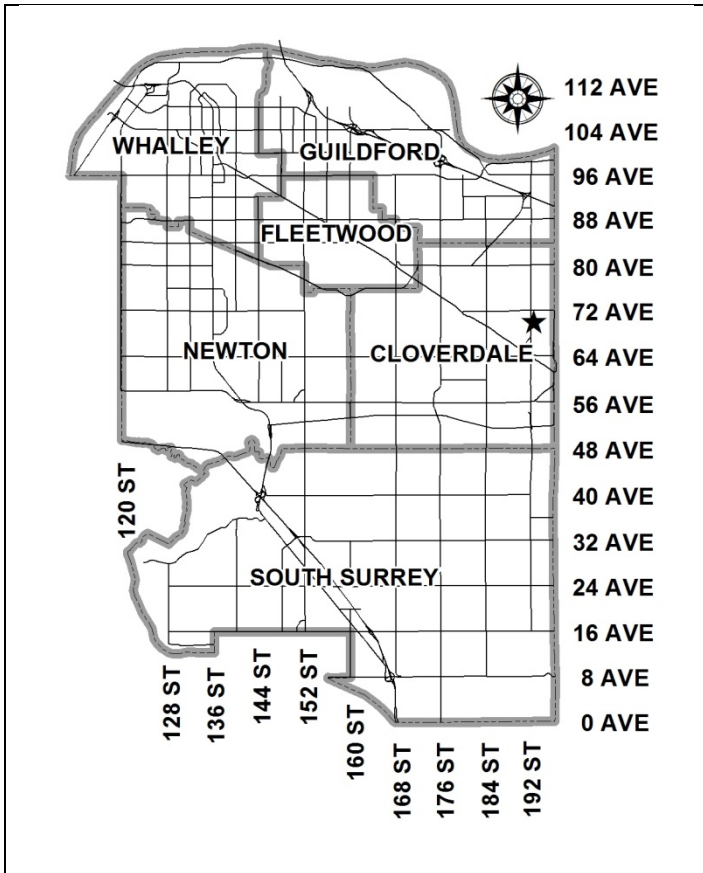


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0402-00

Planning Report Date: January 16, 2017



**PROPOSAL:**

- **NCP Amendment** from Half-Acre Residential to 10-15 upa (Medium Density)
- **Rezoning** from RA to RF-10 to allow subdivision into 16 single family small lots.

**LOCATION:** 7118 - 192 Street  
 7138 - 192 Street

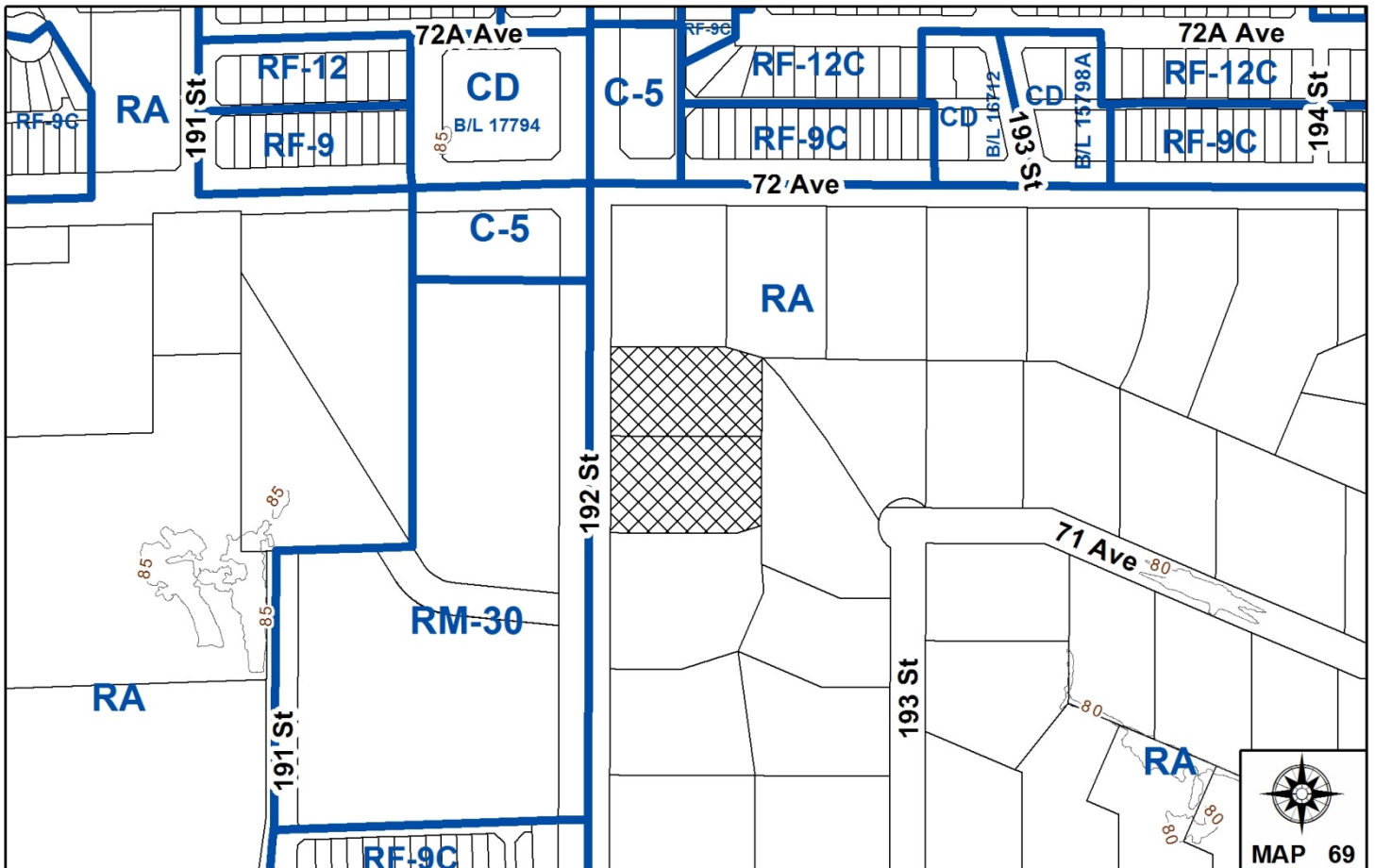
**OWNERS:** 1081650 B.C. Ltd.  
 Grewal Properties Ltd.

