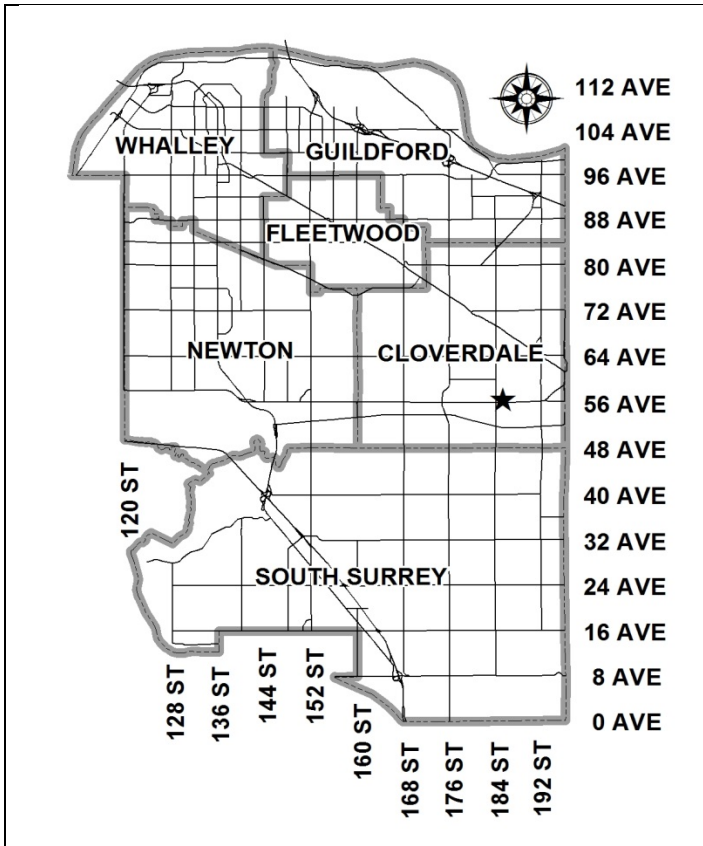


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0219-00

Planning Report Date: November 2, 2015



PROPOSAL:

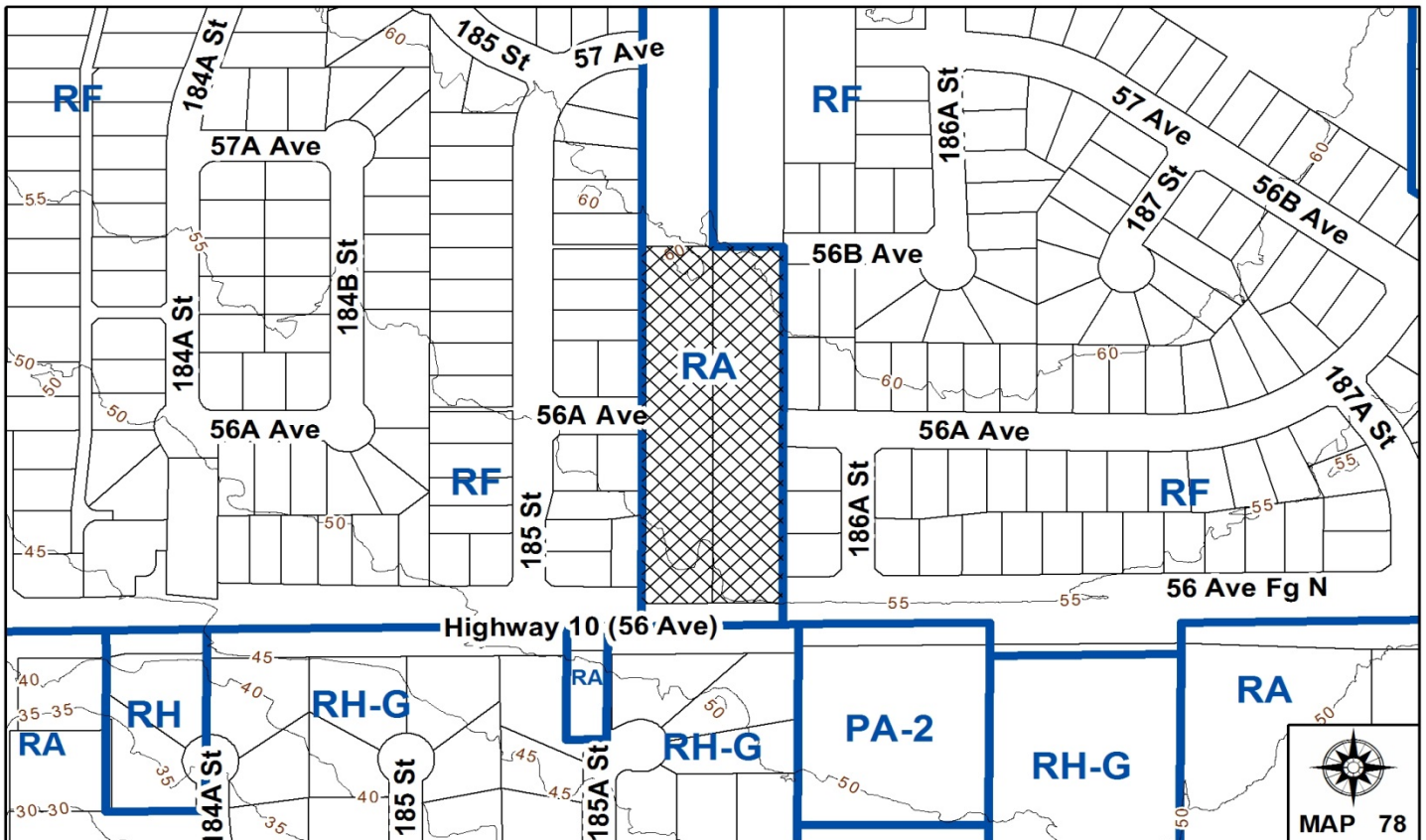
- **Rezoning** from RA to RF in order to allow subdivision into 15 single family lots.

