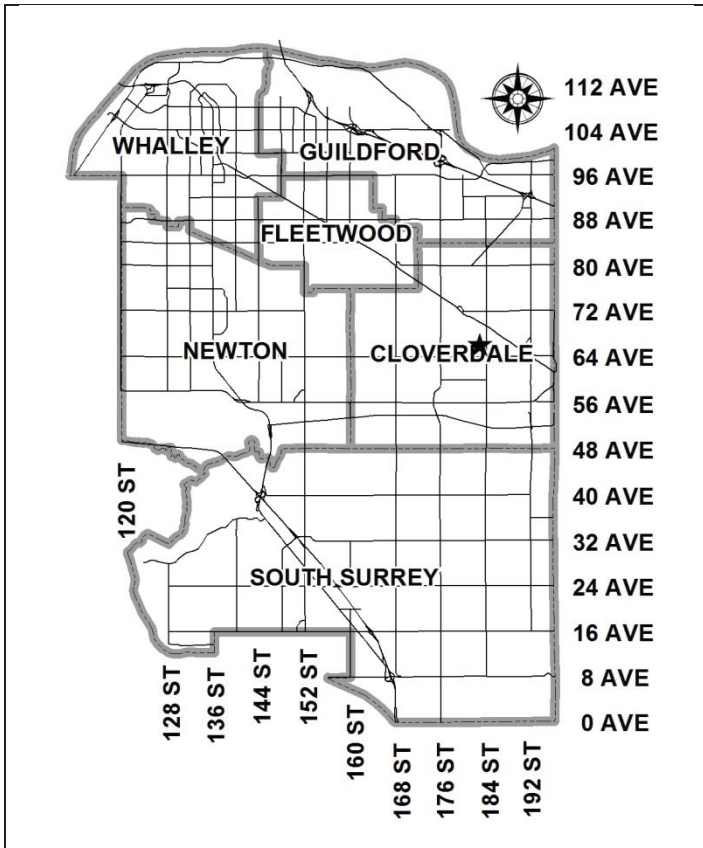


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0104-00

Planning Report Date: September 12, 2016



**PROPOSAL:**

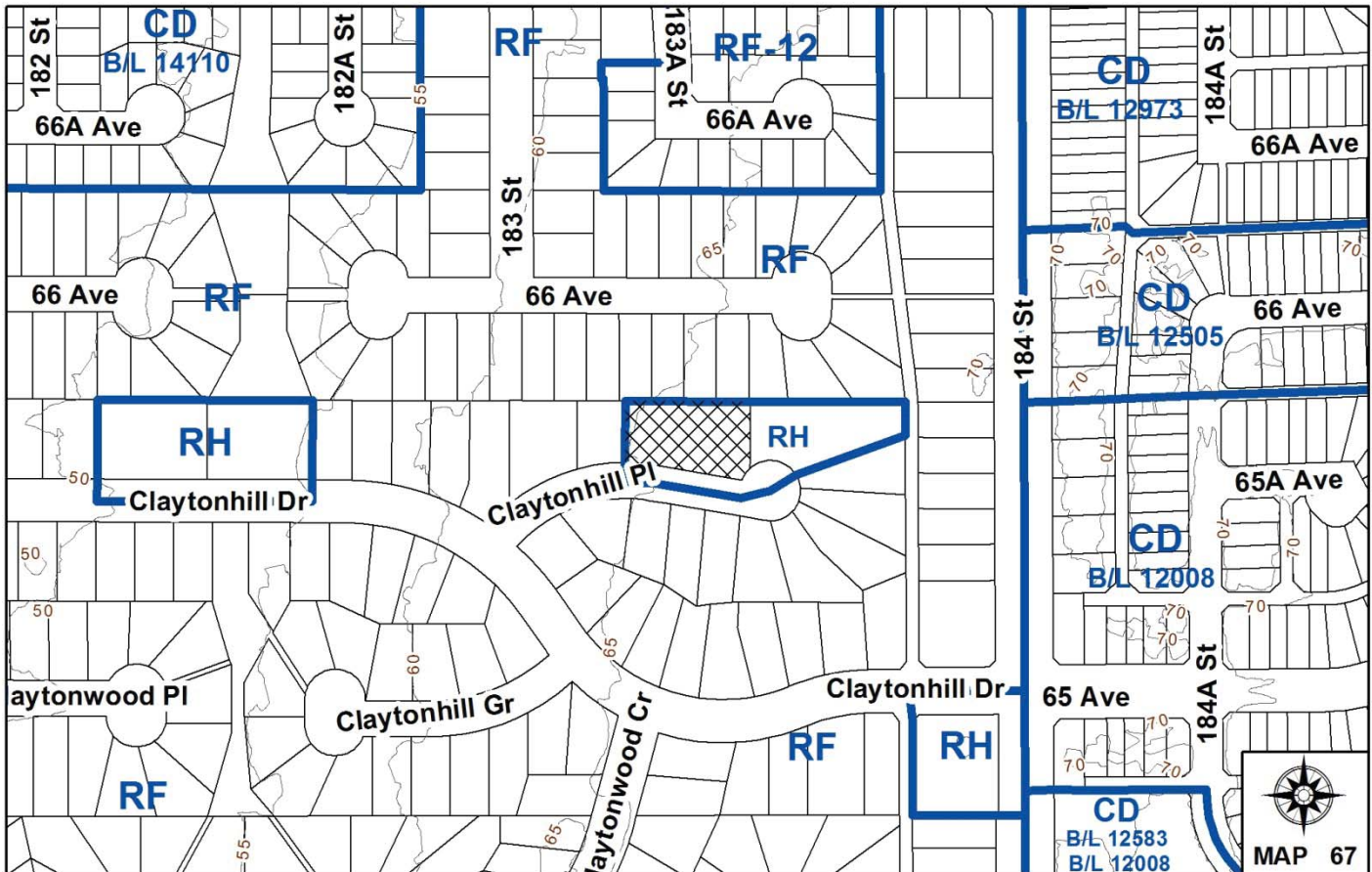
- **Rezoning** from RH to RF
  - **Development Variance Permit**
  - **Zoning By-law Text Amendment**
- to allow subdivision into two single family lots.

