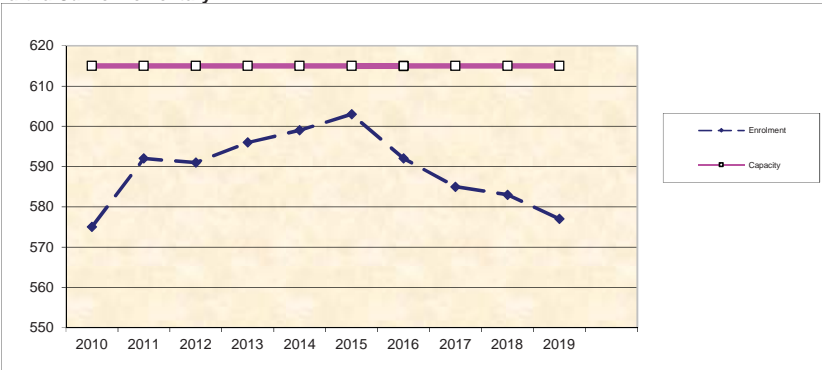
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

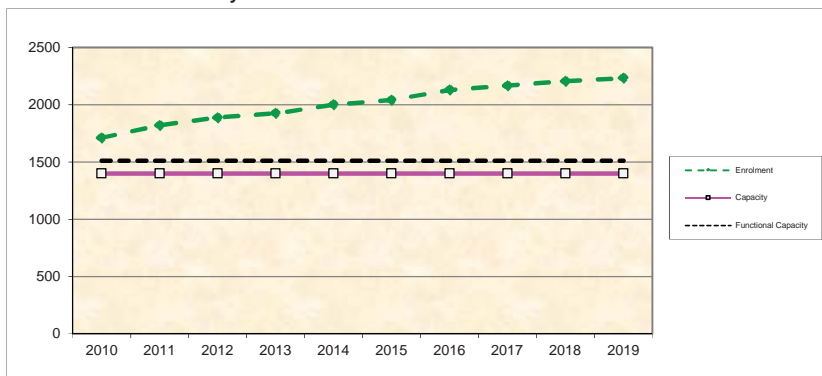
September 2014 Enrolment/School Capacity

Martha Currie Elementary	
Enrolment (K/1-7):	72 K + 527
Capacity (K/1-7):	40 K + 575
Lord Tweedsmuir Secondary	
Enrolment (8-12):	2001
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

Martha Currie 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: **7915-0033-00**
 Project Location: **5948 / 5956 - 184 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:

Adjacent to the north side of the subject lot is a PA-1 zoned property with a two storey high box like structure. North of that, at the intersection of 60 Avenue and 184 Street is a CD (commercial) property with a gas station and convenience store. West of the subject site, (on the west side of 184 Street) are a mixture of old urban (40 year old plus) structures including a Bungalow, two box-like Basement Entry homes, and a Split Level. There are also two context-quality "Neo-Heritage" and "Neo-Traditional" style Two-Storey homes that meet modern massing design standards. South and southeast the subject site are two new RF-12 zone developments, in which all homes meet desirable modern standards. These homes are architecturally interesting, well balanced, proportionally correct structures. All of the homes have a single storey high front entrance portico that is an important but not dominating focal point. Roofs slopes are 8:12 and higher, and all of these homes have a shake profile asphalt shingle roof. Vinyl siding has been used on the sides and rear of these homes, but no vinyl has been used on the front. Cladding materials used on the front include fibre-cement siding (Hardiplank), fibre-cement board, wood wall shingles, and stone. Trim and detailing standards are high. Landscaping standards are above average.

Overall, this area was built out over a time period spanning from the 1960's to present. The age distribution from oldest to newest is: 1960's (14%), 1970's (14%), and post year 2000's (71%). A majority of homes in this area have a floor area in the 2501 - 3000 sq.ft. size range. Home size distribution is: 1000 - 1500 sq.ft. (7%), 1501 - 2000 sq.ft. (7%), 2001 - 2500 sq.ft. (14%), 2501 - 3000 sq.ft. (71%). Styles found in this area include: "Old Urban" (14%), "West Coast Traditional" (7%), "Rural Heritage" (7%), "Neo-Heritage" (29%), and "Neo-Traditional" (43%). Home types include: Bungalow (7%), Split Level (7%), Basement Entry (14%), and Two-Storey (71%).

Massing scale (front wall exposure) characteristics include: Low mass structure (14%), Mid-scale massing (14%), Mid-scale massing with proportionally consistent, well balanced massing design (65%), and High scale massing (7%). All homes have a single storey high front entrance. The range of roof slopes found in this area is: 4:12 (13%), 5:12 (9%), 6:12 (6%), 8:12 (28%), and 12:12 (44%).