LOCATION: 18571 and 18591 - No. 10 Highway (56 Avenue)

OWNERS: Harbans K. Gill
 Bruno Zappone

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- The proposal is compatible with the existing RF-zoned lots in the area, that were approved in the early 1990's.
- The proposed road network achieves through road connections for 56A Avenue and the 56 Avenue Frontage Road (north).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from “One-Acre Residential Zone (RA)” to “Single Family Residential Zone (RF)” and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (g) demolition of existing accessory buildings and structures 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:**

8 Elementary students at Sunrise Ridge Elementary School
4 Secondary students 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 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 final adoption of the rezoning by-law.

Ministry of Transportation & Infrastructure (MOTI): A referral to MOTI was sent on September 1, 2015. To date, staff have not received a response. The applicant will be required to address any comments from MOTI.

SITE CHARACTERISTICS

Existing Land Use: Two acreage parcels, each with a single family dwelling to be retained, and accessory buildings to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Acreage parcels, the westerly lot with a single family dwelling and the easterly lot vacant	Urban	RA and RF
East:	Single family dwellings	Urban	RF
South (Across Hwy. No. 10 / 56 Avenue):	Single family dwellings	Suburban	RH-G
West:	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 1.3-hectare (3.3 ac.) subject site consists of two lots, located at 18571 and 18591 - No. 10 Highway (56 Avenue) in Cloverdale.
- The subject site is zoned “One-Acre Residential (RA) Zone” and is designated “Urban” in the Official Community Plan (OCP).
- The applicant proposes to rezone the subject site from “One-Acre Residential (RA) Zone” to the “Single Family Residential (RF) Zone” in order to subdivide into 15 single family lots.
- All proposed lots meet or exceed the minimum 560-square metre (6,030 sq. ft.) area, 15-metre (49 ft.) width and 28-metre (92 ft.) depth requirements of the RF Zone.

