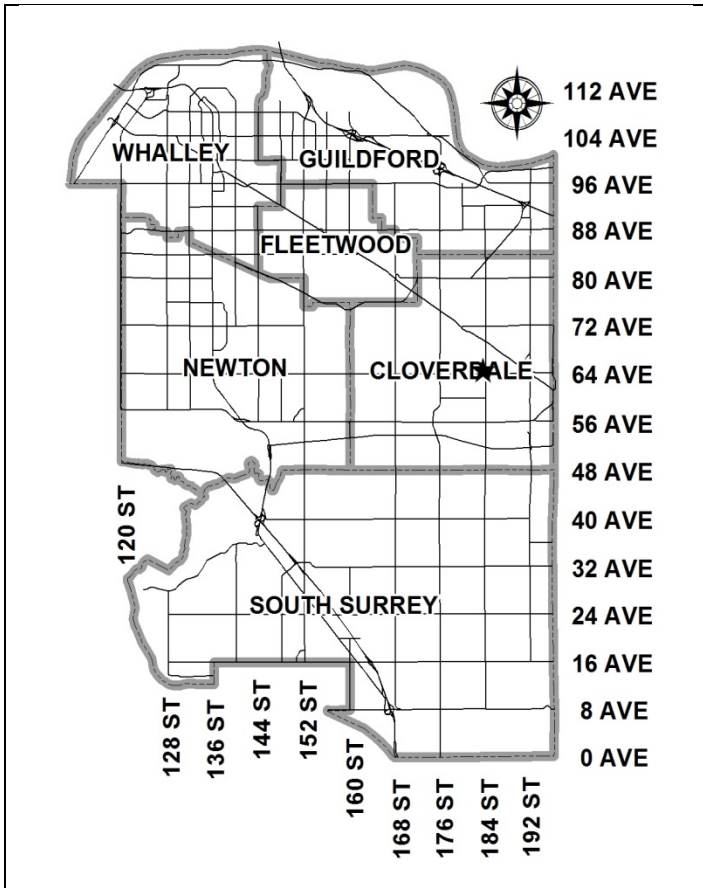


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0111-00

Planning Report Date: December 14, 2015



PROPOSAL:

- Partial LUC Discharge
- Rezoning a portion from RF to RF-12
- Development Variance Permit

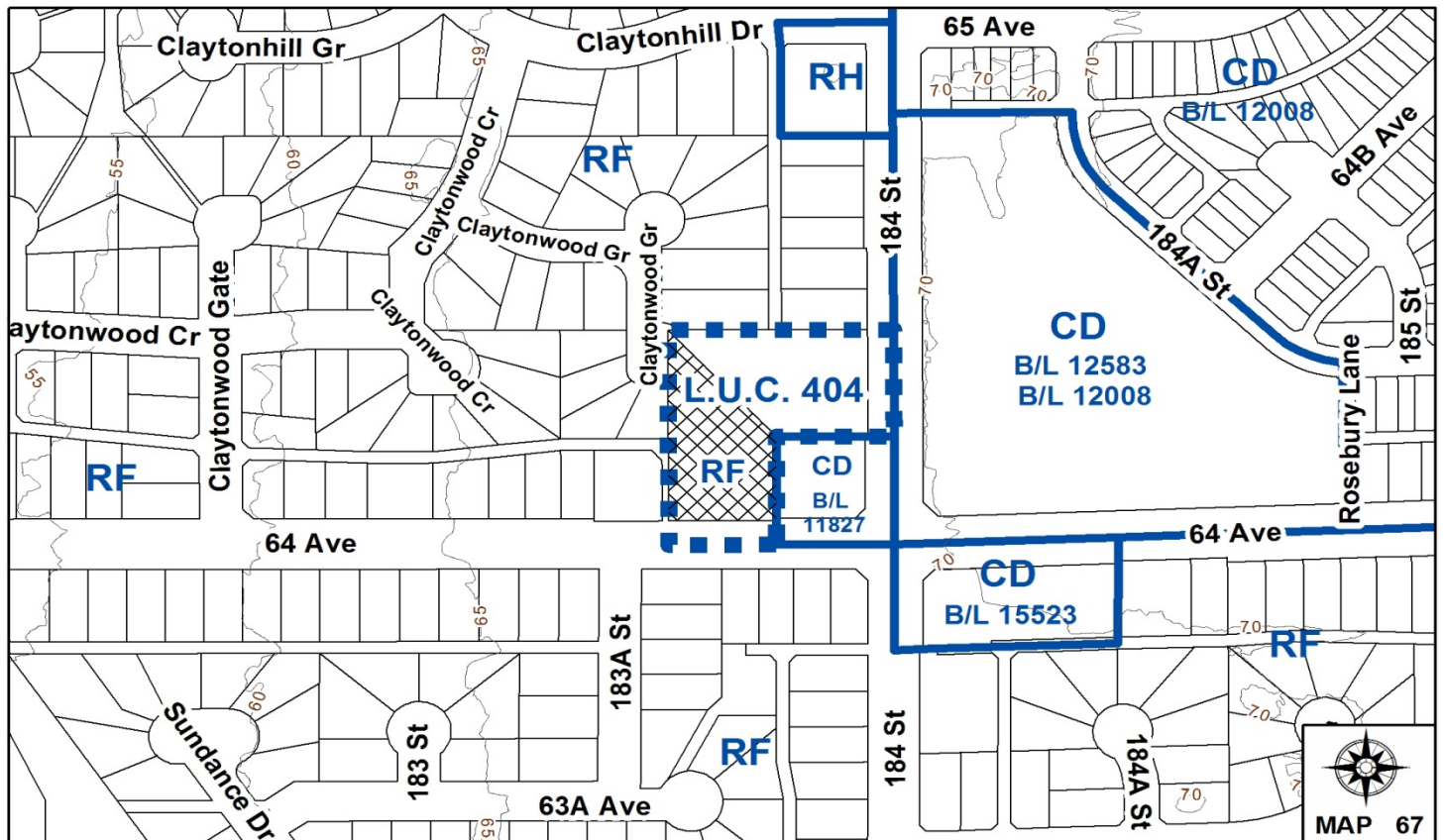
to allow subdivision into five (5) single family lots.

LOCATION: 18351 - 64 Avenue

OWNER: o825311 BC. Ltd.

