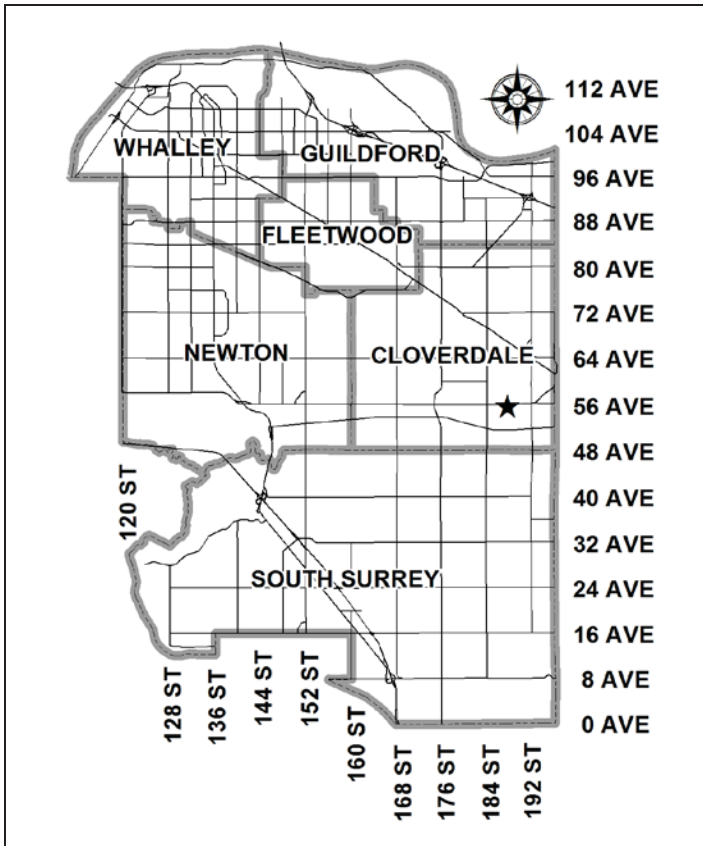


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0041-00

Planning Report Date: July 11, 2016



PROPOSAL:

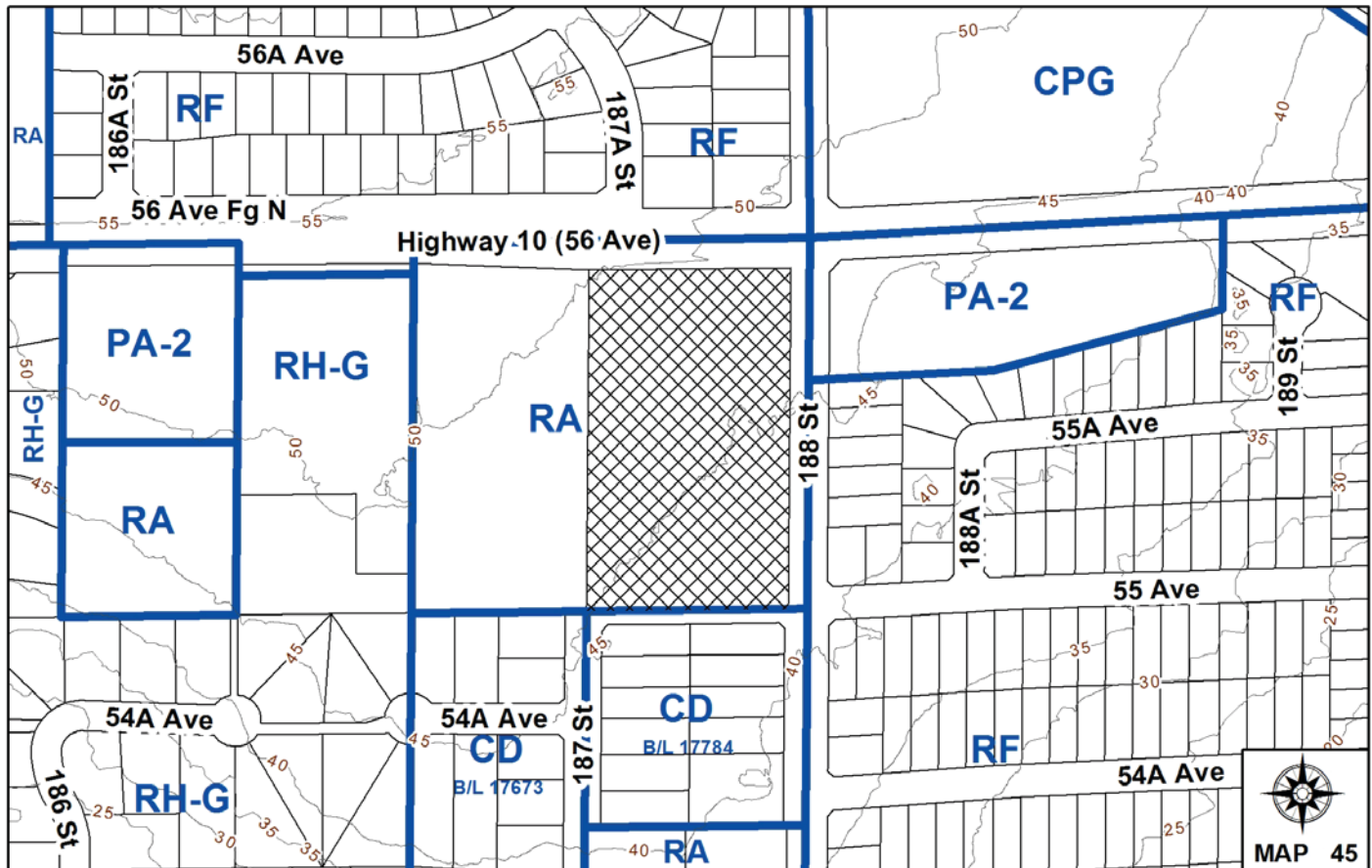
- **Rezoning** of southern portion from RA to CD (based on RH-G) to allow subdivision into 8 small suburban lots and one remainder lot.

