

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0051-00

Planning Report Date: September 14, 2015

**PROPOSAL:**

- **NCP Amendment** from Half-Acre Residential to 10 - 15 upa (Medium Density)
- **Rezoning** from RA to RF-12 and RF-10
- **Development Variance Permit**

to permit the development of 21 single family lots.

**LOCATION:**

19436 - 71 Avenue  
 7019 - 194A Street

**OWNERS:**

Clayton 21 Land Corporation

**ZONING:**

RA

**OCP DESIGNATION:**

Urban

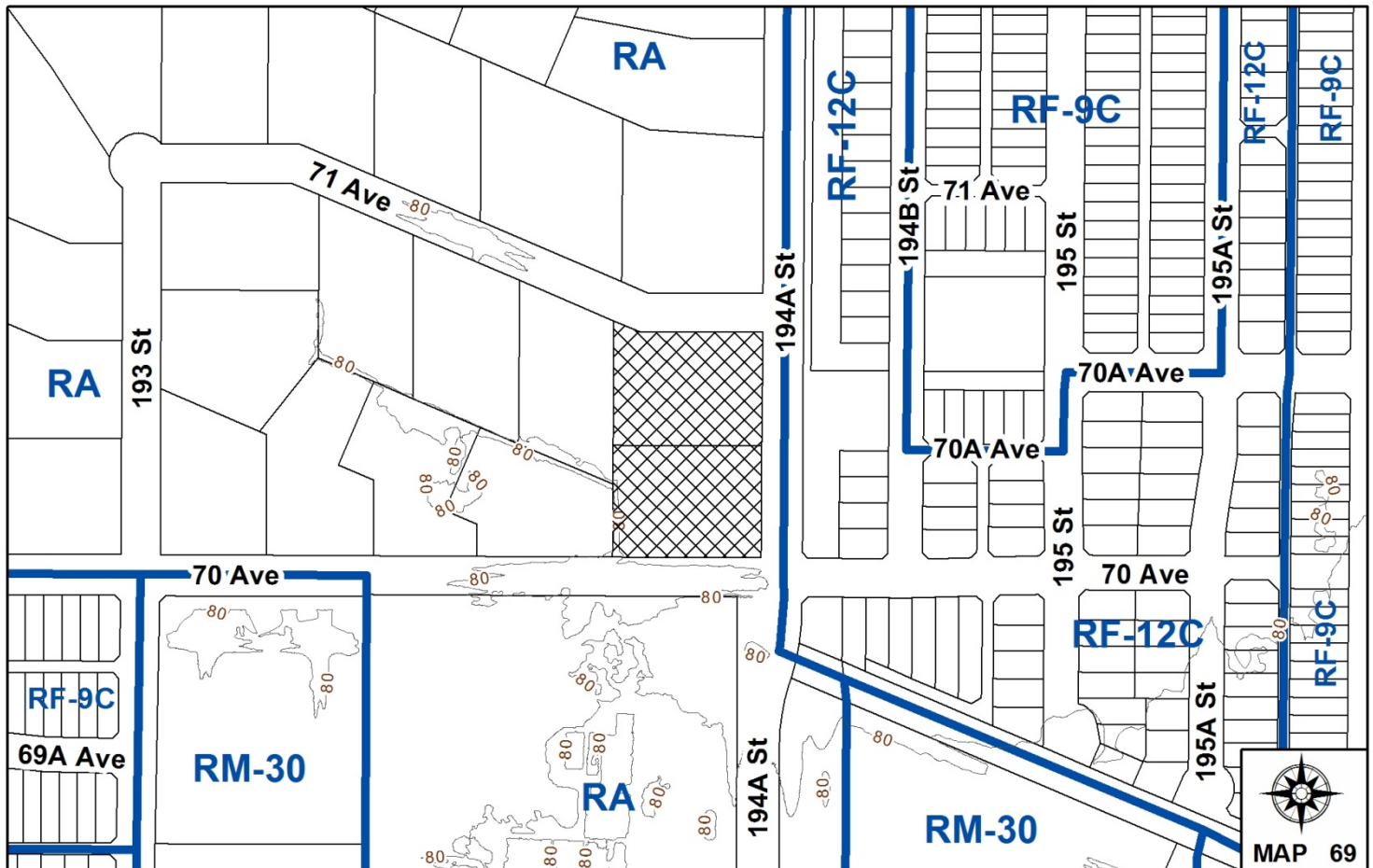
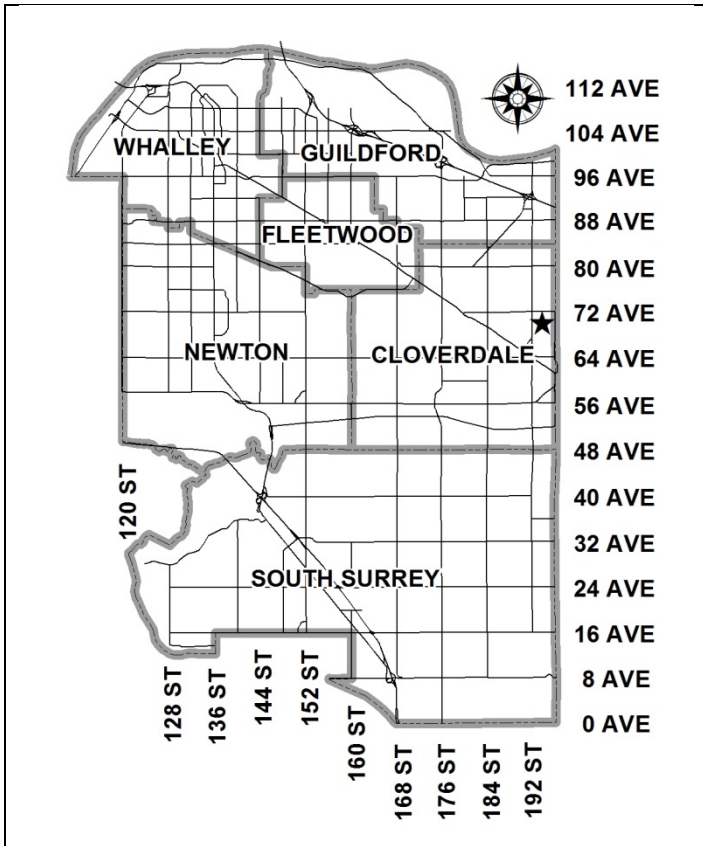
**NCP:**

Half-Acre Residential

**INFILL PLAN**

Single Family Lane Accessed (10-12 upa)

**DESIGNATION:**



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Although the application complies with the Aloha Estates Infill Area Concept Plan, an amendment to the East Clayton NCP is required.
- Lot width in the RF-12 Zone is proposed to be relaxed for proposed Lots 17 through 20.