**LOCATION:** 6577 Claytonhill Place

**OWNERS:** Lawrence T. Holcroft  
 Michelle C. Holcroft

**ZONING:** RH

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
  - Housekeeping amendments to parking regulations in the Zoning By-law; and
  - Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking the following variances to the RF Zone for proposed Lot B:
  - To increase the driveway width at the front lot line from 8 metres (26 ft.) to 10 metres (33 ft.); and
  - To increase the driveway width for a driveway leading to four side-by-side parking spaces from 12 metres (39 ft.) to 15 metres (49 ft.).

### RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- The proposed subdivision is consistent with the pattern of RF-lot development along Clayton Hill Place.
- The proposed subdivision conforms to the City's infill policy.
- The requested variances will allow the applicant to retain an existing driveway. The variance will only apply to the existing driveway, and not a new driveway.
- The proposed Zoning By-law amendments to the parking regulations will eliminate inconsistencies and typographical errors resulting from recent Zoning By-law revisions.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Surrey Zoning By-law, 1993, No. 12000, as amended as described in Appendix VIII, and a date be set for Public Hearing.
2. a By-law be introduced to rezone the subject site from “Half-Acre Residential Zone” (RH) to “Single Family Residential Zone” (RF) and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7916-0104-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to increase the maximum driveway width at the front lot line in the RF Zone from 8.0 metres (26 ft.) to 10.0 metres (33 ft.) for proposed Lot B; and
  - (b) to increase the driveway width for a driveway leading to four side-by-side parking spaces from 12 metres (39 ft.) to 15 metres (49 ft.) for proposed Lot B.
4. 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) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

REFERRALS

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

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

1 Elementary student at Don Christian Elementary School  
 0 Secondary students at Lord Tweedsmuir Secondary School

(Appendix IV)

The applicant has advised that the one additional dwelling unit in this project is expected to be constructed and ready for occupancy by early 2018.

**Parks, Recreation & Culture:**

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant will be required to address these concerns prior to consideration of final adoption of the rezoning by-law.

SITE CHARACTERISTICS

Existing Land Use: Oversized lot with an existing home to be retained, with in-ground pool and accessory structures to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwellings	Urban	RF
East:	Single family dwelling on oversized lot	Urban	RH
South (Across Claytonhill Place):	Single family dwellings	Urban	RF
West:	Single family dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 1,857-square metre (0.5 ac.) subject lot is located at 6577 Claytonhill Place in Cloverdale. The site is currently zoned “Half-Acre Residential Zone” (RH) and is designated Urban in the Official Community Plan (OCP).
- The lot is located within an established neighbourhood, where the majority of the surrounding lots were created between 1988 and 2003. The surrounding area is zoned RF, with the exception of the adjacent lot to the east, located at 6583 – Claytonhill Place, which is zoned RH and has future subdivision potential, subject to an approved rezoning and subdivision application similar to the subject application.

- The applicant proposes to rezone the site from “Half-Acre Residential Zone” (RH) to “Single Family Residential Zone” (RF) in order to subdivide into two lots.
- Proposed Lot A (the westerly lot) is 27 metres (89 ft.) wide, 28 metres (92 ft.) deep, and 810 square metres (8,720 sq. ft.) in area. Proposed Lot B (the easterly lot) is 30 metres (98 ft.) wide, 31 metres (102 ft.) deep, and 1,048 square metres (1/4 ac.) in area. Both proposed lots meet or exceed the dimensional requirements of the RF Zone.
- The proposed lot areas of 810 square metres (8,720 sq. ft.) and 1,048 square metres (1/4 ac.) far exceed the minimum 560-square metre (6,000 sq. ft.) area requirement of the RF Zone. If the existing house was removed the lot could potentially be subdivided into three RF-zoned lots. However, the applicant would like to retain the existing house and construct a new home on proposed Lot A that maximizes the floor area. Therefore, the applicant has opted to proceed with a two-lot subdivision rather than a three-lot subdivision.
- The proposed subdivision is compatible within the context of the neighbourhood. The majority of the RF-zoned lots in the surrounding area range between 600 square metres (6,450 sq. ft.) and 850 square metres (9,150 sq. ft.).
- The applicant proposes to retain an existing house on proposed Lot B. The applicant submitted a Survey Plan indicating the existing house will comply with the floor area ratio (FAR) and setback requirements of the RF Zone, once the lot is subdivided.
- An existing in-ground pool and two accessory structures will be removed.
- A Development Variance Permit (DVP) is required to increase the maximum width of the driveway for the existing house on proposed Lot B (see By-law Variances and Justification section).

#### Building Design Guidelines and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V). The design guidelines recommend neo-traditional and neo-heritage house styles.
- A preliminary lot grading plan was submitted by Coastland Engineering and Surveying Ltd. The applicant proposes a basement on proposed Lot A. Proposed Lot B will retain an existing dwelling without a basement. Feasibility of in-ground basements will be confirmed once the City’s Engineering Department has reviewed and accepted the applicant’s final engineering drawings.
- The preliminary lot grading plan was reviewed by staff and is generally acceptable.

#### PRE-NOTIFICATION

Pre-notification letters were mailed on April 25, 2016 and staff received four responses, as summarized below (staff comments in italics).

- Three area residents requested that a mature hedge at the rear of the property be retained as it provides privacy for the residents to the north of the subject lot.

*(Although the hedge is not protected under the Tree Protection By-law, the applicant has agreed to retain the hedge, and has shown it being retained in the Arborist Report.)*

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

- Parking is to be provided on both sides of the street.

*(Parking is currently permitted on both sides of Claytonhill Place.)*

- The minimum garage size is to be increased.