LUC No. AND UNDERLYING ZONING: LUC 404 (RF Zone underlying)

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - Partial Land Use Contract Discharge; and
 - Rezoning a portion of the site
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking a variance to reduce the lot width requirement for a Type I interior lot of the RF-12 Zone from 12 metres (40 ft.) to 11 metres (36 ft.) for proposed Lots 2 and 3.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- The proposed subdivision complies with guidelines in the Small Lot Policy.
- Discharging the Land Use Contract from the subject lot will permit a land use that is consistent with zones and regulations of Surrey Zoning By-law, 1993, No. 12000.
- The proposed lot width variance for proposed Lots 2 and 3 will allow subdivision into four (4) RF-12-zoned lots that exceed the minimum lot area and depth requirements of the RF-12 Zone.
- The 4 proposed RF-12 lots fronting 64 Avenue provide another housing choice in this area of Cloverdale.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to partially discharge Land Use Contract No. 404 and a date be set for Public Hearing.
2. a By-law be introduced to rezone a portion of the subject site shown as Block B on the attached survey plan (Appendix II) from “Single Family Residential Zone (RF)” to “Single Family Residential (12) Zone (RF-12)” and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7915-0111-00 (Appendix VIII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of a Type I interior lot in the RF-12 Zone from 12 metres (40 ft.) to 11 metres (36 ft.) for proposed Lots 2 and 3.
4. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant 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;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for "no build" along the eastern portion of proposed Lot 4 for a 0.9-metre (3 ft.) wide landscape buffer, and to require that the east side yard setback be measured from the western boundary of the covenant area;
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1-4 to increase the minimum front yard setback to the front porch or veranda and to the principal building to 6.0 metres (20 ft.); and
 - (i) registration of a Section 219 Restrictive Covenant for "no build" along the northeast portion of proposed Lot 5 until future consolidation with the adjacent property to the west located at 6451 – 184 Street.

REFERRALS

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

School District: **Projected number of students from this development:**

3 Elementary students at Don Christian Elementary School
1 Secondary student at Lord Tweedsmuir Secondary School

(Appendix V)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by early 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 will be required to address these concerns prior to consideration of final adoption of the rezoning by-law

SITE CHARACTERISTICS

Existing Land Use: Acreage parcel with single family dwelling and accessory structure to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling on acreage parcel	Urban	LUC No. 404 (underlying RF)
East:	Acreage parcel and Petro Canada station	Urban	LUC No. 404 (underling RF) and CD (By-law No. 11827)
South (Across 64 Avenue):	Single family dwellings	Urban	RF
West (Across):	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 3,500-square metre (0.85 ac.) subject site is located at 18351 – 64 Avenue near the northwest corner of 184 Street and 64 Avenue in Cloverdale.

- The site is designated “Urban” in the Official Community Plan (OCP), is regulated under Land Use Contract (LUC) No. 404, and the underlying zone is “Single Family Residential Zone (RF)”.
- The applicant proposes to discharge LUC No. 404 from the subject lot and rezone the southern portion of the lot from the underlying “Single Family Residential Zone (RF)” to “Single Family Residential (12) Zone (RF-12)” in order to subdivide into four RF-12-zoned lots fronting 64 Avenue and one RF-zoned lot on Claytonwood Grove. A Development Variance Permit (DVP) is required for reduced lot widths on proposed Lots 2 and 3 (see By-law Variance section).
- Proposed Lots 1-4 exceed the minimum 320-square metre (3,445 sq. ft.) area requirement and 26-metre lot depth requirement for Type I interior lots in the RF-12 Zone.
- Proposed Lots 1 and 4 comply with the minimum 12-metre (40 ft.) width requirement of the RF-12 Zone. Proposed Lots 2 and 3 require a variance to reduce the minimum lot width to 11 metres (36 ft.).
- Proposed Lot 5 exceeds the minimum 560-square metre (6,000 sq. ft.) area requirement, 15-metre (49 ft.) width requirement, and 28-metre depth requirement of the RF Zone.
- A no-build restrictive covenant will be registered along the northern portion of proposed Lot 5 for future consolidation with the adjoining property located at 6451 – 184 Street, in order to achieve additional lots fronting the Claytonwood Grove cul-de-sac under a future subdivision application.
- Proposed Lot 5 is consistent with the RF-zoned pattern of development along the Claytonwood Grove cul-de-sac.
- Proposed Lots 1-4 will have an attached rear garage. This will provide a driveway length that can accommodate a minimum of four (4) and up to six (6) off-street parking spaces per lot, and will address a request by the Cloverdale Community Association to maximize the amount of off-street parking.
- Proposed Lots 1-4 can accommodate a parking pad for a tenant, adjacent the rear driveway. Proposed Lot 5 can accommodate a parking pad for a tenant, in the rear of the lot, with access from the proposed lane. In total, all proposed lots can accommodate 2 vehicles in the garage, 1 vehicle on a parking pad, and a minimum of 2 vehicles in the driveway.
- The RF-12 Zone requires a minimum front yard setback of 6.0 metres (20 ft.) to the principal building, but permits a front yard setback reduction to 4.0 metres (13 ft.) and 2.0 metres (7 ft.) for the principal building and porch/veranda respectively.
- The front yard setback of proposed Lots 1-4 will be a minimum of 6.0 metres (20 ft.) to the principal building, including a porch or veranda in order to provide a compatible setback with existing RF-zoned homes fronting the north side of 64 Avenue.
- A portion of the Claytonwood Grove cul-de-sac will be constructed as part of the subdivision. The remaining unconstructed portion of the cul-de-sac will be completed when 6451 - 184 Street, which fronts a portion of Claytonwood Grove, redevelops.

- 3.0 metres (10 ft.) of lane dedication is proposed along the west lot line, which will be combined with the existing 3.0 metres (10 ft.) of unopened lane allowance to the west of the site, in order to achieve a 6-metre (20 ft.) wide lane that daylights to 64 Avenue. An east/west rear lane is proposed, that extends from the west lot line to the northeast lot line, and will provide future rear lane access to 6451 - 184 Street.
- Proposed Lots 1-4 introduce single family small lots fronting 64 Avenue in this block. The proposed small lots have merit for the following reasons:
 - To the north, a rear lane will be constructed as part of the proposed subdivision, thus providing a buffer between the future lots fronting the Claytonwood Grove cul-de-sac and the proposed small lots fronting 64 Avenue;
 - To the east, proposed Lot 4 interfaces with a commercial land use (Petro Canada gasoline station);
 - To the west, proposed Lot 1 interfaces with a lane that daylights to 64 Avenue; and
 - The Small Lot Residential Zone Policy (Corporate Report No. Coo2 approved by Council on January 17, 2000) provides guidelines for the location of RF-12-zoned lots in Urban areas. The proposed subdivision meets the intent of the Small Lot Residential Zone Policy as the subject site is located near the following amenities:
 - Local commercial uses – to the immediate east and 100 metres (330 ft.) to the southeast;
 - Don Christian Elementary School and Park – 250 metres (820 ft.) to the southeast; and
 - Multiple bus routes along 64 Avenue.
- A modest landscape buffer consisting of a cedar hedge is proposed along the east lot line of proposed Lot 4 to provide a buffer between the neighbouring Petro Canada gasoline station. The proposed evergreen hedge will supplement the existing landscape buffer of deciduous trees along the west lot line of the neighbouring Petro Canada site.
- Discharging the Land Use Contract will permit a land use that is consistent with zones and regulations of Surrey Zoning By-law, 1993, No. 12000. One lot will remain regulated by LUC No. 404 – the lot to the northeast at 6451 – 184 Street.

