

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0351-00

Planning Report Date: November 30, 2015

**PROPOSAL:**

- **Rezoning** from CD By-law No. 17619 to RF-SD to allow subdivision into 8 small lots for 8 semi-detached homes.

**LOCATION:**

19439 - 72 Avenue

**OWNER:**

o829526 BC Ltd.

**ZONING:**

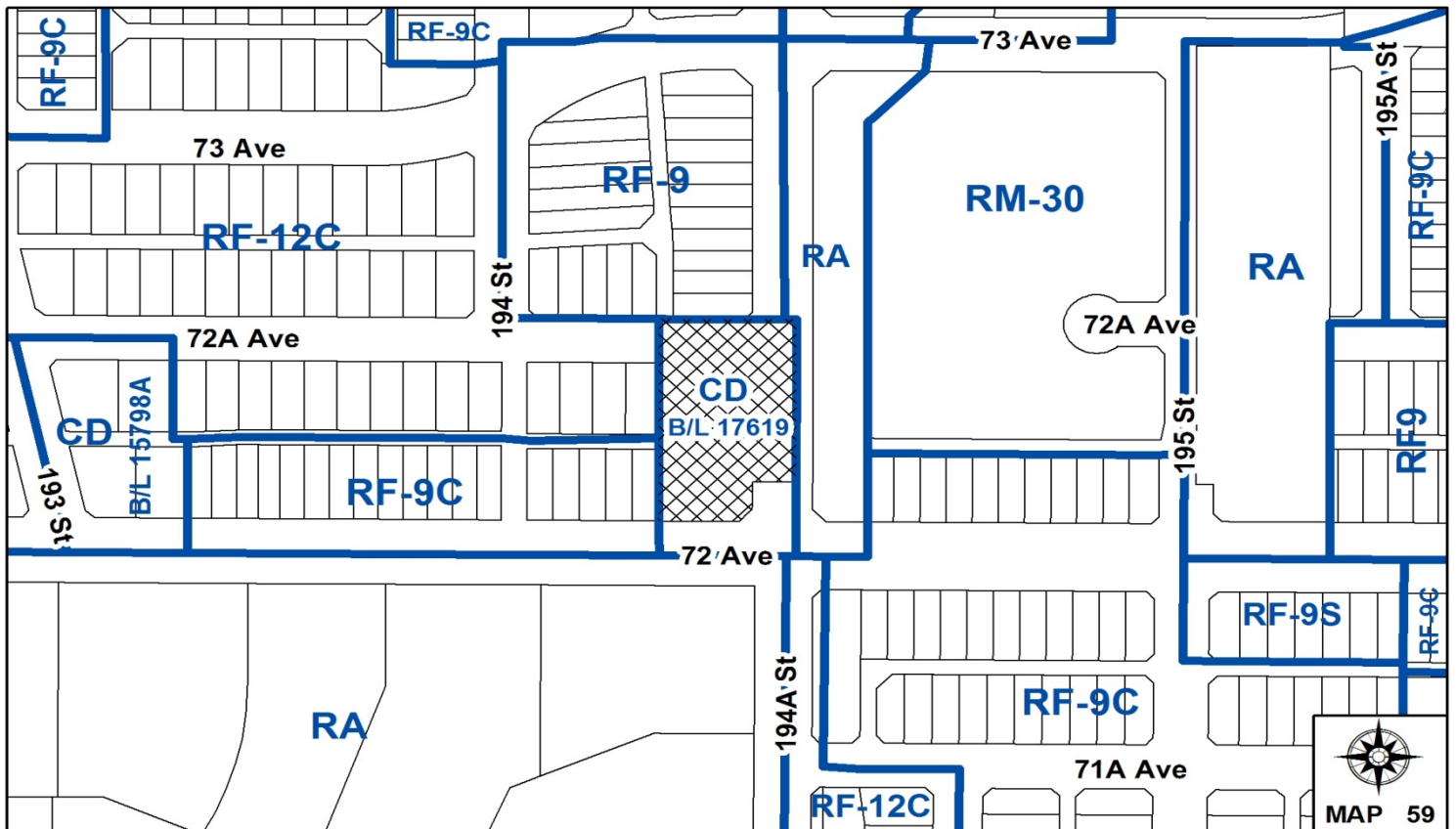
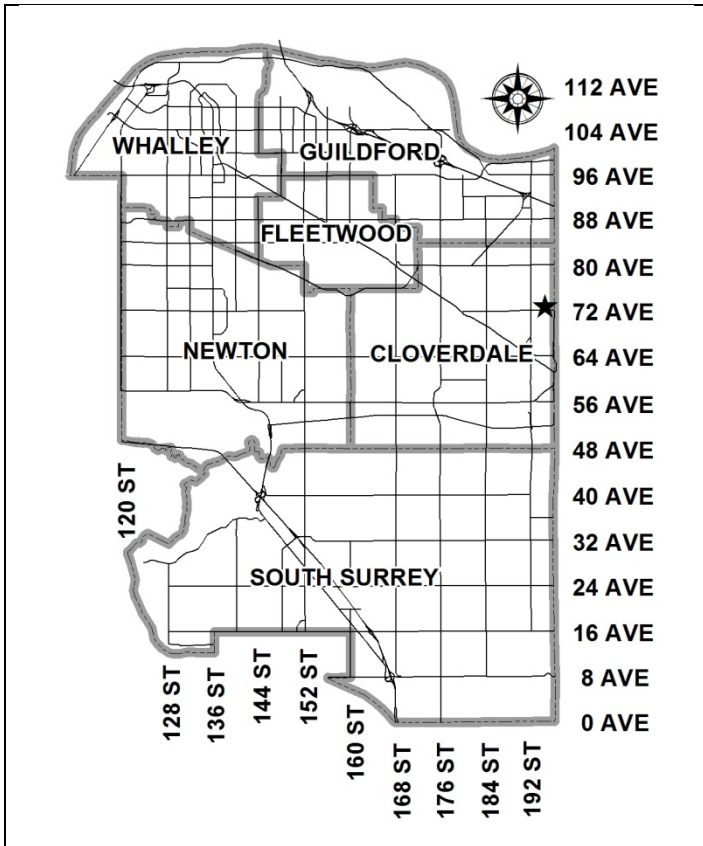
CD By-law No. 17619