LOCATION: 18782 - No. 10 Highway (56 Avenue)

OWNERS: Gurmeet S Gill
 Hardeep Johal
 Manjinder S Johal

ZONING: RA

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed density of 4 units per acre is consistent with the Suburban designation of the Official Community Plan (OCP) for Suburban lands a minimum of 200 metres (650 ft.) from the edge of the Agricultural Land Reserve (ALR).
- The width of the proposed lots along 188 Street are compatible with the Urban, RF-zoned lots on the east side of 188 Street. The lot areas of the proposed lots are consistent with the proposed CD-zoned lots (By-law No 17784) to the south.
- The proposed development provides the gradation in lot sizes between the Urban, RF-zoned lots to the east and the Suburban, RH-G-zoned and CD-zoned lots to the west and south, respectively.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached in Appendix I from "One Acre Residential Zone (RA)" to "Comprehensive Development Zone (CD)" 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 address the cash-in-lieu parkland requirement, comparable to other gross density developments;
 - (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, for proposed Lots 1-8;
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 9 to the satisfaction of the Ministry of Transportation & Infrastructure; and
 - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

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 Sunrise Ridge Elementary School
1 Secondary student at Lord Tweedsmuir School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2017.

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 should meet with Parks staff representatives to discuss an appropriate park amenity contribution.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary Approval is granted for 1 year. A “no build” covenant is required on proposed Lot 9.

SITE CHARACTERISTICS

Existing Land Use: Vacant 2-hectare (5 ac.) lot.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across Highway No. 10 (56 Avenue)):	Single family dwellings.	Urban	RF
East (Across 188 Street):	Church and Single family dwellings.	Suburban and Urban	PA-2 and RF
South (Across 55 Avenue):	Single family dwellings on small suburban lots under construction (Approved Development Application No 7911-0019-00).	Suburban	CD By-law No. 17784
West:	Single family dwelling and hay sales on 4.3-acre lot.	Suburban	RA

DEVELOPMENT CONSIDERATIONS**Background**

- The subject property, located at 18782 No. 10 Highway, is currently zoned One-Acre Residential (RA) and is designated Suburban in the Official Community Plan (OCP).

- The subject site, along with land to the south, were previously under land development Application No. 7903-0434-00. The rezoning to a CD Zone, based on the RH-G Zone, received Third Reading on April 5, 2004 but was subsequently closed.
- In 2006, the OCP was amended to increase the maximum density from 2 to 4 units per acre (upa) for Suburban designated lands located at least 200 metres (650 ft.) away from the edge of the Agricultural Land Reserve (ALR).
- In 2009, the OCP was amended to remove the minimum 930-square metre (10,000 sq. ft.) lot size requirement for Suburban lots that are a minimum of 200 metres (650 ft.) away from the edge of the ALR.
- The land to the south was rezoned to CD By-law No. 17784 (based on RH-G) on April 13, 2015, and subdivided to create 10 small Suburban single family lots and a remainder lot under Development Application No. 7911-0019-00.
- To the southwest of the subject site is another development application (Application No. 7911-0071-00) approved on April 13, 2015 for 11 small Suburban single family lots under a Comprehensive Development (CD) Zone (By-law No. 17673) based on the RH-G Zone.
- Developments approved 10 years ago on the east side of 188 Street, between Highway No. 10 and 53A Avenue, amended the OCP from Suburban to Urban to create RF-zoned lots. Due to these developments to the east, a transition area that bridges the gap of half-acre gross density lots to the west of the subject site and RF-zoned lots on the east side of 188 Street is appropriate.

Proposal

- The applicant proposes to rezone the southern portion of this 5-acre lot from One-Acre Residential Zone (RA) to Comprehensive Development Zone (CD) based on the Half-Acre Residential Gross Density Zone (RH-G) to permit 8 small suburban single family lots.
- The northern portion (proposed Lot 9) will remain as a remnant RA-zoned lot with future development potential, subject to rezoning (proposed Lot 9).
- No open space is being provided as part of the subdivision. The applicant has agreed to provide 15% cash-in-lieu of parkland dedication, to be comparable to other gross-density developments.
- The application proposes four lots fronting 55 Avenue, and four lots fronting a new 55A Avenue. The remainder lot (proposed Lot 9) is located at the corner of Highway No. 10 and 188 Street, and will front 188 Street.
- The applicant has prepared a concept plan illustrating that proposed Lot 9 has potential to subdivide into approximately 9 additional lots of similar size and configuration as the proposed lots, subject to a future rezoning application.

- The proposed CD-Zoned lots are approximately 805 square metres (8,664 sq.ft.) in area, 23 metres (75 ft.) in width, and 33 metres (108 ft.) in depth.
- The applicant is required to construct the north portion of 55 Avenue, the full 20-metre (66 ft.) width of 55A Avenue, and the eastern 11.5-metre (38 ft.) portion of 187 Street.

Proposed CD By-law (Appendix VII)

- The proposed CD By-law is generally based on the Half-Acre Residential Gross Density Zone (RH-G) with some allowances made to provide a transition between standard-sized Urban and Suburban residential lots.
- The table below provides a comparison between the RH-G Zone, the proposed CD By-law and CD By-law No. 17784 for the recently approved application (No. 7911-0019-00) to the south:

	RH-G Zone	Proposed CD By-law for Subject Site	CD By-law No. 17784 (approved Application No. 7911-0019-00)
Principal Building Setback	Front yard: 7.5 m. (25 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 3.0 m. (10 ft.) Side yard on flanking street: 7.5 m. (25 ft.)	Front yard: 7.5 m. (25 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 2.0 m. (6.5 ft.) Side yard on flanking street: 3.8 m. (12 ft.)	Front yard: 7.5 m. (25 ft.) Rear yard: 7.5 m. (25 ft.) Side yard: 2.0 m. (6.5 ft.) Side yard on flanking street: 3.8 m. (12 ft.)
Unit Density	5 units per hectare (2.0 upa)	10 units per hectare (4 upa)	10 units per hectare (4 upa)
Floor Area Ratio (FAR)	0.32	0.40	0.40
Maximum Floor Area	N/A	375 sq. m. (4,000 sq. ft.)	375 sq. m. (4,000 sq. ft.)
Lot Coverage	25%	32%	32%
Subdivision (Lot Size)	<u>Standard:</u> Lot area: 1,300 sq. m. (14,000 sq. ft.) Lot width: 30 m. (100 ft.) Lot depth: 30 m. (100 ft.) <u>Permissible Reduction:</u> Lot area: 1,120 sq. m. (12,000 sq. ft.) Lot width: 24 m. (80 ft.) Lot depth: 30 m. (100 ft.)	Lot area: 800 sq. m. (8,600 sq. ft.) Lot width: 23 m. (75 ft.) Lot depth: 33 m. (108 ft.)	Lot area: 800 sq. m. (8,600 sq. ft.) Lot width: 16.9 m. (56 ft.) Lot depth: 45 m. (150 ft.)

