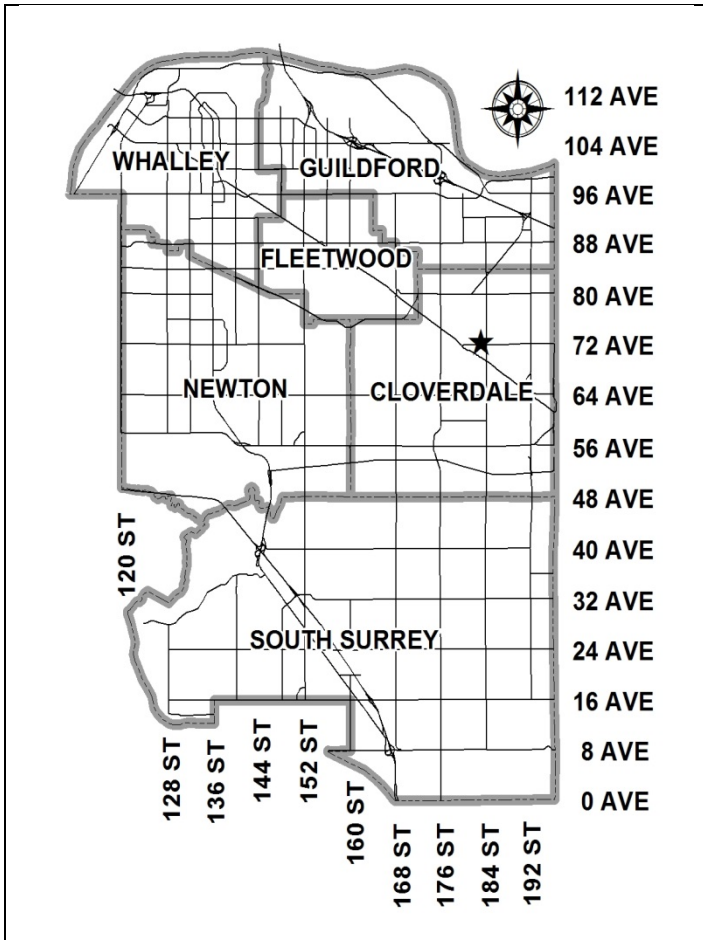


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0010-00

Planning Report Date: May 2, 2016



PROPOSAL:

- **Rezoning** from RA to RF and RF-10 to allow subdivision into 8 single family lots and 128 small single family lots.

LOCATION:

7263 - 184 Street, and 18225, 18241, 18259, 18281, 18311, 18341, 18355 - 72 Avenue and 18222, 18260, 18284, 18320, 18360 - 73 Avenue and 7236 - 182 Street

OWNERS:

Anthony F Tecklenborg et al

ZONING:

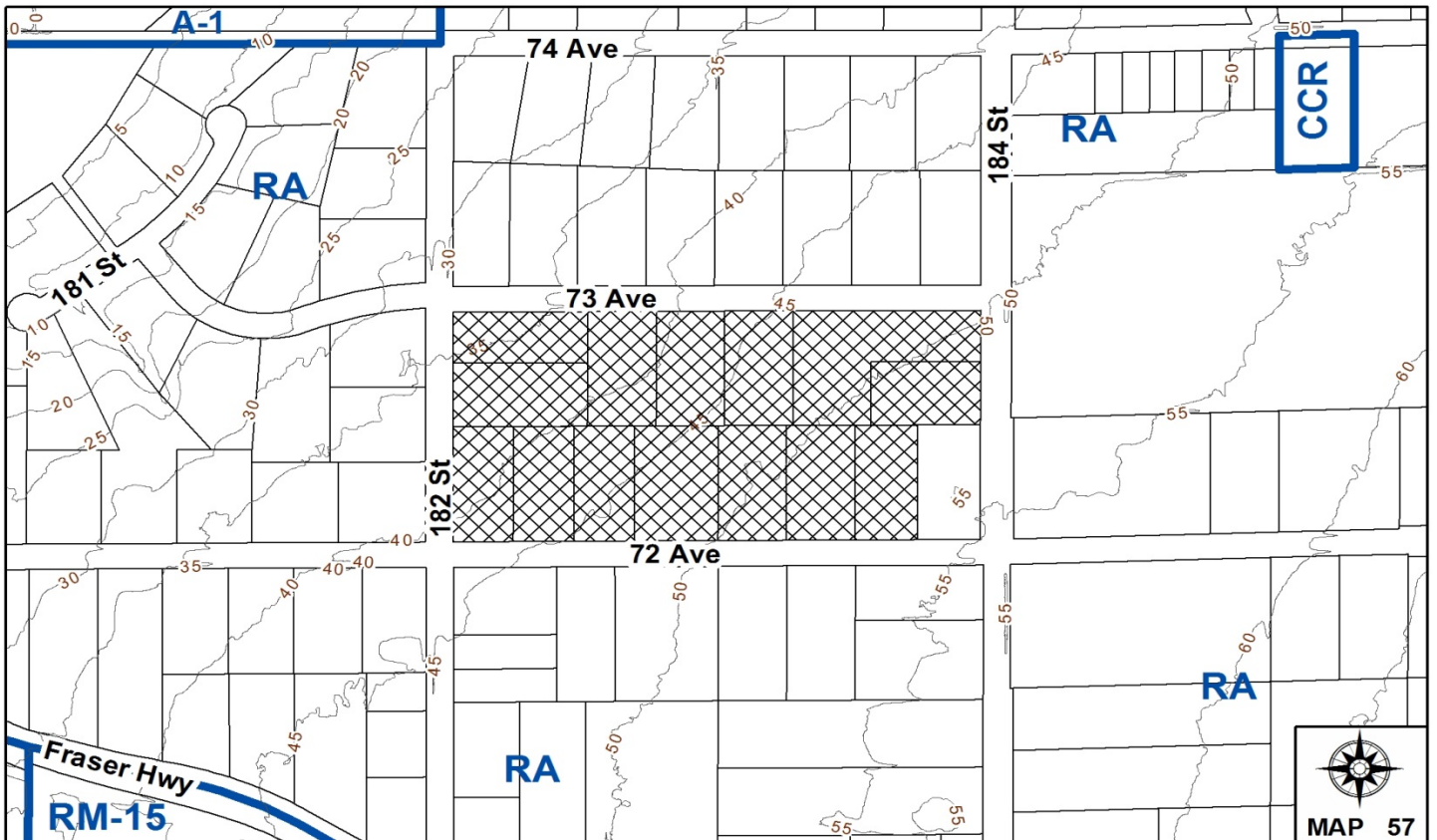
RA

OCP DESIGNATION:

Urban

NCP DESIGNATION:

Urban Transition;
 Urban/Townhouse Flex



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed development complies with the land use and density designations in the West Clayton NCP.
- The West Clayton NCP was approved by Council on July 27, 2015 (Corporate Report No. R168; 2015) and this is the largest land assembly under application, to date, in the area.
- Although the acreage at the north-west corner of 72 Avenue and 184 Street is not included in the assembly, the applicant has demonstrated that development consistent with the subject application can be achieved on this adjacent site.
- As identified in the NCP, to provide a sensitive transition to the established acreage lots to the west, 8, 19.5-metre (64-ft.) wide RF lots are proposed on the east side of 182 Street, with rear lane access.
- Each proposed RF lot will incorporate an increased, 10-metre (33-ft.) front yard setback to allow for the installation of a 5.0-metre (16.5-ft.) wide landscape buffer fronting 182 Street, as specified in the West Clayton NCP. The landscape buffer will be located on private property and will be comprised of trees such as Maple, Dogwood and Grand Fir and low planting in front of a 0.9-metre (3-ft.) high wood-rail fence.
- The remainder of the site is proposed for 128 rear-access RF-10 lots, with a new 72A Avenue bisecting the site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached as Appendix I from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and the portion of the subject site shown as Block B 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 to the satisfaction of the City Landscape Architect;
 - (d) submission of a finalized landscaping plan and landscaping cost estimate for the 182 Street landscape buffer to the specifications and satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant specifying the dimensions and locations of detached garages on proposed RF-10 Lots 5 to 117 and 122 to 136; and
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on the western portions of proposed Lots 1 to 4 and 118 to 121 to increase the minimum front yard setback from 7.5 metres (25 ft.) to 10 metres (33 ft.) for the installation and maintenance of a 5.0-metre (16.5-ft.) wide landscape buffer along 182 Street, and to restrict vehicle access to the rear lane.

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:

68 Elementary students at Clayton Elementary School
 34 Secondary students at Clayton Heights School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2017 or early 2018.