### RATIONALE OF RECOMMENDATION

- Complies with the Aloha Estates Infill Area Concept Plan, which was approved by Council on October 28, 2013 (Corporate Report No. R219; 2013).
- The proposed reduced widths of the proposed RF-12 lots meet the minimum lot area requirements of the RF-12 Zone and are wide enough to accommodate a minimum of 3 on-site parking spaces.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Blocks A and C of the subject from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential 10 Zone (RF-10)" (By-law No. 12000) and Block B of the subject from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential 12 Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing (Appendix I).
2. Council approve Development Variance Permit No. 7915-0051-00 (Appendix X) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF-12 Zone from 12 metres (39 ft.) to 11.8 metres (38.5 ft.) for proposed Lots 17 through 20.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 Restrictive Covenant to increase the front yard setback for proposed Lots 8 through 15; and
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
4. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the lands from Half-Acre Residential to 10 – 15 upa (Medium Density), when the application is considered for final adoption.

**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:**

13 Elementary students at Katzie Elementary School  
 5 Secondary students at Clayton Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by November 2016.

**Parks, Recreation & Culture:** The Parks, Recreation and Culture Department has no objection the development proposal. Parks, Recreation and Culture staff notes that the Hazelgrove Greenway is located on 70 Avenue along the southern portion of this site.

**SITE CHARACTERISTICS**

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

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>NCP Designation</b>	<b>Existing Zone</b>
North (Across 71 Avenue):	Acreage residential lot	Single Family Front Accessed (6-10 upa) and Single Family Lane Accessed (10-12 upa) in Aloha Estates Infill Area Concept Plan	RA

Direction	Existing Use	NCP Designation	Existing Zone
East (Across 194A Street):	Linear park and single family with coach houses	Public Open Space/Park and 6-10 upa (Low Density) in East Clayton NCP	RF-12C
South (Across 70 Avenue):	Katzie Elementary School	School and Park in East Clayton NCP	RA
West:	Acreage residential lots	Single Family Front Accessed (6-10 upa) and Park in Aloha Estates Infill Area Concept Plan	RA

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject lots are located within the Aloha Estates subdivision, which was approved in 1978.
- The East Clayton Neighbourhood Concept Plan (NCP) (Appendix VI) was approved by Council on March 3, 2003 (Corporate Report No. Coo6) to guide the development of the eastern portion of a larger area covered by the Clayton General Land Use Plan.
- At the time the East Clayton NCP was developed through the public consultation process, the residents and property owners within the Aloha Estates neighbourhood of East Clayton indicated that they were not in favour of redeveloping their properties but were willing to support a Half-Acre Residential designation for their neighbourhood.
- In recent years, there has been interest in amending the current Half-Acre Residential designation in order to permit redevelopment of the area.
- Following a public consultation process, staff prepared the Aloha Estates Infill Area Concept Plan ("Aloha Estates Plan") (Appendix VIII), which was approved by Council on October 28, 2013 (Corporate Report No. R219). As noted in Corporate Report No. R219, the intent of the Aloha Estates Plan is to guide future amendments to the East Clayton Neighbourhood Concept Plan ("NCP") through individual land development applications.

### Site Context

- The approximately 0.9-hectare (2.2-ac.) subject site is located within the Aloha Estates neighbourhood of East Clayton.
- The subject site is designated "Urban" in the Official Community Plan (OCP), "Half-Acre Residential" in the East Clayton NCP (see Appendix VII), "Single Family Lane Accessed (10-12 upa)" in the Aloha Estates Plan, and is zoned "One-Acre Residential Zone (RA)".

### Justification for NCP Amendment

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

### Current Application

- In addition to the proposed amendment to the East Clayton NCP the applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to the following:
  - to "Single Family Residential (12) Zone (RF-12)" to allow subdivision into seven (7) lots in Block B (proposed Lots 7 and 16 to 21) and a variance to reduce the minimum lot width of the RF-12 Zone for proposed Lots 17 to 20 from 12 metres (39 ft.) to 11.8 metres (38.5 ft.) (see By-law Variances section); and
  - to "Single Family Residential (10) Zone (RF-10)" to allow subdivision into fourteen (14) lots in Blocks A and C (proposed Lots 1 to 6 and 8 to 15). Proposed Lots 1 to 6 (Block A) will be developed as RF-10 Type I lots, while proposed Lots 8 to 15 (Block C) will be developed as RF-10 Type IV lots.
- Proposed RF-12 Lots 7 and 16 to 21 will range in size from 321 square metres (3,455 sq.ft.) to 377 square metres (4,058 sq.ft.), in lot depth from 27 metres (89 ft.) to 30 metres (98 ft.) and in width from 11.8 metres (38.5 ft.) to 14 metres (46 ft.). Proposed Lot 7 will be oriented towards 194A Street, and proposed Lots 16 to 21 will be oriented towards 194 Street. Vehicle access to all seven lots will be via a rear lane.
- Proposed RF-10 Type I Lots 1 to 6 will range in size from 291 square metres (3,132 sq.ft.) to 378 square metres (4,069 sq.ft.) and in width from 9.7 metres (32 ft.) to 12.8 metres (42 ft.), with a lot depth of 30 metres (98 ft.). These lots will be oriented towards 194A Street. Vehicle access to all six lots will be via a rear lane.
- Proposed RF-10 Type IV Lots 8 to 15 will range in size from 324 square metres (3,488 sq.ft.) to 369 square metres (3,972 sq.ft.) and in width from 9.0 metres (30 ft.) to 10.5 metres (34 ft.), with a lot depth of 36 metres (118 ft.). These lots will be oriented towards 70 Avenue. Vehicle access to all eight lots will be via a rear lane.
- In addition, proposed Lots 8 to 15 front onto a portion of the Hazelgrove Greenway that functions as a multi-use pathway (MUP) along this portion of 70 Avenue in East Clayton. The Hazelgrove Greenway is a multi-modal (e.g. pedestrian and bicycle) recreation corridor that connects several existing and future parks and greenways in the Clayton area, as well as providing a route for students to access Katzie Elementary School.

- In order to ensure that there is an appropriate interface between the greenway and the proposed RF-10 lots, the applicant will be required to increase the front yard setback for the principal building to 6.5 metres (21 ft.) from 4 metres (13 ft.) to allow for a 3.5-metre (11.5 ft.) setback from the principal building face and 2-metre (6.5 ft.) setback from the porch to the edge of the greenway. This increased setback will be secured through a Restrictive Covenant.

#### Road Dedication Requirements

- The applicant will be required to construct 194A Street to the Collector standard, and 70 Avenue, 71A Avenue, 194 Street to the Neo-traditional Through Local Road standard.

#### Neighbourhood Character Study and Building Scheme

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

#### Proposed Lot Grading

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

#### PRE-NOTIFICATION

Pre-notification letters were sent out on June 8, 2015. Staff received the following responses:

- The Cloverdale Community Association (CCA) submitted a letter indicating that they would prefer the applicant provide a greater percentage of RF-12 lots in the proposed development. The CCA is requesting that on-street parking be provided along with a boulevard with trees, grass and sidewalk and that permeable parking pads be installed on each lot beside the garage to accommodate the secondary suite. The CCA also requests that larger garage sizes be provided, if possible, and that the placement of garages and parking spaces be secured through Restrictive Covenants (see Appendix IX).