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Half-Acre Residential

**INFILL PLAN DESIGNATION:** Single Family Lane Accessed (10-12 upa)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Although the application complies with the Aloha Estates Infill Area Concept Plan, an amendment to the East Clayton NCP is required.

### RATIONALE OF RECOMMENDATION

- Complies with the Aloha Estates Infill Area Concept Plan (Aloha Estates Plan), which was approved by Council on October 28, 2013 (Corporate Report No. R219; 2013).
- When the Aloha Estates Plan as approved, it was acknowledged that amendments would be required to the East Clayton Neighbourhood Concept Plan (NCP) concurrently with the individual rezoning applications.

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 (10) Zone (RF-10)" 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) submission of a finalized tree survey and a statement regarding tree preservation, and adequately address the deficiency in tree replacement to the satisfaction of the City Landscape Architect;
  - (d) registration of a Section 219 Restrictive Covenant specifying the dimensions and locations of lane-accessed garages on each lot; and
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the lands from Half-Acre Residential to 10-15 upa (Medium Density) when the 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:**

8 Elementary students at Katzie Elementary School  
4 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, 2018.

Parks, Recreation & Culture:

The Parks, Recreation and Culture Department has no concerns.

### SITE CHARACTERISTICS

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

Adjacent Area:

Direction	Existing Use	NCP or Infill Plan Designation	Existing Zone
North (Across future 71A Avenue):	Acreage parcel, and acreage parcel under Application No. 7915-0050-00 to rezone to CD By-law No. 18481 to permit townhouses (3 <sup>rd</sup> Reading)	Townhouse (20-25 upa) and/or Townhouse and Commercial in the Aloha Estates Infill Area Concept Plan	RA, and RA (with CD By-law No. 18481, based on RM-30, at 3 <sup>rd</sup> Reading)
East:	Acreage parcel under Application No. 7914-0107-00 to rezone to RF-10 (3 <sup>rd</sup> Reading)	Single Family Lane Accessed (10-12 upa) in the Aloha Estates Infill Area Concept Plan	RA (with By-law No. 18299 to RF-10, at 3 <sup>rd</sup> Reading)
South (Across future 71 Avenue):	Acreage residential lots	Single Family Front Accessed (6-10 upa) in the Aloha Estates Infill Area Concept Plan	RA
West (Across 192 Street):	Townhouses	15 - 25 upa (Medium-High Density) in East Clayton NCP	RM-30

### DEVELOPMENT CONSIDERATIONS

#### Background

- The subject lots are located within the Aloha Estates subdivision, which was approved in 1978 and consisted of thirty-six (36) minimum one-acre residential lots.
- The East Clayton Neighbourhood Concept Plan (NCP) (Appendix VIII) was approved by Council on March 3, 2003 (Corporate Report No. Coo6) to guide the development of the eastern portion of a larger area covered by the Clayton General Land Use Plan.
- At the time the East Clayton NCP was developed through the public consultation process, the residents and property owners within the Aloha Estates neighbourhood of East Clayton indicated that they were not in favour of redeveloping their properties but were willing to support a Half-Acre Residential designation for their neighbourhood.