Parks, Recreation & Culture:

The Parks, Recreation and Culture Department has no concerns with the development proposal.

SITE CHARACTERISTICS

Existing Land Use: Residential acreage parcels with existing houses and accessory buildings, to be removed.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 73 Avenue):	Single family dwellings on acreage parcels and one City-owned acreage (for future park)	Landscape Buffer, Urban Transition (6 upa), Townhouse Residential (22+5 upa), Proposed Park, Urban Residential (10+4 upa)	RA
East (Across 184 Street):	Single family dwellings on acreage parcel and future North Clayton Secondary School (under construction)	Townhouse Residential (22+5 upa), Great Northern Greenway, Proposed School	RA
South (Across 72 Avenue):	Single family dwellings on acreage parcels	Townhouse/Apartment Flex, Great Northern Greenway	RA
West (Across 182 Street):	Single family dwellings on acreage parcels	Suburban Residential (2 upa), Townhouse Residential (22+5 upa)	RA

DEVELOPMENT CONSIDERATIONS**Background and Site Context**

- The approximately 6.5-hectare (16-acre) subject site consists of fourteen (14) parcels located in the southern portion of the West Clayton neighbourhood.

- On July 27, 2015, the West Clayton Neighbourhood Concept Plan (NCP) was approved by Council (Corporate Report No. R168;2015). The subject site is designated "Urban/Townhouse Flex" and "Urban Transition (6 upa)" in the West Clayton NCP, with a requirement for a 5.0-metre (16.5-ft.) wide landscape buffer on private property fronting 182 Street.
- The subject lots are currently zoned "One-Acre Residential Zone (RA)", and are currently designated "Urban" in the Official Community Plan (OCP).

Current Application

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to the following, as per the West Clayton NCP, for a total of one hundred and thirty-six (136) lots:
 - to "Single Family Residential Zone (RF)" to allow subdivision into eight (8) lots in Block A (proposed Lots 1 to 4 and 118 to 121); and
 - to "Single Family Residential (10) Zone (RF-10)" to allow subdivision into one-hundred and twenty-eight (128) lots in Block B (proposed Lots 5 to 117 and 122 to 136).
- Proposed RF Lots 1 to 4 and 118 to 121 will be approximately 19.6 metres (64.5 ft.) in width and will range in area from 669 square metres (7,201 sq.ft.) to 688 square metres (7,406 sq.ft.). As per the West Clayton NCP, each proposed lot will be 35 metres (115 ft.) in depth, incorporating an increased front yard setback to allow for the installation of the required landscape buffer fronting 182 Street, which is to be secured through a restrictive covenant. Vehicle access to all eight RF lots will be via a rear lane.
- Proposed RF-10 Type IV Lots 5 to 77, 80 to 117 and 122 to 136 will range in size from 324 square metres (3,488 sq.ft.) to 507 square metres (5,457 sq.ft.) and in width from 9.0 metres (30 ft.) to 14.3 metres (47 ft.), and in depth from 36 metres (118 ft.) to 37 metres (121 ft.). Proposed RF-10 Type I Lots 78 and 79 will range in size from 349 square metres (3,757 sq.ft.) to 432 square metres (4,650 sq.ft.) and in width from 9.7 metres (32 ft.) to 12.8 metres (42 ft.), and in depth from 35.5 metres (116 ft.) to 35.9 metres (118 ft.). These lots will be oriented towards 72 Avenue, 72A Avenue, 73 Avenue and 184 Street. Vehicle access to each RF-10 lot will be via a rear lane.
- The proposed RF lots fronting 182 Street and RF-10 lots on the remainder of the site comply with the land use and density designations in the West Clayton NCP.
- Although the acreage at the north-west corner of 72 Avenue and 184 Street (7219 – 184 Street) is not included in the assembly, the applicant has demonstrated that development consistent with the subject application can be achieved on this adjacent site (see Appendix II).

Road Dedication Requirements

- The applicant will be required to dedicate portions of the site for the widenings of 72 Avenue and 184 Street to an Arterial standard, and to construct these roads to an interim standard defined in the West Clayton NCP.

- The applicant is required to dedicate and construct 72A Avenue, 73 Avenue, 182 Street and 183 Street to the Through Local Road standard.

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 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, pending some minor revisions.

PRE-NOTIFICATION

Pre-notification letters were sent out on March 23, 2016. The Development Notification sign was erected on March 23, 2016. Staff received the following responses:

- The Cloverdale Community Association (CCA) submitted a letter indicating that the applicant has addressed their concerns with respect to the provision of off-street parking spaces as demonstrated on the site plan attached to their letter (see Appendix VIII). However, the CCA has requested that staff ensure that all roads in the neighbourhood are able to accommodate sidewalks, trees and boulevards, and parking on both sides. The CCA has also requested that the parking layout and proposed number of parking spaces is secured through a restrictive covenant or the building scheme, and is seeking assurances that the current schools in the area are able to accommodate the students generated through this development. Finally, the CCA has expressed their opposition to the 9-metre (29.5-ft.) lot width permitted in the RF-10 Zone.

(72A Avenue, 73 Avenue, 182 Street and 183 Street will all ultimately provide on-street parking on both sides of the road. 72 Avenue and 184 Street are classified as arterial roads, and will not provide on-street parking. Treed boulevards and sidewalks are typical for most new streets in Surrey, and will be provided along all streets fronting the proposed development.

The applicant has agreed to register a Restrictive Covenant on the proposed RF-10 lots to secure the location and dimensions of the garage, which are proposed to exceed the minimum dimensional requirements of the Zoning By-law. Each lot will provide a minimum of three on-site parking spaces. The RF-10 Zone limits outside parking to a maximum of 2 cars.

The Surrey School District was involved in the development of the West Clayton NCP, and has planned accordingly for the student population generated through this proposed development and any future developments in West Clayton. The School District has requested capital project approval for two new elementary schools in the Clayton area, and is currently constructing the new North Clayton Area Secondary School. The subject application is consistent with the NCP.

The proposed RF-10 lots comply with the depth, width and area provisions of the RF-10 Zone.)

- A resident in the vicinity of the proposed development provided a letter in opposition to the proposed development, and to the West Clayton NCP in general. The resident feels that they have no option but to move from their neighbourhood and expressed their frustration at being repeatedly contacted by individuals interested in acquiring their property, and who suggest that they will miss their opportunity to sell at a later date if they do not do so at this time. The resident indicated that they have always intended to spend the rest of their life in this neighbourhood and wishes to remain in their home, but will be negatively impacted by increased construction, noise and traffic.

(Staff responded to the resident to acknowledge that their letter had been received and that their comments would be included in the Planning Report to Council. The proposed development is consistent with the West Clayton NCP.)

TREES

- Andrew Connell, ISA Certified Arborist of Diamond Head Consulting Ltd prepared an Arborist Assessment for the subject property (see Appendix VI). 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	3	3	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	24	24	0
Bigleaf Maple	13	13	0
Black Walnut	6	6	0
Cherry	16	16	0
Dogwood	1	1	0
Elm	2	2	0
English Oak	1	1	0
English Walnut	1	1	0
Japanese Maple	2	2	0
Norway Maple	2	2	0
Paper Birch	2	2	0
Staghorn Sumac	1	1	0
Weeping Willow	5	5	0

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Amabilis Fir	3	3	0
Blue Spruce	5	5	0
Deodar Cedar	4	4	0
Douglas-fir	15	15	0
Holly	4	4	0
Lawson Cypress	7	7	0
Monkey Puzzle	1	1	0
Noble Fir	5	5	0
Norway Spruce	6	6	0
Ponderosa Pine	1	1	0
Scots Pine	8	8	0
Shore Pine	10	10	0
Sitka Spruce	10	10	0
Smaragd Cedar	2	2	0
Variegated Cedar	1	1	0
Western Hemlock	3	3	0
Western Red Cedar	34	34	0
White Spruce	6	6	0
Total (excluding Alder and Cottonwood Trees)	201	201	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		152	
Total Retained and Replacement Trees		152	
Contribution to the Green City Fund		\$75,900	

- The Arborist Assessment states that there are a total of 201 mature trees on the site, excluding Alder and Cottonwood trees. Three (3) existing trees, approximately 1% of the total trees on the site, are Alder trees. 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, road dedication, proposed lot grading, and building footprints.
- Staff from the Area Planning and Trees and Landscaping Sections reviewed the arborist report in greater detail to determine whether there might be additional opportunities for tree retention. Of the 201 mature trees on the site, the overall condition of 175 trees has been identified as either poor, very poor, high risk, or dead/dying.
- The majority of trees on the site were planted over time by the residential property owners. While there are several mature trees in the neighbourhood, trees on residential properties are typically not maintained in such a manner that allows them to survive in the longer term, particularly when there is site disturbance.
- Of the remaining trees on the site, the overall condition of 26 mature trees has been characterized as normal, defined as in “fair to good condition”. Of these 26 trees, 17 trees are located within road dedication areas, including widening of 72 Avenue and 184 Street (both

classified as arterial). The remaining 9 trees located throughout the site that would be candidates for retention are not practical to retain on the proposed small (RF-10) type lots given the root protection areas required and the dimensions of the lots.