*(Seven of the proposed 21 lots are proposed to be zoned RF-12. The proposed combination of RF-10 and RF-12 lots is consistent with the Aloha Estates Plan.)*

*Both 71 Avenue and the future 194 Street will ultimately provide on-street parking on both sides of the road. 194A Street is classified as a collector road, but will ultimately also provide double-sided on-street parking. Treed boulevards and sidewalks are typical for most new streets in Surrey, and will be provided along all streets fronting the proposed development.*

*Staff will work with the applicant with respect to the placement of on-site parking. Each lot will provide a minimum of three on-site parking spaces, and garages will meet the minimum dimensional requirements of the Zoning By-law.)*

TREES

- Andrew Connell and David Lishman, ISA Certified Arborists 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
<b>Alder and Cottonwood Trees</b>			
Alder	5	5	0
Cottonwood	10	10	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Bigleaf Maple	2	2	0
Cherry/Plum	3	3	0
Corkscrew Willow	1	1	0
Hawthorn	1	1	0
Lombardy Poplar	10	10	0
Norway Maple	1	1	0
Red Maple	3	3	0
Tulip Tree	1	1	0
Weeping Willow	2	2	0
Western Flowering Dogwood	1	1	0
<b>Coniferous Trees</b>			
Blue Spruce	1	1	0
Deodar Cedar	1	1	0
Hinoki Cypress	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>29</b>	<b>29</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>21</b>	
<b>Total Retained and Replacement Trees</b>		<b>21</b>	
<b>Contribution to the Green City Fund</b>		<b>\$15,600</b>	

- The Arborist Assessment states that there are a total of twenty-nine (29) mature trees on the site, excluding Alder and Cottonwood trees, and excluding five (5) trees on City property. Fifteen (15) existing trees, approximately 34% 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, except for the five Red Maple trees on City property (subject to review by Parks staff). 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 seventy-three (73) replacement trees on the site. Since only twenty-one (21) replacement trees can be accommodated on the site (based on an average of 1 tree per lot), the deficit of fifty-two (52) replacement trees will require a cash-in-lieu payment of \$15,600, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 70 Avenue, 194 Street and 194A Street. This will be determined at the servicing agreement stage by the Engineering Department.
- In summary, a total of 21 trees are proposed to be retained or replaced on the site with a contribution of \$15,600 to the Green City Fund.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 15, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is within the Aloha Estates Infill Plan area. The subject proposal is consistent with the plan designation.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The development will provide a mixture of single family housing types.</li> <li>• Secondary suites can be accommodated, offering a diversity of housing options.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The development incorporates Low Impact Development Standards such as absorbent soils and permeable surfaces.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The development fronts onto and connects to the Hazelgrove Greenway.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The development incorporates CPTED principles, such as providing "eyes on the street".</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>

BY-LAW VARIANCE AND JUSTIFICATION

## (a) Requested Variance:

- To reduce the minimum lot width of the RF-12 Zone from 12 metres (39 ft.) to 11.8 metres (38.5 ft.) for proposed Lots 17 through 20.

## Applicant's Reasons:

- Although the Zoning By-law allows the applicant to reduce the lot width by 10% for one RF-12 lot in the proposed subdivision (for a width of 10.8 metres (35 ft.)), the applicant proposes to provide the four (4) proposed RF-12 lots at a consistent width of 11.8 metres (38.5 ft.).

## Staff Comments:

- The proposed lots meet the minimum lot area and depth requirements of the RF-12 Zone.
- The proposed lot width of 11.8 metres (38.5 ft.) for proposed Lots 17 to 20 will still accommodate a minimum of 3 on-site parking spaces, 2 within a side-by-side garage plus 1 parking pad.
- Staff support the proposed variance.

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.	NCP Plan
Appendix VIII.	Aloha Estates Plan
Appendix IX.	Letter from Cloverdale Community Association
Appendix X.	Development Variance Permit No. 7915-0051-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

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# SUBDIVISION DATA SHEET

Proposed Zoning: RF-10 and RF-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.2
Hectares	0.9
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	21
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9.0 – 14.0 metres*
Range of lot areas (square metres)	291 – 378 sq. metres
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	23.5 uph / 9.5 upa
Lots/Hectare & Lots/Acre (Net)	30.5 uph / 12 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	70%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others (Lot Width)	YES

**\*Variance Required**

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: \_\_\_\_\_ OF LOTS 40 & 41 SEC 15 TP 8 NWD PLAN 54452**