- The adjacent existing RF-zoned lots were created between 1992 and 2001. The majority of the lot widths in the area range between 16 metres (53 ft.) and 20 metres (66 ft.). The majority of the proposed lots (proposed Lots 6-15) range in width between 16 metres (52 ft.) and 17.5 metres (57 ft.), which is comparable to existing lot widths in the area. Proposed Lots 1-5 are narrower to accommodate a walkway connection between 56A Avenue and 56B Avenue but still meet the minimum dimensional requirements of the RF Zone.
- Proposed Lot 15, where an existing home will be retained, is oversized, and has potential to subdivide into two RF-zoned lots under a future development application, if the existing home is removed.
- The through road connection for 56A Avenue and for the 56 Avenue Frontage Road (north) will be completed as part of this application.
- An on-site 6.0-metre (20 ft.) wide north/south pedestrian pathway will be constructed as part of the application. The pathway will connect the proposed cul-de-sac on 56B Avenue to 56A Avenue, providing better pedestrian connectivity for the neighbourhood.
- An off-site east/west 2.4-metre (8 ft.) wide walkway that terminates at the northwest corner of the subject site, will be closed, and is not required to extend east to 56B Avenue as the applicant is providing a new walkway that connects 56B and 56A Avenues. The sale of the off-site walkway has been initiated by the City. Upon completing the sale, the walkway features (pavement and rails) will be removed, and the land will be consolidated into the lot(s) adjacent the walkway.
- There are two (2) existing single family dwellings on the site, both of which are proposed to be retained. The existing home on the eastern-most lot at 18591 No. 10 Highway, was constructed in 2012, and received final occupancy on November 30, 2012. The existing home on the western-most lot at 18571 No. 10 Highway is older but is in good condition. Both existing homes comply with the density and setback requirements of the RF Zone and are to be retained on proposed Lots 13 and 15 respectively.
- Existing accessory buildings on the western-most lot at 18571 – No. 10 Highway will be removed.
- The proposed development is consistent with the pattern of RF-zoned developments in the area, that were mostly approved in the early 1990's.

Building Design Guidelines and Lot Grading

- The applicant retained Ran Chahal of Apex Design Group 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 design guidelines recommend modern design, massing and finishing standards, with elements that are compatible with existing context homes.

- A preliminary lot grading plan was submitted by Hub Engineering Inc. The applicant proposes basements proposed Lots 1-12 and 14. Proposed Lot 13 will retain an existing dwelling with a basement. Basement potential for proposed Lot 15 will be determined if a future subdivision application is made to subdivide into two RF-zoned lots. 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 preliminary lot grading plan was reviewed by staff and is generally acceptable.

PRE-NOTIFICATION

Pre-notification letters were mailed on September 2, 2015 and staff received three responses, as summarized below (staff comments in italics).

- Two area residents inquired for further information on the proposal, particularly road connectivity and house design.

(Staff clarified the proposed subdivision and that through connections for 56A Avenue and the 56 Avenue Frontage Road (north) would be achieved as part of the application.

The applicant retained a design consultant, and submitted design guidelines for the future houses. The guidelines provide design criteria for new houses, such that new houses will have compatible elements with the existing houses in the area.)

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

(The driveways will be a minimum of 6.7 metres (22 ft.) deep and can accommodate two vehicles. Including the garage, the proposed lots can accommodate a total of four off-street vehicles, which complies with the Zoning By-law requirement for single family dwellings with a secondary suite.

The applicant reviewed the feasibility of providing a parking pad adjacent the garage on proposed Lots 1-15, and concluded that it's not practical to provide a parking pad for the following reasons:

- *Proposed Lots 1-5, are narrow and/or pie-shaped, and cannot accommodate a parking pad adjacent the garage without impacting the building envelope;*
- *The parking pad would impact the building envelope, and reduce the width of the livable area at the front of the house;*
- *Proposed Lots 13 and 15 contain an existing dwelling that will be retained, and therefore, parking pads are not proposed.*
- *The driveway letdown would need to be offset from the garage in order to provide better maneuverability in/out of the parking pad;*
- *The parking pad could conflict with the fence along the side property line;*
- *The parking pad would not fit the context of the area, as existing homes in the area do not have a parking pad adjacent the garage; and*

- All lots can accommodate more than the 3 parking spaces required by the Zoning By-law for a house with a suite.

On-street parking will be permitted on both sides of 56A Avenue once it is constructed to its ultimate width. On-street parking along the 56 Avenue Frontage Road (north) is not permitted.

The minimum double wide (side-by-side parking) garage size in the Zoning By-law is 5.7 metres (18.8 ft.) wide by 6.1 metres (20 ft.) deep. This exceeds the minimum 5.5-metre (18 ft.) width requested by the CCA, but is slightly less than the 6.4-metre (21 ft.) depth requested by the CCA. As the proposed parking complies with the Zoning By-law, due to the impact on livable space and permeable area, staff are not recommending larger garages be imposed although specifically requested by the CCA.)