**OCP DESIGNATION:**

Urban

**NCP DESIGNATION:**

15 - 25 upa Medium-High Density



### 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.
- Complies with the 15 to 25 units per acre (upa) density identified for this site in the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue.
- Although manor homes were identified for this site in the NCP and the current zoning of the site (CD By-law No. 17619) was approved to construct 4-unit manor homes on 4 lots, the applicant advises that there is a lack of market interest in manor homes at this time.
- The eight (8) proposed semi-detached homes result in another housing choice at a density of 15 upa. The proposed density and semi-detached building form are supportable for this part of East Clayton.
- This type of housing is consistent with the objective of the East Clayton NCP of providing for a variety of housing types in the East Clayton neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2012, No. 17619 (CD By-law No. 17619)" to "Semi-Detached Residential Zone (RF-SD)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior 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) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 8 for structural independence;
  - (e) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 8 to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code;
  - (f) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 8 advising future homeowners that secondary suites are not permitted in the RF-SD Zone;
  - (g) registration of an access easement on proposed Lots 1 to 8 for the maintenance of exterior finishes and drainage;
  - (h) registration of an access easement on proposed Lots 1 to 8 for the maintenance and use of a party wall; and
  - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council instruct staff to remove Development Permit No. 7911-0127-00 from title when the project is considered for final adoption.
4. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue by removing the reference to "Proposed Manor House" when the project is considered for final adoption.

REFERRALS

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

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

4 Elementary students at Clayton Elementary School  
2 Secondary students at Clayton Heights Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: The Parks, Recreation and Culture Department has no objection to the development proposal.

SITE CHARACTERISTICS

Existing Land Use: Vacant lot.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Small lot single family	10-15 upa (Medium Density) in the East Clayton NCP Extension – North of 72 Avenue	RF-9
East (Across Unconstructed 194A Street):	Unconstructed City-owned Greenway, small lot single family with coach houses, and townhouses.	Public Open Space/Park, 10-15 upa (Medium Density), and 15-25 upa (Medium-High Density) in the East Clayton NCP Extension – North of 72 Avenue.	RA, RF-9C and RM-30
South (Across 72 Avenue):	One-acre residential lot (within Aloha Estates).	Half-Acre Residential in the East Clayton NCP and Townhouse (20-25 upa) in the Aloha Estates Infill Area Concept Plan	RA
West:	Small lot single family with coach houses.	6-10 upa (Low Density) and 10-15 upa (Medium Density) in the East Clayton NCP Extension – North of 72 Avenue	RF-12C and RF-9C

## DEVELOPMENT CONSIDERATIONS

### Background

- The approximately 3,847-square metre (0.95-acre) subject site is comprised of one property located at the northwest corner of the intersection of 72 Avenue and the proposed 194A Street in East Clayton. The site is designated “Urban” in the Official Community Plan (OCP), “15-25 upa Medium - High Density” in the East Clayton Neighbourhood Concept Plan (NCP) Extension – North of 72 Avenue, and is currently zoned “Comprehensive Development (CD) By-law No. 17619”.
- CD By-law No. 17619 was granted final approval by Council on September 14, 2015 under Application No. 7911-0127-00, and is based on the "Multiple Residential 23 Zone" (RM-23) to permit the construction of a 4-unit “manor house” on each of 4 proposed lots. The applicant has opted not to construct the approved manor houses, citing a lack of interest in the market for this housing type, and is therefore seeking a rezoning to permit single family residential lots with semi-detached houses.
- Although the subdivision of the subject site was proposed under Application No. 7911-0127-00, the applicant also opted not to complete the subdivision at this time. The subdivision of the subject site and the associated road dedications will be achieved as part of the subject application.