*(The existing house to remain on proposed Lot B, has a three-car garage, and a parking pad, which exceeds the minimum Zoning By-law requirement to provide two off-street parking spaces.)*

*On previous development applications, the CCA requested the minimum garage sizes for single family small lots be increased. On July 25, 2016, Council granted final approval to the recommendations in Corporate Report No. R158, to increase the minimum garage size for single family small lots (RF-13, RF-12 and RF-10 Zones).*

*The proposed RF lots are larger than the single family small lot zones and therefore, can accommodate larger garages. Of the allowable floor area on proposed Lot A, a minimum of 39 square metres (420 sq. ft.) is to be reserved for use only as a garage, in accordance with the RF Zone.)*

- A parking pad is to be provided for a secondary suite and off-street parking is to be provided.

*(Proposed Lot B contains an existing house which will remain, and includes a three-car garage, and a parking pad adjacent the garage.)*

*Proposed Lot A is 27 metres (89 ft.) wide, which is sufficient width to provide a parking pad adjacent the garage.)*

## TREES

- Peter Brinson, ISA Certified Arborist of PNW Arborist Training Solutions prepared an Arborist Assessment for the subject property. The following table 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>Deciduous Trees</b>			
Pear	3	1	2
<b>Coniferous Trees</b>			
Threadleaf Cypress	1	0	1
<b>Total</b>	<b>4</b>	<b>1</b>	<b>3</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>2</b>	
<b>Total Retained and Replacement Trees</b>		<b>5</b>	
<b>Contribution to the Green City Fund</b>		<b>N/A</b>	

- The Arborist Assessment states that there are a total of four (4) mature trees on the site. It was determined that three (3) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of two (2) replacement trees on the site. The applicant is proposing two (2) replacement trees, meeting City requirements.
- In summary, in addition to a cedar hedge along the rear lot line, a total of five (5) trees are proposed to be retained or replaced on the site.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. 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)	• The subject lot is an urban infill lot.
2. Density & Diversity (B1-B7)	• Each lot will be permitted one secondary suite.
3. Ecology & Stewardship (C1-C4)	• Low impact development standards will be applied.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• The future house on proposed Lot A will be oriented towards the street.
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• A development proposal sign was installed on site, and a Public Hearing will be held for the proposed rezoning.

#### HOUSEKEEPING AMENDMENTS TO THE ZONING BY-LAW

- From time to time as a result of the on-going administration of the Zoning By-law staff discover areas in the by-law that require clarification or modification to ensure that the by-law is user friendly and clear in relation to its provisions and restrictions.
- On May 30, 2016, new parking regulations were incorporated in the Zoning By-law through adoption of Text Amendment By-law No. 18719 (Corporate Report No. R096; 2016). Further refinements were made to the single family zones including some parking provisions, on July 25, 2016, through adoption of Text Amendment By-law No. 18771 (Corporate Report No. R158; 2016)
- Recently, staff have identified revisions required to the new parking regulations (refer to Appendix VIII).
- The proposed text amendments to the RF Zone will make the driveway width in amended Sub-section H.3(c)ii consistent with the 8-metre (26 ft.) driveway width permitted in Sub-section H.3(c)i of the RF Zone. Furthermore, it slightly increases the allowable coverage for a driveway from 50% to 53%, in order to maintain a consistent proportion between the increased driveway size and front yard area.
- The proposed text amendment to reduce the parking space width of 2.90 metres (10 ft.) to 2.85 metres (9 ft.) in Part 5 of the Zoning By-law, will eliminate a rounding error.

#### BY-LAW VARIANCES AND JUSTIFICATION

##### (a) Requested Variances:

- To increase the maximum driveway width at the front lot line in the RF Zone from 8.0 metres (26 ft.) to 10.0 metres (33 ft.), and to increase the maximum driveway width for a three-car garage plus a parking pad from 12 metres (39 ft.) to 15 metres (49 ft.) for proposed Lot B.



**Applicant's Reasons:**

- The existing house on proposed Lot B will be retained, and has a three-car garage. As such, the existing driveway at the front property line is 10.0 metres (33 ft.) wide. Excluding the parking pad adjacent the garage that tapers towards the front lot line, the driveway leading to the garage has not been widened since the driveway was constructed.
- The existing 10.0-metre (33 ft.) driveway width is needed in order to easily access the three-car garage.

**Staff Comments:**

- The lot is currently zoned RH. The RH Zone does not limit driveway width (however, the driveway letdown width is regulated through the Surrey Supplemental Design Drawings and the Engineering Design Criteria Manual).
- The RF Zone permits a maximum driveway width of 8.0 metres (26 ft.) at the front property line.
- Existing Sub-section H.3(c)iii (to be amended to H.3(c)ii) of the RF Zone, permits a driveway width that is 3 metres (10 ft.) multiplied by the number of side-by-side parking spaces. As such, the RF Zone permits a 12-metre (30 ft.) wide driveway for proposed Lot B, as proposed Lot B has an existing three-car garage to be retained, plus a parking pad adjacent the garage.
- The oversized parking pad adjacent the garage is 5 metres (16 ft.) wide, to provide ample room to park the owner's house trailer.
- The requested variance will only apply to the existing driveway for the existing house. If the existing house is removed, then the driveway width requirement in the RF Zone will apply to the lot.
- The existing house was constructed in the late 1980s, is in good condition and complies with the dimensional requirements of the RF Zone.
- The existing driveway width is appropriately proportioned to the 31-metre (102 ft.) lot width of proposed Lot B.
- The total area of the existing driveway is less than 53% of the area of the front yard.
- Staff support the requested variances.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheet
- 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. Development Variance Permit No. 7916-0104-00
- Appendix VIII. Proposed Text Amendments to the Zoning By-law
- Appendix IX. Cloverdale Community Association Comments

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/dk

Information for City Clerk

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

1. (a) Agent:     Name:             Mike Helle  
  Coastland Engineering and Surveying Ltd.  
                          Address:         #101, 19292 - 60 Avenue  
  Surrey, BC V3S 3M2  
  
  Tel:                 604-532-9700
  
2.     Properties involved in the Application
  - (a)     Civic Address:         6577 Claytonhill Place.
  
  - (b)     Civic Address:         6577 Claytonhill Place.  
          Owner:                 Michelle C. Holcroft  
                                      Lawrence T. Holcroft  
          PID:                     011-466-634  
          Lot 33 Section 17 Township 8 Plan 78214 New Westminster District
  
3.     Summary of Actions for City Clerk's Office
  - (a)     Introduce a Text Amendment By-law to Surrey Zoning By-law, 1993, No. 12000, as amended.
  