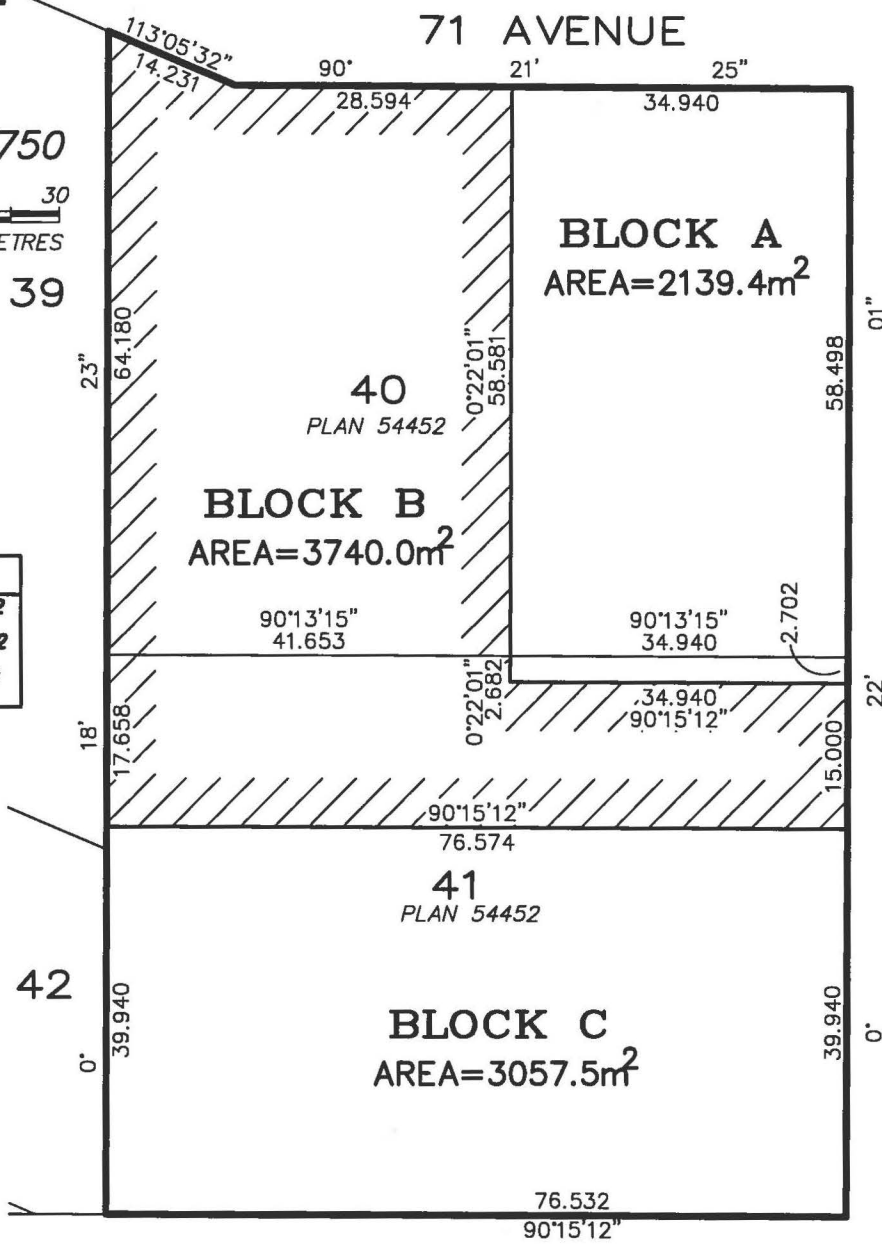
SCALE 1 : 750



ALL DISTANCES ARE IN METRES

**BOOK OF REFERENCE**

ZONE	AREA
BLOCK A	2139.4m <sup>2</sup>
BLOCK B	3740.0m <sup>2</sup>
BLOCK C	3057.5m <sup>2</sup>



Property boundary dimensions shown hereon, are derived from Field survey and Plan 54452.

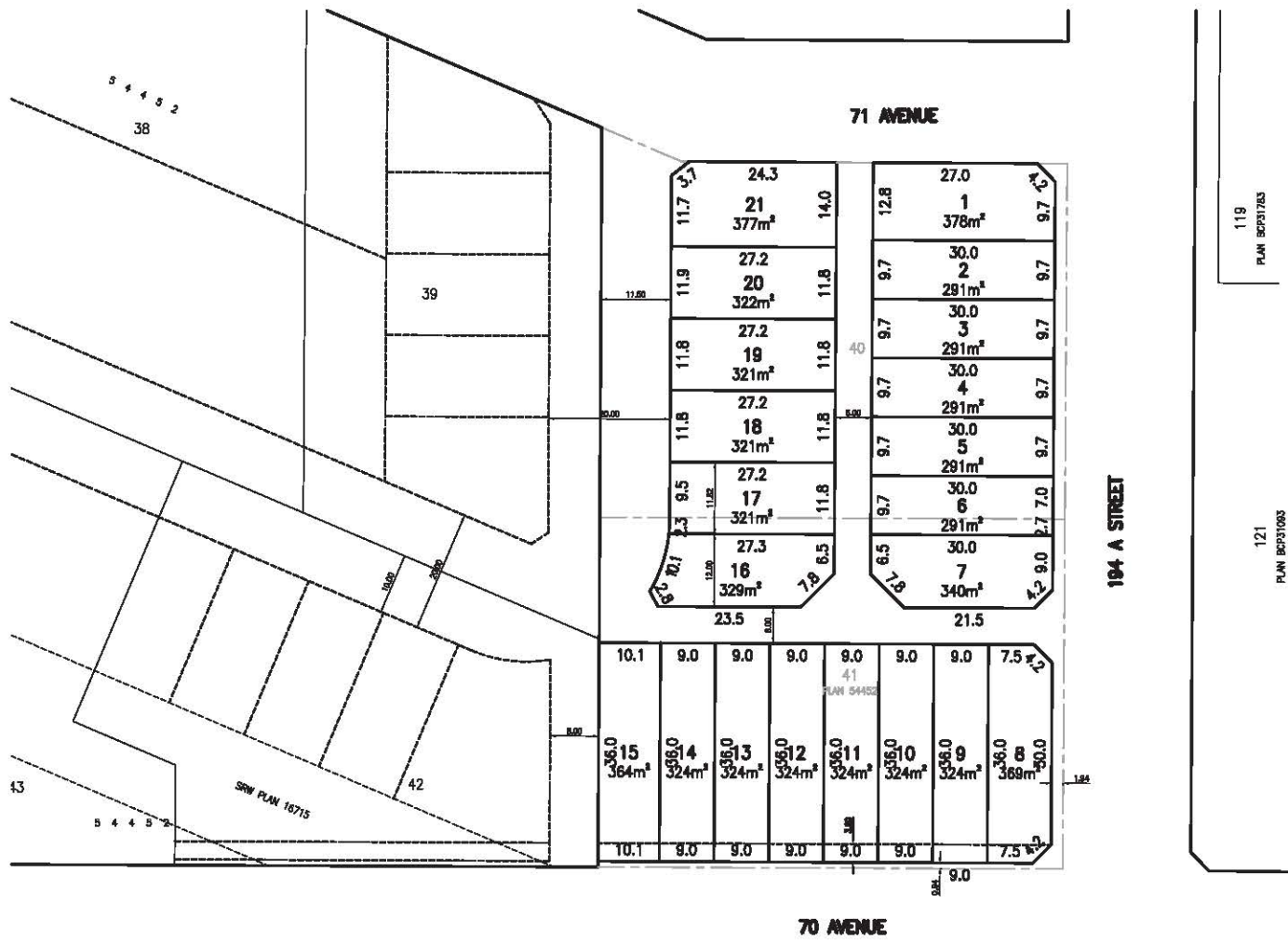
CERTIFIED CORRECT  
DATED THIS 31st DAY OF AUGUST, 2015.

\_\_\_\_\_  
M. Adam Fulkerson

B.C.L.S.

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT





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CLIENT:		PROJECT: 7019 194A ST AND 19436 71 AVE, SURREY			
DRAWING TITLE: REEDIT SUBDIVISION					
PROJECT No.	DATE	LEGAL:	SCALE:	MUNICIPAL PROJECT No:	
14076	JUN 2015		1:750	7915-0051-00	
PRELIMINARY PLAN - SUBJECT TO APPROVAL (S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

**Hub Engineering Inc.**  
Engineering and Development Consultants

Member  
**PACIFIC LAND GROUP**  
Land Use, Development & Transportation Strategists

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

## INTER-OFFICE MEMO

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

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

DATE: **September 3, 2015** PROJECT FILE: **7815-0051-00**

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RE: **Engineering Requirements  
Location: 19436 71 Avenue & 7019 194A Street**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

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

- dedicate 1.942 m along 194A Street collector road (ultimately 12.0 m from centerline), plus an additional 0.5 m statutory right-of-way (SRW);
- dedicate 0.942 m along 70 Avenue local road (ultimately 11.0 m from centerline) plus an additional 3.0 m SRW;
- dedicate 11.5 m half road for 194 Street local road (ultimately 18.0 m road allowance), plus an additional 0.5 m SRW;
- dedicate 6.0 m for the lanes;
- dedicate 3.0 m x 3.0 m corner cuts on 194A Street at 70 Avenue and 71 Avenue;
- dedicate 3.0 m x 3.0 m corner cut at 194 Street and 71 Avenue;
- dedicate 3.0 m x 3.0 m corner cut at 194A Street and the lane;
- dedicate 5.5 m x 5.5 m corner cut at the lane intersection; and
- register 0.5 m SRW along 71 Avenue local road.