### Current Application

- The applicant is proposing to rezone the subject site from CD By-law No. 17619 (which permits 4-unit “manor houses” on 4 lots) to “Semi-Detached Residential Zone (RF-SD)” to allow subdivision into eight lots.
- Although the allowable density of the proposed RF-SD Zone (37 uph, or 15 upa) is less than that permitted for CD By-law No. 17619, the proposed RF-SD Zone is consistent with the Urban designation in the Official Community Plan (OCP) and the 15 to 25 upa (Medium-High Density) designation in the East Clayton NCP Extension– North of 72 Avenue.
- In addition, this type of housing is consistent with the objective of the East Clayton NCP to provide for a variety of housing types in the East Clayton neighbourhood.
- The proposed lots will range in size from 209 square metres (2,250 sq.ft.) to 261 square metres (2,809 sq.ft.) and in width from 7.2 metres (24 ft.) to 9.2 metres (30 ft.), with a lot depth of 29 metres (95 ft.).
- Proposed Lots 1 to 4 will be oriented towards 72 Avenue, and proposed Lots 5 to 8 will be oriented towards 72A Avenue. Vehicle access to all eight lots will be via a rear lane.
- A minimum of two parking spaces must be provided for each lot. The RF-SD Zone allows the developer the option of constructing either a side-by-side, semi-detached double car garage on each lot, or a semi-detached single car garage on each lot with an external parking space.

The applicant has not determined at this stage whether they will opt for a double car garage or a single car garage that complies with the requirements of the Zoning By-law.

- The applicant is proposing to provide a third parking space for proposed Lots 1, 3 to 6, and 8 as these lots are larger than a typical RF-SD lot. Proposed Lots 2 and 7 meet the minimum 7.2-metre (24 ft.) width requirement of the RF-SD, and will provide two parking spaces.

#### Road Dedication Requirements

- The applicant will be required to construct 194A Street to the Collector standard, and 72A Avenue to the Neo-traditional Through Local Road standard.
- A 6-metre (20 ft.) wide lane connecting to 194A Street will also be dedicated and constructed.

#### Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Apex Design Group. Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and has proposed a set of building design guidelines that recommend a design standard (Appendix V).

#### Proposed Lot Grading

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

#### PRE-NOTIFICATION

Pre-notification letters were sent out on November 5, 2015 to a total of 181 addresses and the development sign was installed on November 3, 2015. Staff received the following responses:

- The Cloverdale Community Association (CCA) provided comments via email and in a letter (see Appendix VIII) indicating that they are concerned with the adequacy of off-street parking and that the proposed homes may include unauthorized secondary suites. The CCA also enquired as to whether there will be living space above the rear garage, and requested that larger garages be provided.

*(Staff advised the CCA that secondary suites and coach houses are not permitted in the RF-SD Zone. In addition, the height restrictions in the RF-SD Zone for accessory buildings such as detached garages do not allow for living space to be constructed above a detached garage.*

*The applicant advises that the narrower lot widths of the RF-SD Zone are not practical for secondary suites. However, the applicant has agreed to register a Restrictive Covenant advising future homeowners that secondary suites are not permitted on the subject lots.*

*In recognition of the demands for parking in East Clayton, the applicant will provide 3 parking spaces on 6 of the 8 proposed lots (proposed Lots 1, 3 to 6, and 8), which exceeds the Zoning By-law requirement. The maximum garage size permitted in the RF-SD is limited to 37 square metres (400 sq.ft.).*

## TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd prepared an Arborist Assessment for the subject property (see Appendix VI), which is consistent with the Arborist Assessment reviewed and approved as part of Application No. 7911-0127-00. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Cottonwood	1	1	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
English Oak	1	1	0
Flowering Cherry	1	1	0
Horse Chestnut	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	4	4	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>7</b>	<b>7</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>8</b>	
<b>Total Retained and Replacement Trees</b>		<b>8</b>	
<b>Contribution to the Green City Fund</b>		<b>\$2,100</b>	