- The overall gross density for the development is 10 units per hectare (4 upa) which is consistent with the Official Community Plan for Suburban areas more than 200 metres (656 ft.) from the ALR.
- The proposed minimum lot size of 800 square metres (8,600 sq.ft.) provides an appropriate transition from the minimum 1,120-square metre (12,000 sq.ft.) RH-G-zoned lots to the west and the minimum 560-square metre (560 sq.ft.) RF-zoned lots to the east.

- To provide a transition from larger lots with wider spaced Suburban homes to the west, to smaller, standard Urban (RF-zoned) lots east of 188 Street, the CD By-law proposes a narrower lot width with a smaller side yard setback when compared to the RH-G Zone, similar to CD By-law No. 17784 (Application No. 7911-0019-00) to the south.
- Additionally, to provide a gradation in house size, the CD By-law proposes a floor area ratio (FAR) of 0.4 and a maximum floor area of 375 square metres (4,000 sq. ft.). This exceeds the maximum floor area permitted under the RF Zone of 330 square metres (3,550 sq. ft.) and is the same as CD By-law No. 17784 to the immediate south.

Building Scheme and Lot Grading

- The applicant retained Andy Igel, Architect at Aplin and Martin Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings, proposed a set of building design guidelines.
- A summary of the proposed building design guidelines is attached as Appendix V.
- A preliminary lot grading plan, submitted by Aplin & Martin Consultants Ltd., has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

PRE-NOTIFICATION

Pre-notification letters were mailed on June 29, 2011. Staff received one letter from the Cloverdale Community Association, which is attached as Appendix VIII.

- The Cloverdale Community Association (CCA) has no concerns with the proposed development, however requested that the development have sidewalks, treed boulevards, and on-street parking on both sides of the street. The CCA also requested that 3 parking spaces be provided on the driveway so that 3 cars may be parked in a row, and therefore reducing the impact to on-street parking, and that the third driveway parking space is protected by covenant for secondary suites.

(The proposed development will include dedication and construction along 187 Street, 188 Street, 55 Avenue and 55A Avenue. Each of these roads will have sidewalks, treed boulevards, and on-street parking on both sides of the road.

On June 27, 2016 Council granted first and second readings to By-law No. 18771 to amend provisions to the single family zones including parking provisions in the Surrey Zoning By-law, as described in Corporate Report R158, 2016. These amendments are in response to numerous citizen complaints related to the availability of on-street parking spaces, and the amendments will allow for up to three vehicles to be parked on a driveway.

The proposed CD By-law allows up to three vehicles to be parked on a driveway, similar to the anticipated amendments to the parking provisions of the RH-G Zone. A covenant is not

necessary to protect for the 3rd parking space on the driveway, as the proposed lots will have sufficient width to accommodate this 3rd parking space.)

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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	2	2	0
Cottonwood	15	3	12
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Lombardy Poplar	1	1	0
Willow	3	1	2
Total (excluding Alder and Cottonwood Trees)	4	2	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		16	
Total Retained and Replacement Trees		30	
Contribution to the Green City Fund		0	

- The Arborist Assessment states that there are a total of 4 protected trees on the site, excluding Alder and Cottonwood trees. Seventeen (17) existing trees, approximately 81% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 14 trees, including 12 of the cottonwoods, can be retained as part of this development proposal, all of which are located on proposed Lot 9, which has future development potential. 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 9 replacement trees on the site. The applicant is proposing 16 replacement trees, exceeding City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 55 Avenue, 55A Avenue, 187 Street and 188 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 30 trees are proposed to be retained or replaced on the site.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 29, 2016. 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 proposed development is consistent with the Suburban designation in the OCP
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> Rear yard gardens are provided.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Absorbent soils, roof downspout disconnection, and sediment control devices will be provided as part of the proposed development.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The proposed development will connect to off-site sidewalks The proposed development is within 200 metres of a bus stop.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> N/A

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

SAL/dk

Information for City Clerk

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

1. (a) Agent: Name: Maggie Koka
 Address: Aplin & Martin Consultants Ltd.
 13450 - 102 Avenue, Suite 1680
 Surrey, BC V3T 5X3

 Tel: 604-639-3456

2. Properties involved in the Application
 - (a) Civic Address: 18782 - No. 10 (56 Avenue) Highway

 - (b) Civic Address: 18782 - No. 10 (56 Avenue) Highway
 Owners: Manjinder S Johal
 Hardeep Johal
 Gurmeet S Gill
 PID: 001-734-890
 Lot 6 Section 4 Township 8 Plan 1457 New Westminister District Part NW $\frac{1}{4}$ Portion N $\frac{1}{2}$
 Except Plan 87147

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

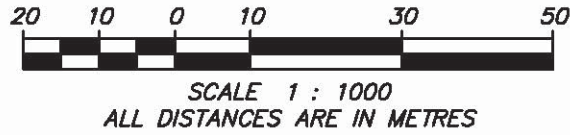
 - (b) Application is under the jurisdiction of MOTI.
 MOTI File No. 2016-02138