Building Scheme and Lot Grading

- The applicant retained Tejeshwar Singh of Simplex Design Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VI). The design guidelines contain provisions such that new homes will have compatible features, such as roof pitch, massing, and materials with existing context homes.
- A provision has been added to the Building Scheme to require attached garages on proposed Lots 1-4 (fronting 64 Avenue), in order to maximize the driveway length for off-street parking.

- A preliminary lot grading plan was submitted by Coastland Engineering and Surveying Ltd. The applicant proposes basements on all lots. In order to achieve basements on all lots, the applicant will be required to replace the storm sewer within the lane, to the west of the subject site, to a deeper depth. 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.
- The maximum amount of fill proposed for the site is less than 0.5 metre (1.6 ft.).
- The preliminary lot grading plan was reviewed by staff and is generally acceptable.

PRE-NOTIFICATION

Pre-notification letters were mailed on June 23, 2015 and September 14, 2015. The initial letters mailed on June 23, 2015 reflected a proposed rezoning to permit four RF-10 lots fronting 64 Avenue. Based on community feedback, the application was revised to the current proposal, and new pre-notification letters were mailed on September 14, 2015. Staff received five responses as summarized below (staff comments in italics):

- The Cloverdale Community Association (CCA) objected to the initial proposal for four RF-10-zoned lots fronting 64 Avenue due to concerns over parking provisions of the RF-10 Zone.

(In order to address the concerns raised by the CCA, the applicant revised the proposal from four RF-10-zoned lots fronting 64 Avenue to four RF-12-zoned lots fronting 64 Avenue. The subject site has enough area to accommodate four RF-12-zoned lots fronting 64 Avenue, however, two of the proposed RF-12 lots require a variance to reduce the lot width.)

- Based on the applicant's current proposal, the Cloverdale Community Association submitted a second letter (Appendix IX) expressing support for the proposed project, but commented that the proposed variance for reduced lot width would not be supported in the future.

(In order to accommodate a landscape buffer along the east lot line, proposed Lot 4 is 12.91 metres (42 ft.) wide, which exceeds the minimum 12-metre (40 ft.) width requirement for a Type I interior lot in the RF-12 Zone. As such, the requested variance to reduce the lot width of proposed Lots 2 and 3, would only be required for one lot if proposed Lot 4 was reduced to the minimum 12-metre (40 ft.) width of the RF-12 Zone.)

- A resident commented that the proposed lots fronting the Claytonwood Grove cul-de-sac should be zoned RF in keeping with the zoning of the area.

(One RF-zoned lot (proposed Lot 5) is proposed to front the cul-de-sac. No RF-12-zoned lots are proposed to front the cul-de-sac under the subject application.)

- Three residents commented that the future house on proposed Lot 5 should not have a basement. Existing houses in the area do not have basements or suites, and if the future house on proposed Lot 5 has a basement and a suite, the concerns are that the massing of the house will look much larger than neighbouring homes, and there will not be enough off-street parking for tenants.

(The applicant is proposing a basement on proposed Lot 5. In order to address the massing concern that the house will look much larger than existing homes, the following provisions have been added to the Building Design Guidelines, to minimize the massing of the future house on proposed Lot 5:

- *The maximum building height is 8 metres (26 ft.);*
- *The maximum number of gable features cannot exceed four;*
- *The upper level shall be set back a minimum of 1 metre (3 ft.) from the north lot line and 4 metres (13 ft.) from the west lot line; and*
- *The maximum roof pitch shall not exceed 7:12.*

Proposed Lot 5 can accommodate a parking pad for a tenant in the rear of the property, with access from the proposed rear lane.)

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Cottonwood Trees			
Cottonwood	3	3	0
Deciduous Trees (excluding Cottonwood Trees)			
American Sweetgum	1	1	0
European Beech	1	1	0
Bigleaf Maple	1	1	0
London Plane	2	1	1
Coniferous Trees			
Austrian Pine	3	3	0
Dawn Redwood	2	2	0
Douglas Fir	7	7	0
Eastern White Cedar	1	1	0
Scots Pine	2	2	0
Total (excluding Cottonwood Trees)	21	20	1

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	7
Total Retained and Replacement Trees	8
Contribution to the Green City Fund	\$10,800

- The Arborist Assessment states that there are a total of 21 mature trees on the site, excluding Cottonwood trees. There are no Alder trees. Three (3) existing trees, approximately 13% of the total trees on the site, are Cottonwood trees. It was determined that 1 tree can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication, proposed lot grading and the condition of the trees.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 43 replacement trees on the site. Since only 7 replacement trees can be accommodated on the site (based on an average of 1.4 trees per lot), the deficit of 36 replacement trees will require a cash-in-lieu payment of \$10,800, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 8 trees are proposed to be retained or replaced on the site with a contribution of \$10,800 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is an urban infill lot. • The proposed subdivision complies with the Urban designation in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Two different types of single family lots are proposed. • Secondary suites will be permitted on all 5 lots, subject to meeting the requirements for secondary suites.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils, sediment control devices and dry swales will be applied to the development.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety	<ul style="list-style-type: none"> • N/A

Sustainability Criteria	Sustainable Development Features Summary
(E1-E3)	
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notification letters were mailed to area residents and a Public Hearing will be held.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of a Type I lot in the "Single Family Residential (12) Zone (RF-12)" from 12 metres (40 ft.) to 11 metres (36 ft.) for proposed Lots 2 and 3.

Applicant's Reasons:

- On-site parking is not affected by the minor lot width reduction. Each proposed RF-12 lot can accommodate a minimum of five off-street parking spaces, including a parking pad adjacent a 6.0-metre (20 ft.) wide driveway on the rear of the lot.
- In order to accommodate a landscape buffer along the east lot line, proposed Lot 4 is 12.91 metres (42 ft.) wide, which exceeds the minimum 12-metre (40 ft.) width requirement for a Type I interior lot in the RF-12 Zone. As such, the requested variance to reduce the lot width of proposed Lots 2 and 3, would only be required for one lot if proposed Lot 4 was reduced to the minimum 12-metre (40 ft.) width of the RF-12 Zone.
- The proposed variance is supported by the Cloverdale Community Association, as it will allow subdivision into RF-12 lots instead of RF-10 lots.