- In recent years, there has been interest in amending the current Half-Acre Residential designation in order to permit redevelopment of the area.
- Following a public consultation process, staff prepared the Aloha Estates Infill Area Concept Plan ("Aloha Estates Plan") (Appendix VII), which was approved by Council on October 28, 2013 (Corporate Report No. R219). As noted in Corporate Report No. R219, the intent of the Aloha Estates Plan is to guide future amendments to the East Clayton Neighbourhood Concept Plan ("NCP") through individual land development applications.

#### Site Context

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

#### Justification for NCP Amendment

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

#### Current Application

- In addition to the proposed amendment to the East Clayton NCP the applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" to allow subdivision into sixteen (16) single family small lots.
- Proposed Lots 1 to 3 and 14 to 16 will be developed as RF-10 Type II lots and will range in size from 312 square metres (3,358 sq.ft.) to 315 square metres (3,391 sq.ft.), in width from 13 metres (43 ft.) to 13.7 metres (45 ft.), and will be 23 metres (75 ft.) in depth. These proposed lots will be oriented towards 192 Street. Vehicle access to all 6 lots will be via a rear lane.
- Proposed Lots 4 to 7 and 10 to 13 will be developed as RF-10 Type III lots and will range in size from 322 square metres (3,466 sq.ft.) to 392 square metres (4,219 sq.ft.), in lot depth from 35 metres (115 ft.) to 39 metres (128 ft.) and in width from 9 metres (30 ft.) to 9.5 metres (31 ft.). These proposed lots will be oriented towards future 71 and 71A Avenues. Vehicle access to all 8 lots will be via a rear lane.

- Proposed Lots 8 and 9 will be developed as RF-10 Type I lots and will range in size from 332 square metres (3,574 sq.ft.) to 461 square metres (4,962 sq.ft.), and in depth from 33 metres (108 ft.) to 33.5 metres (110 ft.). At time of subdivision, the proposed lots will range in width from 9.7 metres (32 ft.) to 13.7 metres (45 ft.).
- However, portions of proposed Lot 9 are intended for future consolidation with the site to the east, currently under Application No. 7914-0107-00, which received Third Reading from Council on September 29, 2014 (rezoning from RA to RF-10 and RF-12). A no-build Restrictive Covenant will be registered over a portion of proposed Lot 9 which will be hooked across the future lane, until consolidation occurs. After consolidation, proposed Lot 9 will be 9.7 metres (32 ft.) in width, 33.5 metres (110 ft.) in depth and 328 square metres (3,531 sq.ft.) in area.
- Proposed Lots 8 and 9 will be oriented towards future 71 and 71A Avenues respectively. Vehicle access to both lots will be via a rear lane.

#### Road Dedication Requirements

- The applicant will be required to construct 71 Avenue and 71A Avenue, to the Neo-Traditional Through Local Road standard, and will be required to dedicate a portion fronting the site for the widening of 192 Street to an Arterial Road standard.

#### Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained 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, which suggest that the older housing stock in the area does not provide suitable architectural context, has proposed a set of building design guidelines that recommend an updated design standard (Appendix V).

#### Proposed Lot Grading

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

#### PRE-NOTIFICATION

Pre-notification letters were sent out on November 29, 2016 to a total of 237 addresses and the development proposal sign was installed on December 20, 2016. Staff received the following responses:

- One resident submitted concerns in writing to staff, commenting on the issues related to parking in the vicinity of the subject site. The resident indicates the lack of parking capacity has resulted in trespassing within their townhouse complex, and improperly parked vehicles inhibiting access to their development. The resident also notes an apparent increase in littering and theft from vehicles and has requested that future development provide fewer units and more outdoor space and parking space.

*(Staff notes that street parking will be made available along future 71 and 71A Avenue to provide for additional on-street parking capacity. In addition, each lot will provide a minimum of 3 off-street parking spaces. Each lot will provide a landscaped rear yard for the use of the residents.)*

- A second resident submitted concerns in writing to staff, related to school capacity and parking issues. The resident comments that the neighbourhood elementary schools are over-crowded, that the City should refrain from approving further development until school capacity is increased, and that the City should work with the Province to secure additional funding for new schools. The resident also comments that there is insufficient street parking in the neighbourhood, and the pressure will worsen with the introduction of these new homes and their related suites.