  - (b)     Introduce a By-law to rezone the site.
  
  - (c)     Proceed with Public Notification for Development Variance Permit No. 7916-0104-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

## SUBDIVISION DATA SHEET

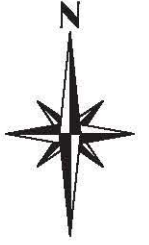
Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.46
Hectares	0.19
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	27 m. - 30 m.
Range of lot areas (square metres)	810 sq. m. - 1048 sq. m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	10.5 upha / 4.3 upa
Lots/Hectare & Lots/Acre (Net)	10.5 upha / 4.3 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	35.1%
Estimated Road, Lane & Driveway Coverage	6.8%
Total Site Coverage	41.9%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Driveway Width	YES

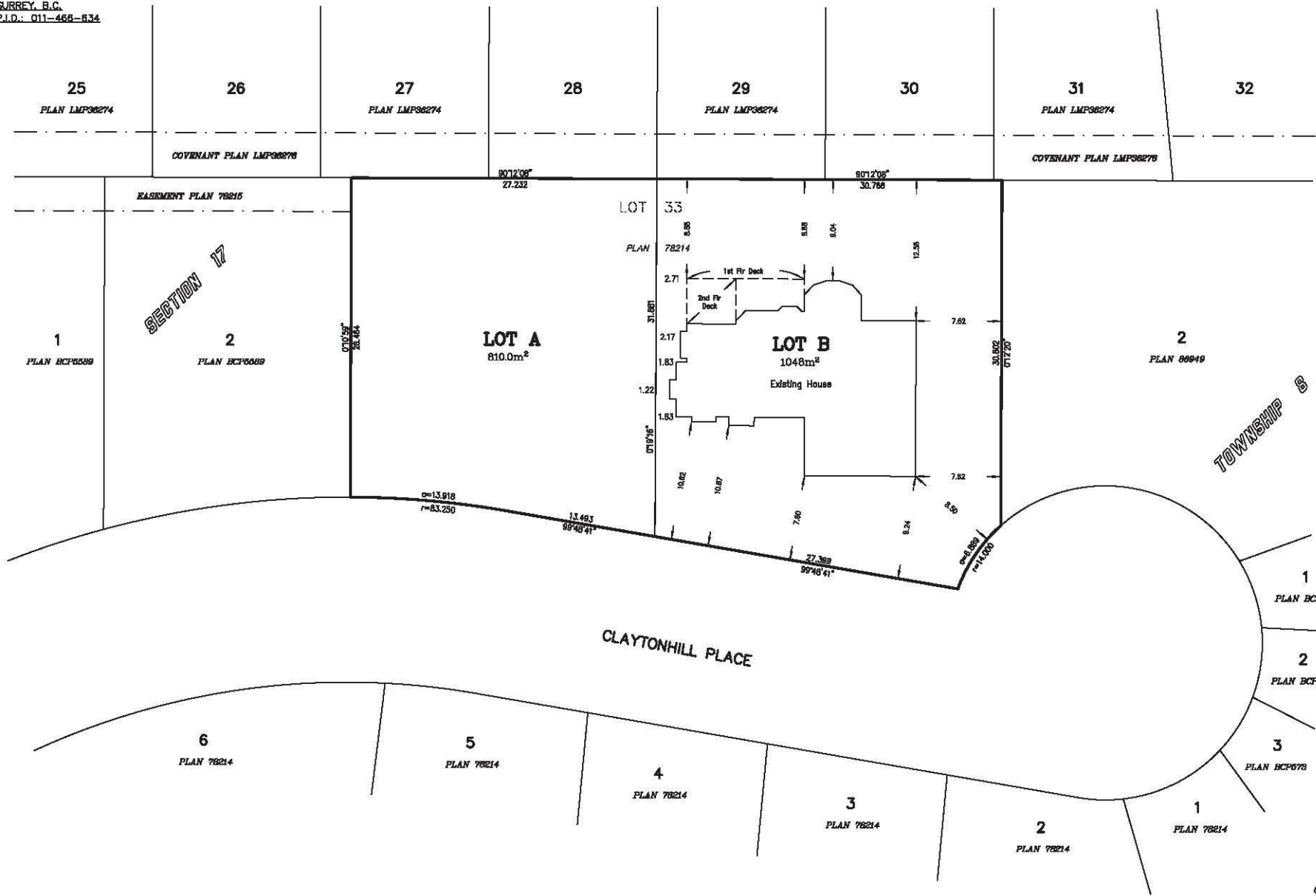
# PROPOSED SUBDIVISION PLAN OF LOT 33 SECTION 17 TOWNSHIP 8 NWD PLAN 78214.

4 2 0 4 8 12  
All Distances are in Metres.  
The intended plot size of this plan is  
580mm in width by 432mm in height  
(C size) when plotted at a scale of 1:250

Note: This plan is only a proposal which  
may not be approved by the City of  
Surrey. This plan should not be used  
for marketing or sales purposes.



CIMC ADDRESS  
6577 CLAYTONHILL PLACE  
SURREY, B.C.  
P.I.D.: 011-466-634



Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104 - 6830 176 'A' Street  
Cloverdale, B.C.  
FILE: JS1652\_PS2

*This Plan Lies Within The  
Greater Vancouver Regional District*

Certified correct, completed  
the 14th day of April, 2019.

©

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **September 6, 2016** PROJECT FILE: **7816-0104-00**

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RE: **Engineering Requirements  
Location: 6577 Claytonhill Place**

### REZONE/SUBDIVISION

#### *Works and Services*

- Reduce existing driveway width to 10m within road allowance for proposed Lot B;
- Construct storm, water, and sanitary service connections to service the development; and
- Review existing onsite impervious coverage for proposed RF zone and mitigate accordingly.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.

