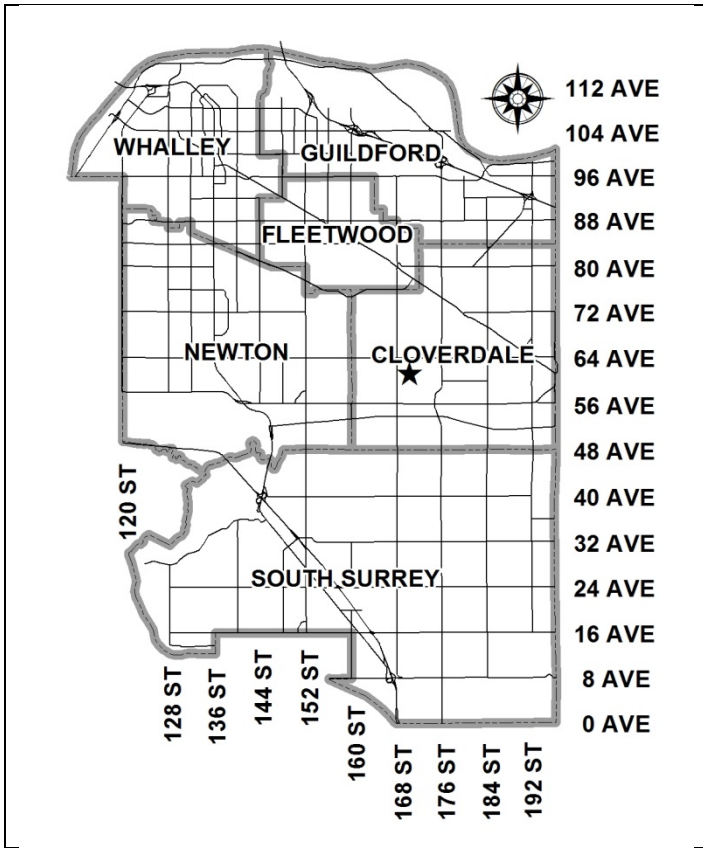


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0170-00

Planning Report Date: December 14, 2015



**PROPOSAL:**

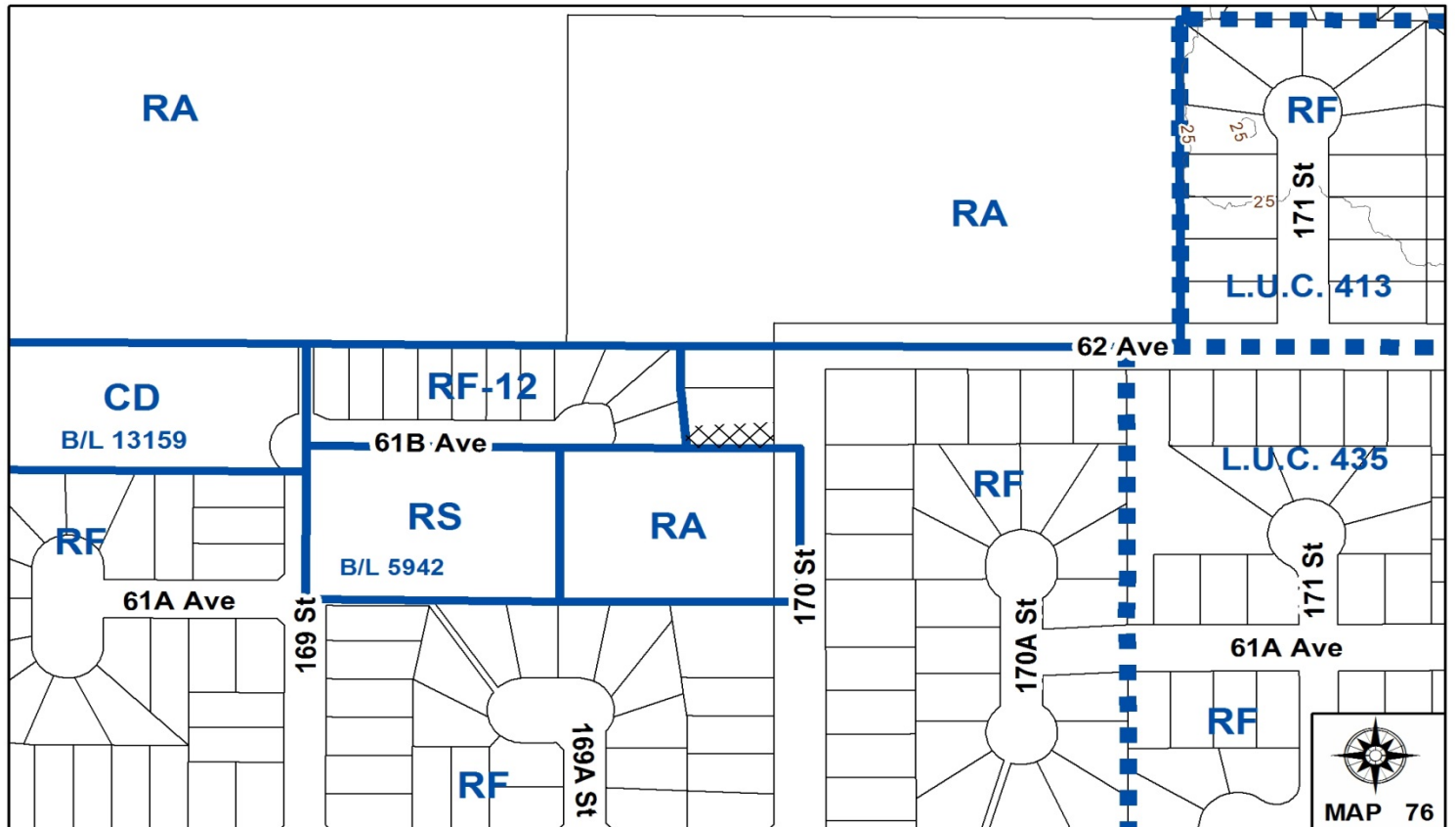
- **Rezoning** a portion from RF to RF-12 to allow subdivision into two single family lots.