*(The Surrey School District advises that funding approval has been granted for a new 605 student elementary school in the West Clayton neighbourhood that is expected to open in 2019 or 2020. A second, 605-student elementary school for the neighbourhood has been requested and has a high priority in the District's 5-year Capital Plan.*

*The 1,500-student Salish Secondary School in West Clayton is scheduled to open in Fall, 2017.*

*Staff notes that street parking will be made available along future 71 and 71A Avenues to provide for additional on-street parking capacity. In addition, each lot will provide a minimum of 3 off-street parking spaces. Each lot will provide a landscaped rear yard for the use of the residents.)*

- The Cloverdale Community Association (CCA) submitted a letter (Appendix IX) indicating that the primary concern of the CCA is that the applicant provide sufficient on-street and off-street parking, and that the garages may accommodate larger vehicles.

*(Staff notes that each lot will provide a minimum of 3 off-street parking spaces, as demonstrated in the site plan attached to the letter from the CCA (Appendix IX). Street parking will ultimately be provided on both sides of future 71 and 71A Avenues. The applicant has agreed to provide garages that are greater in area than the requirements within the Zoning By-law. The applicant will be required to register a no build restrictive covenant on each lot specifying the location and dimensions of the garage.)*

## 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Alder and Cottonwood Trees</b>			
Cottonwood	2	2	0
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Cherry	3	3	0
London Plane	3	3	0
<b>Coniferous Trees</b>			
Western Red Cedar	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>7</b>	<b>7</b>	<b>0</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>16</b>	
<b>Total Retained and Replacement Trees</b>		<b>16</b>	
<b>Contribution to the Green City Fund</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of 7 mature trees on the site, excluding Alder and Cottonwood trees. Two (2) existing trees, approximately 22% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal.
- 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 16 replacement trees on the site. The applicant is proposing 16 replacement trees, meeting City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 192 Street, and the future 71 Avenue and 71A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 16 trees are proposed to be replaced on the site.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 19, 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"> <li>The site is within the Aloha Estates Infill Plan area. The subject proposal is consistent with the plan designation</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>Secondary suites will be permitted, offering a diversity of housing options.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>The development incorporates Low Impact Development Standards such as absorbent soils and permeable surfaces.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>The development incorporates CPTED principles, such as providing "eyes on the street".</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>N/A</li> </ul>

### 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.	Aloha Estates Plan
Appendix VIII.	East Clayton NCP
Appendix IX.	Letter from Cloverdale Community Association

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development



## SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.2
Hectares	0.9
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	16
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9.0 – 13.7 metres
Range of lot areas (square metres)	312 – 392 sq. metres
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	17.8 uph / 7.3 upa
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	28%
Total Site Coverage	80%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



# 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: **January 10, 2017** PROJECT FILE: **7815-0402-00**

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RE: **Engineering Requirements  
Location: 7118/38 192 Street**

## NCP AMENDMENT

Engineering requirements relative to the NCP Amendment are captured through the servicing comments noted below.

## REZONE/SUBDIVISION

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

- dedicate 5.308-metres for 192 Street to 34.5-metre arterial road;
- dedicate 11.5-metres for 71 Avenue and 71A Avenue to the local half road standard;
- dedicate 6.0-metres for lanes, and
- dedicate all corner cuts.

### *Works and Services*

*This project is dependent on completion and acceptance of downstream sanitary sewer improvements captured in DCC front ender agreement 8216-0016-01.*

- construct 71 Avenue and 71A Avenue to the half road standard;
- construct lanes, and
- construct storm, water, and sanitary mains to service the development.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

SK2



Tuesday, November 22, 2016  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15 0402 00

**SUMMARY**

The proposed 16 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 2016 Enrolment/School Capacity

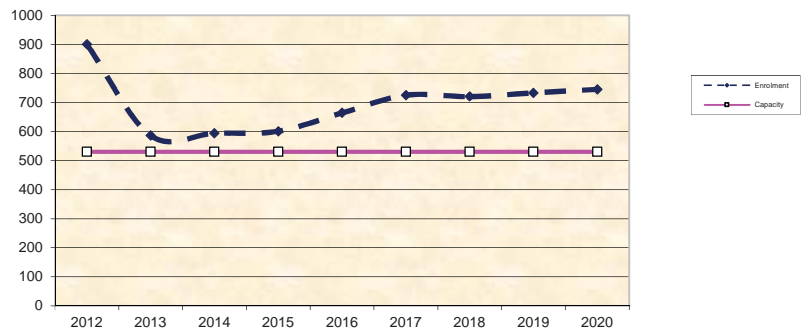
Hazelgrove Elementary	
Enrolment (K/1-7):	86 K + 578
Capacity (K/1-7):	80 K + 450
Clayton Heights Secondary	
Enrolment (8-12):	1359
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**School Enrolment Projections and Planning Update:**