- The Arborist Assessment states that there are a total of seven (7) mature trees on the site, excluding Alder and Cottonwood trees. One existing tree, approximately 13% of the total trees on the site, is a Cottonwood tree. It was determined that no trees can be retained as part of this development proposal. The proposed tree removal 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 fifteen (15) replacement trees on the site. Since only eight (8) replacement trees can be accommodated on the site (based on an average of 1 tree per lot), the deficit of seven (7) replacement trees will require a cash-in-lieu payment of \$2,100, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law. As part of the approved Arborist Assessment provided for Application No. 7911-0127-00, a \$900 payment was previously paid to the Green City Fund.
- In addition to the replacement trees, boulevard street trees will be planted on 72 Avenue, 72A Avenue and 194A Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of eight (8) trees are proposed to be replaced on the site with a contribution of \$2,100 to the Green City Fund, minus the \$900 payment that was provided as part of Application No. 7911-0127-00, for a total of \$1,200.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 6, 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)	• The site is within the East Clayton NCP Extension– North of 72 Avenue. The subject proposal is consistent with the plan designation.
2. Density & Diversity (B1-B7)	• The proposed development meets the NCP objective of providing a diversity of housing types within East Clayton.
3. Ecology & Stewardship (C1-C4)	• N/A
4. Sustainable Transport & Mobility (D1-D2)	• The development is in close proximity to the Katzie Greenway, across 194A Street.
5. Accessibility & Safety (E1-E3)	• The development incorporates CPTED principles, such as providing "eyes on the street".
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A



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.	NCP Plan
Appendix VIII.	Letter from the Cloverdale Community Association (CCA)

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

CA/dk

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Information for City Clerk

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

1. Agent:           Name:           Mike Kompter  
  Hub Engineering Inc.  
  Address:         #212 12992 - 76 Avenue  
  Surrey BC V3W 2V6  
  
  Tel:              604-572-4328

2. Properties involved in the Application

(a) Civic Address:         19439 - 72 Avenue

(b) Civic Address:         19439 - 72 Avenue  
    Owner:                 o829526 B C Ltd., Inc. No. o829526  
  Director Information:  
  Prabjot Kaur Randhawa

No Officer Information Filed as at July 7, 2014

PID:                         000-456-713  
Parcel "A" (Explanatory Plan 15762) Lot 1 South West Quarter Section 22 Township 8 New  
Westminster District Plan 2600 Except: Plan EPP 48719

3. Summary of Actions for City Clerk's Office

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

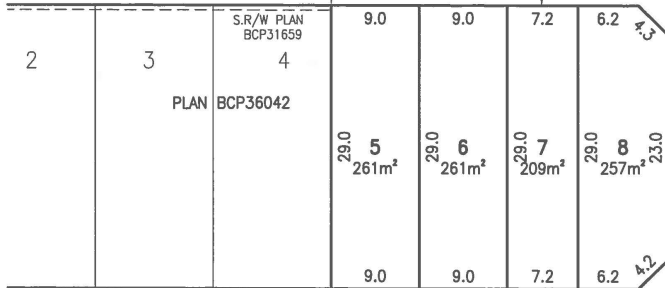
## SUBDIVISION DATA SHEET

Proposed Zoning: RF-SD

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.95 ac
Hectares	0.38 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	8
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	7.2 – 9.2m
Range of lot areas (square metres)	209 – 261 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	21 lots per hectare / 8 lots per acre
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	60%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	80%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



72A AVE



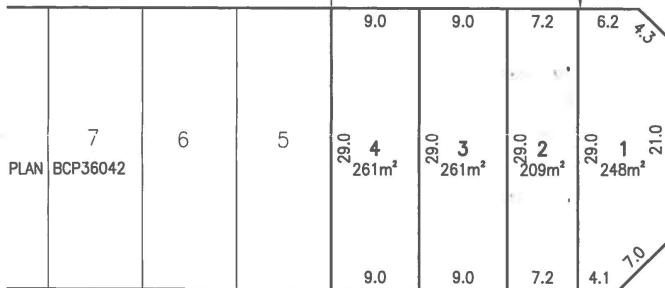
18.00

194A STREET

15.95

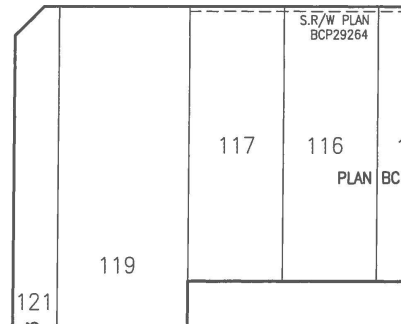
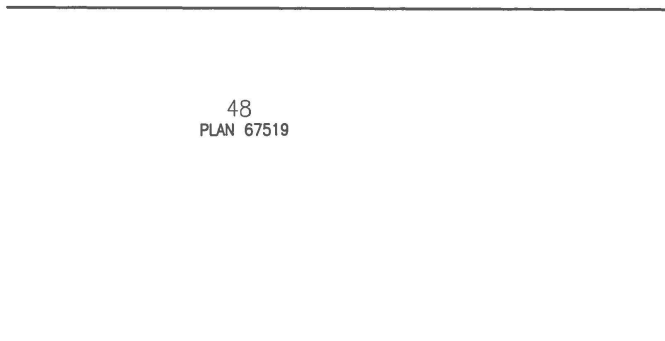
LANE

PCL. "A"  
EXPL. PLAN 15762



1 2  
PLAN BCP45197

72 AVE



Hub Engineering Inc.