Staff Comments:

- Proposed Lot 2 is 400 square metres (4,300 sq. ft.) and proposed Lot 3 is 418 square metres (4,500 sq. ft.), which exceed the minimum lot area requirement of 320 square metres (3,445 sq. ft.) for interior lots in the RF-12 Zone. Due to the excessive lot area, a minor lot width reduction is supportable.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Survey Plan
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Development Variance Permit No. 7915-0111-00
Appendix IX.	Cloverdale Community Association Comments
Appendix X.	Conceptual Streetscape Elevation for Proposed Lot 5

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/dk

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KD 12/10/15 7:32 AM

Information for City Clerk

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

1. Agent: Name: Mike Helle
 Address: Coastland Engineering & Surveying Ltd.
 #101 - 19292 - 60 Avenue
 Surrey, B.C. V3S 3M2

 Tel: 604-532-9700

2. Properties involved in the Application

- (a) Civic Address: 18351 - 64 Avenue

- (b) Civic Address: 18351 - 64 Avenue
Owner: 0825311 BC Ltd
Director Information:
Kamaljeet Kaur Gill
Pattar Khangura
Aman Samra
Sukhjeevun Singh Thabr kay

Officer Information as at May 16, 2013:
Aman Samra (President)
Sukhjeevun Singh Thabr kay (Secretary)
PID: 002-079-585
Lot 25 Section 17 Township 8 New Westminster District Plan 54168

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to partially discharge Land Use Contract No. 404
 - (b) Introduce a By-law to rezone a portion of the property.
 - (c) Proceed with Public Notification for Development Variance Permit No. 7915-0111-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

SUBDIVISION DATA SHEET

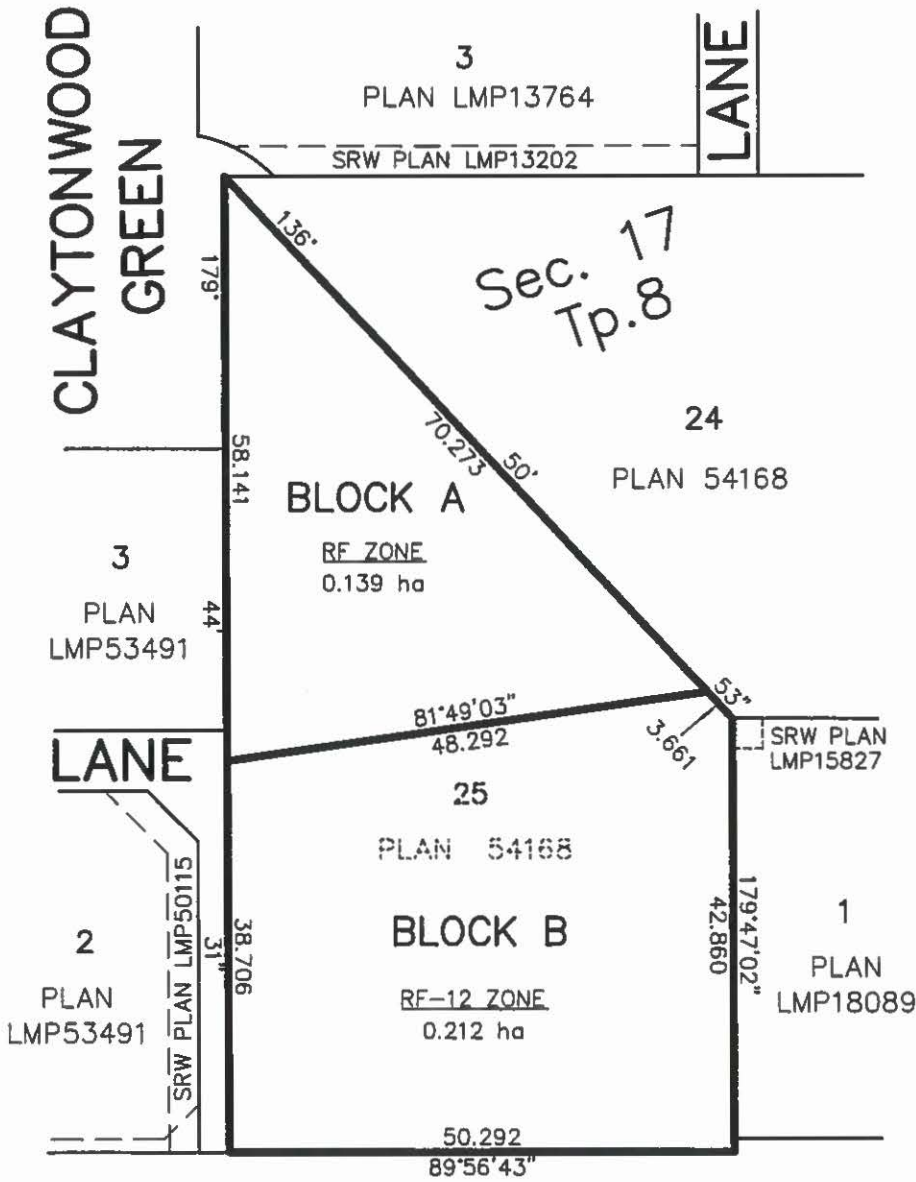
Proposed Zoning: RF and RF-12

Requires Project Data	Proposed	
	RF	RF-12
GROSS SITE AREA		
Acres	0.85 ac.	
Hectares	0.35 ha.	
NUMBER OF LOTS		
Existing	1	
Proposed	5	
SIZE OF LOTS		
Range of lot widths (metres)	23 metres	11.19 m. – 12.9 m.
Range of lot areas (square metres)	1019 sq. m.	393 sq. m. – 505 sq. m.
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	7.2 lots/ha. & 3 lots/ac.	19 lots/ha. & 7.7 /lots ac.
Lots/Hectare & Lots/Acre (Net)	N/A	
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	18.9	40.5
Estimated Road, Lane & Driveway Coverage	29.5	27.6
Total Site Coverage	49.3	68.1
PARKLAND		
Area (square metres)	N/A	
% of Gross Site		
Required		
PARKLAND		
5% money in lieu	YES	
TREE SURVEY/ASSESSMENT		
YES		
MODEL BUILDING SCHEME		
YES		
HERITAGE SITE Retention		
NO		
FRASER HEALTH Approval		
NO		
DEV. VARIANCE PERMIT required		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Lot Width	YES	

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW NO. _____ OVER LOT 25 SECTION 17
TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 54168

BCGS 92G.017
SCALE 1:750

-All distances are
in meters.