***Works and Services***

- construct west side of 194A Street to the Collector standard;
- construct north side of 70 Ave to the through local standard, with a 4.0 m multiuse pathway;
- construct south side of 71 Avenue to the through local standard;
- construct 194 Street to the half road standard;
- construct 6.0 m lanes;
- complete a comprehensive stormwater servicing plan for Aloha Estates and resolve drainage issues;
- construct sanitary sewer upgrades to resolve downstream capacity constraints; and
- construct storm, water and sanitary mains and service connections to service the development.

A Servicing Agreement is required prior to Rezoning and Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Variance Permit.

*R Code*

*PER*

Rémi Dubé, P.Eng.  
Development Services Manager

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NOTE: Detailed Land Development Engineering Review available on file



Tuesday, June 16, 2015  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15 0051 00

**School Enrolment Projections and Planning Update:**

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

Katzie is a new elementary school in the East Clayton NCP Area which opened during 2013-2014 school year. The new school has relieved overcrowding in neighbouring schools but is now full and will soon be significantly over capacity. A catchment area change is being implemented for September 2015 and portables will be moved on-site in the summer of 2015. Katize, Hazelgrove and Clayton Elementary have a combined capacity utilization of 111% (this is projected to increase to 130% within two years). Between existing housing, and planned growth, Clayton area schools will have increased portable requirements and boundary adjustments for September 2015. The construction of additional elementary school capacity in the area is a high capital priority. The school district has received capital project approval for a new North Clayton Area Secondary (site #215) that will relieve overcrowding at Clayton Heights Secondary, Lord Tweedsmuir Secondary and North Surrey Secondary. The infill of Aloha Estates, and the associated enrolment, has been incorporated into the projections below. Until new elementary and secondary space is built in Clayton, the schools in this area remain under extreme enrolment pressure and for this reason, the school district does not support development occurring at densities higher than outlined in approved NCP or Infill documents.

**SUMMARY**

The proposed 21 Single family with suites are estimated to have the following impact on the following schools:

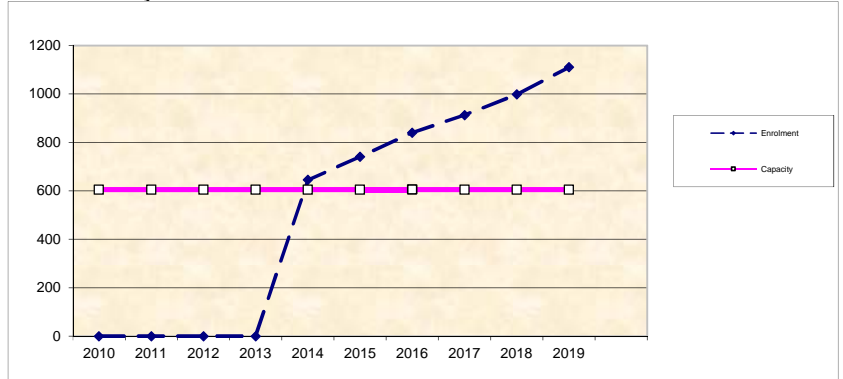
**Projected # of students for this development:**

Elementary Students:	13
Secondary Students:	5

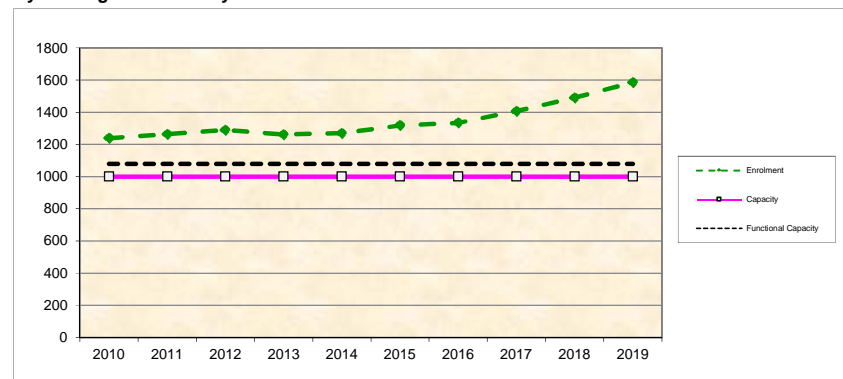
September 2014 Enrolment/School Capacity

<b>Katzie Elementary</b>	
Enrolment (K/1-7):	135 K + 510
Capacity (K/1-7):	80 K + 525
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1270
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**Katzie Elementary**



**Clayton Heights Secondary**



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



**BUILDING GUIDELINES SUMMARY****V.1.0**

**Surrey Project no.:** 15-0051-00  
**Property Location:** 7019-194A ST, 19436-71 Ave, 19395-70 Ave, Surrey, B.C

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

The draft Building Scheme proposed for this Project has been 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:**

The area surrounding the subject site is an old urban area built out in the 1960's – 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 2000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 97% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (7/12 or lower) to medium pitch (7-10/12) common truss roofs with simple gables and common hips with Asphalt roof being most common.

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

Landscaping is of a moderate planting standard with 56% of the homes having Exposed Aggregate driveways.

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

A few of the newer homes located to the East on 194B Street have covered front verandas which would be encouraged in any new home to be built in the future. Since the majority of the other existing homes in the study area are 10-40 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

**Dwelling Types/Locations:** “Two-Storey” 86.0%  
 “Basement Entry/Cathedral Entry” 14.00%  
 “Rancher (Bungalow)” 0.00%  
 “Split Levels” 0.00%

**Dwelling Sizes/Locations:** Size range: 22.00% under 2500 sq.ft excl. garage  
**(Floor Area and Volume)** 78.00% 2501 - 3000 sq.ft excl. garage

**Exterior Treatment** Cedar: 36.0% Stucco: 6.00% Vinyl: 57.0%  
**/Materials:** Brick or stone accent on 36.0% of all homes

**Roof Pitch and Materials:** Asphalt Shingles: 55.00% Cedar Shingles: 39.00%  
 Concrete Tiles: 6.00% Tar & Gravel: 0.00%  
 50.00% of all homes have a roof pitch 6:12 or lower.

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

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

**Other Dominant Elements:** A few of the newer homes located to the East on 194B Street have covered front verandas.

## 2. Proposed Design Guidelines

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

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

### 2.2 Proposed Design Solutions:

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

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

<b>Exterior Treatment /Materials:</b>	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
<b>Exterior Materials /Colours:</b>	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
<b>Roof Pitch:</b>	Minimum 6:12
<b>Roof Materials/Colours:</b>	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00

**Summary prepared and submitted by:**



Ran Chahal, Design Consultant  
Architectural Technologist AIBC, CRD  
Apex Design Group Inc.