**LOCATION:** 6183 - 170 Street

**OWNER:** 376947 BC Ltd

**ZONING:** RF

**OCP DESIGNATION:** Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning a portion of the property.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the “Urban” Designation in the OCP.
- The proposed subdivision continues the pattern of small lot development proposed to the south, under Development Application No. 7913-0284-00 (rezoning to RF-12 and RF currently at Third Reading).
- The proposed development is appropriate for this part of Cloverdale.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A of the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing (Appendix I).
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, subject to Development Application No. 7913-0284-00 to the south being approved (rezoning to RF-12 and RF currently at Third Reading);
  - (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; and
  - (e) 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:**

1 Elementary student at George Greenaway 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 the summer of 2016.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling	Urban	RF
East (Across 170 Street):	Single family dwellings	Urban	RF
South:	Single family dwelling on acreage parcel under Application No. 7913-0284-00 for rezoning to RF and RF-12 to allow for 17 single family lots (Third Reading).	Urban	RA and RS
West:	Single family dwellings	Urban	RF-12

DEVELOPMENT CONSIDERATIONSBackground

- The 0.23-acre (918-square metre) subject lot, located at 6183 - 170 Street, is located on the west side of 170 Street between 61 Avenue and 62 Avenue in Cloverdale and is within the Infill Area of the West Cloverdale North Neighbourhood Concept Plan (NCP) as indicated in Schedule F (Area X) of Zoning By-law No. 12000.
- The subject lot is designated "Urban" in the Official Community Plan (OCP) and "Urban Residential" in the West Cloverdale Local Area Plan and is currently zoned "One-Acre Residential Zone (RA)".
- The subject lot is one of the last remaining properties with redevelopment potential within this Infill Area (east of 168 Street, west of 170A Street, north of 60 Avenue and south of Cloverdale Athletic Park). The remainder of the Infill Area has been built-out with the development of primarily single family housing (with townhouses at 60 Avenue and 168 Street).
- There are existing RF-12 lots along the north side 61B Avenue west of the site, which were created in 2003 under Development Application No. 7902-0218-00.

- Development Application No. 7913-0284-00 (currently at Third Reading), located immediately south of the subject lot at 6159 – 170 Street, includes a rezoning from "One-Acre Residential Zone (RA)" and "Suburban Residential Zone (RS)" to "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential Zone (RF)" in order to permit subdivision into 14 RF-zoned single family lots and 3 RF-12-zoned single family small lots. The proposed RF-12 zoning is contiguous with the subject lot (see Appendix VII).

### Current Proposal

- The applicant is proposing to rezone the southern portion of the subject lot from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)" to allow subdivision into one (1) RF-zoned single family lot and one (1) RF-12-zoned single family small lot.
- In order to meet the minimum requirements of the RF-12 Zone, proposed Lot 2 requires consolidation with the approximately 2.4-metre (8 ft.) wide "no build" portion to be registered on proposed Lot 14 in the 17-lot subdivision proposed immediately to the south (Application 7913-0284-00, currently at Third Reading).
- Both lots on the subject site will front onto, and gain access from 170 Street.
- Proposed Lot 1 conforms to the minimum requirements of the RF Zone in terms of lot width (15 metres/49 ft.), depth (28 metres/92 ft.) and area (560 square metres/6,028 sq. ft.).
- The proposed lot width is less than the existing lot immediately to the north and therefore does not comply with City Infill Policy No. O-30. However, the proposed 15-metre width provides an acceptable transition to the proposed RF-12 lots to the south.
- Proposed Lot 2 conforms to the minimum requirements of the RF-12 Zone for a Type II, Interior Lot in terms of lot width (13.4 metres/72 ft.), depth (22 metres/92 ft.) and area (320 square metres/4,037 sq. ft.).
- The proposed rezoning is consistent with the "Urban" designation of the OCP and the "Urban Residential" designation in the West Cloverdale Local Area Plan. The combination of RF-zoned and RF-12-zoned lots is consistent with the established subdivision pattern in the area.