- 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 405 replacement trees on the site. Since 152 replacement trees can be accommodated on the site (based on an average of 1 - 3 trees per lot), the deficit of 253 replacement trees will require a cash-in-lieu payment of \$75,900 representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 72 Avenue, 72A Avenue, 73 Avenue, 182 Street, 183 Street, and 184 Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 152 trees are proposed to be replaced on the site with a contribution of \$75,900 to the Green City Fund.

Landscape Buffer

- As per the requirement within the West Clayton NCP to provide a sensitive transition to the existing acreage lots on the west side of 182 Street, the applicant is proposing a 5.0-metre (16.5-ft.) wide landscape buffer be located on private property fronting 182 Street. A 0.9-metre (3-ft.) high wood rail fence with pedestrian gates will be located away from the street, inside the property line at the rear (eastern edge) of the buffer. A concrete walkway will connect the proposed single family dwellings to the future sidewalk. Vehicle access will be located at the rear of each of the properties, from the lane.
- The landscape buffer will be comprised of thirty-two (32) new trees planted within the required landscape buffer along 182 Street, consisting of Vine Maple, Pacific Dogwood and Grand Fir. The landscape buffer will also incorporate such low plantings as Bearberry, Beach Strawberry, Longleaf Oregon Grape, Redtwig Dogwood and Woolly Sunflower, among others.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 11, 2016. 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 within the West Clayton NCP area. The subject proposal is consistent with the plan designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The development will provide a limited variety of single family housing types. • Secondary suites can be accommodated, offering a diversity of housing options.

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The development incorporates Low Impact Development Standards such as absorbent soils and permeable surfaces.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The development is located in close proximity to the future Great Northern and Armstrong Greenways (across 72 Avenue and 184 Street, respectively).
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The development incorporates CPTED principles, such as providing "eyes on 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"> N/A

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

CA/dk

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- (e) Civic Address: 18241 - 72 Avenue
 Owner: Karampal Dhaliwal
 Balwinder K Dhaliwal
 PID: 010-303-260
 Lot 4 Section 20 Township 8 Plan 17650 NWD
- (f) Civic Address: 18320 - 73 Avenue
 Owner: Jean M Olmr
 George A Olmr
 PID: 009-313-320
 Lot 4 Section 20 Township 8 Plan 23055 NWD
- (g) Civic Address: 18259 - 72 Avenue
 Owner: Herbert G Broerken
 Donna M Broerken
 Judith M Tecklenborg
 Anthony F Tecklenborg
 PID: 010-303-286
 Lot 5 Section 20 township 8 Plan 17650 NWD
- (h) Civic Address: 18284 - 73 Avenue
 Owner: Susan M Macrae
 Gregory A Macrae
 PID: 009-313-338
 Lot 5 Section 20 Township 8 Plan 23055 NWD
- (i) Civic Address: 18281 - 72 Avenue
 Owner: Herbert G Broerken
 Donna M Broerken
 PID: 010-303-308
 Lot 6 Section 20 Township 8 Plan 17650 NWD
- (j) Civic Address: 18260 - 73 Avenue
 Owner: Kam Kuen Fung
 Li Zhen Shen
 PID: 002-570-521
 Lot 6 Section 20 Township 8 Plan 23055 NWD
- (k) Civic Address: 18311 - 72 Avenue
 Owner: 100 West Clayton Development Ltd
 PID: 010-161-376
 Lot 7 Section 20 Township 8 Plan 21027 NWD
- (l) Civic Address: 18222 - 73 Avenue
 Owner: John H Boogaart
 Betty N Boogaart
 PID: 009-313-354
 Lot 7 Section 20 Township 8 Plan 23055 NWD

- (m) Civic Address: 18341 - 72 Avenue
Owner: Sherley A Wetzel
Donald R Wetzel
PID: 000-988-464
Lot 8 Section 20 Township 8 Plan 21027 NWD
- (n) Civic Address: 7236 - 182 Street
Owner: Wilfred J Moffatt
Eunice M Moffatt
PID: 009-313-362
Lot 8 Section 20 Township 8 Plan 23055 NWD Part SE 1/4
- (o) Civic Address: 18355 - 72 Avenue
Owner: Kulvender K Thoor
Phapinder S Thoor
PID: 002-754-789
Lot 20 Section 20 Township 8 Plan 31419 NWD Part SE 1/4

3. Summary of Actions for City Clerk's Office

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF and RF-10

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	16.4	
Hectares	6.6	
NUMBER OF LOTS		
Existing	14	
Proposed	136	
SIZE OF LOTS		
Range of lot widths (metres)	9.0 – 19.7 metres	
Range of lot areas (square metres)	324 – 688 sq. metres	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	20.5 lots/hectare 8.5 lots/acre	
Lots/Hectare & Lots/Acre (Net)		
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	RF-10 52%	RF 40%
Estimated Road, Lane & Driveway Coverage	33%	25%
Total Site Coverage	85%	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	

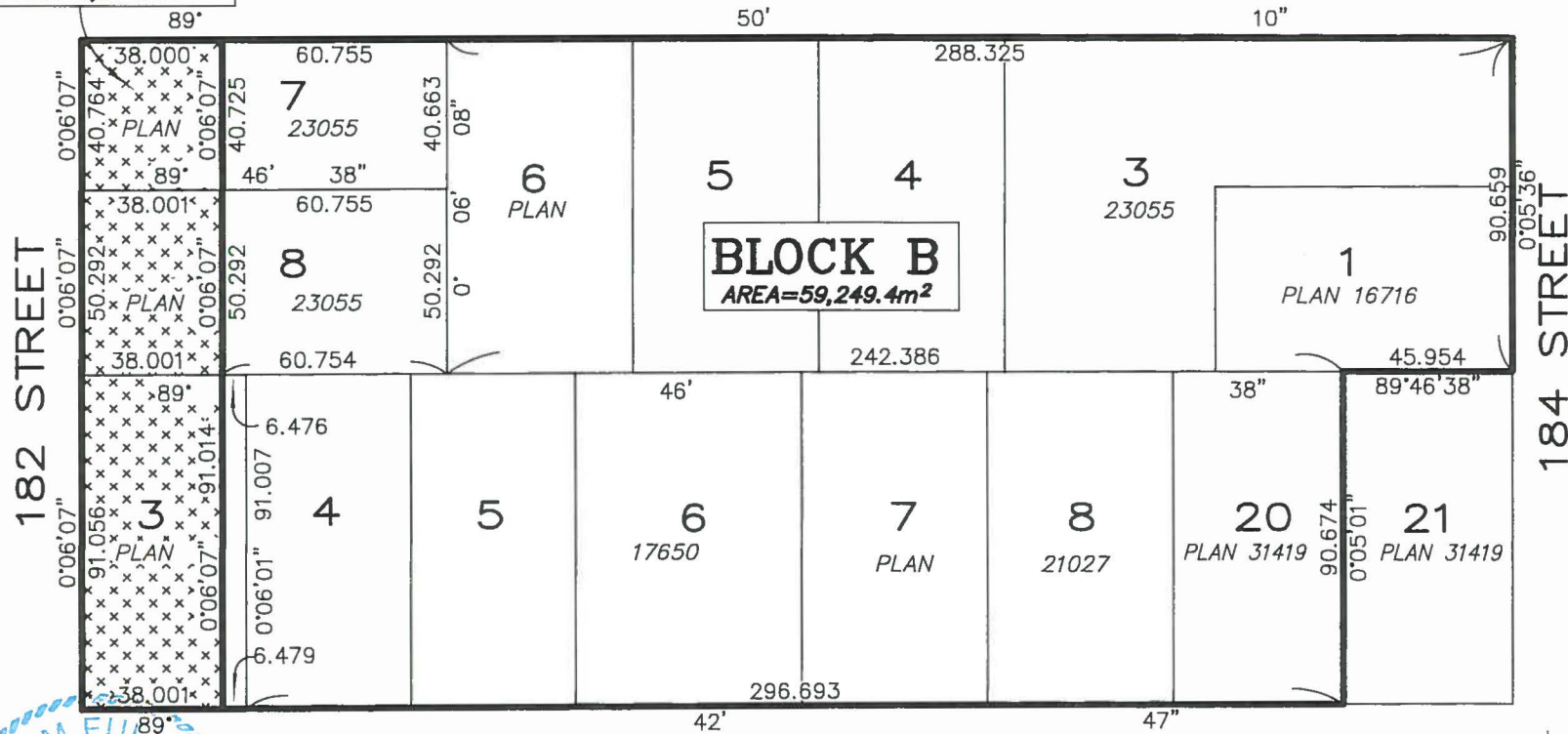
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW No: _____ OF LOTS:
3, 4, 5, & 6 PLAN 17650,
7 & 8 PLAN 21027, 1 PLAN 16716, AND
3, 4, 5, 6, 7 & 8 PLAN 23055
ALL OF SEC 20 TP 8 NWD**

SCALE 1 : 2000
20 0 40 80
ALL DISTANCES ARE IN METRES



BLOCK A
AREA=5,370.4m²

73 AVENUE



CERTIFIED CORRECT
DATED THIS 25th DAY OF APRIL, 2016.