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	41	41	0
Cottonwood	23	23	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	2	2	0
Bigleaf Maple	7	7	0
Cherry/Plum	6	6	0
Willow	1	1	0
Coniferous Trees			
Blue Spruce	7	5	2
Douglas Fir	7	7	0
Sitka Spruce	1	1	0
Western Redcedar	3	3	0
Total (excluding Alder and Cottonwood Trees)	34	32	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		46	
Total Retained and Replacement Trees		48	
Contribution to the Green City Fund		\$25,800	

- The Arborist Assessment states that there are a total of 34 mature trees on the site, excluding Alder and Cottonwood trees. 64 existing trees, approximately 65% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 2 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- 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 132 replacement trees on the site. Since only 46 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 86 replacement trees will require a cash-in-lieu payment of \$25,800 representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 48 trees are proposed to be retained or replaced on the site with a contribution of \$25,800 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 23, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is an urban infill lot, and the proposed subdivision is consistent with the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Secondary suites will be permitted. • Each lot will have enough private yard space for a garden.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Swales, roof downspout disconnections and absorbent soils will be incorporated into the development. • Recycling pickup will be available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Houses will be oriented towards the street.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A Development Proposal Sign was installed on site, and pre-notification letters were mailed to area residents.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/dk

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KD 10/29/15 8:55 AM

Information for City Clerk

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

1. (a) Agent: Name: Mike Kompter
 Hub Engineering Inc.
 Address: 12992 - 76 Avenue, Unit 212
 Surrey, BC V3W 2V6

 Tel: 604-572-4328

2. Properties involved in the Application

- (a) Civic Addresses: 18571 – No. 10 Highway (56 Avenue)
 18591 – No. 10 Highway (56 Avenue)

- (b) Civic Address: 18571 – No. 10 Highway (56 Avenue)
 Owner: Bruno Zappone
 Parcel Identifier: 009-818-901
 Lot 1 Except: Part Dedicated Road On Plan 81858, Section 9 Township 8
 New Westminster District Plan 13491

- (c) Civic Address: 18591 - No 10. Highway (56 Avenue)
 Owner: Harbans K Gill
 Parcel Identifier: 009-818-928
 Lot 2 Except: Part Dedicated Road Plan 82039; Section 9 Township 8 New Westminster
 District Plan 13491

3. Summary of Actions for City Clerk's Office

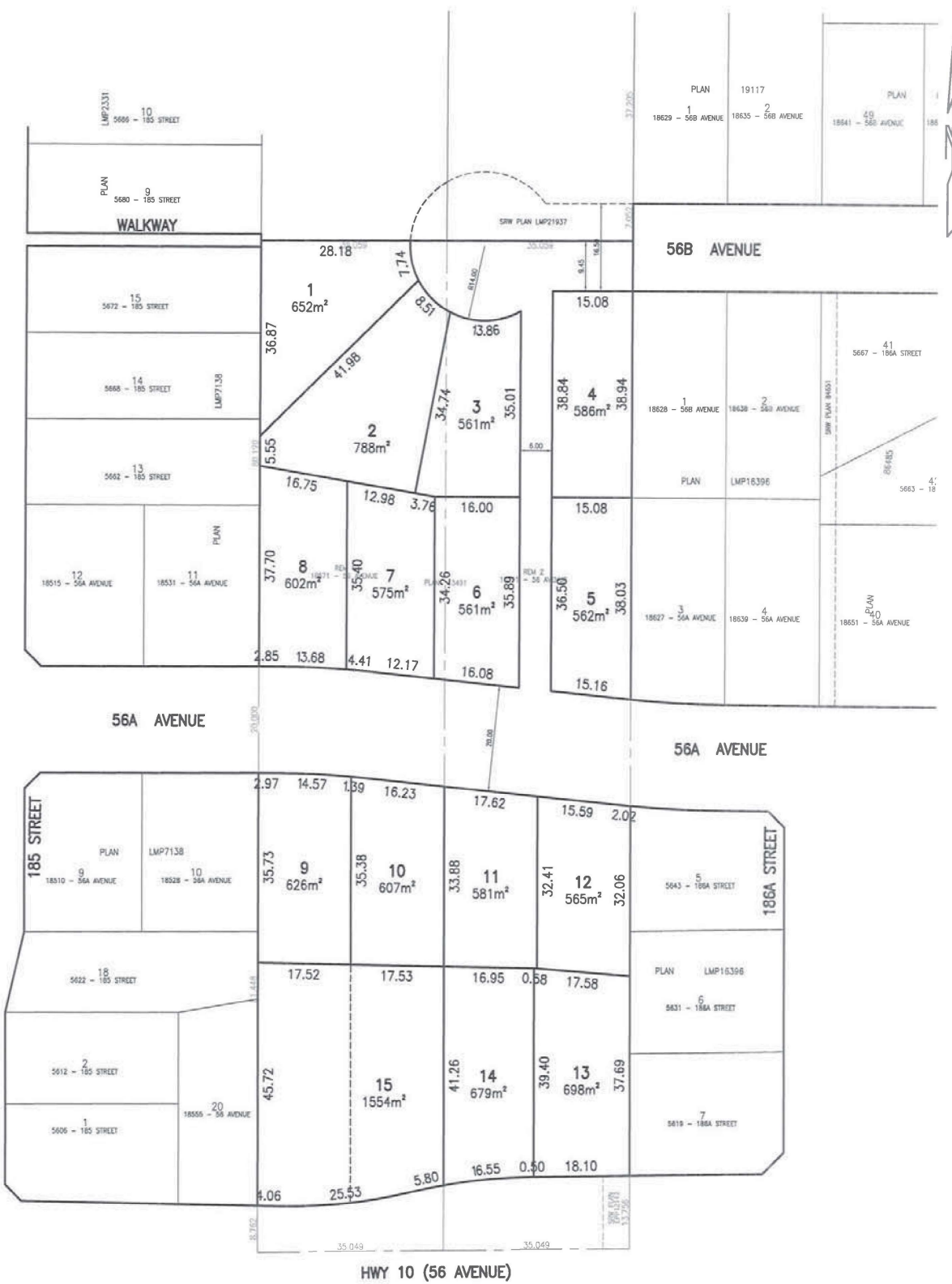
- (a) Introduce a By-law to rezone the site.