### Building Design Guidelines and Lot Grading

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting 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 V). The houses will be compatible with the newer houses constructed in the area.
- A preliminary lot grading plan, submitted by WSP Canada Inc., has been reviewed by staff and generally found acceptable.
- The applicant is not proposing in-ground basements or any fill.

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
<b>Cottonwood Trees</b>			
Cottonwood	5	0	0
<b>Deciduous Trees (excluding Cottonwood Trees)</b>			
Cherry	1	1	0
Norway Maple	2	2	0
White Oak	1	0	1
<b>Coniferous Trees</b>			
Blue Spruce	1	1	0
Deodar Cedar	1	1	0
Western Red Cedar	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>8</b>	<b>7</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>4</b>	
<b>Total Retained and Replacement Trees</b>		<b>6</b>	
<b>Contribution to the Green City Fund</b>		<b>\$4,200</b>	

- The Arborist Assessment states that there are a total of 8 mature trees on the site, excluding Cottonwood trees. 5 existing trees, approximately 38% of the total trees on the site, are Cottonwood trees. It was determined that 1 tree can be retained in the front yard of proposed Lot 1 as part of this development proposal.
- The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for the Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 19 replacement trees on the site. Since only 5 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 14 replacement trees will require a cash-in-lieu payment of \$4,200, 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 170 Street. This will be determined by the Engineering Department during the servicing design review process.

- In summary, a total of 6 trees are proposed to be retained or replaced on the site with a contribution of \$4,200 to the Green City Fund.

### PRE-NOTIFICATION

Pre-notification letters were sent on August 6, 2015 to a total of 43 neighbouring property owners and one development proposal sign was erected on the property. Staff received one phone call and one written response from The Cloverdale Community Association.

- One resident requested general information on the proposal.

*(Staff explained that the applicant is proposing to rezone the southern portion of the subject lot from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)" to allow subdivision into one (1) RF-zoned single family lot and one (1) RF-12-zoned single family small lot.)*

- The President of the Coverdale Community Association provided a letter of support and indicated they were glad that the developer was proposing RF and RF-12 lots rather than RF-10 lots (see Appendix VIII).

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 1, 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 located in Cloverdale.</li> <li>• The proposed development is consistent with the "Urban" designation in the Official Community Plan (OCP).</li> <li>• The proposed development is within an Infill Area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Proposed gross density is 22 lots/hectare (9 lots/acre).</li> </ul>
3. Ecology & Stewardship (C1-C4)	N/A
4. Sustainable Transport & Mobility (D1-D2)	N/A
5. Accessibility & Safety (E1-E3)	N/A
6. Green Certification (F1)	N/A

Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• The typical notifications to area residents has occurred (i.e. development proposal signs and Pre-notification letter).</li> </ul>

### 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 17-lot Subdivision for Application No. 7913-0284-00
Appendix VIII.	Letter from the Cloverdale Community Association