M. Adam-Fulkerson
M. Adam-Fulkerson B.C.L.S.

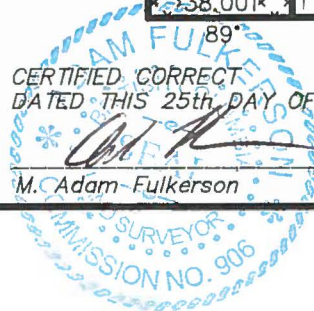
72ND AVENUE

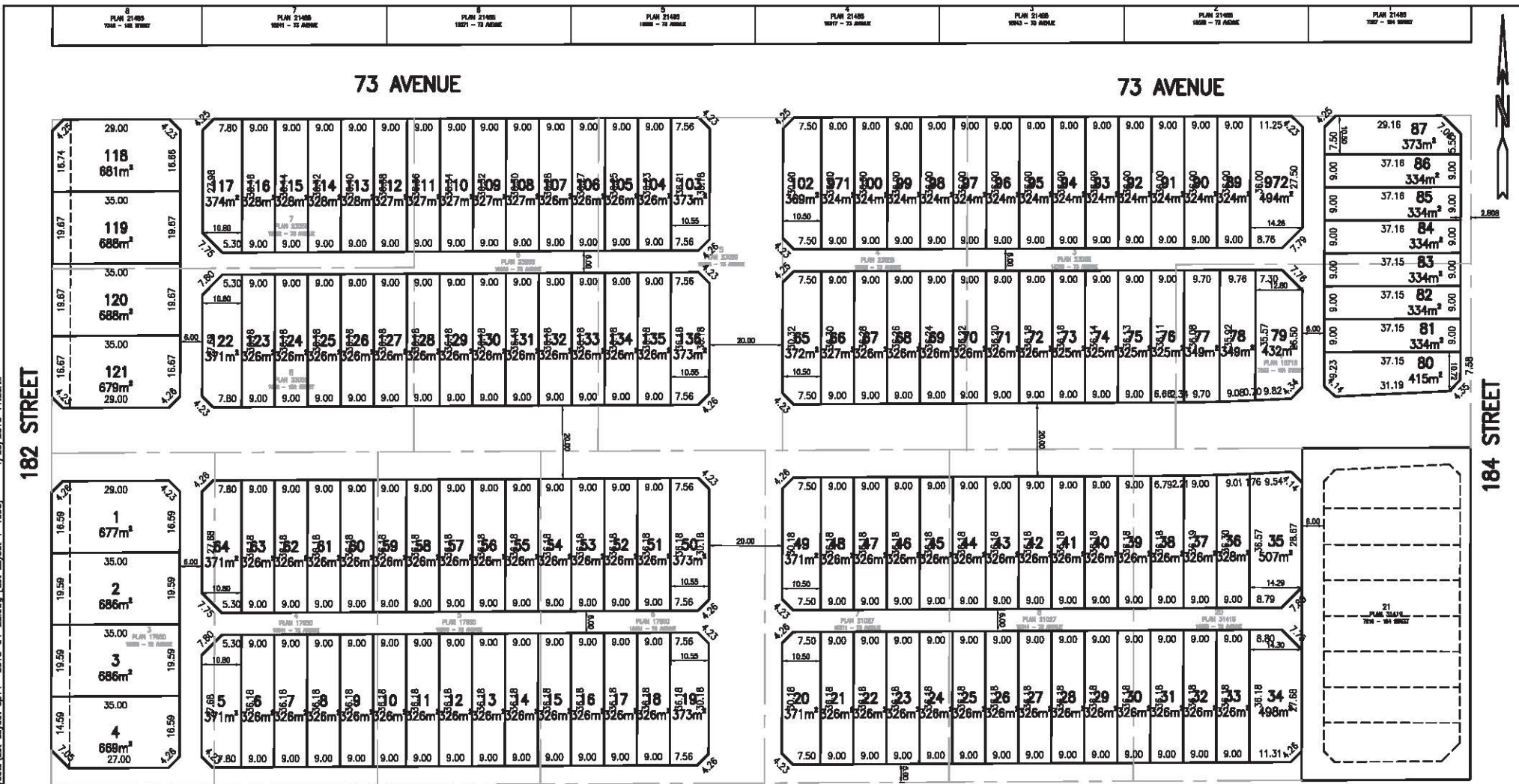
INTEGRATED SURVEY AREA No. 1, SURREY

NAD 83 (CSRS) 4.0.0.BC.1.GVRD
Grid bearings are derived from Conventional survey
observations to geodetic control monuments 5993 and 8779.

TARGET
LAND SURVEYING
SURREY B.C.
604-583-6161

FILE: 7851-BLOCKZONE





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CLIENT:	PROJECT: 18225, 241, 258, 281, 311, 341, & 355 72 AVE; 18222, 284, 320, & 350 73 AVE; 7236 182 ST; 7263 184 ST, SURREY B.C.		
DRAWING TITLE:	GG ESTATES 1		
PROJECT No.	16009	DATE	APR 2016
LEGAL:	SCALE:	1:1000	
MUNICIPAL PROJECT No:			
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

Hub Engineering Inc.
Engineering and Development Consultants

Member
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



INTER-OFFICE MEMO

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

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

DATE: **April 27, 2016**

PROJECT FILE: **7816-0010-00**

RE: **Engineering Requirements
Location: 18225/18241/18259/18281/18311/18341/18355-72 Avenue
18222/18260/18248/18320/18360-73 Avenue
7263-184 Street & 7236-182 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 4.942 m along 72 Avenue to the 30.0 m Arterial Road allowance;
- dedicate 2.808 m along 184 Street to the 30.0 m Arterial Road allowance;
- dedicate 20.0 m for 72A Avenue to a 20.0 m Local Road allowance, minimum 11.5 m fronting 7263 184 Street;
- dedicate 20.0 m for 183 Street to a 20.0 m Local Road allowance;
- register 0.5 m statutory right-of-way along all frontages;
- dedicate 6.0 m for all lanes; and
- dedicate all corner cuts.

Works and Services

- construct north side of 72 Avenue and west side of 184 Street to the Arterial Road standard;
- construct south side of 73 Avenue and east side of 182 Street to the Local Road standard;
- construct 72A Avenue and 183 Street to the Local Road standard;
- construct storm, water, and sanitary mains to service the development as per the West Clayton NCP Stage 2 Servicing Strategy; and
- construct the 180 Street sanitary sewer diversion upgrades as the North Cloverdale Pump Station does not have adequate capacity to service the proposed development.

A Servicing Agreement is required prior to Rezone/Subdivision.

Robert Cooke, Eng.L.
Development Project Engineer

sk

NOTE: Detailed Land Development Engineering Review available on file



Thursday, March 31, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0010 00

School Enrolment Projections and Planning Update:

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

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 new West Clayton NCP Area. The Clayton Elementary site cannot accommodate additional portables onsite so in September 2016 a large section of Clayton Elementary catchment is moving to Hazelgrove Elementary (which is also full). In addition to the three existing schools, Clayton, Hazelgrove and Katzie, the district is projected to need multiple 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 (one of which will be located in the West Clayton NCP Area). The school district has received capital project approval for a new North Clayton Area Secondary (Site #215) which is currently under construction. The new secondary school will relieve overcrowding at Clayton Heights Secondary and Lord Tweedsmuir Secondary. Until new elementary 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.