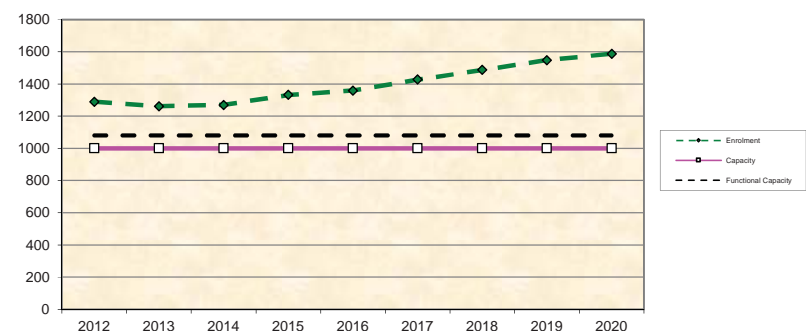
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Hazelgrove Elementary, which opened in 2009, is currently over capacity. Katize, Hazelgrove and Clayton Elementary have a combined capacity utilization of 130%. A boundary change recently increased the size of Hazelgrove's catchment to help relieve pressure on neighbouring catchments. Funding approval has been granted for a new 605 student elementary school (site 184 on 78 Ave) and is expected to open in 2019 or 2020. Another 605 students elementary school has been requested as the second priority in the District's 5-Year Capital Plan. The District has received capital project approval for the new 1,500 student Salish Secondary that will relieve overcrowding at Clayton Heights Secondary and Lord Tweedsmuir Secondary. Until new elementary and secondary space is built and much needed subsequent approvals are granted, the schools in this area remain under extreme enrolment pressure.

**Hazelgrove 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

Surrey Project no: 7915-0402-00  
 Project Location: 7118 - 192 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:

The area surrounding the subject site is best described as a "varied" character area. Lots on the west side of 192 Street opposite the subject site are zoned RM-30 and contain dozens of multiple residential units in a style best described as "Neo-Traditional". North of these units, at the intersection of 192 Street and 72 Avenue is a C-5 zoned site, referred to as Ambrose Centre. North of the subject site on the east side of 192 Street is vacant land, and one 1980's 3000 sq.ft. "West Coast Traditional" style Basement Entry home considered non-contextual for the subject site. South of the subject site, on the east side of 192 Street is a large (4000+ sq.ft.) Modern California Stucco Two-Storey home (non-context), and a 2500 sq.ft. Bungalow to be demolished under a new application, Surrey project 7914-0278-00. There is one context home at 19199 - 70 Avenue, a 1500-1700 sq.ft. "Neo-Heritage" style Two-Storey home with desirable massing and finishing characteristics, with RF-9C zoning.

This area was built out over a time period spanning from the 1970's to the 2000's. The age distribution from oldest to newest is: 1970's (20%), 1980's (40%), 1990's (20%), and post year 2000's (20%). A majority of homes in this area have a floor area in the 2001 - 2500 sq.ft. size range. Home size distribution is: 1501 - 2000 sq.ft. (20%), 2001 - 2500 sq.ft. (40%), 2501 - 3000 sq.ft. (20%), and over 3550 sq.ft. (20%). Styles found in this area include: "West Coast Traditional" (60%), "Modern California Stucco" (20%), and "Neo-Heritage" (20%). Home types include: Bungalow (20%), Split Level (20%), Basement Entry (20%), and Two-Storey (40%).

Massing scale (front wall exposure) characteristics include: Low mass structure (20%), Low to mid-scale massing (20%), Mid-scale massing with proportionally consistent, well balanced massing design (20%), High scale massing (20%), and High scale, box-like massing resulting from placement of upper floor directly above or beyond the floor below (20%). The scale (height) range for front entrance structures include: One storey, understated front entrance (20%), One storey front entrance (40%), One storey front entrance veranda in heritage tradition (20%), and 1 ½ storey front entrance (20%).

The range of roof slopes found in this area is: 5:12 (33%), 7:12 (17%), 8:12 (33%), and 12:12 (17%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (60%), Main common gable roof (20%), and Main Dutch hip roof (20%). Feature roof projection types include: Common Hip (20%), Common Gable (60%), and Dutch Hip (20%). Roof surfaces include: Rectangular profile type asphalt shingles (20%), Shake profile asphalt shingles (60%), and Cedar shingles (20%).