Engineering and Development Consultants



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

CLIENT:	SUKH GREWAL	PROJECT:	19439 72 AVE, SURREY
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No.	11022	DATE:	MAR 2015
LEGAL:		SCALE:	1:500
KEY PROJECT No.:	7911-0127-00		
	1915-025100		

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

# INTER-OFFICE MEMO

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

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

DATE: **November 23, 2015** PROJECT FILE: **7815-0351-00**

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RE: **Engineering Requirements  
Location: 19439 - 72 Avenue**

## REZONE/SUBDIVISION

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

- Dedicate 15.950 m on 194A Street for a total of 22.0 metres;
- Dedicate 18.0 m for 72A Avenue for a total of 18.000 metres;
- Dedicate 6.0 m wide east-west lane;
- Dedicate 3.0 m x 3.0 m corner cuts at the intersection of 194A Street and 72A Avenue;
- Dedicate 3.0 m x 3.0 m corner cuts at the intersection of the lane and 194A Street; and
- Provide 0.5 m wide SROW along both sides of the lane.

### *Works and Services*

- Construct 194A Street to the Collector standard. The west side of the road to be completed by the developer and east side under Development Coordinated Works;
- Construct 72A Avenue to a full Through Local standard;
- Construct east-west lane;
- Construct sanitary sewer mains, storm sewer mains and watermains to service the site;
- Restrictive covenant for sustainable drainage, if required; and
- Pay 100% cash for Sanitary and Drainage DCC's.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

HB



Thursday, November 19, 2015  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 15 0351 00

**SUMMARY**

The proposed **8 Single family with suites** are estimated to have the following impact on the following schools:

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

Elementary Students:	4
Secondary Students:	2

September 2015 Enrolment/School Capacity

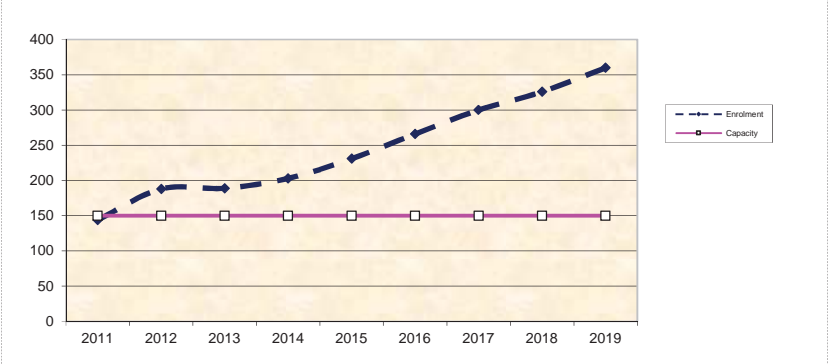
<b>Clayton Elementary</b>	
Enrolment (K/1-7):	52 K + 179
Capacity (K/1-7):	0 K + 150
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1332
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**School Enrolment Projections and Planning Update:**

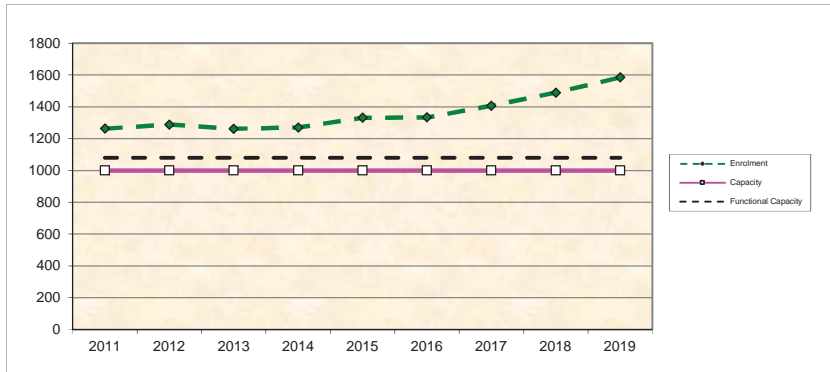
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Katzie Elementary opened Spring Break of 2014, temporarily relieving pressure at Clayton area elementary schools. Due to increased densities and higher than projected student yields (from carriage houses and suites), enrolment in the Clayton area already exceeds the capacity of all area elementary and secondary schools. Enrolment in the Clayton Elementary catchment is projected to grow significantly due to the expansion of the East Clayton NCP Area and the West Clayton NCP Area (Phase 1 approval). In addition to the three existing schools, Clayton, Hazelgrove and Katzie, the district is projected to need at least three new Elementary schools to serve the long term residential build out and population growth in the Clayton Area. As a high priority in it's capital plan the school district has requested capital project approval for two new elementary schools in the Clayton area. The school district has received capital project approval for a new North Clayton Area Secondary (Site #215) which is currently in the design stage. The new secondary school will relieve overcrowding at Clayton Heights Secondary, Lord Tweedsmuir Secondary and North Surrey Secondary. Until new elementary and secondary space is built in Clayton, the schools in this area remain under extreme enrolment pressure and for this reason, the school district does not support development occurring at densities higher than outlined in approved NCP documents.