- (b) Application is under the jurisdiction of MOTI.
 MOTI File No. is not available.

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	3.29 ac.
Hectares	1.33 ha.
NUMBER OF LOTS	
Existing	2
Proposed	15
SIZE OF LOTS	
Range of lot widths (metres)	15 m. – 35 m.
Range of lot areas (square metres)	561 sq. m. – 1,544 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	11.3 upha / 4.6 upa
Lots/Hectare & Lots/Acre (Net)	14.6 upha / 5.9 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	25%
Total Site Coverage	65%
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
Others	NO



Projects\15060\15060.dwg Drawings\Layout\Lot Layout - Op. 7 - Sep. 28, 2015.dwg [HWY. 10] 9/28/2015 12:28PM

Hub Engineering Inc. Member
 Engineering and Development Consultants **PACIFIC LAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:	PROJECT:	18571 & 18591 - HWY 10 (56 AVE), SURREY BC	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT NO. 15060	DATE: SEP 2015	LEGAL:	SCALE: 1:750
		MUNICIPAL PROJECT NO.:	

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

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

DATE: **October 28, 2015** PROJECT FILE: **7815-0219-00**

RE: **Engineering Requirements
Location: 18571 No 10 (56 Ave) Hwy**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate varying widths along 56 Avenue from 13.757 metres at east property line to 8.762 metres at the west property line to match adjacent properties.
- Dedicate 20.0 metres for 56A Avenue for the ultimate Through Local Road Standard.
- Dedicate 9.448 metres for 56B Avenue for the ultimate 16.50 metre Limited Local Road Standard. The applicant is advised that a Statutory Right-of-Way (SRW) E1995-0047 has been registered on title of 18615 56B Avenue to allow for the construction of 56B Avenue. The wording of this SRW is to be reviewed to confirm adequacy for the proposed construction and may need to be revised.
- Dedicate necessary land for a 14.0 metre radius cul-de-sac.
- Dedicate 6.0 metres for a walkway between 56B Avenue and 56A Avenue.