Main wall cladding materials include: Vertical channel cedar siding (20%), Horizontal vinyl siding (40%), and Stucco cladding (40%). Feature wall trim materials used on the front facade include: No feature veneer (17%), Brick feature veneer (50%), Stone feature veneer (17%), and Wood wall shingles accent (17%). Wall cladding and trim colours include: Neutral (17%), and Natural (83%).



Covered parking configurations include: Double garage (50%), Four garage bays (25%), Rear (25%).

A variety of landscaping standards are evident, none suitable for a year 2016 compact lot development. Landscapes will not be used for context. Driveway surfaces include: Gravel (33%), Asphalt (17%), Exposed aggregate (17%), Stamped concrete (17%), and Rear driveway (17%).

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

- 1) **Context Homes:** One existing neighbouring home provides suitable architectural context for use at the subject site; 19199 - 70 Avenue. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF-12 and RF10 zone subdivisions now meet or exceed standards evident on the context home. The recommendation therefore is to adopt standards commonly found in post year 2015 RF-12 and RF10 zoned subdivisions, rather than to specifically emulate the aforesaid context home.
- 2) **Style Character :** Most neighbouring homes can be classified either as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards, or as estate sized homes which are out of context with permitted home sizes as the subject site. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", and "Neo-Heritage". It should also be recognized that there is a strong style change in demand now toward "West Coast Contemporary" designs. Manifestations of this style that are reasonably compatible with other homes approved at the subject site should also be considered (i.e. a hybrid between "Neo-Traditional" and "West Coast Contemporary" can be considered based on architectural merit. Note that style range is not specifically 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-12 and RF10 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 :** Front entrance porticos should be of a human scale, limited to a maximum height of one storey on the RF-10 lots, and 1 ½ storeys on the RF-12 lots to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including Vinyl, cedar, stucco, 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 2015 compact lot developments.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs (80% have asphalt roofs and 20% have cedar 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 :** Some 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 8:12 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. However, due to emerging trends in which contemporary designs are being increasingly sought, lower slope roofs could be approved subject to the architectural integrity of the contemporary design as determined by the consultant.

**Streetscape:** West of the site (west side of 192 Street) are two multi-family projects (RM-30 zone) containing dozens of "Neo-Traditional" style units with three storey above-ground massing. Northwest of the site is Ambrose Centre (C-5 zone). Southwest of the site is the only context home, a "Neo-Heritage" style Two-Storey type. This home has a mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The home has a one storey high front entrance. Main roof forms are common hip at an 8:12 slope with 12:12 pitch common gable projections articulated with cedar shingles. This home has a shake profile asphalt shingle roof. The home is clad in vinyl with feature masonry accents. The colour range includes only natural hues. Homes on the east side of 192 Street include a 1970's "West Coast Traditional" Basement Entry home, a 4000+ sq.ft. "Modern California Stucco" Two-Storey home, and old Bungalows, none of which are suitable for emulation.

## 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 one storey on the RF-10 lots and to 1 ½ storeys on the RF-12 lots.

### 2.2 Proposed Design Solutions:

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

There is one home in this area (19199 - 70 Avenue) that 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 2015) RF12 and RF10 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RF12 and RF-10 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 are not recommended for this development. “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 8:12, 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.

**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 Lot 3:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size on lots 1,2,3 and a minimum of 12 shrubs of a minimum 3 gallon pot size on lots 4 - 8. Corner lot 3 shall have an additional 8 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, and Broom finish concrete. Note that all driveways will connect to a rear lane.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      Date: March 10, 2016

**Reviewed and Approved by:**



Date: March 10, 2016

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	15-0402
Address:	7118 & 7138 192 Street, 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)	9
<b>Protected Trees to be Removed</b>	9
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 2 X one (1) = 2	16
- All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14	
<b>Replacement Trees Proposed</b>	16
<b>Replacement Trees in Deficit</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>	11
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 6 X one (1) = 6	16
- All other Trees Requiring 2 to 1 Replacement Ratio 5 X two (2) = 10	
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	16

Summary prepared and  
submitted by:

Arborist



January 10, 2017

Date







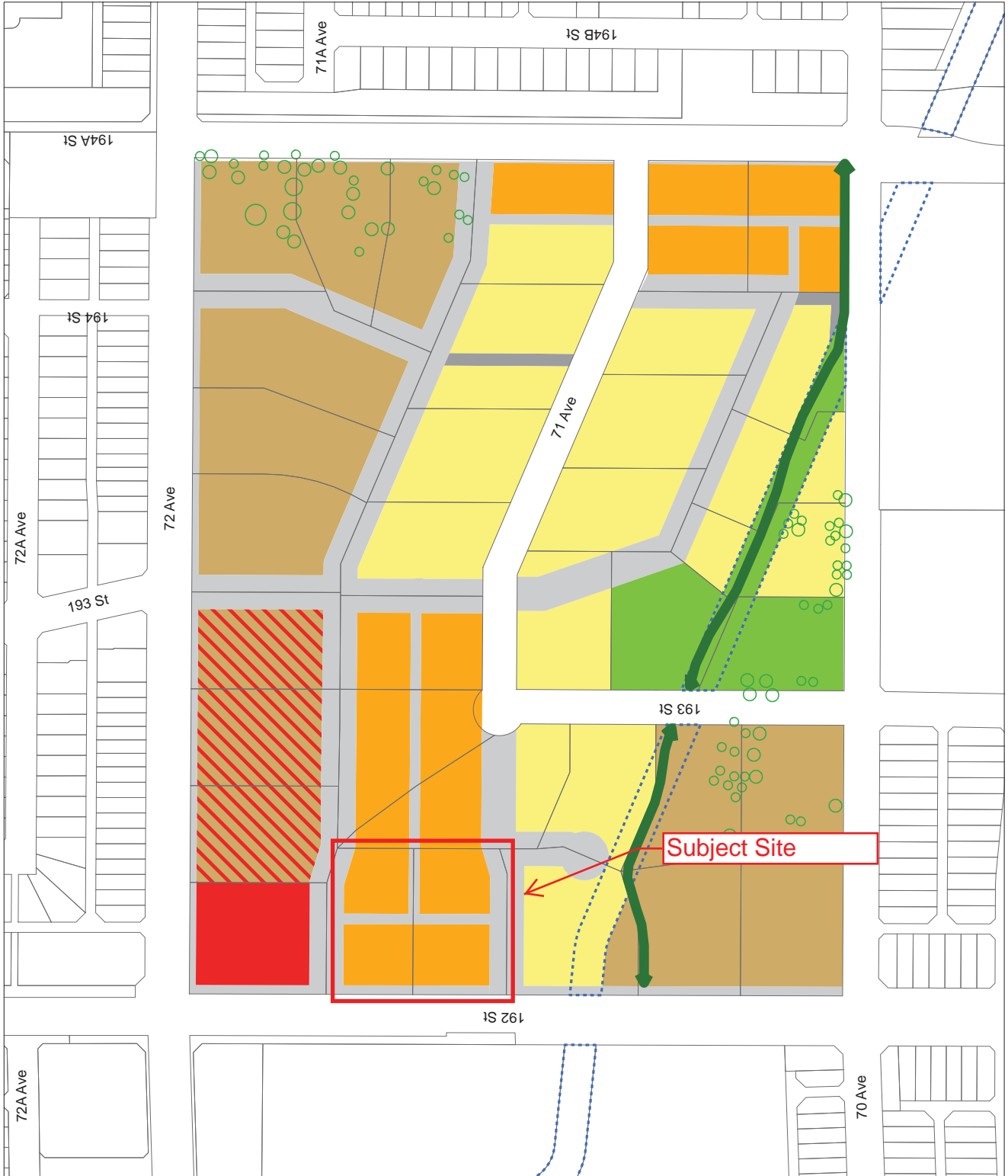
# ALOHA ESTATES

## Infill Area Land Use Concept

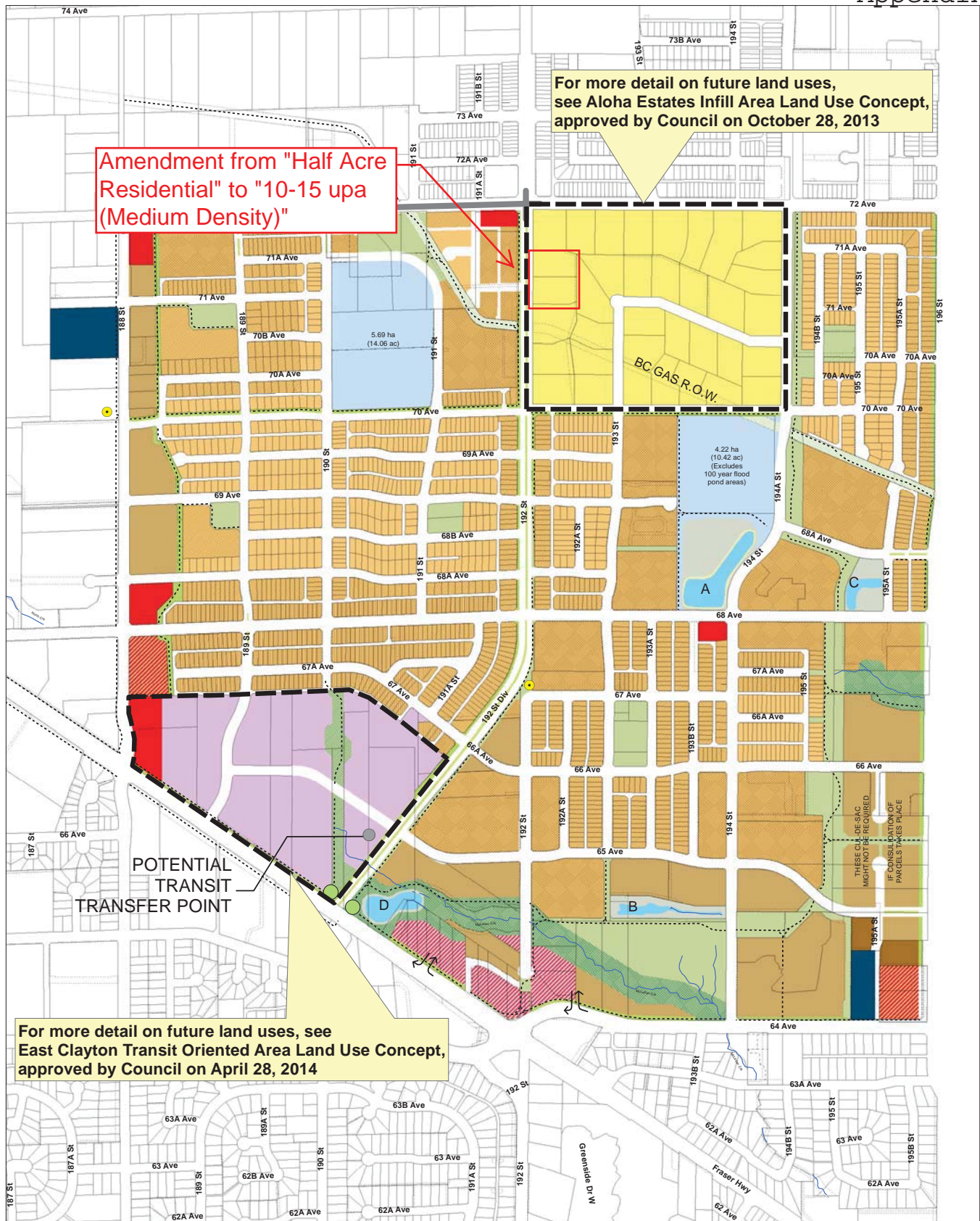


Approved by Council: 28 October 2013

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





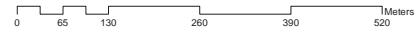


- Half Acre Residential
- 6-10 u.p.a. (Low Density)
- 10-15 u.p.a. (Medium Density)
- 10-15 u.p.a. Special Residential
- 15-25 u.p.a. (Medium-High Density)
- 22-45 u.p.a. (High Density)
- 30-70 u.p.a. (High Density)
- Business Park
- Neighbourhood Commercial

- Commercial / Residential
- Specialty Community - Oriented Commercial
- Utility - Open Space
- Institutional (church, schools, civic buildings, seniors housing, etc.)
- Storm Water Ponds (100 year flood event)
- Storm Water Pond on Private Property
- School & Park
- Riparian Protection Area

- Natural Area
- Public Open Space / Park
- Open Space / Park on Private Property
- Special Setback and Landscaping Buffers (landscaped area on private property)
- Urban Landmark / Reference Point
- Neighbourhood Gateway Feature
- Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W.

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



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

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



# Cloverdale Community Association

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

January 11, 2017

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

**Re: 7915-0402-00 / 7118 and 7138-192 Street**

Dear Mr. Atkins:

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

The developer for this project contacted us recently to discuss their proposal. Our main concern was the supply of off-street parking and on-street parking based on what was being proposed. After reviewing the attached parking layout, we are satisfied that the developer is able to resolve our concerns.

Based on the information provided, we expect the City will follow the attached parking layout in addition to providing 6.4m deep x 6.1m wide garages so homeowners will park their vehicles in the garages. We are also requesting double-sided on-street parking and two-way traffic flow rather than queuing streets.

In general, we do not have any objections with this RF-10 proposal but we are hoping the developer will consider RF-13 lots in the future to help alleviate some of the school capacity issues.

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



# Cloverdale Community Association

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