SUBDIVISION DATA SHEET

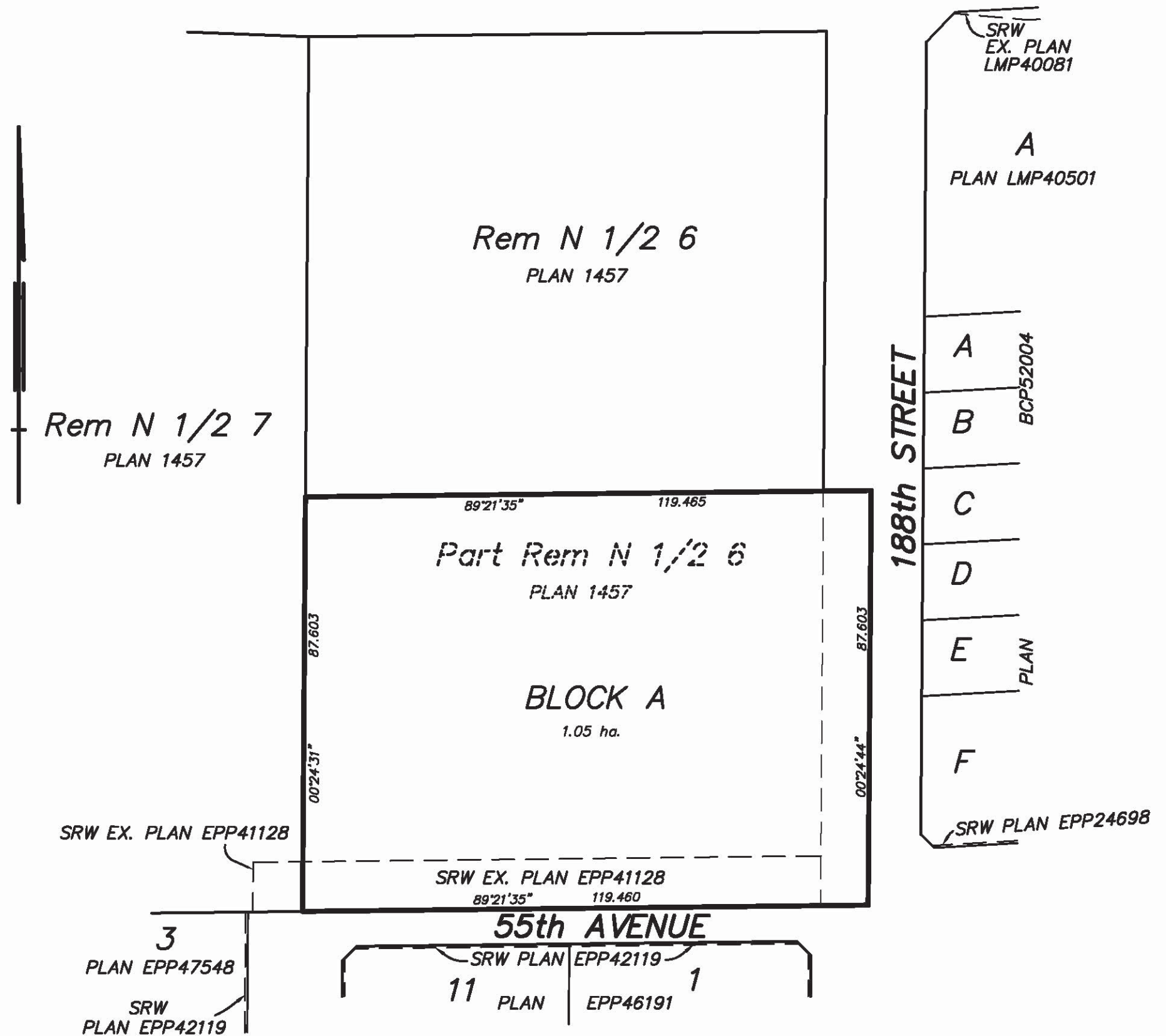
Proposed Zoning: CD (based on RH-G)

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.0 acres
Hectares	2.0 hectares
NUMBER OF LOTS	
Existing	1
Proposed	9
SIZE OF LOTS	
Range of lot widths (metres)	23.9 m. - 107.5 m.
Range of lot areas (square metres)	800 sq.m. - 9,346 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	10.8 uph / 4.1 upa
Lots/Hectare & Lots/Acre (Net)	14.6 uph / 5.9 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	43%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
15 ⁰ % money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
 REZONING BYLAW# _____ OF A PORTION OF
 THE NORTH HALF OF LOT 6,
 EXCEPT: PART ROAD ON PLAN 87147,
 NORTH WEST QUARTER, SECTION 4, TOWNSHIP 8,
 NEW WESTMINSTER DISTRICT PLAN 1457**

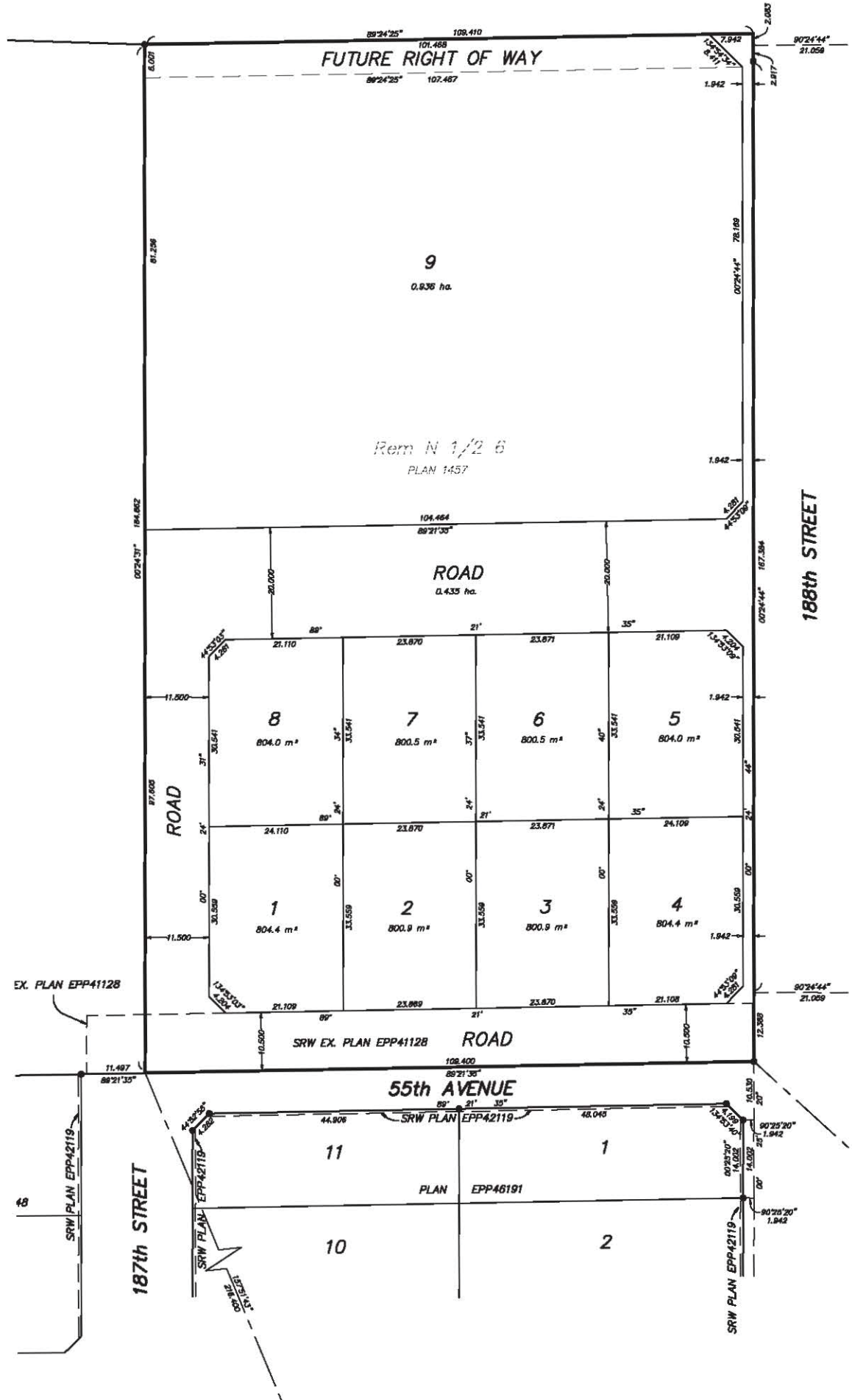


No. 10 HIGHWAY



CERTIFIED CORRECT ACCORDING TO SURVEY.
 DATED THIS 5th DAY OF JULY, 2016.