**Clayton Elementary**



**Clayton Heights Secondary**



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

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

**Surrey Project no.:** 15-0351-00  
**Property Location:** 19439-72 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 immediate neighborhood surrounding the subject site consists of newer homes built in the 2010's and a few older homes built out in the 1960's. Most of the homes in the study area are simple "West Coast Traditional" style structures with habitable areas of between 1500-2000 sf. None of the homes are over embellished with detail.

Most of the existing homes have mid to mid-massing characteristics with 100% of the homes having a one storey front entry.

Roof pitch varies from medium pitch (7/12 to 10/12) to high pitch (11/12 or higher) common truss roofs with simple gables and common hips with Asphalt Single roof being most common with a few homes being 6/12 or lower.

Wall surface materials are limited in the most part to one of the following: Vinyl (dominant), and Cedar 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 89% of the homes having Exposed Aggregate driveways.

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

All of the newer homes have incorporated covered front verandas which would be encouraged in any new home to be built in the future. 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" 100.0%  
 "Basement Entry/Cathedral Entry" 0.00%  
 "Rancher (Bungalow)" 0.00%  
 "Split Levels" 0.00%

**Dwelling Sizes/Locations:** Size range: 89.0% under 2000 sq.ft excl. garage  
 (Floor Area and Volume) 11.0% 2001 - 2500 sq.ft excl. garage  
 0.00% over 2501 sq.ft excl. garage

**Exterior Treatment /Materials:** Cedar: 22.0% Stucco: 0.00% Vinyl: 78.0%  
 Brick or stone accent on 17.0% of all homes

**Roof Pitch and Materials:** Asphalt Shingles: 89.00% Cedar Shingles: 11.00%  
 Concrete Tiles: 0.00% Tar & Gravel: 0.00%  
 89.00% of all homes have a roof pitch 8:12 or higher.

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

**Streetscape:** A variety of simple "Two Story", "West Coast Traditional" homes built in the 2010's. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Singles on most of the homes. Most homes are clad in Vinyl.

**Other Dominant Elements:** All of the newer homes have incorporated 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:** Two-Storey or Split Levels - 2000 sq.ft. minimum  
 (Floor Area and Volume) Basement Entry - 2000 sq.ft. minimum  
 Rancher or Bungalow - 1400 sq.ft. minimum  
 (Exclusive of garage or in-ground basement)



<b>Exterior Treatment /Materials:</b>	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
<b>Exterior Materials /Colours:</b>	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
<b>Roof Pitch:</b>	Minimum 7:12
<b>Roof Materials/Colours:</b>	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00

**Summary prepared and submitted by:**

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

November 23, 2015  
 Date

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	7911-0127
Address:	19439 - 72 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
<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>8</b>
<b>Protected Trees to be Removed</b>	<b>8</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1	<b>15</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14	
<b>Replacement Trees Proposed</b>	<b>8</b>
<b>Replacement Trees in Deficit</b>	<b>7</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and  
submitted by:

\_\_\_\_\_  
Arborist

November 16, 2015

\_\_\_\_\_  
Date

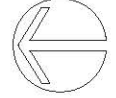
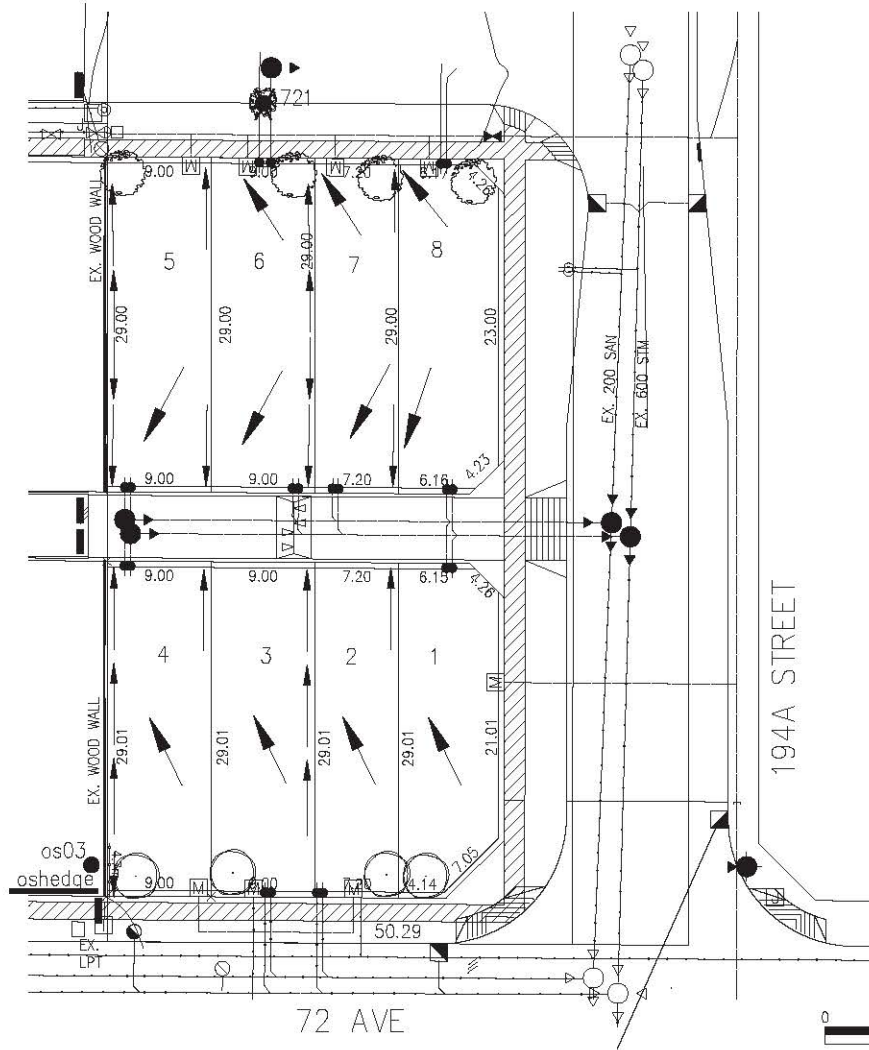
REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	QUERCUS ROBUR SKYROCKET	SKYROCKET OAK	4	6 CM. CAL.	AS SHOWN	B. & B.
	PRUNUS SERRULATA AMANAGAWA	AMANAGAWA CHERRY	4	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 BCNA/BCSLA "LANDSCAPE STANDARDS"

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



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER
- = AREA REQUIRING FILL

DATE	REVISION	NO.

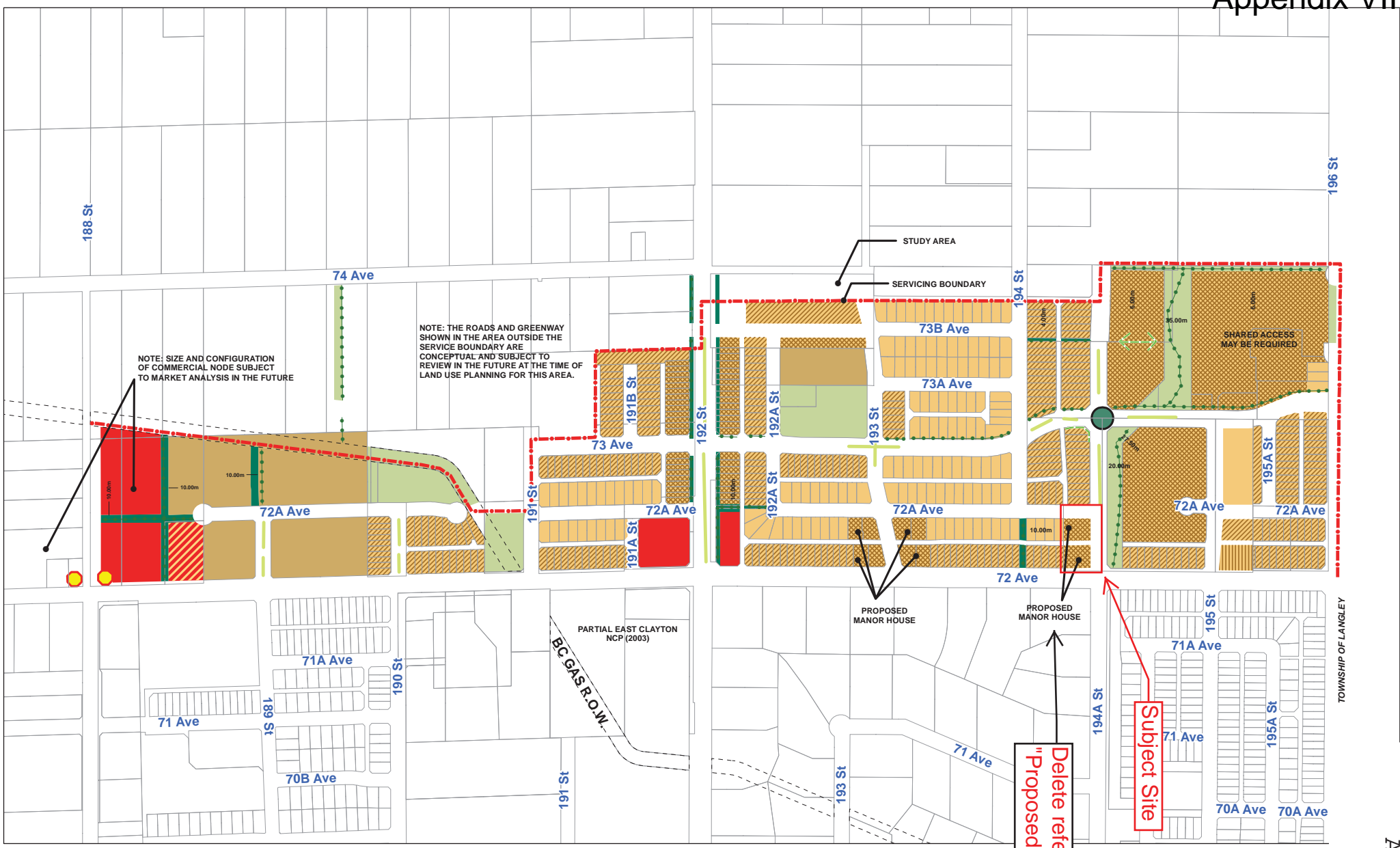
C.KAVOLINAS & ASSOCIATES INC.  
 BCSLA CSLA  
 2462 JONQUIL COURT  
 ABSTONSPORT, B.C.  
 V3C 1E8  
 PHONE (604) 857-2378