June 11, 2015

Date

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Address:	19436 71 <sup>st</sup> Avenue and 7019 194A Street
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
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>49</b>
<b>Protected Trees to be Removed</b>	<b>44</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>5</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 15 X one (1) = 15	<b>73</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 29 X two (2) = 58	
<b>Replacement Trees Proposed</b>	<b>21</b>
<b>Replacement Trees in Deficit</b>	<b>52</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

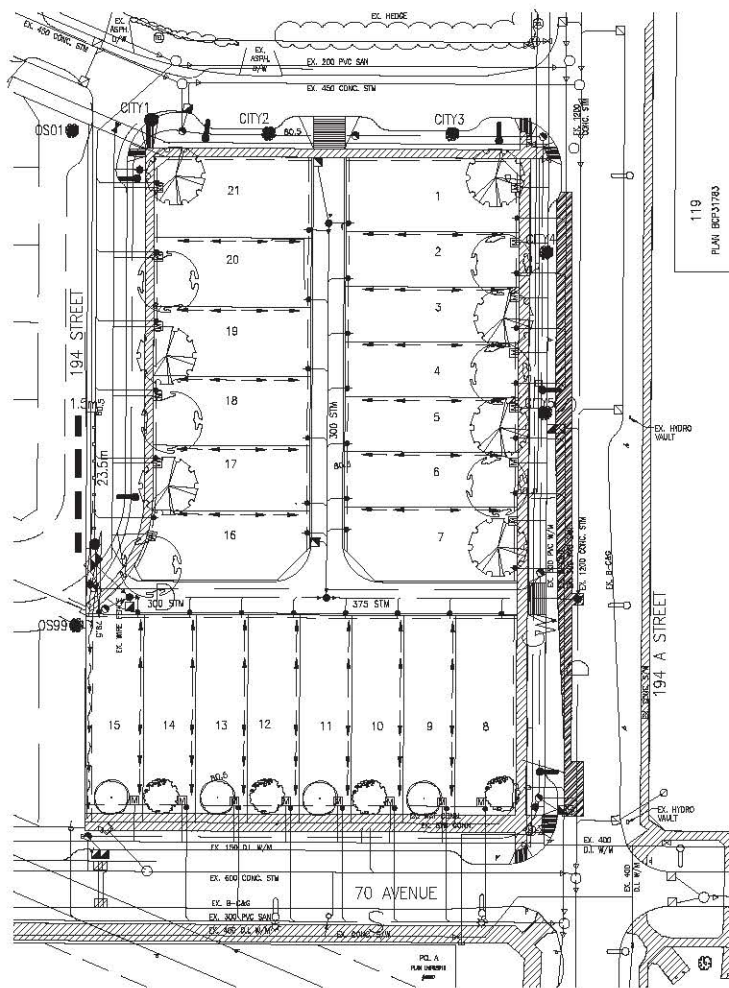
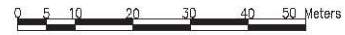
Summary prepared and  
submitted by:

Arborist



July 14,  
2015

Date



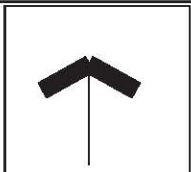
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	SYRINGA RETICULATA 'IVORY SILK'	LILAC TREE	7	5 CM. CAL.	AS SHOWN	B. & B.
○	FRAXINUS KOCZYNSIS 'WIEDOWO'	DAYBREAK CHERRY	8	5 CM. CAL.	AS SHOWN	B. & B.
○	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	4	5 CM. CAL.	AS SHOWN	B. & B.
○	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAP. MAPLE	4	5 CM. CAL.	AS SHOWN	B. & B.

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

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNA/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



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

NAME: \_\_\_\_\_ POSITION: \_\_\_\_\_ NO: \_\_\_\_\_

REVISIONS

**C.KAVOLINAS & ASSOCIATES INC.**  
BCSLA CSIA

2462 JONQUIL COURT  
ABSFORD, B.C.  
V0G 3E9

PHONE (604) 857-2376

SURVEYOR

**MR. PABO GARCIA**  
C/O HUBB ENGINEERING INC.

SUITE #212  
12882 - 78 AVENUE  
SURREY, B.C.  
V3W 2A8  
604-572-3328

TITLE

PLAN VIEW

**TREE LOCATION PLAN  
TREE REPLACEMENT PLAN  
21 LOT SUBDIVISION**

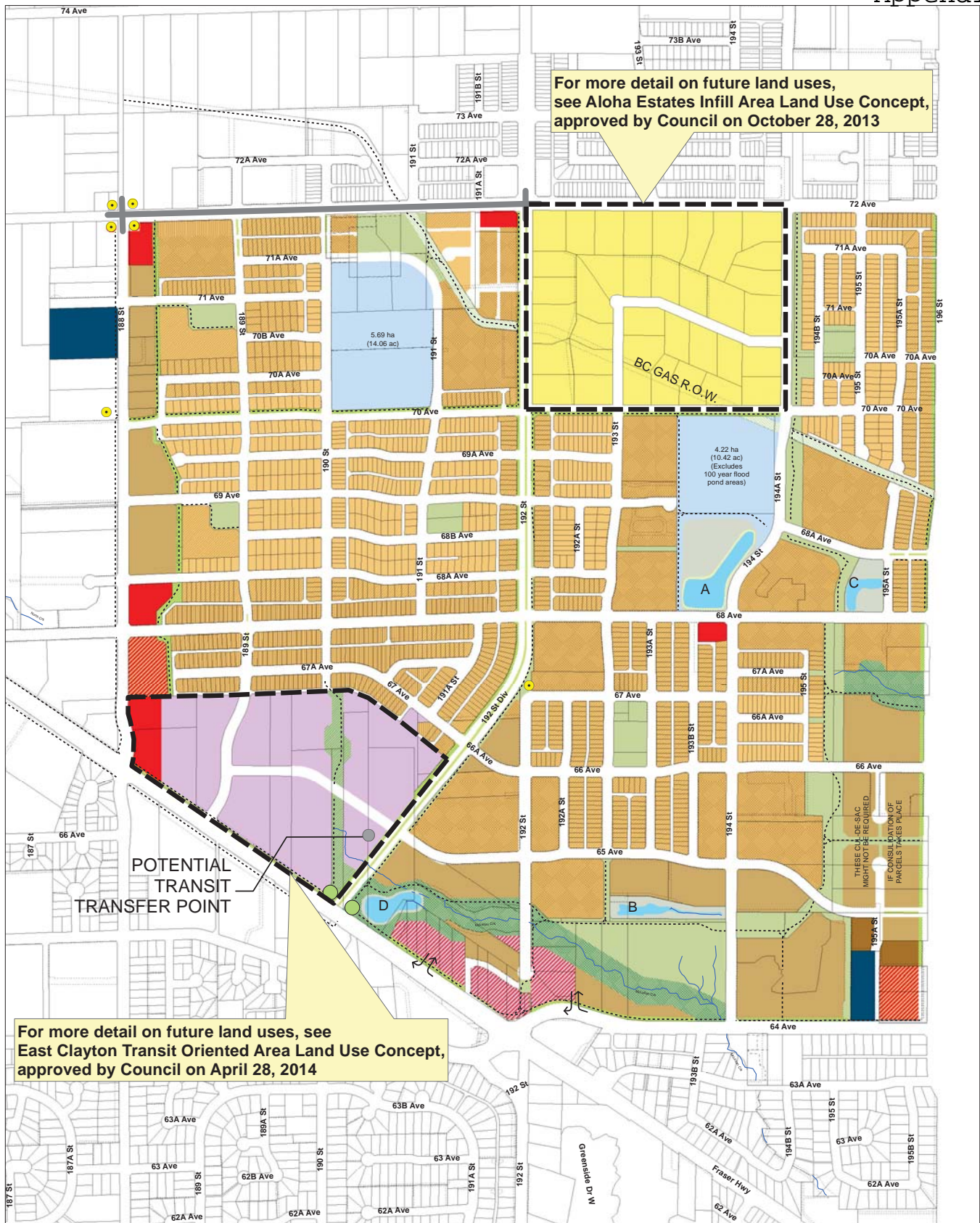
19433 - 71 AVENUE  
7019 - 194 STREET  
SURREY, B.C.