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JLM/dk

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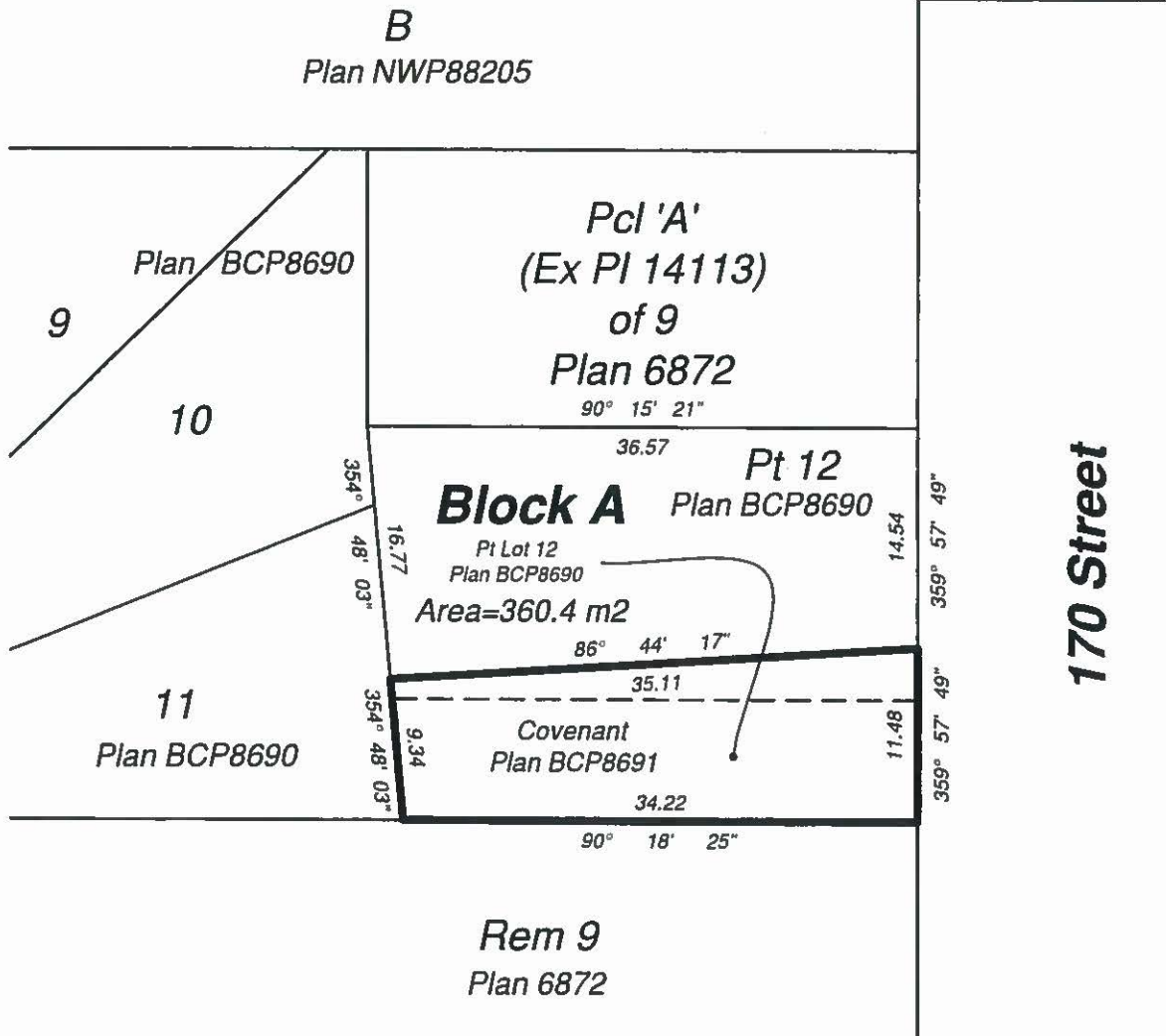


# SUBDIVISION DATA SHEET

Existing & Proposed Zoning: RF and RF-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.22
Hectares	0.092
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	1 RF and 1 RF-12
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4 m and 15 m
Range of lot areas (square metres)	442 m <sup>2</sup> and 560 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	22 lots/ha & 9 lots/acre
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40% and 50%
Estimated Road, Lane & Driveway Coverage	2% and 2%
Total Site Coverage	42% and 52%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<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	NO

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. \_\_\_\_\_  
 OF PART OF LOT 12 SECTION 7 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN BCP8690



BLOCK A  
 AREA=360.4m<sup>2</sup>  
 RF TO RF-12



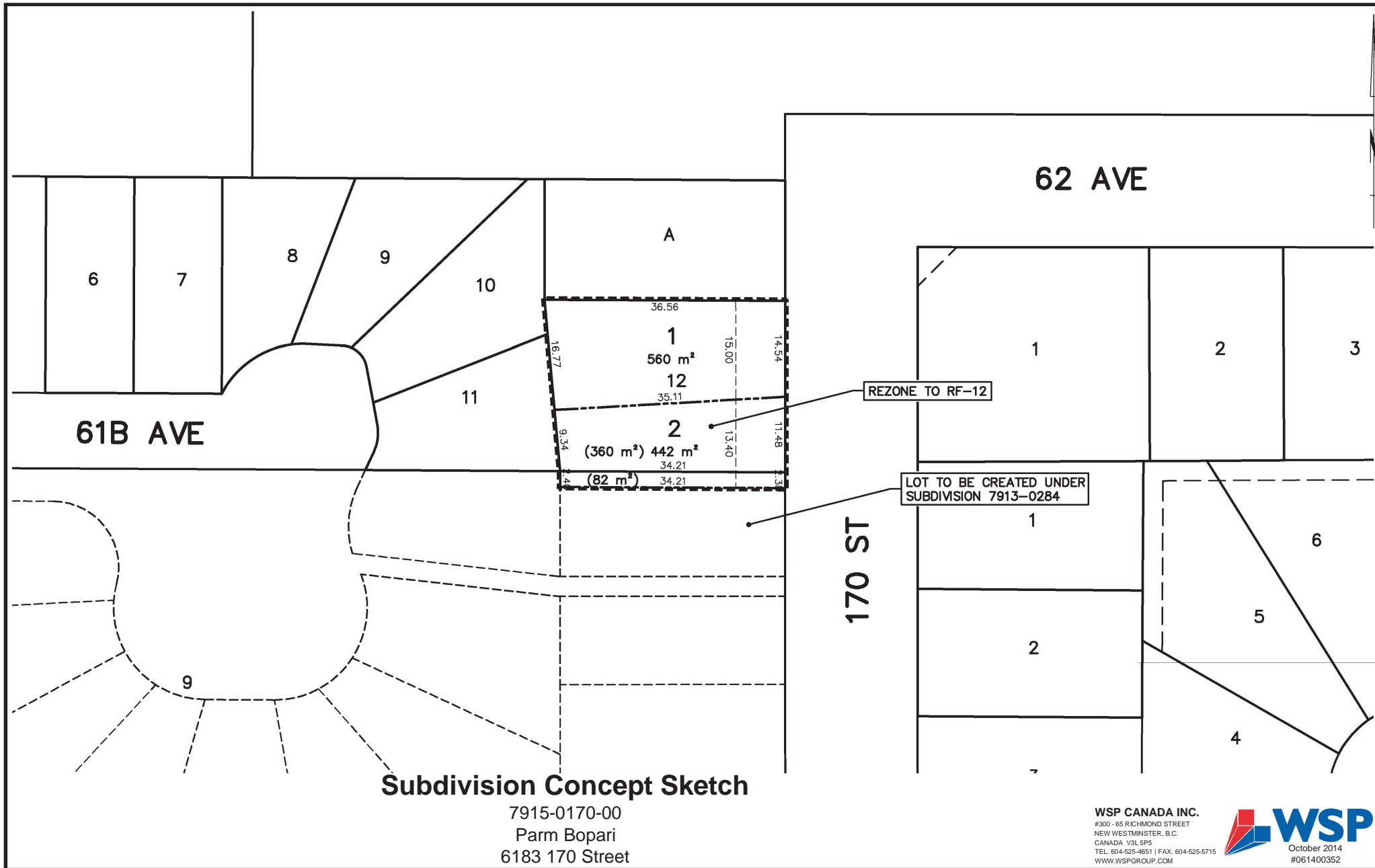
All distances are in metres and decimals thereof.