Works and Services

- Construct 56A Avenue to the 20.0 metre Through Local Road Standard.
- Construct 56 Avenue Frontage Road to the Through Local Road Standard.
- Construct 2.0 metre concrete walkway complete with pedestrian lighting.
- Construct 56B Avenue to the Half Road Standard.
- Construct a 6.0 metre concrete driveway to each lot.
- Provide on-site-stormwater mitigation features per the Cloverdale-McLellan Creek ISMP.
- Construct storm and sanitary mains along 56 Avenue, 56A Avenue, 56B Avenue, and walkway corridor.
- Construct water mains along 56A Avenue, 56B Avenue and within the walkway corridor.
- Provide water, storm, and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE



Thursday, September 10, 2015
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0219 00

SUMMARY

The proposed 15 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	8
Secondary Students:	4

September 2014 Enrolment/School Capacity

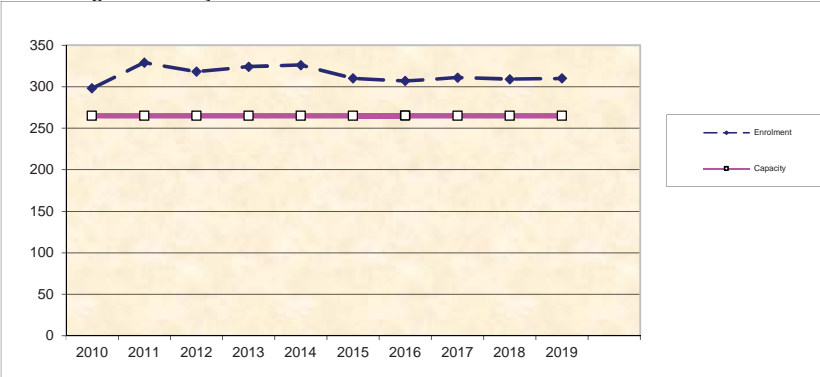
Sunrise Ridge Elementary	
Enrolment (K/1-7):	35 K + 291
Capacity (K/1-7):	40 K + 225
Lord Tweedsmuir Secondary	
Enrolment (8-12):	2001
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

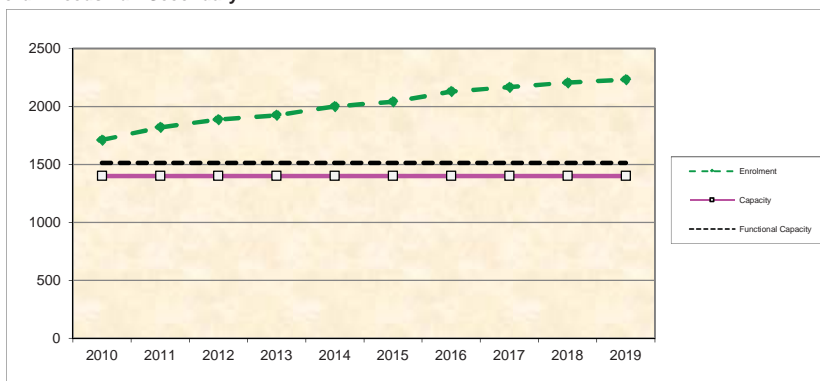
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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

Sunrise Ridge Elementary



Lord Tweedsmuir Secondary



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

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 15-0219-00
Property Location: 18571 & 18591 - 56 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 files 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 1000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 60% of the homes having a one and one half storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-9/12) common truss roofs with simple gables and common hips with Cedar roof being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl (dominant), 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 97% of the homes having Exposed Aggregate driveways.

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

Many of the existing homes have covered front verandas which would be encouraged in any new home to be built in the future. Since the majority of the 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”	91.0%
	“Basement Entry/Cathedral Entry”	0.00%
	“Rancher (Bungalow)”	9.00%
	“Split Levels”	0.00%
Dwelling Sizes/Locations: (Floor Area and Volume)	Size range:	9.00% under 2000 sq.ft excl. garage
		91.00% 2001 - 2500 sq.ft excl. garage
		0.00% over 2501 sq.ft excl. garage
Exterior Treatment /Materials:	Cedar: 0.00% Stucco: 43.0% Vinyl: 57.0%	
	Brick or stone accent on 71.0% of all homes	
Roof Pitch and Materials:	Asphalt Shingles: 0.00%	Cedar Shingles: 71.00%
	Concrete Tiles: 29.00%	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 Cedar Roof Tiles on most of the homes. Most homes are clad in Vinyl.

Other Dominant Elements: Many of the existing homes have covered front verandas which would be encouraged in any new home to be built in the future.