*For*   
Rémi Dubé, P.Eng.,  
Development Services Manager

SK2



Thursday, April 21, 2016  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16 0104 00

**SUMMARY**

The proposed 2 single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	1
Secondary Students:	0

September 2015 Enrolment/School Capacity

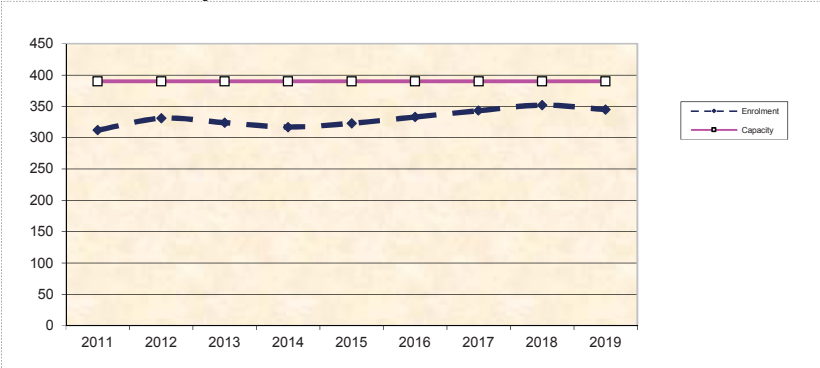
<b>Don Christian Elementary</b>	
Enrolment (K/1-7):	43 K + 280
Capacity (K/1-7):	40 K + 350
<b>Lord Tweedsmuir Secondary</b>	
Enrolment (8-12):	2081
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

**School Enrolment Projections and Planning Update:**

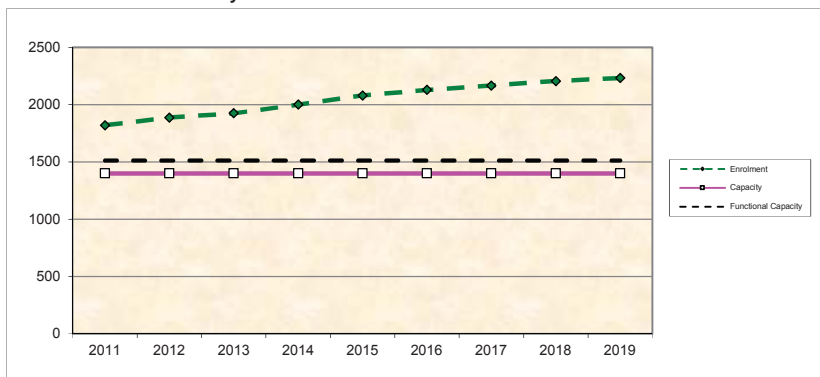
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The opening of Adams Road Elementary in the 2010-11 school year relieved previous overcrowding issue at Don Christian Elementary. A 10 classroom addition to Adams Road will open in 2016. Regardless of the additional elementary capacity, enrolment growth in the Clayton and Cloverdale area is significant and a number of new elementary schools are requested as a high priority in the district's 5-Year Capital Plan. The school district has received capital project approval for a new North Clayton Area Secondary (site #215) that will relieve overcrowding at Clayton Heights Secondary, Lord Tweedsmuir Secondary and North Surrey Secondary. The proposed development will not have an impact on these projections.

**Don Christian Elementary**



**Lord Tweedsmuir Secondary**



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

## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 7916-0104-00  
 Project Location: 6577 Claytonhill Place, Surrey, B.C.  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

### **1. Residential Character**

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

This area was built out over a time period spanning from the late 1980's to the early year 2000's. The age distribution from oldest to newest is: 1980's (8%), 1990's (54%), and post year 2000's (38%). A majority of homes in this area have a floor area in the 2501 - 3000 sq.ft. size range. Home size distribution is: 2001 - 2500 sq.ft. (23%), 2501 - 3000 sq.ft. (46%), and 3001 - 3550 sq.ft. (31%). Styles found in this area include: "West Coast Traditional" (31%), "West Coast Modern" (15%), "Neo-Heritage" (31%), "Neo-Traditional" (23%). Home types include: Bungalow (8%), 1 ½ Storey (15%), and Two-Storey (77%).

Massing scale (front wall exposure) characteristics include: low mass structure (23%), low to mid-scale massing (8%), mid-scale massing (31%), mid-scale massing with proportionally consistent, well balanced massing design (23%), mid to high scale massing (15%). The scale (height) range for front entrance structures include: one storey, understated front entrance (8%), one storey front entrance (54%), one storey front entrance veranda in heritage tradition (31%), and 1 ½ storey front entrance (8%).

The range of roof slopes found in this area is: 6:12 (43%), 7:12 (14%), 8:12 (29%), 12:12 (14%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (77%), Main common gable roof (15%), Main Boston hip roof (8%). Feature roof projection types include: Common Hip (37%), Common Gable (42%), Dutch Hip (11%), Carousel Hip (5%), and Rounded dormer (5%). Roof surfaces include: Rectangular profile type asphalt shingles (8%), Shake profile asphalt shingles (38%), Concrete tile (rounded Spanish profile) (15%), Concrete tile (shake profile) (23%), and Cedar shingles (15%).

Main wall cladding materials include: Vertical Board and Batten cedar siding (8%), Horizontal vinyl siding (46%), and Stucco cladding (46%). Feature wall trim materials used on the front facade include: No feature veneer (13%), Brick feature veneer (47%), Stone feature veneer (27%), and Vertical board and batten cedar accent (13%). Wall cladding and trim colours include: Neutral (29%), Natural (65%), and Primary derivative (6%).

Covered parking configurations include: Double garage (62%), Triple garage (15%), Rear garage (23%).



A variety of landscaping standards are evident, including: Modest, modern urban landscape standard with sod and a few shrubs only (15%), Average modern urban landscape standard (38%), Above average modern urban landscape standard features numerous shrub plantings (38%), Extraordinary modern urban landscape standard (8%). Driveway surfaces include: Exposed aggregate driveway (69%), Interlocking masonry pavers driveway (8%), Rear driveway (23%).