The intended plot size of this plan is 216mm in width by 280mm in height (A size) when plotted at a scale of 1:500.

November 30, 2015

**WSP**  
 WSP Surveys (BC) Limited Partnership  
 300-65 Richmond St, New Westminster, BC  
 PROJECT REF./DRAWING No.  
 055211 ZONING R00

Certified correct according to Land Title Office Records this  
 30th day of November, 2015  
 G.A. [Signature]  
 G.A. [Signature]



**Subdivision Concept Sketch**

7915-0170-00  
 Parm Bopari  
 6183 170 Street

**WSP CANADA INC.**  
 #300 - 65 RICHMOND STREET  
 NEW WESTMINSTER, B.C.  
 CANADA V3L 5P6  
 TEL. 604-525-4651 | FAX. 604-525-5715  
 WWW.WSPGROUP.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: **December 4, 2015** PROJECT FILE: **7815-0170-00**

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RE: **Engineering Requirements  
Location: 6183 170 Street**

## REZONE/SUBDIVISION

### *Property and Right-of-Way Requirements*

- Provide a 0.5 m Statutory Right-of-Way along the frontage of 170 Street.

### *Works and Services*

- Construct west side of 170 Street to the 20.0 m Urban Forest Through Local Road Standard.
- The City is requesting construction of a 1.50 m concrete sidewalk from the development to connect to the existing Parks pathway, to be funded as part of a DCW.
- Provide 6.0 m concrete driveway to each lot.
- Provide on-site stormwater mitigation features per the Cloverdale McLelland ISMP.
- Construct a sanitary main along the 170 Street frontage.
- Provide water, storm, and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezoning and Subdivision.

*RCoolie*

*per*

Rémi Dubé, P.Eng.  
Development Services Manager

CE



Thursday, July 30, 2015  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15 0170 00

**SUMMARY**

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

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

Elementary Students:	1
Secondary Students:	1

September 2014 Enrolment/School Capacity

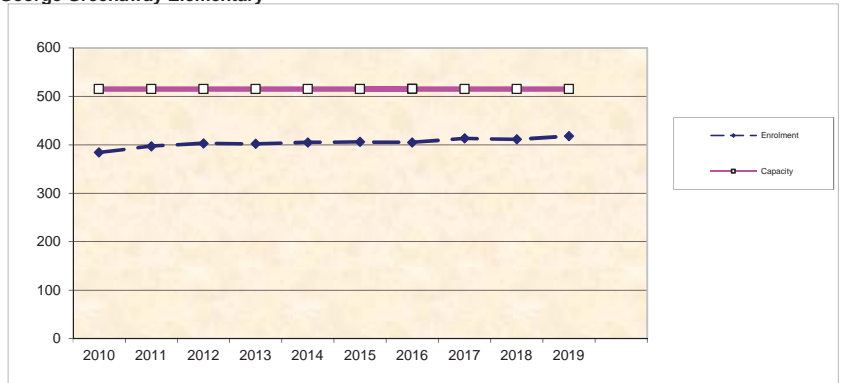
<b>George Greenaway Elementary</b>	
Enrolment (K/1-7):	50 K + 355
Capacity (K/1-7):	40 K + 475
<b>Lord Tweedsmuir Secondary</b>	
Enrolment (8-12):	2001
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12);	1512