SUMMARY

The proposed 136 Single family with suites are estimated to have the following impact on the following schools:

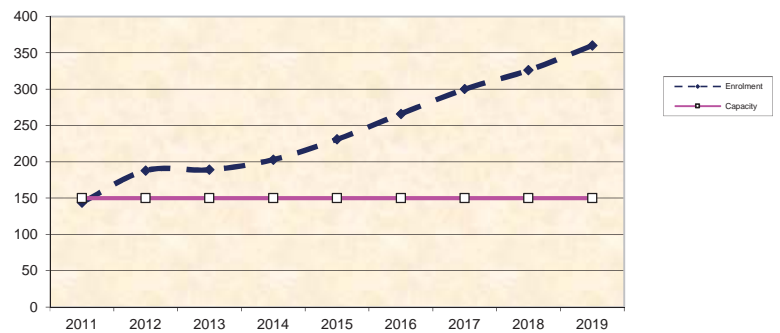
Projected # of students for this development:

Elementary Students:	68
Secondary Students:	34

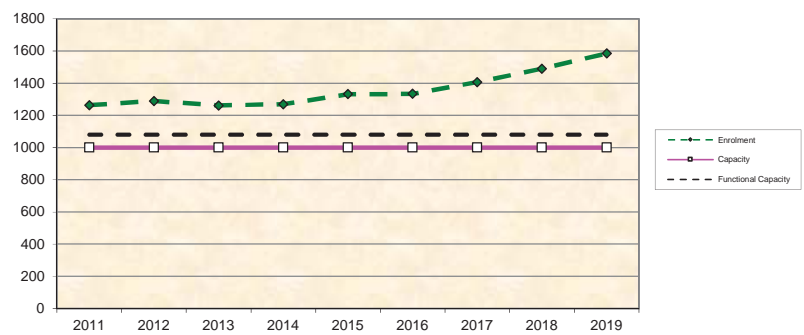
September 2015 Enrolment/School Capacity

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

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.: 16-0010 (100 West Clayton Development Ltd.)
Property Location: 18225, 18241, 18259, 18281, 18311, 18341, 18355 - 72 Avenue
 18222, 18284, 18320, 18350-73 Avenue
 7236-182 Street, 7263-184 Street, 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 2000-4000sf.

Most of the existing homes have mid to mid-massing characteristics with 94% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-10/12) common truss roofs with simple gables and common hips with Asphalt Shingles roof being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl (dominant), Cedar and 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 11% of the homes having exposed Aggregate driveways.

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

None. 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”	30.0%
“Basement/Cathedral Entry”	33.0%
“Rancher (Bungalow)”	30.00%
“Split Levels”	7.0%

**Dwelling Sizes/Locations:
(Floor Area and Volume)**

Size range:	20.00% under 2000 sq.ft excl. garage
	27.00% 2001 - 2500 sq.ft excl. garage
	53.00% over 2501 sq.ft excl. garage

**Exterior Treatment
/Materials:**

Cedar:	36.0%	Stucco:	28.0%	Vinyl:	36.0%
Brick or stone accent on 15.0% of all homes					

Roof Pitch and Materials:

Asphalt Shingles:	50.0%	Cedar Shingles:	30.0%
Concrete Tiles:	0.0%	Tar & Gravel:	20.0%
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”, 30-50 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 Asphalt Shingles Roof Tiles on most of the homes. Most homes are clad in Cedar and Vinyl.

Other Dominant Elements: None

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/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. "West Coast Contemporary" designs will also be permitted, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.

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 with some exceptions, including the possibility of near-flat roofs to permit "West Coast Contemporary" designs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.

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.

February 19, 2016
Date

Arborist Report – 18225, 18241, 18259, 18281, 18311, 18341, 18355 72nd Avenue, 18222, 18284, 18320, 18360 73rd Avenue, 7263 184th Street, 7236 182nd Street, Surrey.

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	18225, 18241, 18259, 18281, 18311, 18341, 18355 72nd Avenue, 18222, 18284, 18320, 18360 73rd Avenue, 7263 184th Street, 7236 182nd Street, Surrey, BC
Address:	
Registered Arborist:	Andrew Connell, B.Sc. ISA Certified Arborist (PN6991A) ISA Certified Tree Risk Assessor (797) Certified Landscape Technician
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)	209
Protected Trees to be Removed	204
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	5
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>3</u> X one (1) = 3	405
- All other Trees Requiring 2 to 1 Replacement Ratio 201 X two (2) = 402	
Replacement Trees Proposed	152
Replacement Trees in Deficit	253
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 <u>0</u> X one (1) = 0	
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) =	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary prepared and
submitted by:

Arborist

Feb 29, 2016

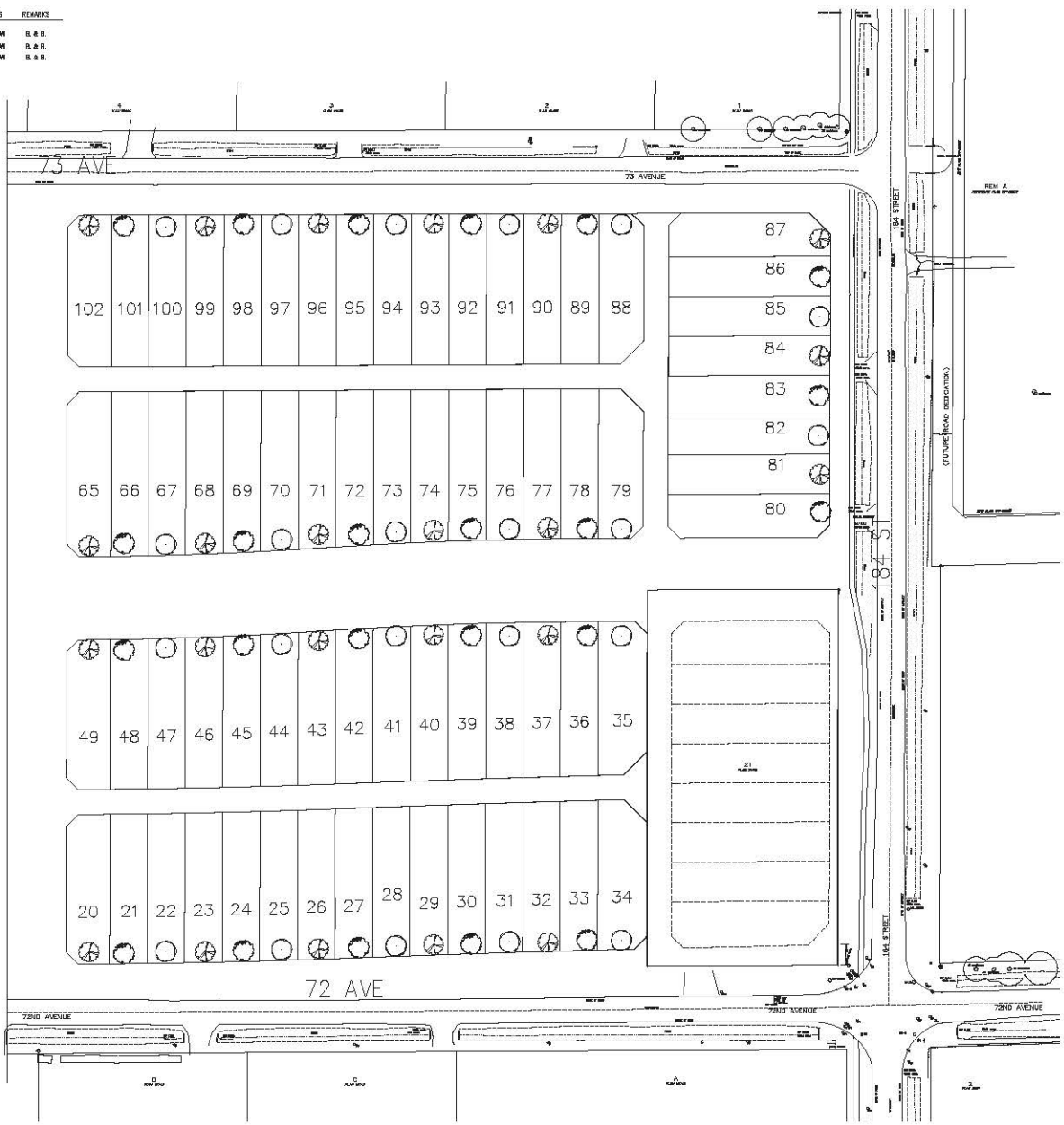
Date


KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	CITY	SIZE	SPACING	REMARKS
	FRAXUS SERRULATA AMYGDALINA	AMYGDALINA CHERRY	25	8 DR. CAL.	AS SHOWN	B. & S.
	QUERCUS ROBUR 30709021	STRICKET OAK	19	8 DR. CAL.	AS SHOWN	B. & S.
	CARPANUS BETULAS FISTICATA	PYRAMIDAL GOROKAN HORNBARK	22	8 DR. CAL.	AS SHOWN	B. & S.