64th AVENUE

DHALIWAL & ASSOCIATES
LAND SURVEYING INC.

216-12899 76th Avenue

Surrey, B.C.

V3W 1E6

(ph) 501-6188

(fx) 501-6189

FILE: 1502002-Z01

Certified correct to survey dated
the 07th day of December, 2015

Gene Paul Nikala

Gene Nikala, BCLS 803

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

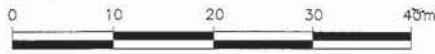
PROPOSED SUBDIVISION PLAN OF LOT 25 SECTION 17 TP 8 NEW WESTMINSTER DISTRICT PLAN 54168

BCGS 92G017

CITY OF SURREY

LEGEND

SCALE 1:500



(All distances are in metres)

CIVIC ADDRESS

18351 64th Street
Surrey, B.C.

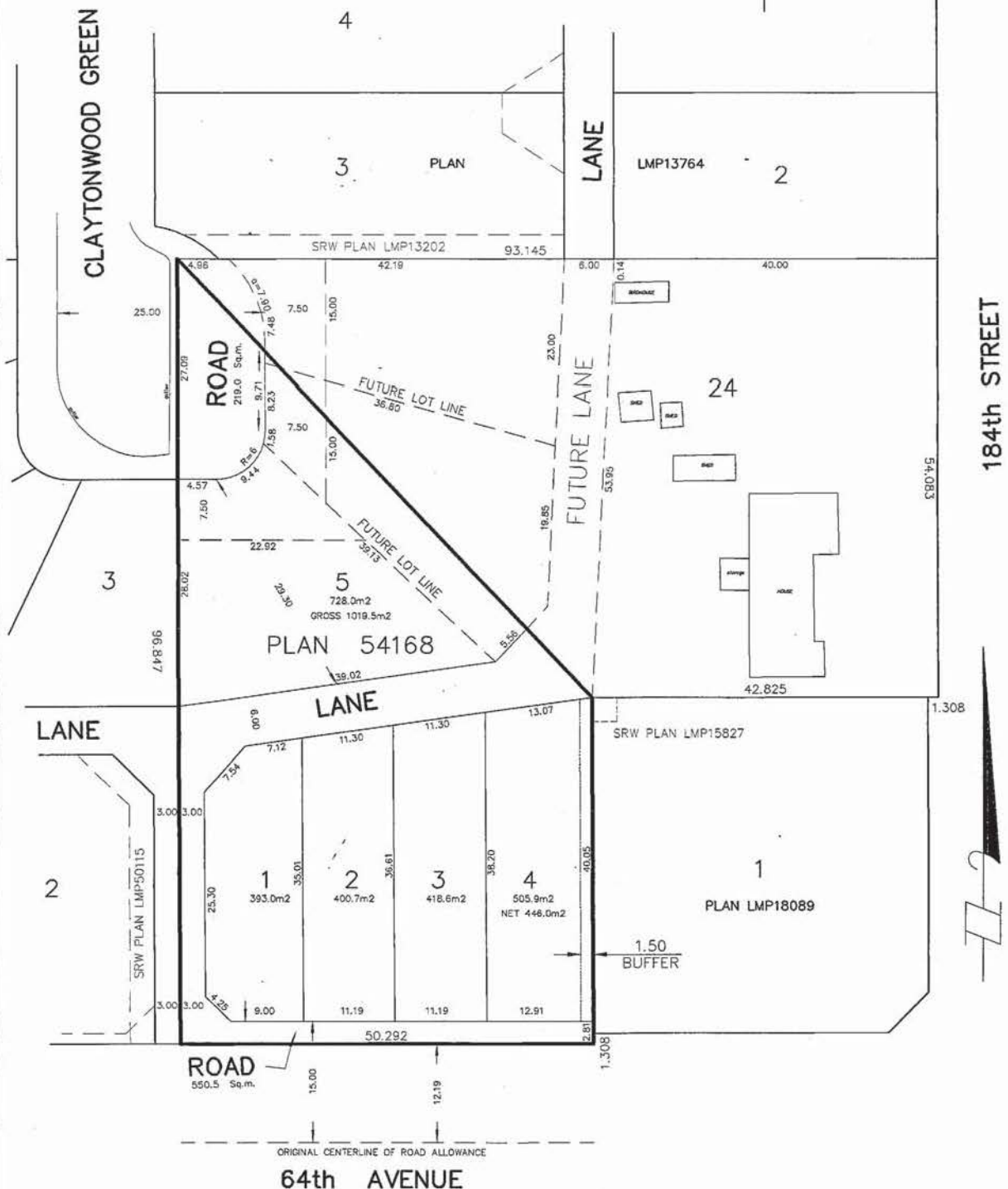
14

PLAN LMP1953

Note

All dimensions are in metres.

Property dimensions are derived from field survey.



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

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

DATE: **December 8, 2015** PROJECT FILE: **7815-0111-00**

RE: **Engineering Requirements
Location: 18351 64 Avenue**

LUC DISCHARGE

There are no engineering requirements relative to the LUC Discharge

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 m along 64 Avenue for the ultimate 30.0 m Arterial Road standard.
- Dedicate 3.0 m for ultimate 6.0 m north-south lane.
- Dedicate 3.0 x 3.0 m corner cut at the intersection of the lane and 64 Avenue.
- Dedicate gazetted road, south 33 ft of the SE4 Sec 17 TP8 (north side of 64th Avenue).
- Dedicate necessary lands to complete the 14.0 m radius cul-de-sac along Clayton Drive.
- Dedicate 6.0 m for east-west lane.
- Dedicate 5.5 x 5.5 m corner cuts at the intersection of the lanes.
- Provide a 0.500 m Statutory Right-of-Way along the frontage of 64 Avenue.

Works and Services

- Construct east half side of Claytonwood Drive cul-de-sac.
- Construct north-south and east-west lanes.
- Construct storm, sanitary, and water mains to service the development.
- Provide on-site mitigation features per the Cloverdale-McLellan Creek ISMP.
- Provide storm, sanitary, and water service connections to each lot.

A Servicing Agreement is required prior to Rezoning and Subdivision.



pe
Rémi Dubé, P.Eng.
Development Services Manager

CE



Planning June-24-15

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0111 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.