**School Enrolment Projections and Planning Update:**

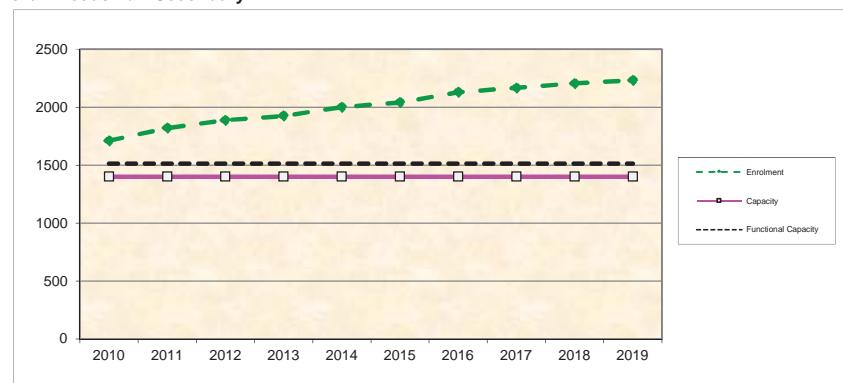
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The Georges Greenaway Elementary catchment was expanded in 2013 to include some of the Surrey Centre Elementary catchment. The school is not expected to exceed capacity in the near future. The school district has received capital project approval for a new Clayton North Area secondary School (Site #215) to help relieve overcrowding at Lord Tweedsmuir and Clayton Heights. The proposed application will not have an impact on these projections.

**George Greenaway Elementary**



**Lord Tweedsmuir Secondary**



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

## BUILDING GUIDELINES SUMMARY

Surrey Project no: 7915-0170-00  
 Project Location: 6183 - 170 Street, Surrey, B.C.  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

**The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.**

### 1. Residential Character

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

This area was built out over a time period spanning from the pre-1950's to the post year 2010's. The age distribution from oldest to newest is: pre-1950's (13%), 1950's (13%), 1960's (38%), 1970's (13%), 1990's (13%), and post year 2010's (13%). A majority of homes in this area have a floor area in the 1000 - 1500 sq.ft. size range. Home size distribution is: under 1000 sq.ft. (13%), 1000 - 1500 sq.ft. (50%), 2001 - 2500 sq.ft. (13%), 2501 - 3000 sq.ft. (13%), and 3001 - 3550 sq.ft. (13%). Styles found in this area include: "Old Urban" (75%), and "Neo-Traditional" (25%). Home types include: Bungalow (63%), Basement Entry (13%), and Two-Storey (25%).

Massing scale (front wall exposure) characteristics include: Low mass (63%), Mid-scale massing (13%), Mid-to-high scale massing with proportionally consistent, well balanced massing design (13%), and High scale, box-like massing (13%). All homes have a one storey high front entrance.

The range of roof slopes found in this area is: 2:12 (11%), 3:12 (11%), 4:12 (33%), 7:12 (11%), 8:12 (11%), 9:12 (11%), and greater than 12:12 (11%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (38%), and Main common gable roof (63%). Feature roof projection types include: None (38%), Common Hip (13%), and Common Gable (50%). Roof surfaces include: Tar and gravel (13%), Interlocking tab type asphalt shingles (13%), Rectangular profile type asphalt shingles (25%), Shake profile asphalt shingles (50%).

Main wall cladding materials include: Horizontal cedar siding (38%), Horizontal vinyl siding (50%), and Hardiplank siding (13%). Feature wall trim materials used on the front facade include: No feature veneer (56%), Stone feature veneer (33%), and Wood wall shingles accent (11%). Wall cladding and trim colours include: Neutral (45%), and Natural (55%).

Covered parking configurations include: No covered parking (13%), Single carport (38%), and Double garage (50%).

A variety of landscaping standards are evident, including: Landscaping not complete (13%), Old urban landscape standard featuring sod and only a few shrubs (63%), Modest, modern urban landscape standard with sod only (13%), Above average modern urban landscape standard featuring numerous shrub plantings (13%). Driveway surfaces include: Gravel (25%), Asphalt (13%), Broom finish concrete (38%), Exposed aggregate (25%).

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

- 1) **Context Homes:** 25 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 75 percent of homes are considered 'non-context'). Context homes include: 6159 - 170 Street (ideal context home) and 6162 - 170 Street. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF and RF-12 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF and RF-12 zoned subdivisions, rather than to emulate the aforesaid context homes.
- 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. Compatible styles can also be considered. 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 and RF-12 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** All neighbouring homes have a single storey high front entrance. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element, and for consistency with the building scheme in the adjacent development to the south (7913-0284-00) in which 1 ½ storey high front entrances are permitted.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including Vinyl, cedar, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post year 2010 RF and RF-12 zone developments in this area.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended.
- 8) **Roof Slope :** A significant number of neighbouring homes have low slope roofs that are not well suited to the proposed style range. Emulation of the low slope roof characteristic is therefore not recommended. Roofs slopes of 7:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper



floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage. A lower roof slope could also be approved on a feature projection, to provide for increased variety in design, subject to consultant approval.