Main roof forms (largest upper floor truss spans) include: common hip (29%), and common gable (71%). Feature roof projection types include: Common Hip (29%), Common Gable (42%), Dutch Hip (17%), and Shed roof (13%). Roof surfaces include: Rectangular profile type asphalt shingles (21%), and Shake profile asphalt shingles (79%).

Main wall cladding materials include: Horizontal cedar siding (14%), Aluminum siding (7%), Horizontal vinyl siding (79%) (note however that there is no vinyl on the front of any of the context

homes described below). Feature wall trim materials used on the front facade include: No feature veneer (11%), Stone feature veneer (41%), Wood wall shingles accent (7%), Horizontal Hardiplank accent (37%), and 1x4 vertical battens over Hardipanel in gable ends (4%). Wall cladding and trim colours include: Neutral (33%), Natural (62%), and Primary derivative (5%).

Covered parking configurations include: No covered parking (6%), Double garage (44%), and Rear double garage with lane access driveway (50%).

A variety of landscaping standards are evident, ranging from "modest old urban", to "above average" modern urban. The new context homes have an above-average landscaping standard considering the zone and lot size. Driveway surfaces include: Asphalt (21%), Broom finish concrete (50%), Exposed aggregate (29%).

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

- 1) **Context Homes:** Seventy one percent of existing neighbouring homes provide suitable architectural context for use at the subject site (therefore 29 percent of structures are considered 'non-context'). Context homes include: 5939 - 184A Street, 5931 - 184A Street, 5932 - 184A Street, 5940 - 184A Street, 5946 - 184A Street, 5955 - 184 Street, 5947 - 184 Street, 5922 - 184 Street, 5930 - 184 Street, and 5938 - 184 Street. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with homes identified as context homes herein.
- 2) **Style Character :** All of the context homes have a style that can be categorized as either "Neo-Traditional" or "Neo-Heritage", and these will be the recommended styles for this site. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc.) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-12 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** All homes in this neighbourhood, including the context homes, have a one storey front entrance. Front entrance porticos should be of a human scale, limited to a maximum height of one storey (10 feet) to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, aluminum, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided however that vinyl is not used on the front of the home, as none of the context homes have vinyl cladding facing the fronting street.
- 7) **Roof surface :** This is area in which all homes have asphalt shingle roofs. For continuity, asphalt shingles are recommended. However, where opportunities arise to introduce new

environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended.

- 8) **Roof Slope :** Roof slopes of 8:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: North of the subject site is a public assembly building and a gas station, neither of which provide context. West of the site is a mixture of old urban structures and 2800 sq.ft. "Neo-Traditional" and "Neo-Heritage" Two-Storey homes constructed to a high modern standard. South and southwest of the site are newly developed RF-12 sites containing context quality 2800 sq.ft. "Neo-Traditional" and "Neo-Heritage" Two-Storey homes with desirable, well balanced mid-scale massing characteristics. Landscapes on the new homes are considered above average for this zone.

2. Proposed Design Guidelines

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

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

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring "context homes" including 5939 - 184A St., 5931 - 184A St., 5932 - 184A St., 5940 - 184A St., 5946 - 184A St., 5955 - 184 St., 5947 - 184 St., 5922 - 184 St., 5930 - 184 St., and 5938 - 184 St. Homes will therefore be in a compatible style range, including "Neo-Traditional", "Neo-Heritage", and styles compatible with these (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature

veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone. Vinyl not recommended on the front façade.

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

Roof Pitch: Minimum 8:12.

Roof Materials/Colours: Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black.

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

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

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: March 29, 2015

Reviewed and Approved by:  Date: March 29, 2015

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	5956 and 5948 184th 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	30
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 21 X one (1) = 21	39
- All other Trees Requiring 2 to 1 Replacement Ratio 9 X two (2) = 18	
Replacement Trees Proposed	15
Replacement Trees in Deficit	24
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 ___ X one (1) = 0	0
- 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:

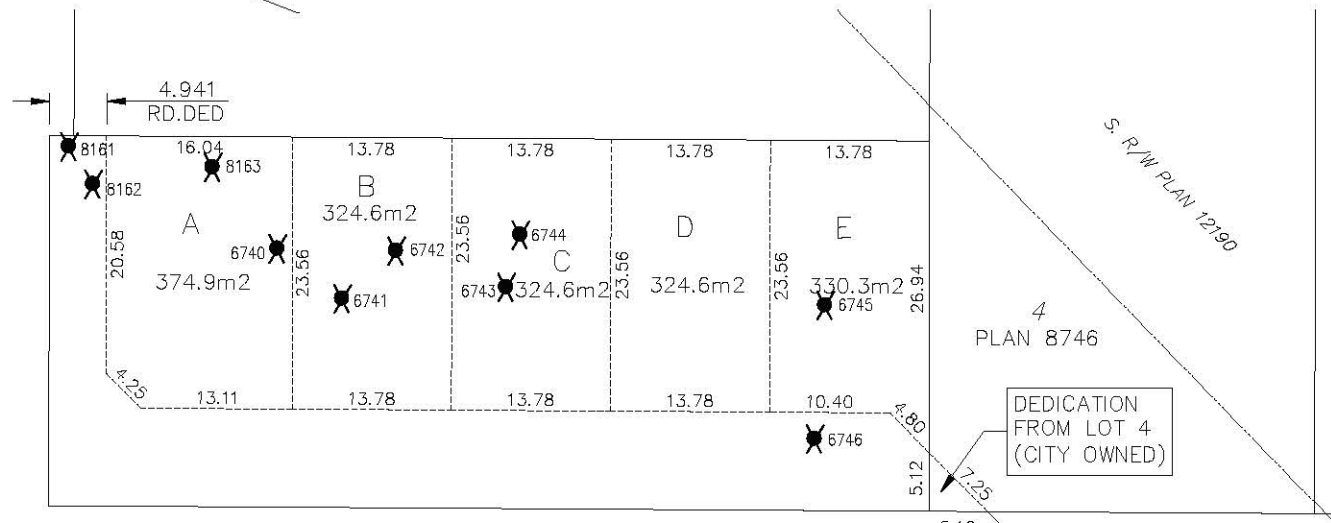
Arborist



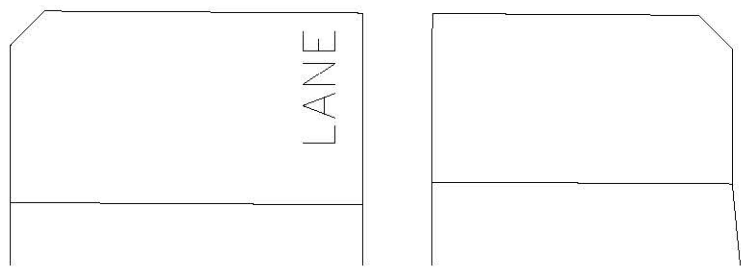
Feb. 28, 2015

Date

184 ST.



59' A' AVE.



184' A' ST.

NOTE: THERE ARE AN ADDITIONAL 3 RED ALDER AND 18 BLACK COTTONWOOD TREES LOCATED THROUGHOUT THE SITE THAT ARE OF BY-LAW SIZE THAT ARE NOT SHOWN ON THIS PLAN THAT REQUIRE REMOVAL.



LEGEND

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

DATE	REVISION	BY
	01/20/16	

C.KAVOLINAS & ASSOCIATES INC.
 BCSEA CMA
 2482 JONGUIL COURT
 ABBOTSFORD, B.C.
 V3N 3J8
 PHONE (604) 857-2376

CLIENT
 MR MIKE HELLE
 COASTLAND ENGINEERING & SURVEYING LTD.
 SUITE #101
 16252 - 56TH AVENUE
 SURREY, B.C.
 V3S 3K2
 604-332-9700

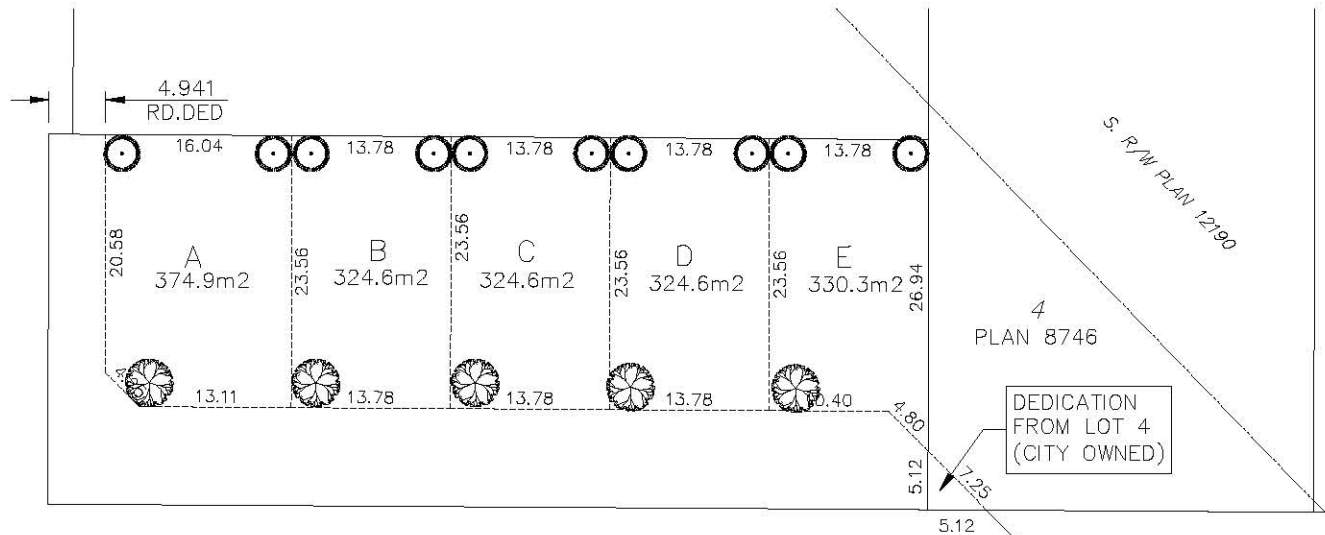
FILE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 S LOT SUBDIVISION
 5940 & 5656 - 184 STREET
 SURREY, B.C.