The opening of Adams Road Elementary in the 2010-11 school year relieved previous overcrowding issue at Don Christian Elementary. A 10 classroom addition to Adams Road will open in 2016. Regardless of the additional elementary capacity, enrolment growth in the Clayton and Cloverdale area is significant and a number of new elementary schools are requested as a high priority in the district's 5-Year Capital Plan. 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 proposed development will not have an impact on these projections.

SUMMARY

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

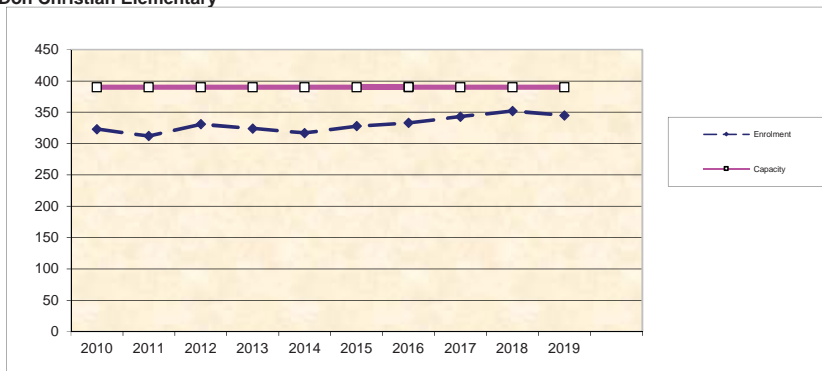
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

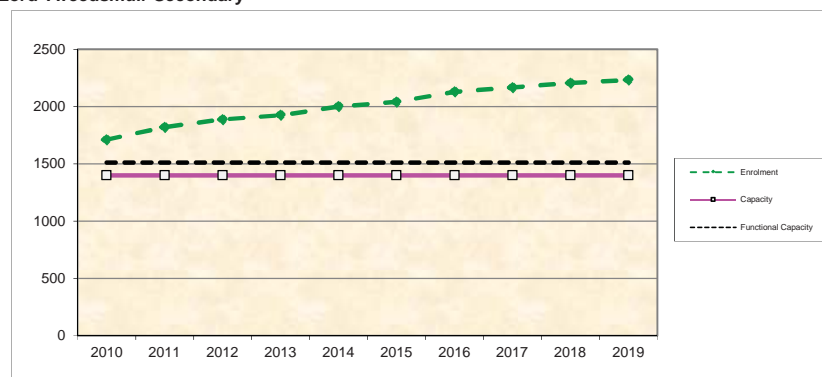
September 2014 Enrolment/School Capacity

Don Christian Elementary	
Enrolment (K/1-7):	41 K + 276
Capacity (K/1-7):	40 K + 350
Lord Tweedsmuir Secondary	
Enrolment (8-12):	2001
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

Don Christian Elementary



Lord Tweedsmuir Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7915-0111-00
 Project Location: 18351 64 Ave, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

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

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

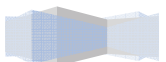
The area surrounding the subject property consists of a majority of homes built approximately 5-15 years ago along with only a handful of older homes built about 20-30 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 2500sf up to 3000 sf. There is a Petro Canada Gas station next to the subject property.

Homes in the neighborhood include the following:

- The majority of homes surrounding the property which are approximately 5-15 years old "neo-traditional" style homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 12:12 slope roofs with one to two street facing feature projections. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are a handful of older homes that are approximately 20-30 year old "Ranchers" under 1200 sf., comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. These homes are clad with mainly siding or stucco.

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

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.



- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 6:12 for the newer context homes.

Dwelling Types/Locations: 2 storey split levels.

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

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

Window/Door Details: Rectangle or arched.

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

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

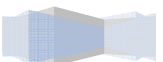
Dwelling Types/Location: 2 storey or 3 storey split levels.

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

Restrictions on Dwellings None.

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

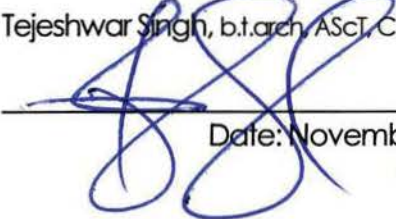
Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours



such as pink, rose, peach, salmon are not permitted.

- Roof Pitch:** Minimum roof pitch must be 6:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
- 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.
Date: November 9, 2015

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

Date: November 9, 2015

Simplex Consultants Ltd.



Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	18351 Surrey, BC
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	24
Protected Trees to be Removed	24
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 3 X one (1) = 3	43
- All other Trees Requiring 2 to 1 Replacement Ratio 20 X two (2) = 40	
Replacement Trees Proposed	7
Replacement Trees in Deficit	36
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ____ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

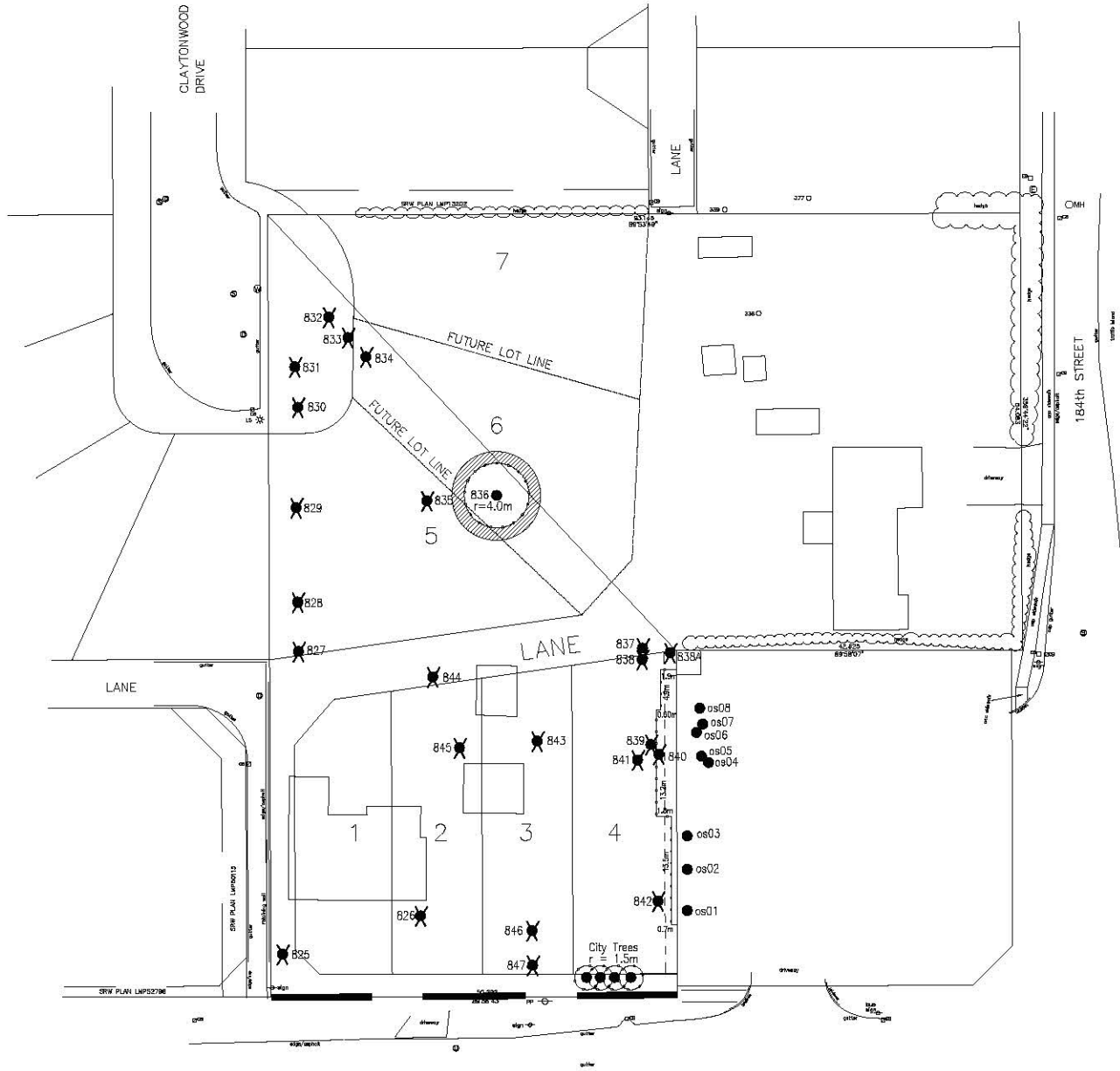
Summary prepared and
submitted by:

Arborist



November 20, 2015

Date



LEGEND

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

DATE	REVISION	BY
nov/15	new lot layout	1

KAVOLINAS & ASSOCIATES INC.
 BCALA CSLA
 2442 JONDOL COURT
 ABBOTSFORD, B.C.
 V3Y 2J8
 PHONE (604) 857-2378

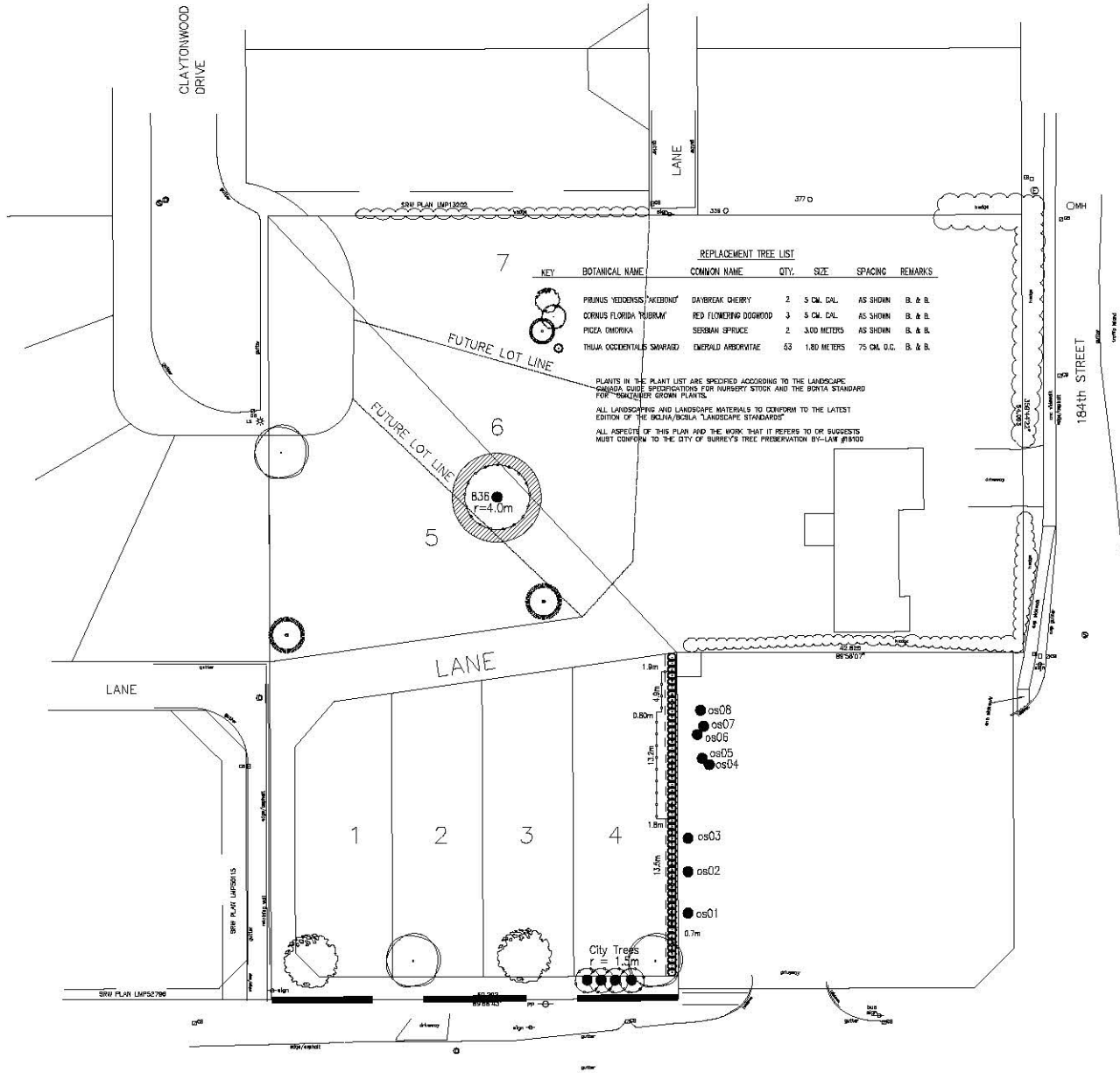
MR. MIKE HELLE
 COASTLAND ENGINEERING & SURVEYING LTD.
 SUITE #101
 19250 - 60th AVENUE
 SURREY, B.C.
 V3S 7E3


CL FILE # 2463

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 S LOT SUBDIVISION
 18301 - 54 AVENUE
 SURREY, B.C.