HIGHWAY



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

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

DATE: **June 29, 2016** PROJECT FILE: **7815-0041-00**

RE: **Engineering Requirements
Location: 18782 No 10 (56 Ave) Hwy**

REZONING AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 188 Street towards the 24.0 m Collector Road standard.
- Dedicate 10.502 m along 55 Avenue towards the 18.0 m Local Road standard.
- Dedicate 20.0 m along 55A Avenue for the 20.0 m Local Road standard.
- Dedicate 11.5 m along 187 Street towards the 18.0 m Local Road standard.
- Dedicate corner cuts at the intersections.
- Provide a 0.5 m Statutory Right-of-Way along the frontages of 188 Street, 187 Street, 55A Avenue and 55 Avenue.

Works and Services

- Construct east half of 188 Street to the Collector Road standard.
- Construct north half of 55 Avenue to the Local Road standard.
- Construct 55A Avenue to the Local Road standard.
- Construct east half of 187 Street to the Half Road standard.
- Construct 6.0 m concrete driveway letdowns to each lot.
- Construct water, storm and sanitary mains along 187 Street and 55A Avenue to the extent of the development.
- Construct on-site stormwater mitigation as per the Cloverdale-McLellan Creek Integrated Stormwater Management Plan.
- Provide water, storm and sanitary service connections to each lot.
- Abandon service connections as per City Standards.
- Register required restrictive covenants as determined through detailed design.
- Pay all applicable latecomers and charges against property.

A Servicing Agreement is required prior to Rezoning and Subdivision.


Robert Cooke, Eng.L.
Development Project Engineer

CE



Tuesday, April 26, 2016
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0041 00

SUMMARY

The proposed 8 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2015 Enrolment/School Capacity

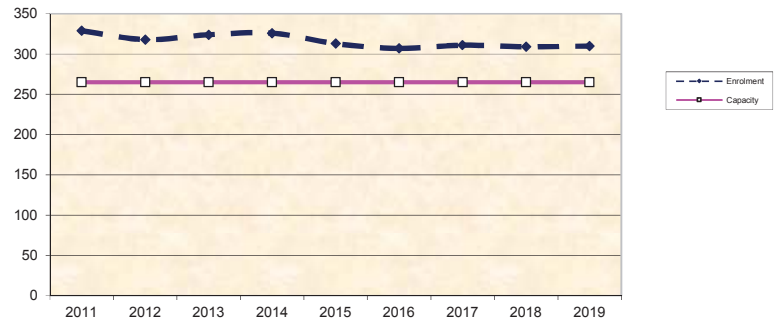
Sunrise Ridge Elementary	
Enrolment (K/1-7):	31 K + 282
Capacity (K/1-7):	40 K + 225
Lord Tweedsmuir Secondary	
Enrolment (8-12):	2081
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

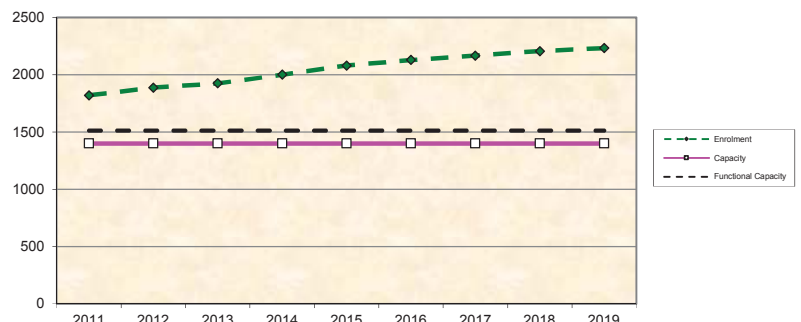
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Sunrise Ridge Elementary is over capacity and there are currently no new capital projects proposed for this school. A new 10 classroom addition is under construction at Adam's Road Elementary which will add some capacity to the area. Current and projected enrolment grow in the Cloverdale and Clayton areas will have to be addressed in the long-term through the provincial approval of new schools and in the short term through catchment changes, program moves and portable placements. Lord Tweedsmuir Secondary currently has extreme enrolment pressures, operates on an extended day timetable and has portables onsite. A new North Clayton Area secondary school, that will relieved Lord Tweedsmuir's enrolment pressures, is approved and is currently anticipated to open some time in the 2017/18 school year.

Sunrise Ridge 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

Project Location: 18782 Highway 10 (56 Avenue)
Design Consultant: Aplin & Martin Consulting Ltd., (Andy Igel)

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 in the 1970s. The homes to the north of 56 Avenue were built in the 1990s, as well as other lots to the west. The area has been subdivided in the last ten years, with new homes being built. Of the subject properties for context, 33% were built in the 1990s and 67% were built in the 2010s. A majority of homes in this area have a floor area in the 200 - 300 sq.m. size range. Home size distribution is: 150-199 sq. m. (22%), 200-249 sq.m. (33%), 250 - 300 sq.m. (45%). Styles found in this area include: "Old Urban", "Modern", "Neo-Heritage", and "Neo-Traditional". Home types mainly include Two-Storey.

Massing scale (front wall exposure) characteristics include: Low mass (11%) and Mid-scale massing (89%) The scale (height) range for front entrance structures include: One storey front entrance (78%), one and a half storey entrance (22%).

The range of roof slopes found in this area is: 6:12 (11%), 8:12 (22%), 12:12 (45%), 16:12 (22%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (56%), Main common gable roof (33%), and Main common Boston hip (11%). Feature roof projection types include: Common Hip (11%), Common Gable (67%), Boston Hip (11%), and Dutch Hip (11%). Roof surfaces include: asphalt shingles (100%).