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 #18100





LEGEND

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

FEB/18	124 LOTS TO 136 LOTS	2
FEB/18	104 LOTS TO 124 LOTS	1
DATE	ISSUED	REV.
	REVISED	

C. KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2462 JONGHUL COURT
 ABSTRACTOR, B.C.
 V3B 3E8
 PHONE (604) 657-2378

CLIENT
 MR. PABLO GARCIA
 MICHSTONE PRODUCTS LTD.
 6125 - 144 STREET
 SURREY, B.C.
 V3X 1A4
 604-597-7100

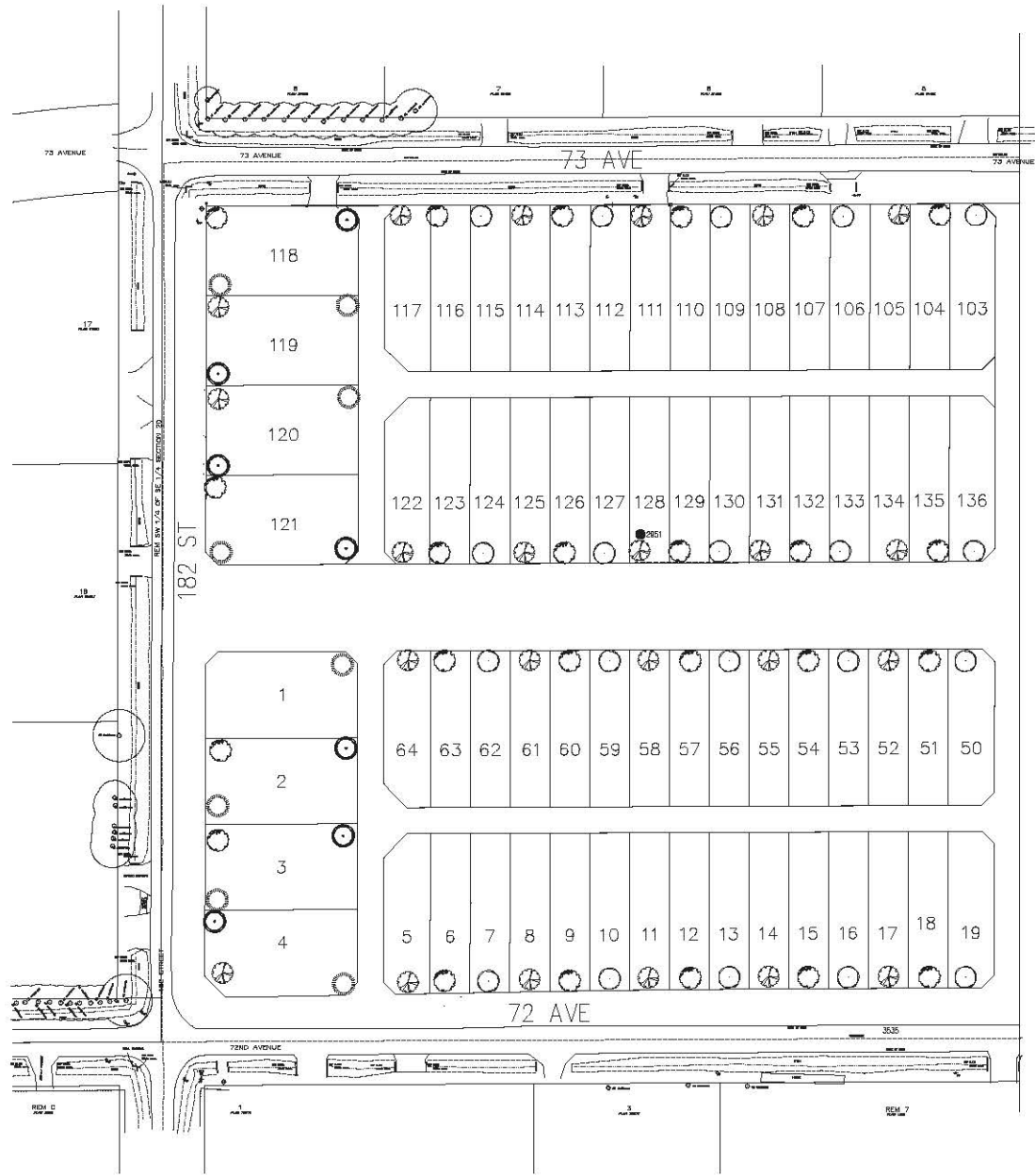
TITLE
 PLAN MEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 136 LOT SUBDIVISION
 182 to 184 STREET
 72 to 73 AVENUE
 SURREY, B.C.

SCALE	1:500	DATE	DEC/18
DRAWN	DNV	CHECKED	
DATE	DNV	DATE	
APPROVED	AS BUILT		

PROJECT JOB No. AS BUILT

DESIGNED BY AS BUILT

TR-2A



KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	<i>FRAXUS SCERIFATA</i>	AMERICAN CHERRY	12	8 CM CAL.	AS SHOWN	D. & B.
○	<i>QUERCUS ROBUR</i>	SCROCKET OAK	12	8 CM CAL.	AS SHOWN	D. & B.
○	<i>CARPINUS BETULUS</i>	PIERARDA EUROPEAN HORSEBEECH	20	8 CM CAL.	AS SHOWN	D. & B.
○	<i>PRUNUS ANORICA</i>	SIBERIAN SPRUCE	8	100 METERS	AS SHOWN	D. & B.
○	<i>PRUNUS SILVENSIS</i>	COLUMBIAN SODS PINE	8	100 METERS	AS SHOWN	D. & 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

REV 1/15	134 LOTS TO 138 LOTS	2
REV 1/15	104 LOTS TO 134 LOTS	1
DATE	REVISION	NO.

C. KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2163 JINDOUL COURT
 ABERTSFORD, B.C.
 V0G 3E8
 PHONE (804) 857-2378

CLIENT
 MR. PAVAN SINGHIA
 ARCHITECTURE PRODUCTS LTD.
 6133 - 144 STREET
 SURREY, B.C.
 V3M 1A4
 804-597-7100

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 136 LOT SUBDIVISION
 182 to 188 STREET
 72 to 73 AVENUE
 SURREY, B.C.

SCALE 1:500	DATE DEC/15
DRAWN BY	CHKD
DATE	DATE
APP'D	AS N.E.T.

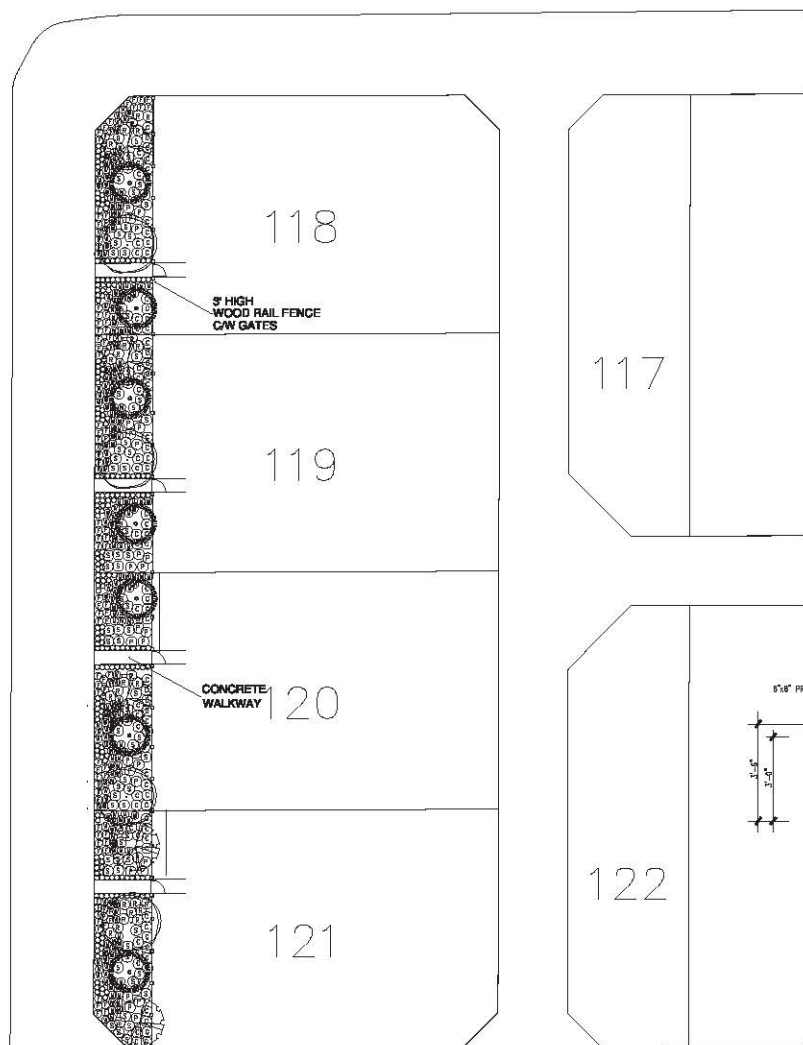
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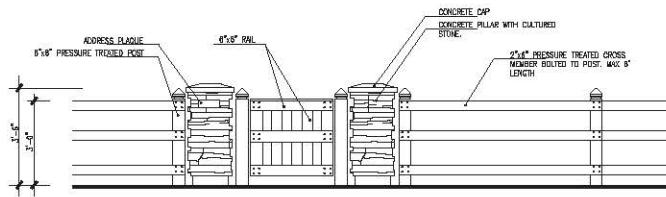
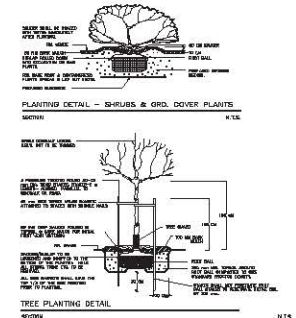
73 AVENUE