**Streetscape:** This neighbourhood is an old urban area in rapid transition to "modern urban". There are numerous old (70 year+) small simple low mass Bungalows, a 40 - 50 year old box-like Basement Entry type home, a 20-25 year old 2500 sq.ft. Two-Storey home with desirable mid-scale massing characteristics, and one new 2800 sq.ft. "Neo-Traditional" Two-Storey home; a show home recently constructed in the adjacent new RF and RF12 development to the south identified as 7913-0284-00. This show home provides the best context for the subject site. The home has mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The home has a steeply sloped roof with an asphalt shingle roof surface and most of the front façade is clad in wood shingles or stone. Overall, landscape standards are considered "modest" though this will change as the subject site and subdivision to the south develop.

## 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", or compatible style as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

#### **Interfacing Treatment with existing dwellings)**

There are homes in this area (6159 - 170 Street and 6162 - 170 Street) that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2010) RF and RF12 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards

commonly found in post year 2010 RF and RF12 zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

**Exterior Materials/Colours:**

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

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

**Roof Pitch:**

Minimum 7:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots, to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

**Roof Materials/Colours:**

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

**In-ground basements:**

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

**Treatment of Corner Lots:**

Not applicable - there are no corner lots

**Landscaping:**

*Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 18 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      Date: August 20, 2015

**Reviewed and Approved by:**



Date: August 20, 2015

Table 3. Tree Preservation Summary

## TREE PRESERVATION SUMMARY

Surrey Project No:  
 Address: 6183 170 Street, Surrey, BC  
 Registered Arborist: Trevor Cox, MCIP  
 ISA Certified Arborist (PN1920A)  
 Certified Tree Risk Assessor (43)  
 BC Parks Wildlife and Danger Tree Assessor

On-Site Trees	Number of Trees
<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>13</b>
<b>Protected Trees to be Removed</b>	<b>12</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>1</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = 5 - All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14	<b>19</b>
<b>Replacement Trees Proposed</b>	<b>5</b>
<b>Replacement Trees in Deficit</b>	<b>14</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 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	<b>0</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

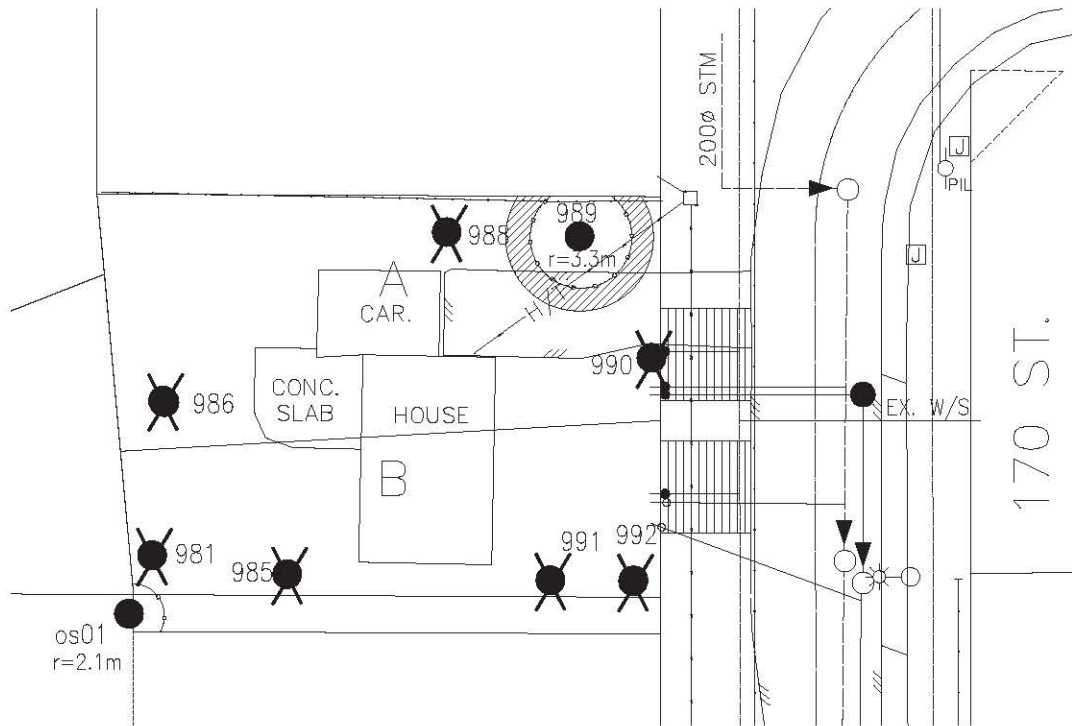
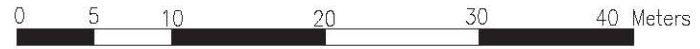
Summary prepared and  
submitted by:

Arborist



August 28, 2015

Date



**LEGEND**

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER
- ⊘ = 1.5m NO BUILD

DATE	REVISED	BY

**C.KAVOLINAS & ASSOCIATES INC.**  
 BCLSA CSLA  
 2492 JUNGHALL COURT  
 HERTSFORD, B.C.  
 V3E 3E8  
 PHONE (604) 867-2376

**CLIENT**  
 PREM BOPRI  
 SUITE #13  
 12600 BATHURST WAY  
 RICHMOND, B.C.  
 V6X 1Z4

**TITLE**  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE RETENTION PLAN  
 2 LOT SPLIT  
 6163 - 170 STREET  
 SUPREY, B.C.