COASTLAND FILE # 2456

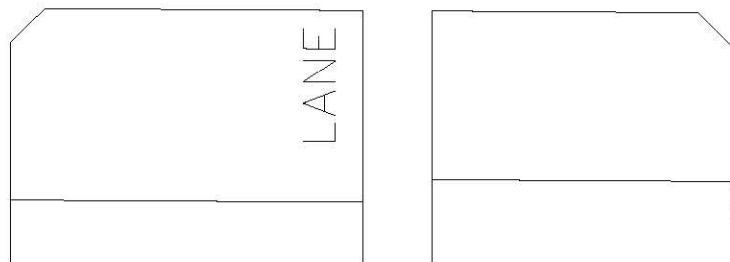
SCALE	1:200	DATE	FEB/16
DRAWN	DKW	CHECKED	DKW
ENCL	DKW	APPROVED	
APP'D	AK BELL		

PROJECT	JOB No.
	DRAWING No.
	TR-1

184 ST.



59' A' AVE.



184' A' ST.



LEGEND

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

DATE	ISSUED	BY
	REVISION	

C.KAVOLINAS & ASSOCIATES INC.
 BSLA BSLA
 2482 JONQUIL COURT
 ABERTSFORD, B.C.
 V2V 3J8
 PHONE (604) 857-3376

CLIENT
 MR. MIKE HELLE
 COASTLAND ENGINEERING & SURVEYING LTD.
 SUITE #101
 19282 - 80th AVENUE
 SURREY, B.C.
 V3E 3M2
 604-532-9700

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 5 LOT SUBDIVISION
 5645 & 5654 - 184 STREET
 SURREY, B.C.

COASTLAND FILE # 2456

SCALE	DATE
1:200	FEB/15
DATE	DATE
DATE	DATE
DATE	DATE

PROJECT	JOB No.
	2456
	TR-2

REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PRUNUS SERRULATA AMANAGAWA	AMANAGAWA CHERRY	5	6 CM. CAL.	AS SHOWN	B. & B.
	PINUS SYLVESTRIS FASTIGIATA	COLUMNAR SCOTTS PINE	10	3.00 METERS	AS SHOWN	B. & B.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.
 ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"
 ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100



Cloverdale Community Association

Website: www.cloverdalecommunity.org

April 28, 2015

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

Re: 5948 and 5956-184 Street / 7915-0033-00

Dear Mr. Denney:

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

While we are pleased to hear that the developer has not proposed RF10 lots, we would like to make sure that we create a balanced, sustainable neighbourhood moving forward and therefore, we would like the following concerns/comments addressed and/or adhered to:

1. We would like to see all the roads widened to accommodate sidewalks on both sides, Green Boulevard with trees and grass and double-sided parking.
2. As of the date of this letter, according to the City of Surrey, secondary suites can be serviced by these lots and therefore if the builder/developer is planning on building secondary suites then we would like to see a gravel or paver block type parking pads installed on the each lot to meet requirements of the secondary suite parking bylaw. Using the driveway in front of the garage does not meet the needs of the homeowners today. Street parking is meant for the public to use and not the homeowners or tenants.
3. All garage sizes **regardless** of the zoning should be 6.4m deep x 5.5m wide to accommodate larger vehicles.
4. We also require a restrictive covenant to be placed on all the lots to ensure that the garage sizes, driveway locations, parking pads (if any) and their locations do not change or **purposely get skipped after the project receives final approval.** If a restrictive covenant is not possible, we expect that the final building scheme documentation will include our requirements as noted in this letter.

If the developer requires a DVP to meet our requirements as noted above, the association will support such an application.



Cloverdale Community Association

Website: www.cloverdalecommunity.org

Please note, the developer for this project has not consulted with the association 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