182nd STREET



KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	ACER CIRCINATUM	VINE MAPLE	6	3.00 METERS	AS SHOWN	B & B
○	CORNUS NUTALLII	PACIFIC DOGWOOD	4	6 CM. CAL.	AS SHOWN	B & B
○	ABIES GRANDIS	GRAND FIR	7	2.50 METERS	AS SHOWN	B & B
○	ARCTOSTAPHYLOS UVA UREI	BEARBERRY	217	#1 POT	46 CM. C.C.	
○	FRAGARIA CHILOMENSIS	BEACH STRAWBERRY	95	#3 POT	85 CM. C.C.	
○	MAACONIA NERVOOSA	LONGLEAF OREGON GRAPE	136	#3 POT	85 CM. C.C.	
○	CORNUS SERICEA	REDTWIG DOGWOOD	94	#3 POT	90 CM. C.C.	
○	ERICOPHYLLUM LANATUM	WOOLLY SUNFLOWER	74	#2 POT	85 CM. C.C.	
○	ROSA NUTKANNA	NUTKA ROSA	29	#3 POT	90 CM. C.C.	
○	SYMPHYCARPUS ALBUS	COMMON SNOWBERRY	73	#3 POT	90 CM. C.C.	
○	FAKSIITIMA MYRSINITIES	OREGON BOXLEAF	25	#3 POT	90 CM. C.C.	

- NOTE / NOTES**
- PLANT SPECIES FOR USE ARE SHOWN ACCORDING TO THE LANDSCAPE DESIGN. LANDSCAPE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE SITE AND HAS IDENTIFIED THE SPECIES THAT ARE MOST SUITABLE FOR THE SITE. THE LANDSCAPE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE SITE AND HAS IDENTIFIED THE SPECIES THAT ARE MOST SUITABLE FOR THE SITE. THE LANDSCAPE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE SITE AND HAS IDENTIFIED THE SPECIES THAT ARE MOST SUITABLE FOR THE SITE.
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- NOTE:**
- ALL LUMBER PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVES.
 - ALL HARDWARE HOT DIPPED GALVANIZED.
 - APPLY 2 COATES EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 - ALL FENCES TO BE LEVEL. CHANGES TO GRADE TO BE IN 12"-18" STEPS (MAX) GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3"-6".

DATE	REVISION	BY

KAVOLINAS & ASSOCIATES INC.
 2462 JONGQUI COURT
 ABBOTSFORD, B.C.
 V3C 2K3
 PHONE (604) 867-5378

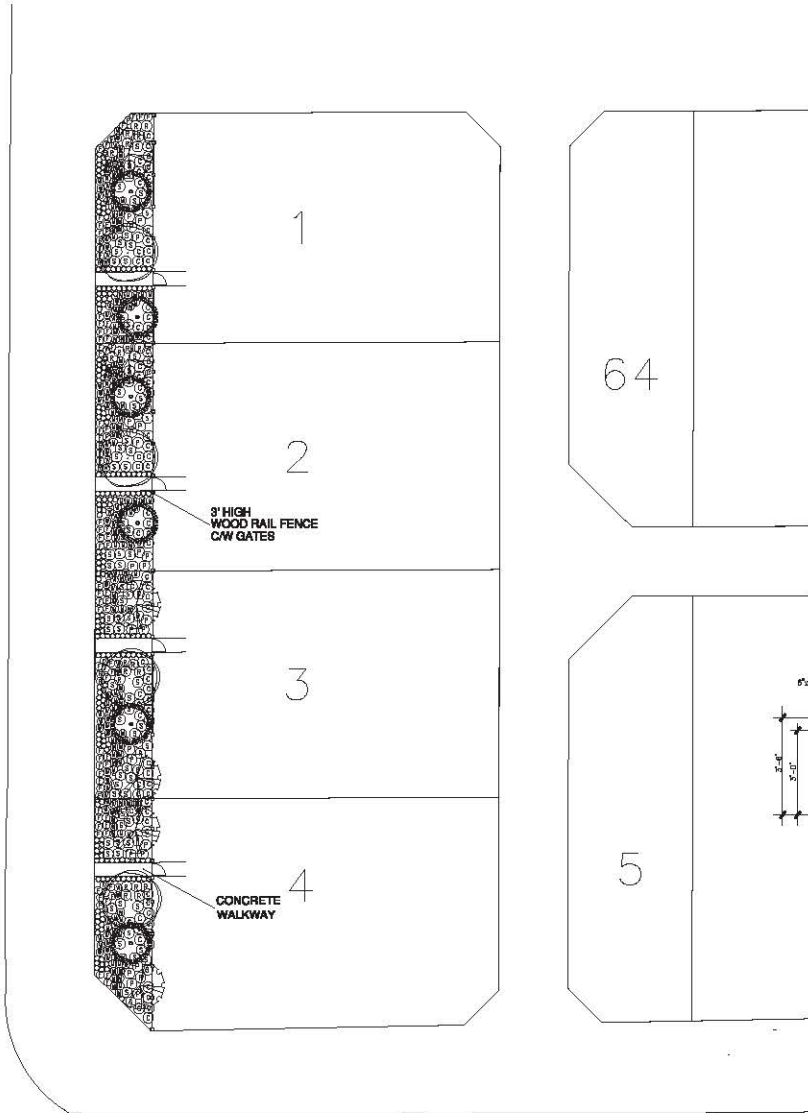
CLIENT:
 MR. PABLO GARCIA
 ARCHSTONE PROJECTS LTD.
 6133 - 144 STREET
 SURREY, B.C.
 V3T 2K4
 604-597-7100

PLAN VIEW
 LANDSCAPE PLAN
 5 METER BUFFER
 124 LOT SUBDIVISION
 182 to 184 STREET
 72 to 73 AVENUE
 SURREY, B.C.

SCALE: 1:150	DATE: MAR/18
DRAWN: DKO	
ENCL: JHC	
APPROVED: JF BULL	

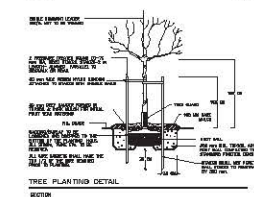
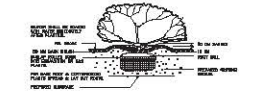
PROJECT:	JOB No.
	COMPO No.
	L-1

182nd STREET

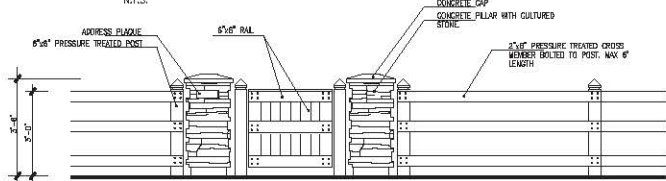


KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	ACER OPICATUM	VINE MAPLE	8	3.00 METERS	AS SHOWN	B & B
○	CORNUS NUTTALLII	PACIFIC DOGWOOD	4	5 CM. CAL.	AS SHOWN	B & B
○	ABIES GRANDIS	GRAND FIR	6	2.80 METERS	AS SHOWN	B. & B.
○	ARCTOSTAPHYLOS LIVA LIFENS	BEARBERRY	210	#1 POT	45 CM. C.D.	
○	FRAGARIA CHLONENSIS	BEACH STRAWBERRY	85	#3 POT	85 CM. C.D.	
○	MAHONIA NERVOSA	LONGLEAF OREGON GRAPE	150	#3 POT	85 CM. C.D.	
○	CORNUS SERICEA	REDTWIG DOGWOOD	84	#3 POT	80 CM. C.D.	
○	ERIGOPHYLLUM LANATUM	WOOLLY SUNFLOWER	87	#3 POT	85 CM. C.D.	
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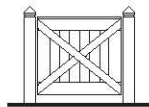
- NOTES:**
- PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE DESIGNER'S TASTES. OTHER SPECIES MAY BE SUBSTITUTED AT THE DISCRETION OF THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF SPECIES THAT ARE SUITABLE TO THE CLIMATE AND SOIL CONDITIONS OF THE PROJECT. THE LANDSCAPE ARCHITECT SHALL BE RESPONSIBLE FOR THE SELECTION OF SPECIES THAT ARE SUITABLE TO THE MAINTENANCE PROGRAM OF THE PROJECT.
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WOOD RAIL FENCE DETAIL
N.T.S.