Main wall cladding materials include: Vinyl cladding (33%), plank (wood/Hardi) cladding (56%), and shake (11%). Feature wall trim materials used on the front facade include: No feature veneer (33%), Brick feature veneer (11%), and Stone feature veneer (56%). Wall cladding and trim colours include: Neutral (33%), and Natural (67%).

Covered parking configurations include: Double garage (100%).

A variety of landscaping standards are evident ranging from a modest standard including sod a few shrubs, and large asphalt coverage, to a high modern standard featuring two dozen or more shrubs, sod, trees, and exposed aggregate driveways. Driveway surfaces include: exposed aggregate (100%).

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

- 1) **Context Homes:** Sixty-seven percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 33 percent of homes are considered 'non-context'). Context homes include: 18808, 18811, 18818 and 18819 55 Avenue and 5540 and 5552 188 Street
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional" and "Neo-

Heritage”, as these styles are an ideal bridge between old urban and modern urban. 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 zoned subdivisions. New homes should exhibit “mid-scale” massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design:** Front entrance porticos are typically one storey in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding:** Recent housing is largely clad with plank siding (either wood or composite material), with brick and stone being used as an accent. Vinyl is not recommended on the front, nor on side walls within 3 feet of the front.
- 7) **Roof Surface:** The main roof surfacing material used in this area is asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.

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 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

- Interfacing Treatment** Sixty-seven percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 33 percent of homes are considered 'non-context'). Context homes include: 18808, 18811, 18818 and 18819 55 Avenue and 5540 and 5552 188 Street. These homes, as well as typical post 2010 RF homes, are to serve as standards for the subdivision
- Exterior Materials/Colours:** Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone. Note that vinyl siding will not be permitted on the front of the home, nor on the side of the home at any point within 3 feet of the front. Also, there must be a seamless colour transition from materials used on the front to vinyl used on the side. "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 6:12.
- Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard.* Tree planting as specified on Tree Replacement Plan plus minimum 40 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 is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Aplin & Martin Consultants Ltd. **Date:** May 12, 2016

Reviewed and Approved by:

Date:

Tree Preservation Summary

Surrey Project No:

Address: 18782 Hwy 10, Surrey BC

Registered Arborist: Glenn Murray

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)	21
Protected Trees to be Removed	7
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	14
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 5 \quad} \times \text{one (1)} = 5$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 2 \quad} \times \text{two (2)} = 4$ 	9
Replacement Trees Proposed	16
Replacement Trees in Deficit	-7
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 0 \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 2 \quad} \times \text{two (2)} = 4$ 	4
Replacement Trees Proposed	0
Replacement Trees in Deficit	4

Summary, report and plan prepared and submitted by:

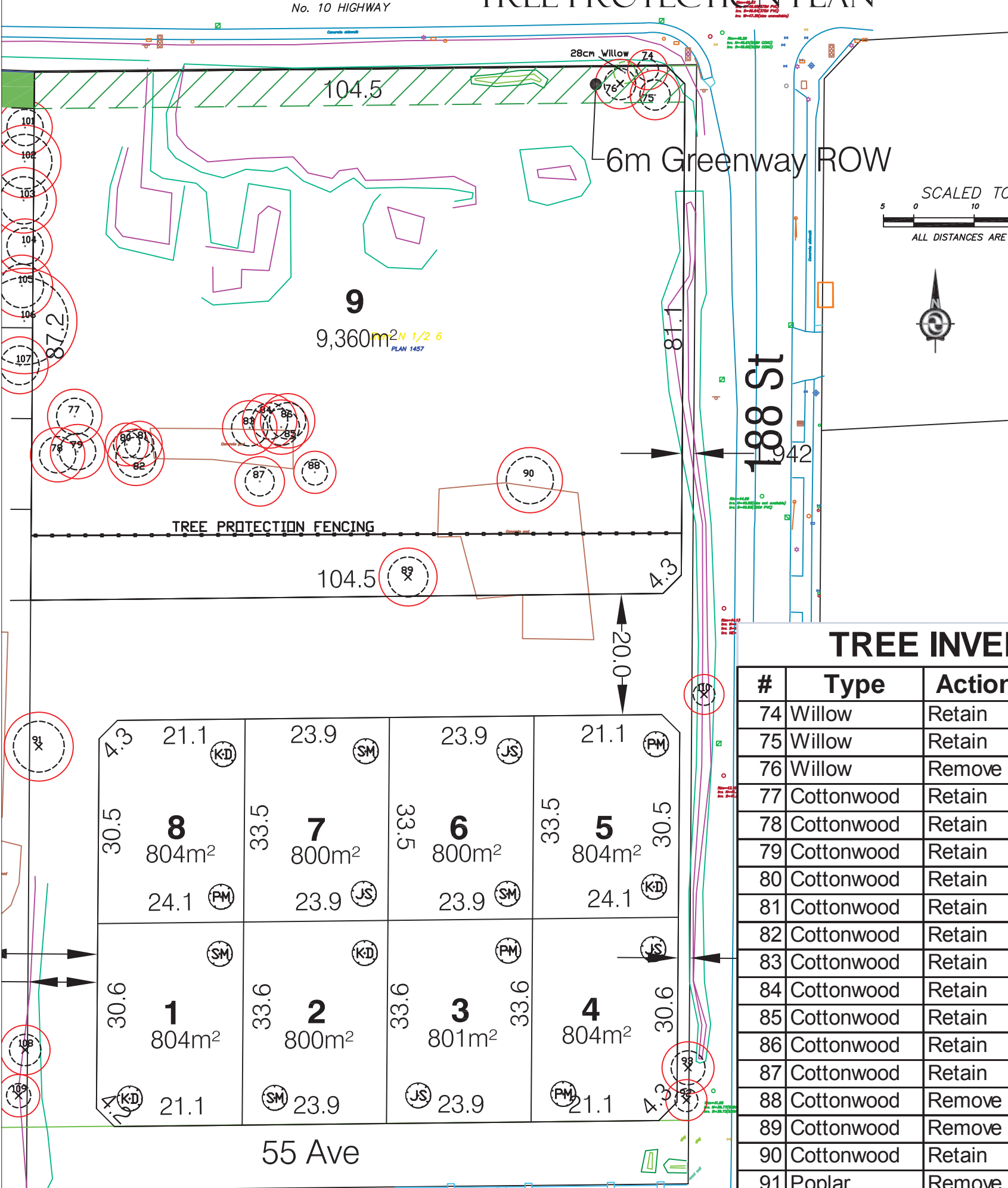


(Signature of Arborist)