Drawn	1-ACD	DATE	JULY/15
Checked	CHC		
Design	DAK		
Approved	OB BULL		

PRINTED: \_\_\_\_\_ SHEET NO. \_\_\_\_\_

BOARD NO. \_\_\_\_\_

TR-2



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

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

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

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

APPROVED BY COUNCIL AT ITS REGULAR MEETING OF MARCH 10, 2003. RESOLUTION R03-0811 Amended May 2014

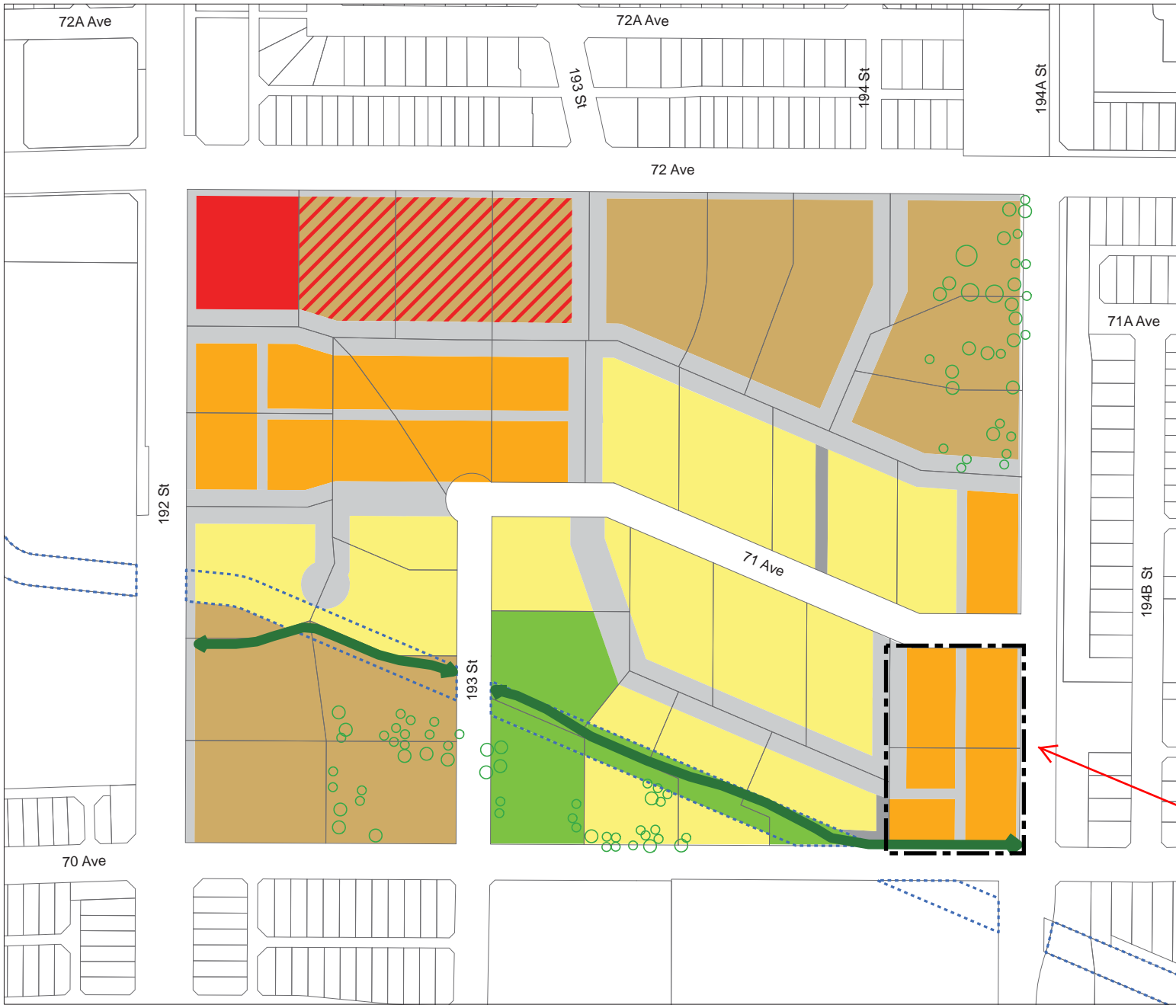


This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



# ALOHA ESTATES

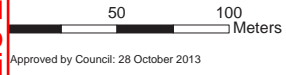
## Infill Area Land Use Concept



### Legend

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

SUBJECT SITE



Approved by Council: 28 October 2013



# Cloverdale Community Association

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Website: [www.cloverdalecommunity.org](http://www.cloverdalecommunity.org)

June 29, 2015

Christopher Atkins  
City of Surrey  
Planning and Development Department  
13450-104 Avenue  
Surrey BC V3T 1V8

**Re: 19436-71 Avenue and 7019-194A Street / 7915-0051-00**

Dear Mr. Atkins:

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 that all of the lots be RF10 zoned, we would like the developer and City to reconsider and increase the utilization of RF12 lots over RF10 lots to eliminate congestion issues which come with higher densification. This proposal has a higher percentage of RF10 lots vs. RF12 lots. We would also like to 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. 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. Where possible, 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

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Website: [www.cloverdalecommunity.org](http://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

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0051-00

Issued To: CLAYTON 21 LAND CORPORATION

Address of Owner: #215 - 13737- 72 Avenue  
Surrey, BC V3W 2P2

(referred to as "the Owner")