SCALE	DATE
1:250	JUL/15
DRAWN	CHECKED
DATE	DATE
APPROVED	AS BUILT

PRINTED	JOB NO.
	CREATED BY
	TR-1





LEGEND

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

DATE	DESCRIPTION	NO.
nov/15	new lot layout	1
	KRS	

S. KAVOLINAS & ASSOCIATES INC.
 BC/LA O/LA
 2462 JONICAL COURT
 ABSTRACTOR, B.C.
 V06 1E3
 PHONE (604) 867-2370

CLIENT
 MR. WIKI HEILE
 COASTLAND ENGINEERING & SURVEYING LTD.
 SUITE #101
 16292 - 80TH AVENUE
 SURREY, B.C.
 V06 1E3

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 5 LOT SUBDIVISION
 18331 - 64 AVENUE
 SURREY, B.C.
 CL FILE # 2463

SCALE	DATE
1:200	JUL/15
DRAWN	CHECKED
KRS	KRS
APPROVED	DATE
KRS	48 JUL/15

PROJECT: TR-2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0111-00

Issued To: o825311 BC LTD
("the Owner")

Address of Owner: 6493 - 123A Street
Surrey, BC V3W 5Y5

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: 002-079-585
Lot 25 Section 17 Township 8 Plan 54168 NWD

18351 - 64 Avenue

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

In Section K.2 Subdivision of Part 17A "Single Family Residential (12) Zone", the minimum lot width for a Type I Interior Lot is reduced from 12 metres (40 ft.) to 11 metres (36 ft.) for proposed Lots 2 and 3.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.

7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

8. 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

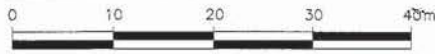
**PROPOSED SUBDIVISION PLAN OF
LOT 25 SECTION 17 TP 8
NEW WESTMINSTER DISTRICT PLAN 54168**

BCGS 92G017

CITY OF SURREY

LEGEND

SCALE 1:500



(All distances are in metres)

CIVIC ADDRESS

18351 64th Street
Surrey, B.C.

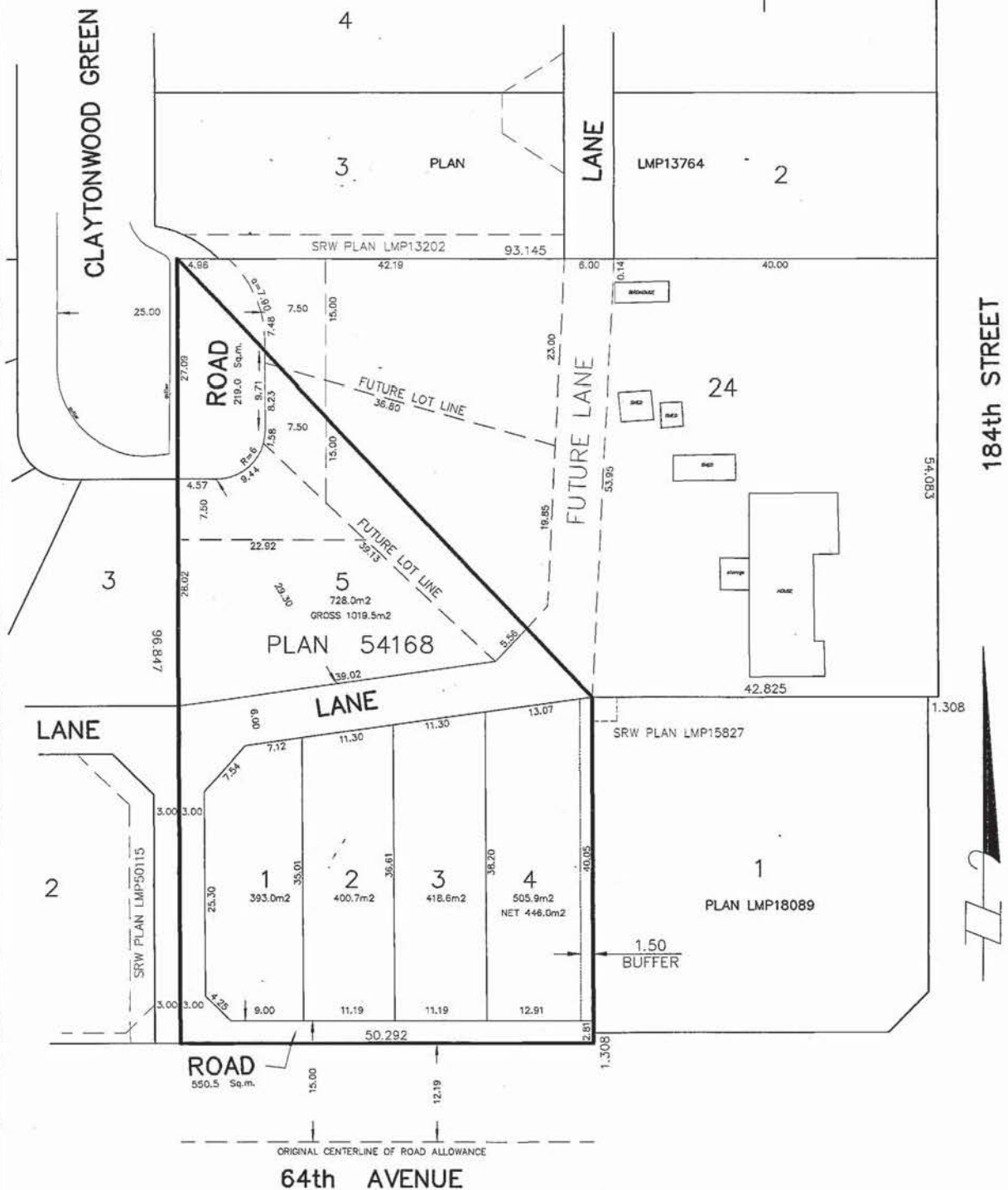
14

PLAN LMP1953

Note

All dimensions are in metres.

Property dimensions are derived from field survey.





Cloverdale Community Association

Website: www.cloverdalecommunity.org

September 20, 2015

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

Re: 18351-64 Avenue / 7915-0111-00

Dear Mr. Denney:

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

We are glad that the developer has agreed not to develop RF10 lots and has chosen to develop RF12 lots instead after further discussions based on the first preliminary notice.

We appreciate the City of Surrey's and developer's cooperation and understanding of our concerns which we had raised.

Having said this, even though some of the revised lot sizes which have been agreed upon are not a minimum of 12m in width as per the bylaw, the CCA will not support these types of lot sizes in the future. We only supported these revised lot sizes because of the setback issues to the east side, next to the gas station as identified by the city planning department.

The CCA no longer has any concerns or objections and supports this revised proposal.

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