GATE AND FENCE ELEVATION
BACK OF GATE



- NOTE:**
- ALL LUMBER PRESSURE TREATED TO CSA STANDARD AND END CUTS TREATED WITH PRESERVATIVES.
 - ALL HARDWARE HOT DIPPED GALVANIZED.
 - APPLY 2 COATES EXTERIOR STAIN TO MANUFACTURERS SPECIFICATION. FINISH SELECTION AS APPROVED BY PROJECT ARCHITECT.
 - ALL FENCES TO BE LEVEL, CHANGES TO GRADE TO BE IN 12"-18" STEPS (MAX) GAPS TO GRADE TO FOLLOW FINISH GRADE. GAP TO BE 3"-6".



DATE	REVISION	BY
	REVISED	

C. KAVOLINAS & ASSOCIATES INC.
 BOSLA OSLA
 2462 WYOMING COURT
 ABBOTSFORD, B.C.
 V3C 3E6
 PHONE (604) 857-2378

CLIENT
 MR. PARI GARCHA
 ARCHSTONE PROJECTS LTD.
 6133 - 144 STREET
 SURREY, B.C.
 V3K 1A4
 604-567-7100

TITLE
 PLAN VIEW
 LANDSCAPE PLAN
 5 METER BUFFER
 124 LOT SUBDIVISION
 182 to 184 STREET
 72 to 73 AVENUE
 SURREY, B.C.

SCALE	DATE
1:150	MAR, 18
DRAWN	CHKD
DATE	DATE
APPROV	AS BUILT

REVISED	JOB NO.
	100000 PLS
	L-2



Cloverdale Community Association

Website: www.cloverdalecommunity.org

April 26, 2016

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

Re: 7916-0010-00 / 7263-184 Street and 18225, 18241, 18259, 18281, 18311, 18341, 18355-72 Avenue and 18222, 18260, 18284, 18320, 18360-73 Avenue and 7236-182 Street

Dear Mr. Atkins:

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

When we read that the developer was proposing 136 lots, we were very concerned about parking and school accommodation for the potentially additional students. The developer contacted us as they were fully aware we were going to have concerns with their proposal. We had further discussions to resolve the parking issues and potential schooling issues. After our discussions, we were pleased to hear that the developer agreed to provide a full driveway where two cars can be parked side-by-side, a two vehicle tandem parking and a large garage. Having said this, we would like to create a balanced, sustainable neighbourhood 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. 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** as per the attached house layout including the garage. If a restrictive covenant is not possible, we expect that the final building scheme documentation will include our requirements as noted in this letter and as per the attached agreed house layout including the garage.
3. With the addition of these 136 lots in the neighborhood, we would like reassurances that the current schools in the catchment area will be able to accommodate the additional students.

Furthermore, while the lots are going to be zoned as RF10, the proposed lot widths are 9 meters wide which are similar to the old RF9 zoned lots. This type of lot width seems deceptive, a workaround to the RF9 lots which have been put on hold. The City is allowing these types of lot widths but our association will no longer support these proposals in the future. The minimum lot width for a RF10 should be 10 meters and a maximum of 11.99 meters.

Please keep us updated with any changes which may occur after this letter has been received by you.



Cloverdale Community Association

Website: www.cloverdalecommunity.org

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,

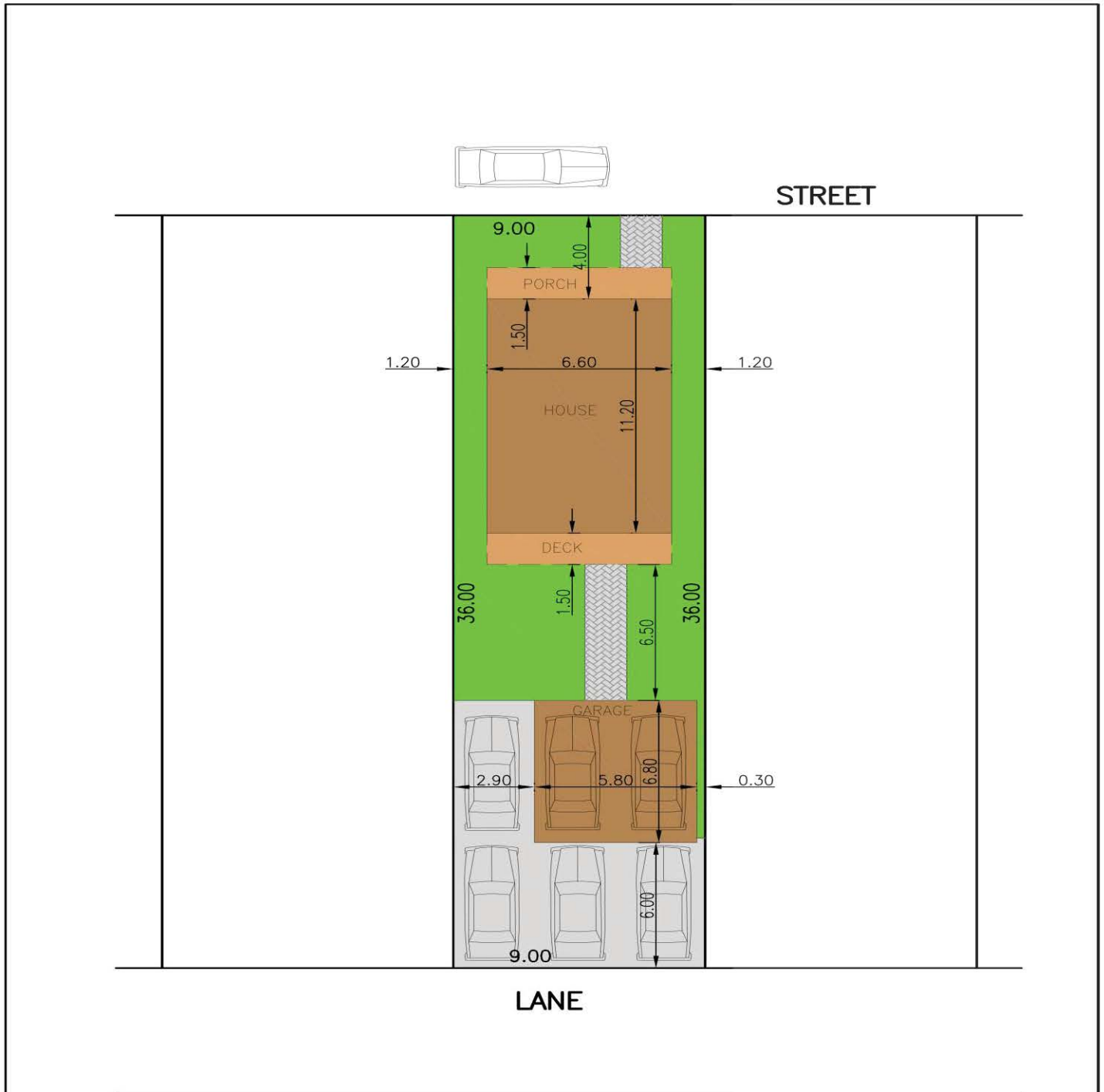
Mike Bola
President
Cloverdale Community Association
604-318-0381

Cc: Board of Directors



Cloverdale Community Association

Website: www.cloverdalecommunity.org



Project: 182 Street and 72 Avenue (RF-10 Lot Layout) - 4/18/2016
 Date: 4/18/2016