CLIENT  
 MR. HARIP PRANDHIA  
 c/o BARRETT DENHECK ARCHITECTS  
 #136 - 7538 - 130 STREET  
 SURREY, B.C.  
 V5M 1H8  
 PHONE (604) 857-7100

TITLE  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE REPLACEMENT PLAN  
 8 LOT SUBDIVISION  
 194B - 72 AVENUE  
 SURREY, B.C.

SCALE 1:200	DATE NOV/15
DRAWN LK/CS	
CHECKED DWD	
APPROVED MB/BELT	

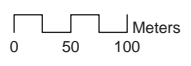
PROJECT	JOB No.
	DRAWING No.
	TR-2



**EAST CLAYTON EXTENSION - NORTH OF 72 AVENUE  
LAND USE PLAN**

**CITY OF SURREY  
PLANNING & DEVELOPMENT DEPARTMENT**

Approved By Council on June 27, 2005  
Amended 7 July 2014



**NCP Legend**

- 6-10 u.p.a. (Low Density)
- 22-45 u.p.a. (High Density)
- 10-15 u.p.a. Special Residential
- Neighbourhood Commercial
- 10-15 u.p.a. (Medium Density)
- Commercial / Residential
- 15-25 u.p.a. (Medium-High Density)
- Special Treatment of Street, Traffic Calming

- Public Open Space / Park
- Special Setback, Landscaping Buffer (Landscaping Areas on Private Prop)
- Urban Landmark
- Multi-Use Pathway on Public Land c Property with a Public Use Right-of-
- Pedestrian Corridor on Private Prop

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



# Cloverdale Community Association

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

November 24, 2015

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

**Re: 7915-0351-00 / 19439-72 Avenue**

Dear Mr. Atkins:

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

We are very concerned about this proposal, especially with regards to off-street parking availability and secondary suites. Regardless if these lots are considered to be an Infill or not, we would like the following issues/concerns addressed:

1. To keep up with today's needs, we would like all garage sizes to be at least 6.4m deep x 6.1m wide to accommodate larger vehicles even though the City's minimum standard dimensions maybe less than what we have requested above. This will eliminate the need for the homeowners to park on the road which is already busy enough as it is in the immediate area.
2. While the RF-SD zoning does not permit secondary suites, we all know that builders become very creative and can build a secondary suite after receiving the Final permit. We also know that there are older houses in Surrey which have zoning bylaws which do not allow secondary suites but are still allowed to have secondary suites because they are paying the secondary suite fee and we worry that this may occur with these houses as well. Furthermore, we would like reassurances that building inspectors will look for any evidence of retrofitting etc... and have them removed immediately during the inspection, in addition to the developer placing an RC to assist with the bylaw enforcement when required.
3. If the developer requires a DVP to meet our requirements as noted above, the association requires additional info as to the reason(s) why such an application is being submitted.

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

Mike Bola  
President  
Cloverdale Community Association  
604-318-0381  
Cc: Board of Directors