1-Jun-16

Date

APPENDIX 3 TREE PROTECTION PLAN



SCALED TO FIT
5 0 10 20 30
ALL DISTANCES ARE IN METRES



TREE INVENTORY

#	Type	Action	DBH	MPZ
74	Willow	Retain	30cm	1.8m
75	Willow	Retain	42cm	2.5m
76	Willow	Remove	35/20cm	2.6m
77	Cottonwood	Retain	65cm	3.9m
78	Cottonwood	Retain	50cm	3.0m
79	Cottonwood	Retain	50cm	3.0m
80	Cottonwood	Retain	37cm	2.2m
81	Cottonwood	Retain	40cm	2.4m
82	Cottonwood	Retain	55cm	3.3m
83	Cottonwood	Retain	50cm	3.0m
84	Cottonwood	Retain	50cm	3.0m
85	Cottonwood	Retain	50cm	3.0m
86	Cottonwood	Retain	50cm	3.0m
87	Cottonwood	Retain	40cm	2.4m
88	Cottonwood	Remove	35cm	2.1m
89	Cottonwood	Remove	55cm	3.3m
90	Cottonwood	Retain	65cm	3.9m
91	Poplar	Remove	50/40cm	4.2m
92	Red Alder	Remove	32cm	1.9m
93	Cottonwood	Remove	47cm	2.8m
101	Douglas Fir	Retain	50cm	3.0m
102	Bigleaf Maple	Retain	60/50cm	4.5m
103	Douglas Fir	Retain	65cm	3.9m
104	Douglas Fir	Retain	50cm	3.0m
105	Douglas Fir	Retain	60cm	3.6m
106	Poplar	Retain	120cm	7.2m
107	Apple	Retain	40/30cm	3.2m
108	Bigleaf Maple	Remove	30/25/25	2.6m
109	Bigleaf Maple	Remove	20/15/15	2.0m
110	Red Alder	Remove	30cm	1.8m

DBH- trunk diameter, MPZ- protection zone

REPLACEMENT TREES

QTY	Type	Size
4	Kousa Dogwood	6cm
4	Paperbark Maple	6cm
4	Saucer Magnolia	6cm
4	Japanese Snowbell	6cm

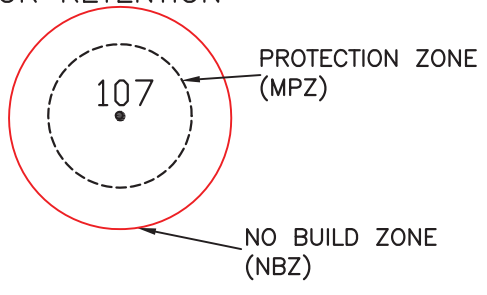


NOTES:
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

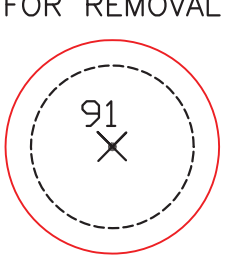
ALL LANDSCAPING AND LANDSCAPE MATERIALS CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS".

LEGEND

TREE PROPOSED FOR RETENTION



TREE PROPOSED FOR REMOVAL



NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
3. ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd
7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970
18782 Hwy 10 Surrey
TREE PROTECTION DRAWING
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR PROTECTION ZONES, PROTECTION FENCING AND REPLACEMENT TREES IN RELATION TO PROPOSED LAYOUT
June 1, 2016

CITY OF SURREY

BYLAW NO. _____

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: ONE ACRE RESIDENTIAL ZONE (RA)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 001-734-890
 The North Half Of Lot 6 Except: Part Road On Plan 87147, North West Quarter Section 4 Township 8 New Westminster Plan 1457 as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Joginder S. Riar, B.C.L.S. on the 15th day of June 2016, containing 1.05 hectares, called Block A.

Portion of 18782 No. 10 Highway (56 Avenue)

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended for *single family dwellings* on *suburban lots*, providing a transition between *suburban* and *urban lots*.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. One *single family dwelling* which may contain 1 *secondary suite*.

2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended; and
 - (b) The keeping of *boarders* or *lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision, the maximum *unit density* shall not exceed 8 *dwelling units* per hectare [3 upa] calculated on the basis of the entire *Lands*.
2.
 - (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*; and
 - (b) For *building* construction within a *lot*:
 - i. The *floor area ratio* shall not exceed 0.40, provided that, of the resulting allowable floor area, 45 square metres [480 sq.ft.] shall be reserved for use only as garage or carport, and 10 square metres [105 sq.ft.] shall be reserved for use only as *accessory buildings* and *structures*; and
 - ii. Notwithstanding the above, the maximum *principal building* size, inclusive of a garage or carport, shall be 375 square metres [4,000 sq. ft.].

E. Lot Coverage

The *lot coverage* shall not exceed 32%.

F. Yards and Setbacks

Buildings and *structures* shall be sited in accordance with the following minimum *setbacks*:

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	2.0 m. [6.5 ft.]	3.8 m. [12 ft.]
<i>Accessory Buildings and Structures Greater Than 10 square metres [105 sq.ft.] in Size</i>		18.0 m. [60 ft.]	1.8 m [6 ft.]	1.0 m [3 ft.]	7.5 m [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m [60 ft.]	0.0 m	0.0 m.	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal building:* The *building height* shall not exceed 9 metres [30 ft.].
2. *Accessory buildings and structures:* The *building height* shall not exceed 4 metres [13 ft.], except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided as stated in Table C.1, Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 3 cars or trucks, which may be increased to a maximum of 4 cars or trucks on *lots* where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the *front lot line*;
 - (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and

- (c) The total amount permitted under (a) and (b) shall not exceed 3, which may be increased to 4 where the front face of an attached garage is set back a minimum of 11.0 metres [36 ft.] from the *front lot line*.
3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, or within the required *side yards* adjacent the *dwelling*, or within 1 metre [3 ft.] of the *side lot line*, except on *lots* which have no vehicular access to the *rear yard* or where access is not feasible through modification of *landscaping* or fencing or both, either 1 *house trailer* or 1 boat may be parked in the front *driveway* or to the side of the front *driveway* or in the *side yard*, but no closer than 1 metre [3 ft.] to a *side lot line* nor within 1 metre [3 ft.] of the *front lot line* subject to the residential parking requirements stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.