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

- 1) **Context Homes:** 85 percent of existing neighbouring homes provide suitable architectural context for use at the subject site. Context homes include: 6569 - Claytonhill Pl., 6575 - Claytonhill Pl., 6577 - Claytonhill Pl., 6583 - Claytonhill Pl., 6593 - Claytonhill Pl., 6599 - Claytonhill Pl., 6598 - Claytonhill Pl., 6594 - Claytonhill Pl., 6588 - Claytonhill Pl., 6582 - Claytonhill Pl., and 6570 - Claytonhill Pl. However, massing design, construction materials, and trim and detailing standards for new homes constructed in post year 2015 RF zone subdivisions now meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RF zoned subdivisions, and apply them to styles consistent with, or compatible with the aforesaid context homes.
- 2) **Style Character :** There are a variety of compatible styles in this neighbourhood of which the most readily identifiable are “Neo-Traditional” and “Neo-Heritage” styles. These two styles are recommended. Compatible styles with a high level of architectural integrity can also be considered. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** 77% of homes are Two-storey type, and it is expected that the future home at this site will also be Two-storey type, most likely with an in-ground basement. However, 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 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 range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, fibre cement board, 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 developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.

- 8) **Roof Slope :** Roof slopes of 7:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range, 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

**Streetscape:** The streetscape is typical of the better quality late 1980's / early 1990's development areas in Clayton, in which opportunities have recently become available for subdividing some of the larger lots. As a result there are also a few post year 2000 homes which are "Neo-Traditional" or "Neo-Heritage" style Two-Storey type. These homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. Main roof forms are common hip or common gable at a 7:12 slope or steeper slope. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. Most homes have a shake profile asphalt shingle roof, but concrete roof tiles and cedar shingles are also represented in the older homes. Main wall cladding materials include vinyl or stucco with feature masonry accents and some cedar accents in gable ends. The colour range includes mostly natural and neutral hues. Landscaping ranges from "modest" to "extraordinary, but overall is considered above average.

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

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

### 2.2 Proposed Design Solutions:

**Interfacing Treatment  
with existing dwellings)**

Most homes in this area could be considered to provide acceptable architectural context for the subject site. However, massing design, construction materials, and trim and detailing

standards for new homes constructed in most new (post year 2015) RF zone subdivisions now meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RF zoned subdivisions, rather than to specifically emulate individual components of the aforesaid context homes.

**Exterior Materials/Colours:** Stucco, Cedar, Vinyl, Fibre-Cement Board, 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, except on trim. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

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

**Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.

**In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

**Treatment of Corner Lots:** Not applicable - there are no corner lots

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd. Date: July 18, 2016

**Reviewed and Approved by:**  Date: July 18, 2016

## Tree Preservation Summary

**Surrey Project No:**

**Address:** 6577 Claytonhill Place Surrey BC

**Registered Arborist:** Peter Brinson PNW # 0286 AT

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)	4
<b>Protected Trees to be Removed</b>	1
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	3
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio _____ 1 X two (2) = 2</li> </ul>	2
<b>Replacement Trees Proposed</b>	2
<b>Replacement Trees in Deficit</b>	0
<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>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio _____ X two (2) =</li> </ul>	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	0

Summary, report and plan prepared and submitted by:


6 June 2016  
 \_\_\_\_\_  
 (Signature of Arborist) Date

**PROPOSED SUBDIVISION PLAN OF LOT 33 SECTION 17  
TOWNSHIP 8 NWD PLAN 78214.**

4 2 0 4 8 12  
All Distances are in Metres.  
The intended plot size of this plan is  
560mm in width by 432mm in height  
(C size) when plotted at a scale of 1:250

Note: This plan is only a proposal which  
may not be approved by the City of  
Surrey. This plan should not be used  
for marketing or sales purposes.



CIVIC ADDRESS  
6577 CLAYTONHILL PLACE  
SURREY, B.C.  
P.I.D.: 011-466-634

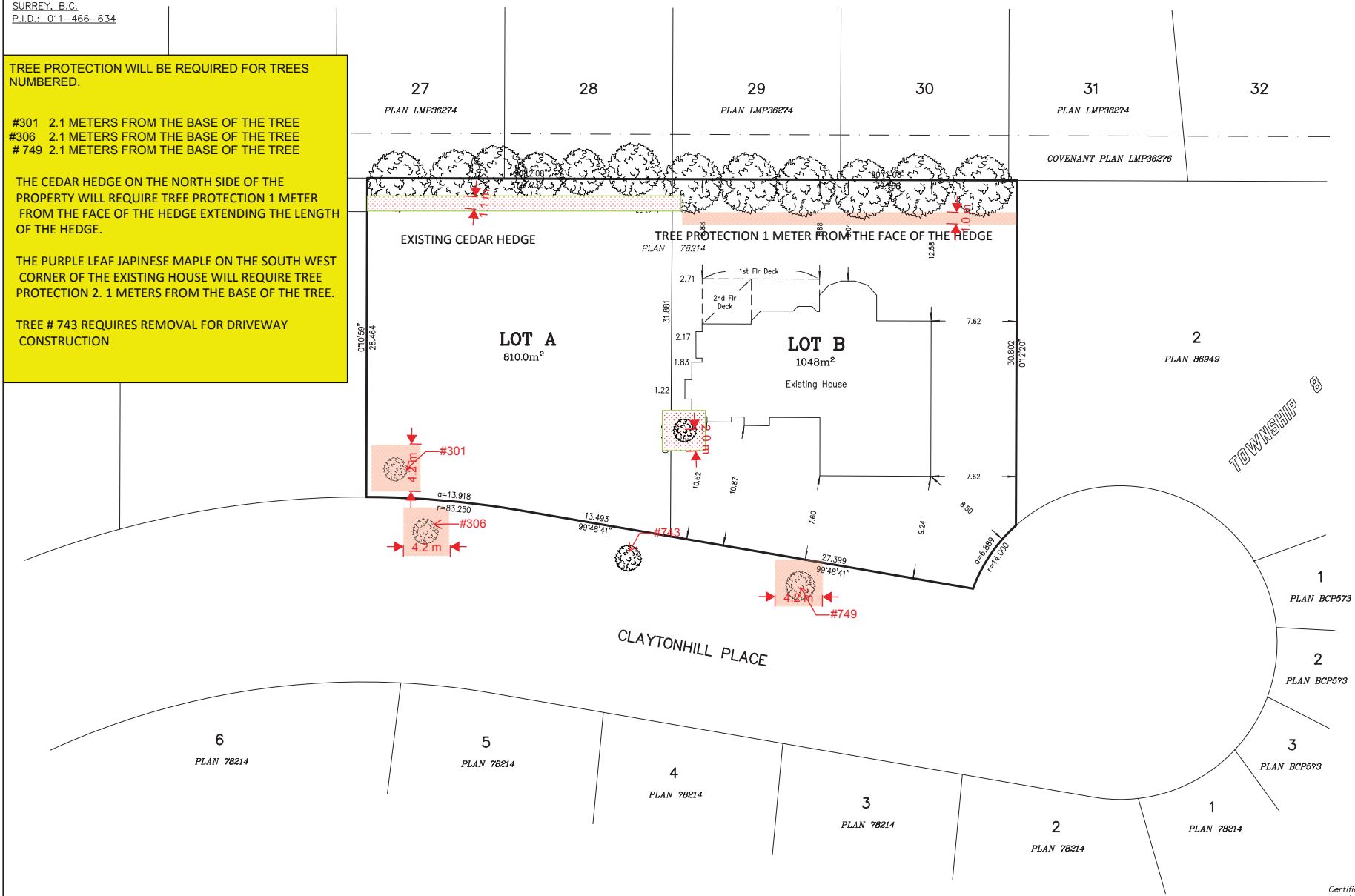
**TREE PROTECTION WILL BE REQUIRED FOR TREES NUMBERED.**