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:
(Floor Area and Volume)**

Two-Storey or Split Levels	-	2000 sq.ft. minimum
Basement Entry	-	2000 sq.ft. minimum
Rancher or Bungalow	-	1400 sq.ft. minimum

(Exclusive of garage or in-ground basement)

Exterior Treatment /Materials:	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.
Exterior Materials /Colours:	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.
Roof Pitch:	Minimum 6:12
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:


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

July 24, 2015
 Date

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address: 18571 & 18591 56th Avenue, 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)	100
Protected Trees to be Removed	98
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 64 X one (1) = 64	132
- All other Trees Requiring 2 to 1 Replacement Ratio 34 X two (2) = 68	
Replacement Trees Proposed	46
Replacement Trees in Deficit	86
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

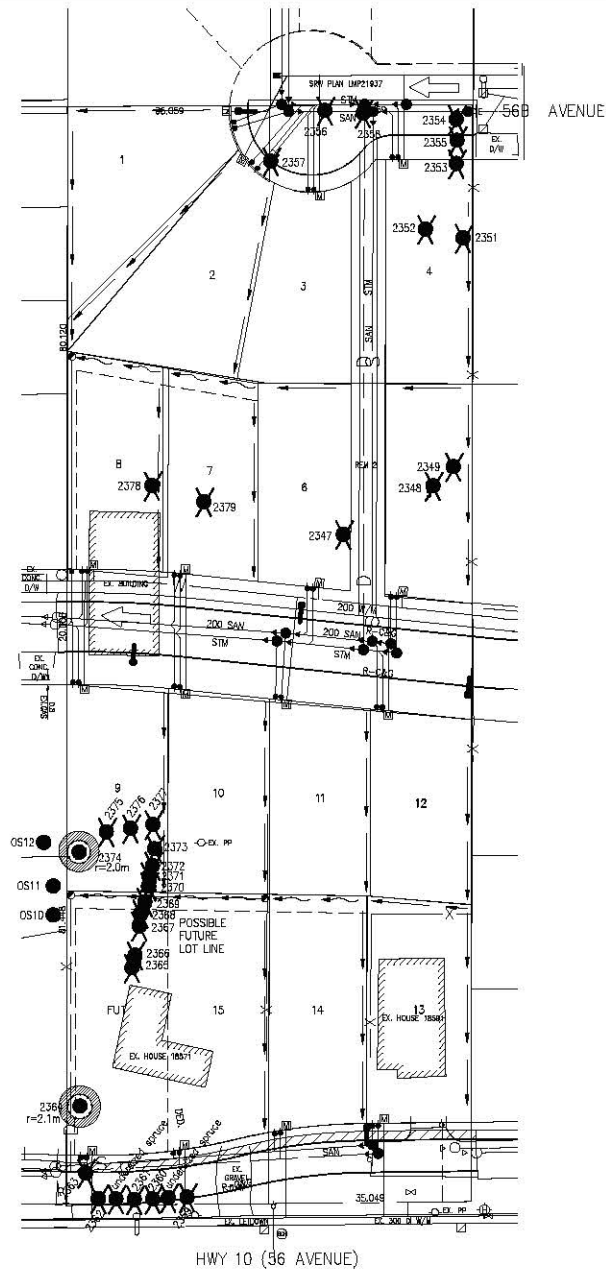
Summary prepared and
submitted by:

Arborist



October 28, 2015

Date



LEGEND

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

05/14	tree location	2
02/15	REVISED SITE PLAN	1
DATE	REVISION	NO.