I. Landscaping

- 1. All developed portions of the *lot* not covered by *buildings*, *structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
- 2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 metres [6 ft.] in height and located between the said *house trailer* or boat and any point on the *lot line* within 7.5 metres [25 ft.] of the said *house trailer* or boat, in order to obscure the view from the abutting *lot* or street, except:
 - (a) On a *corner lot*, this required landscape screening shall not be located in an area bounded by the intersecting *lot lines* at a street corner and a straight line joining points 9 metres [30 ft.] along the said *lot lines* from the point of intersection of the 2 *lot lines*;
 - (b) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
 - (c) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

- 1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq.ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
800 sq. m. [8,600 sq.ft.]	23 m. [75 ft.]	33 m. [108 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of the Surrey Zoning By-law, 1993, No. 12000 as amended.

L. Other Regulations

In addition to all statutes, by-laws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RH-G Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.
3. General provisions are as set out in Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. *Sign* regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building By-law, 1987, No. 9011, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge By-law, 2014, No. 18148, as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.

9. Tree regulations are set out in Surrey Tree Protection By-law, 2006, No. 16100, as amended.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, _____, No. _____."

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

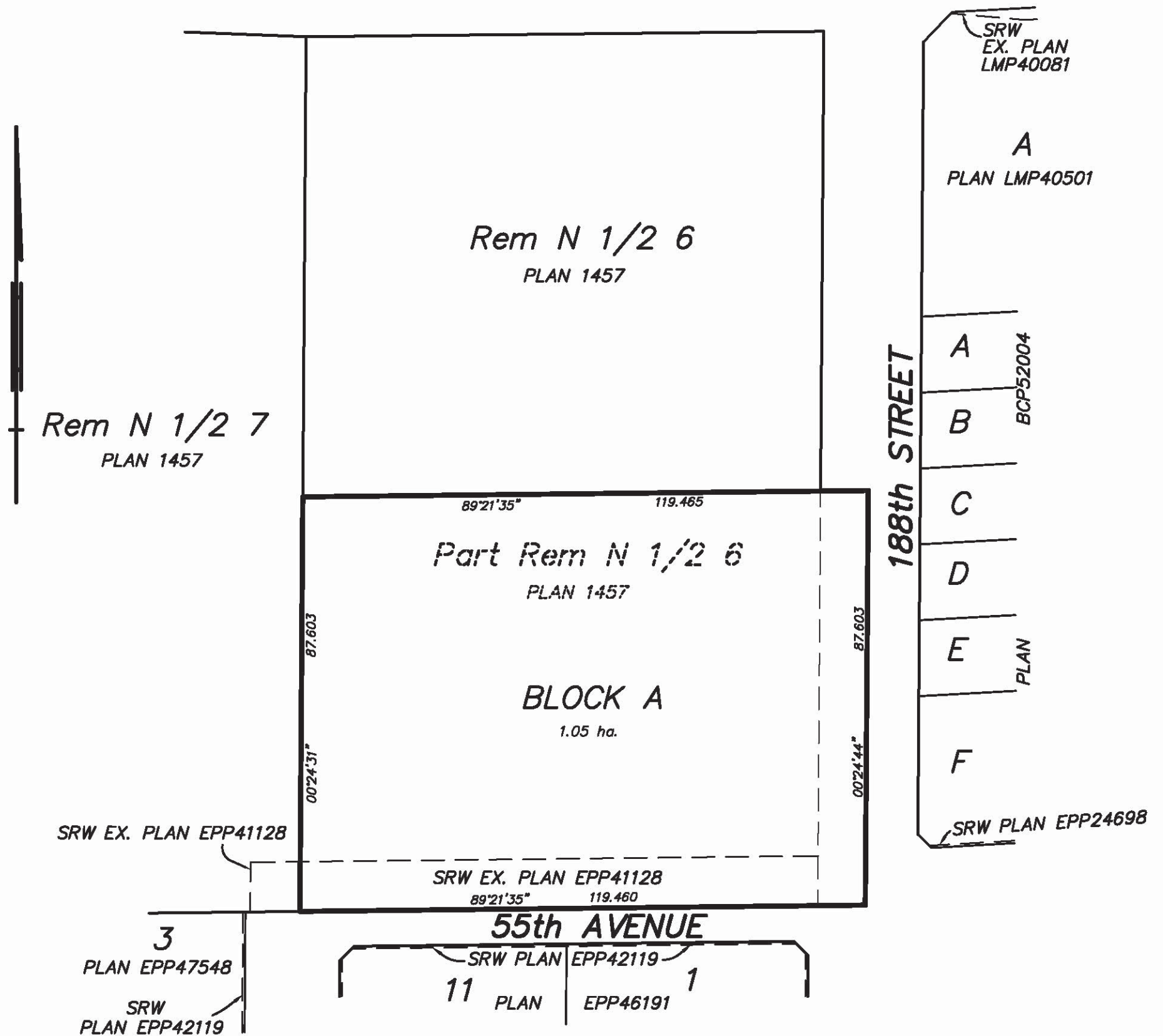
_____ CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW# _____ OF A PORTION OF
THE NORTH HALF OF LOT 6,
EXCEPT: PART ROAD ON PLAN 87147,
NORTH WEST QUARTER, SECTION 4, TOWNSHIP 8,
NEW WESTMINSTER DISTRICT PLAN 1457**



SCALE 1 : 1000
ALL DISTANCES ARE IN METRES

No. 10 HIGHWAY



CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 5th DAY OF JULY, 2016.



MURRAY & ASSOCIATES
PROFESSIONAL LAND SURVEYORS

201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189

B. C. L. S.

FILE 10098-02



Cloverdale Community Association

Website: www.cloverdalecommunity.org

May 24, 2016

Stephanie Long
 City of Surrey
 Planning and Development Department
 13450-104 Avenue
 Surrey BC V3T 1V8

Re: 7915-0041-00 / 18782 No. 10 (56 Avenue) Highway

Dear Ms. Long:

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

After receiving the lot layout upon our request, we have no concerns with this development. Having said this, we would like to create a balanced, sustainable neighbourhood 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, grass and double-sided on-street parking.
2. As you probably aware, I 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 put on hold for this project until the new bylaws come 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 proposed zoning bylaw permits secondary suites, please make sure the parking pad/stall is provided for each lot with a restrictive covenant. If a restrictive covenant is not possible, we expect that the final building scheme documentation will include our requirements as noted in this letter.

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.



Cloverdale Community Association

Website: www.cloverdalecommunity.org

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,

Mike Bola
President
Cloverdale Community Association
604-318-0381

Cc: Board of Directors