#301 2.1 METERS FROM THE BASE OF THE TREE  
#306 2.1 METERS FROM THE BASE OF THE TREE  
#749 2.1 METERS FROM THE BASE OF THE TREE

THE CEDAR HEDGE ON THE NORTH SIDE OF THE PROPERTY WILL REQUIRE TREE PROTECTION 1 METER FROM THE FACE OF THE HEDGE EXTENDING THE LENGTH OF THE HEDGE.

THE PURPLE LEAF JAPANESE MAPLE ON THE SOUTH WEST CORNER OF THE EXISTING HOUSE WILL REQUIRE TREE PROTECTION 2.1 METERS FROM THE BASE OF THE TREE.

TREE # 743 REQUIRES REMOVAL FOR DRIVEWAY CONSTRUCTION



Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104 - 5830 176 'A' Street  
Cloverdale, B.C.  
FILE: JS1652\_P52

*This Plan Lies Within The  
Greater Vancouver Regional District*

Certified correct, completed on  
the 14th day of April, 2016.

©

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0104-00

Issued To: LAWRENCE AND MICHELLE HOLCROFT  
(the Owner)

Address of Owner: 6577 Claytonhill Place  
Surrey, BC V3S 7N5

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 011-466-634  
011-466-634  
Lot 33 Section 17 Township 8 Plan 78214 New Westminster District  
6577 Claytonhill Pl

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

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- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Sub-Section H.3(c)ii. Off-Street Parking and Loading/Unloading of Part 16 “Single Family Residential (RF) Zone”, the maximum driveway width at the front lot line is increased from 8.0 metres (26 ft.) to 10.0 metres (33 ft.), and the maximum driveway width for a driveway leading to four side-by-side parking spaces, is increased from 12 metres (39 ft.) to 15 metres (49 ft.) for proposed Lot B.
5. This development variance permit applies to only the existing driveway on proposed Lot B. This development variance permit does not apply to additions to, or replacement of, the existing building or driveway shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

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Mayor – Linda Hepner

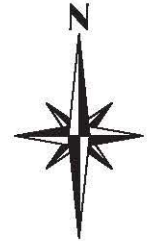
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City Clerk – Jane Sullivan