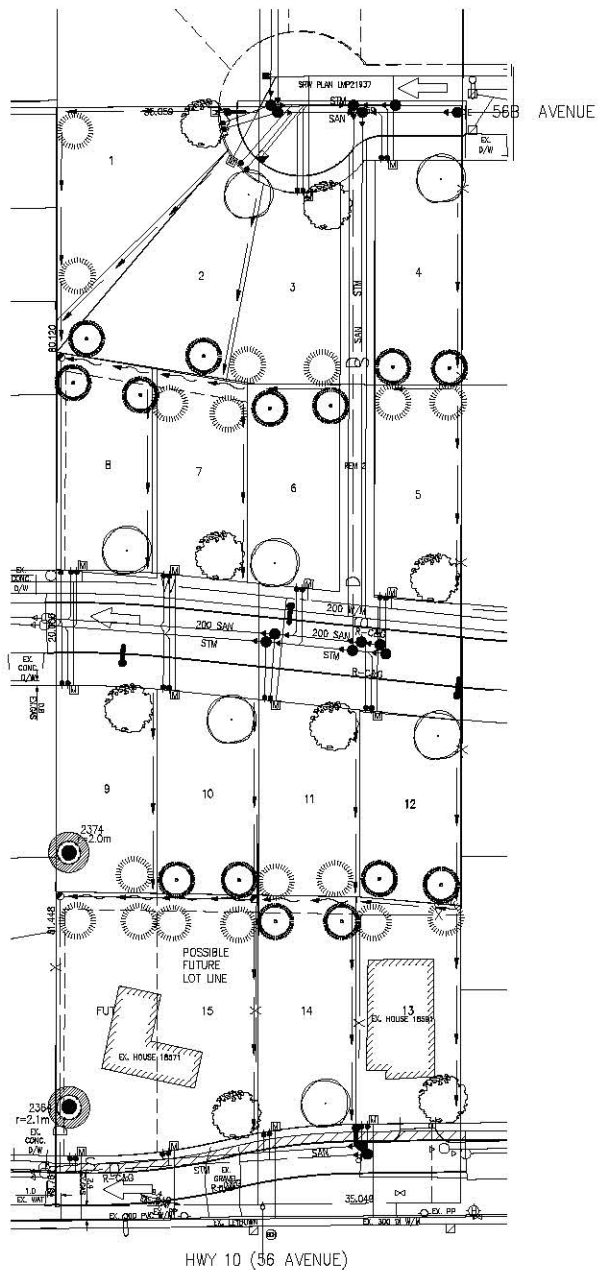
C.KAVOLINAS & ASSOCIATES INC.
 805-A CRA
 2482 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2378

CLIENT
 MR. TONTH S. HSANT
 KAYSEE HOMES
 c/o HUB ENGINEERING INC.
 #212, 12882 - 75 AVENUE
 SURREY, B.C.
 V3M 2V5
 604 572-4328

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 15 LOT SUBMISSION
 18571 & 18591 - 56 AVENUE
 SURREY, B.C.

SCALE	1:400	DATE	AUG/15
DIST		CHK'D	
DRG		APP'D	
APP'D		AS BUILT	

PROJECT	JSS No.
	ISSUED No.
	TR-1




KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	8	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	7	6 CM. CAL.	AS SHOWN	B. & B.
	PICEA OMORICA	SERBIAN SPRUCE	14	3.00 METERS	AS SHOWN	B. & B.
	PINUS SILVERSTIS	SCOTS PINE	17	3.00 METERS	AS SHOWN	B. & B.

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

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

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



LEGEND

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

DATE	DESCRIPTION	BY
OCT/15	tree location	2
OCT/15	REVISED SITE PLAN	1

C.KAVOLINAS & ASSOCIATES INC.
 BCRA CSIA
 2465 JONASDALE COURT
 ARBUTHNOTH, B.C.
 V3G 3E8
 PHONE (604) 887-2378

CLIENT
 MR. TIBARI S. KHATT
 KOSKOSI HOMES
 c/o HLB ENGINEERING INC.
 #212, 12882 - 78 AVENUE
 SURREY, B.C.
 V3W 2V8
 604 572-4328

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 15 LOT SUBDIVISION
 18571 & 18581 - 56 AVENUE
 SURREY, B.C.

SCALE	DATE
1:400	ALB/15
DRAWN	DATE
DWD	DWD
CHECKED	BY
DWY	ALB

PROJECT: 15 LOT SUBDIVISION
 DRAWING NO.: TR-2



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: 7915-0219-00 / 18571 and 18591 – No 10 (56 Ave) Highway

Dear Mr. Denney:

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

We are pleased to hear that the developer has not proposed RF10 lots and has chosen to go with RF lots instead. Having said this, we would 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. We would like all garage sizes **regardless** of the zoning to be at least 6.4m deep x 5.5m wide to accommodate larger vehicles even though the City's minimum standard dimensions maybe less than what we have requested above.
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.
5. With the addition of these lots in the neighborhood, please confirm that there will be enough space in the nearby schools to accommodate more students as most, if not all of the schools in Cloverdale area have already exceeded their maximum capacity.



Cloverdale Community Association

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

Please note, the developer for this project has not consulted with the association like others have done so in the past and therefore we are responding directly to the City of Surrey's preliminary notice received in the mail or by email.

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