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

Parcel Identifier: 005-240-841  
Lot 40 Section 15 Township 8 New Westminster District Plan 54452

19436 - 71 Avenue

Parcel Identifier: 005-240-859  
Lot 41 Section 15 Township 8 New Westminster District Plan 54452

7019 - 194A St

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) In Section K of Part 17A "Single Family Residential (12) Zone (RF-12)", the minimum lot width for proposed Lots 17 to 20 is reduced from 12 metres (39 ft.) to 11.8 metres (38.5 ft.).
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

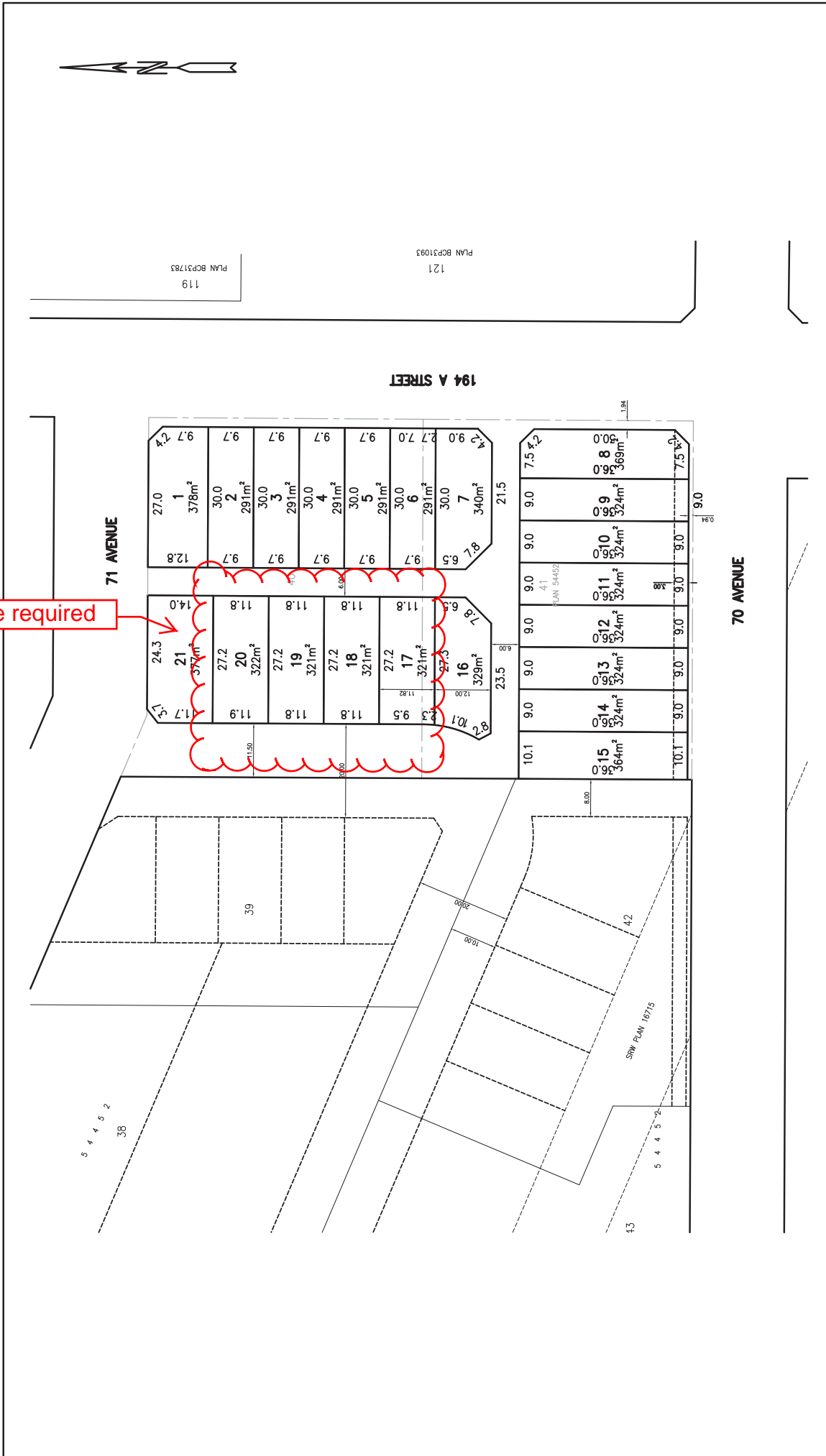
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

---

Mayor – Linda Hepner

---

City Clerk – Jane Sullivan



Variance required

Member  
**PACIFIC HUB AND GROUP**  
 Land Use, Development & Environmental Strategists

**Hub Engineering Inc.**  
 Engineering and Development Consultants

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

CLIENT:	7019 194A ST AND 19436 71 AVE, SURREY		
DRAWING TITLE:	REEDIT SUBDIVISION		
PROJECT No.:	14076	DATE:	JUN 2015
LEGAL:	MUNICIPAL PROJECT No. 7915-0051-00	SCALE:	1:750
PRELIMINARY PLAN - SUBJECT TO APPROVALS FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

CITY OF SURREY

BYLAW NO. 18519

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

.....

The 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 903 of the *Local Government Act*, R.S.B.C. 1996, c.323, 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" under Part 3 of "Surrey Zoning By-law, 1993, No. 12000", as amended, as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: SINGLE FAMILY RESIDENTIAL (10) ZONE (RF-10)

Shown on a Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by M. Adam Fulkerson, B.C.L.S. on the 31st day of August, 2015, containing 5196.9m<sup>2</sup> called Blocks A and C and more particularly described as follows:

Portion of Parcel Identifier: 005-240-841

Lot 40 Section 15 Township 8 New Westminster District Plan 54452

(Portion of 19436 - 71 Avenue)

Portion of Parcel Identifier: 005-240-859

Lot 41 Section 15 Township 8 New Westminster District Plan 54452

(Portion of 7019 - 194A Street)

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)

TO: SINGLE FAMILY RESIDENTIAL (12) ZONE (RF-12)

Shown on a Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by M. Adam Fulkerson, B.C.L.S. on the 31st day of August, 2015, containing 3740.0m<sup>2</sup> called BlockB and more particularly described as follows:

Portion of Parcel Identifier: 005-240-841

Lot 40 Section 15 Township 8 New Westminster District Plan 54452

(Portion of 19436 - 71 Avenue)

Portion of Parcel Identifier: 005-240-859

Lot 41 Section 15 Township 8 New Westminster District Plan 54452

(Portion of 7019 - 194A Street)

2. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2015, No. 18519"

PASSED FIRST READING on the    th day of    , 2015.

PASSED SECOND READING on the    th day of    , 2015.

PUBLIC HEARING HELD thereon on the    day of    , 20    .

PASSED THIRD READING on the    day of    , 20    .

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

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

h:\clerks\by-laws\bylaw library\pending\18000\18500\byl 18519.docx