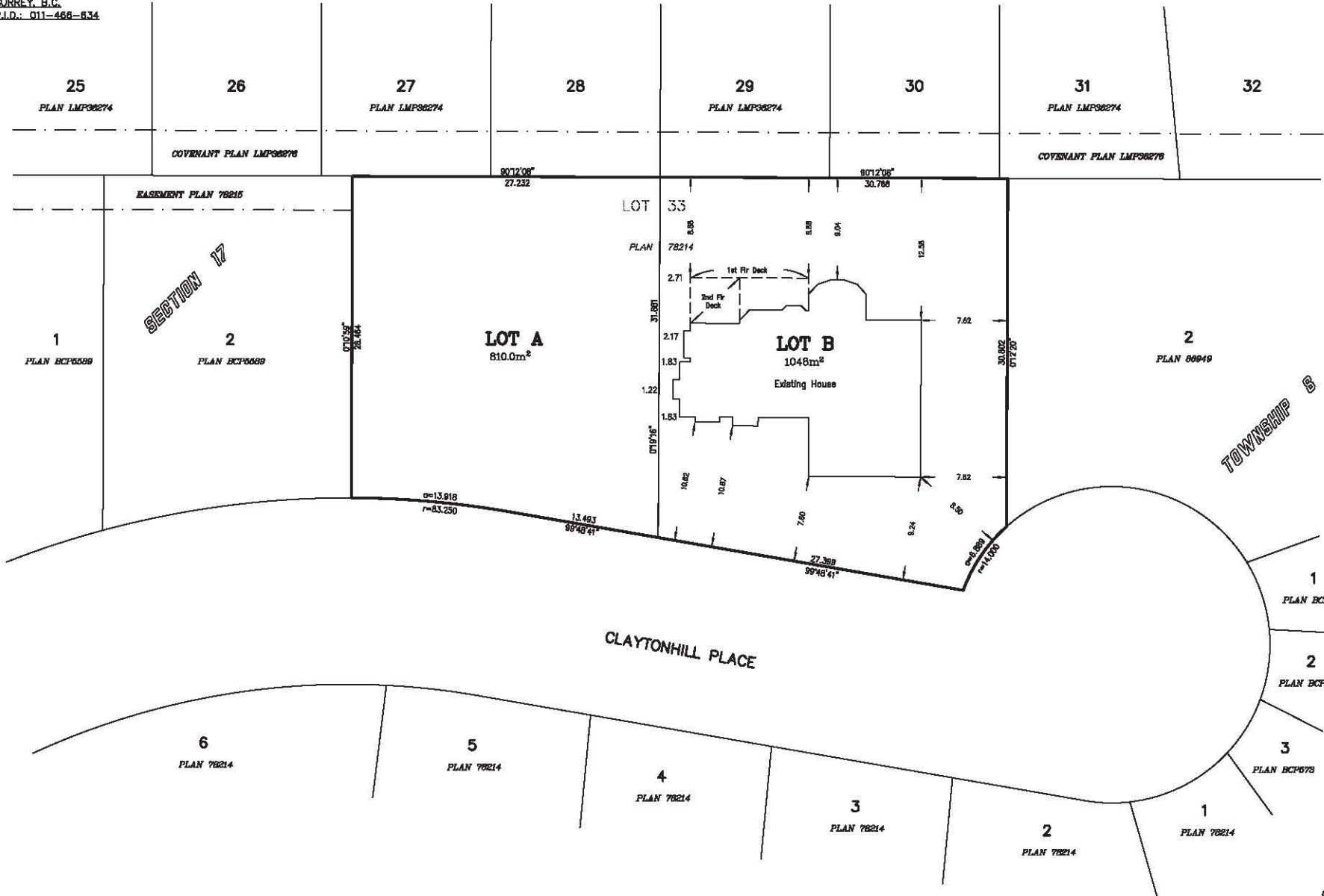
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CIVIC ADDRESS  
6577 CLAYTONHILL PLACE  
SURREY, B.C.  
P.I.D.: 011-466-634



Onderwater Land Surveying Ltd.  
B.C. Land Surveyors  
#104 - 6830 176 'A' Street  
Cloverdale, B.C.  
FILE: JS1652\_PS2

Certified correct, completed on  
the 14th day of April, 2019.

©

*This Plan Lies Within The  
Greater Vancouver Regional District*



## CITY OF SURREY

## BY-LAW NO. \_\_\_\_\_

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000, as amended

.....

THE CITY COUNCIL of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. "Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended as follows:

The following amendments are proposed to Part 16 Single Family Residential Zone (RF) of Surrey Zoning By-law, 1993, No. 12000, as amended:

- Delete Sub-section H.3(c)iii:

“Notwithstanding 3.(c) (ii) additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side *parking spaces*, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side *parking spaces* measured at the required *front yard setback* and is uniformly tapered over the required *front yard* to a width of 6 m [20 ft.] at the *front lot line*.”

and replace with the following.:

“Notwithstanding Sub-sections H.3.(c) (i) and (ii), a *driveway* shall not exceed 53% of the total area of the *front yard* or required *side yard* within which the *driveway* is located;”

- Delete Sub-section H.3(c)ii:

“The *driveway* width may be expanded provided that the total area of the *driveway* within the *front yard* or required *side yard* does not exceed 50% of the total area of the *front yard* or required *side yard* within which the *driveway* is located; and”

and replace with the following:

“Notwithstanding Sub-section H.3.(c) (i) additional *driveway* width may also be allowed to provide access to additional *parking spaces* in a garage, carport or parking pad, where the garage, carport or parking pad has more than 2 side by side *parking spaces*, provided that such width is no more than 3 metres [10 ft.] times the number of adjacent side by side *parking spaces* measured at the required *front yard setback* and is uniformly tapered over the required *front yard* to a width of 8 metres [26 ft.] at the *front lot line*; and”

The following amendment is proposed to Part 5 Off Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended:

- In the table in Sub-section B.2(a), delete “2.90 m [10 ft.]” in the Double Garage row, and replace with “2.85 m [9 ft.]”

2. This By-law shall be cited for purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_.”

PASSED FIRST AND SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED THIRD READING ON THE \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



# Cloverdale Community Association

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

May 24, 2016

Jeff Denney  
City of Surrey  
Planning and Development Department  
13450-104 Avenue  
Surrey BC V3T 1V8

**Re: 7916-0104-00 / 6577 Claytonhill Place**

Dear Mr. Denney:

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

We would like to make sure that we create a balanced, sustainable neighbourhood moving forward and therefore, we would like the following concerns/comments addressed and/or adhered to:

1. We would like to see all the roads widened to accommodate sidewalks on both sides, Green Boulevard with trees, grass and double-sided on-street parking.
2. As your probably aware, I appeared as a delegate on behalf of the CCA to the TIC committee early last year where we requested the TIC committee to consider increasing the garage sizes in addition to excluding the stairs when sizing the garages, officially providing the 3<sup>rd</sup> parking spot for the tenant by allowing 3 cars to be parked in a row, to increase off-street parking in bigger lots especially in cul-de-sacs and if there was a possibility to eliminate any narrow lots which were not considered practical due to excessive densification or not providing the maximum on-street parking. These changes will not only benefit Cloverdale but also the rest of the City. In April 2016, the Don Luymes from the Planning Department presented his recommendations to the TIC after further consultation with the development community to which we agreed. The TIC also agreed with the recommendations. The CCA would like the final adoption/building permit to be put on hold for this project until the new bylaws come into effect. Applying the revised bylaws will allow the City to Surrey to immediately reduce and control any future problems such as parking.
3. If the proposed zoning bylaw permits secondary suites, please make sure the parking pad/stall is provided for each lot with a restrictive covenant. If a restrictive covenant is not possible, we expect that the final building scheme documentation will include our requirements as noted in this letter.

**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.**



# Cloverdale Community Association

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

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