SCALE: 1:150	DATE: AUG/16
DRAWN: DMS	CHECKED:
DATE:	DATE:
APP'D:	DATE:

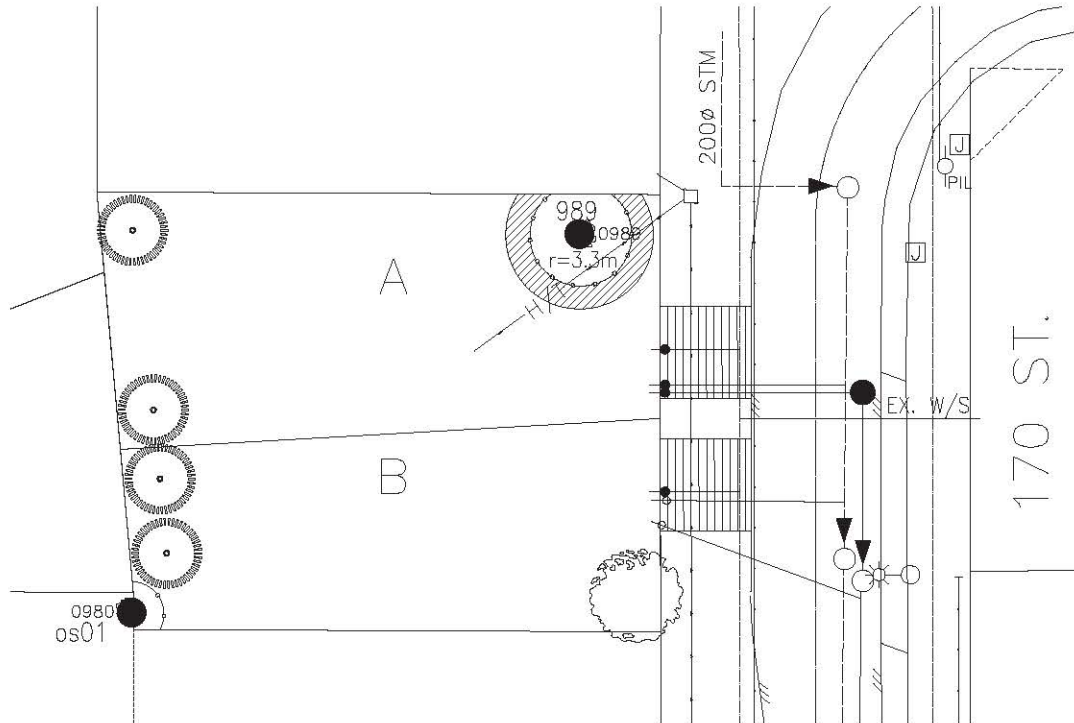
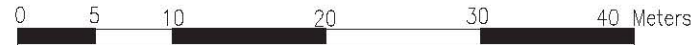
PROJECT:	JOB No.
	DRAWING No.
	TR-1

		PLANT LIST				
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PICEA OMORIKA	SERBIAN SPRUCE	4	3.00 METERS	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	1	6 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 BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

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

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100



LEGEND

-  = TREES TO BE RETAINED
-  = TREES TO BE REMOVED
-  = PROTECTION BARRIER
-  = 1.5m NO BUILD

DATE	PREPARED BY	FILE

C.KAVOLINAS & ASSOCIATES INC.  
 BCLSA CSLA  
 2462 JONGHIL COURT  
 ABERTSFORD, B.C.  
 V0C 2L0  
 PHONE (804) 607-2378

CLIENT  
 PARK BOWERS  
 SUITE #13  
 12800 BATHURST HWY  
 RICHMOND, B.C.  
 V6X 1Z4

TITLE  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE REPLACEMENT PLAN  
 2 LOT SPLIT  
 6143 - 170 STREET  
 SURREY, B.C.

SCALE	1:150	DATE	ALM/15
DRAWN		CHECK	
DATE		DATE	
APPROVED		AS BUILT	

PRINTED	JAN 15
DATE	2015
TR-2	





# Cloverdale Community Association

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

August 31, 2015

Jennifer McLean  
City of Surrey  
Planning and Development Department  
13450-104 Avenue  
Surrey BC V3T 1V8

**Re: 6183-170 Street / 7915-0170-00**

Dear Ms. McLean:

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

We are glad to hear that the developer has not proposed RF10 lots and has chosen to develop RF and RF12 lots instead.

The CCA does not have any concerns or objections and supports this 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