

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0113-00

Planning Report Date: October 2, 2017

PROPOSAL:

- **NCP Amendment** from Half-Acre Residential to 6-10 upa (Low Density)
- **Rezoning** from RA to RF-13
Development Variance Permit

to permit the development of nine (9) lot single family small lots.

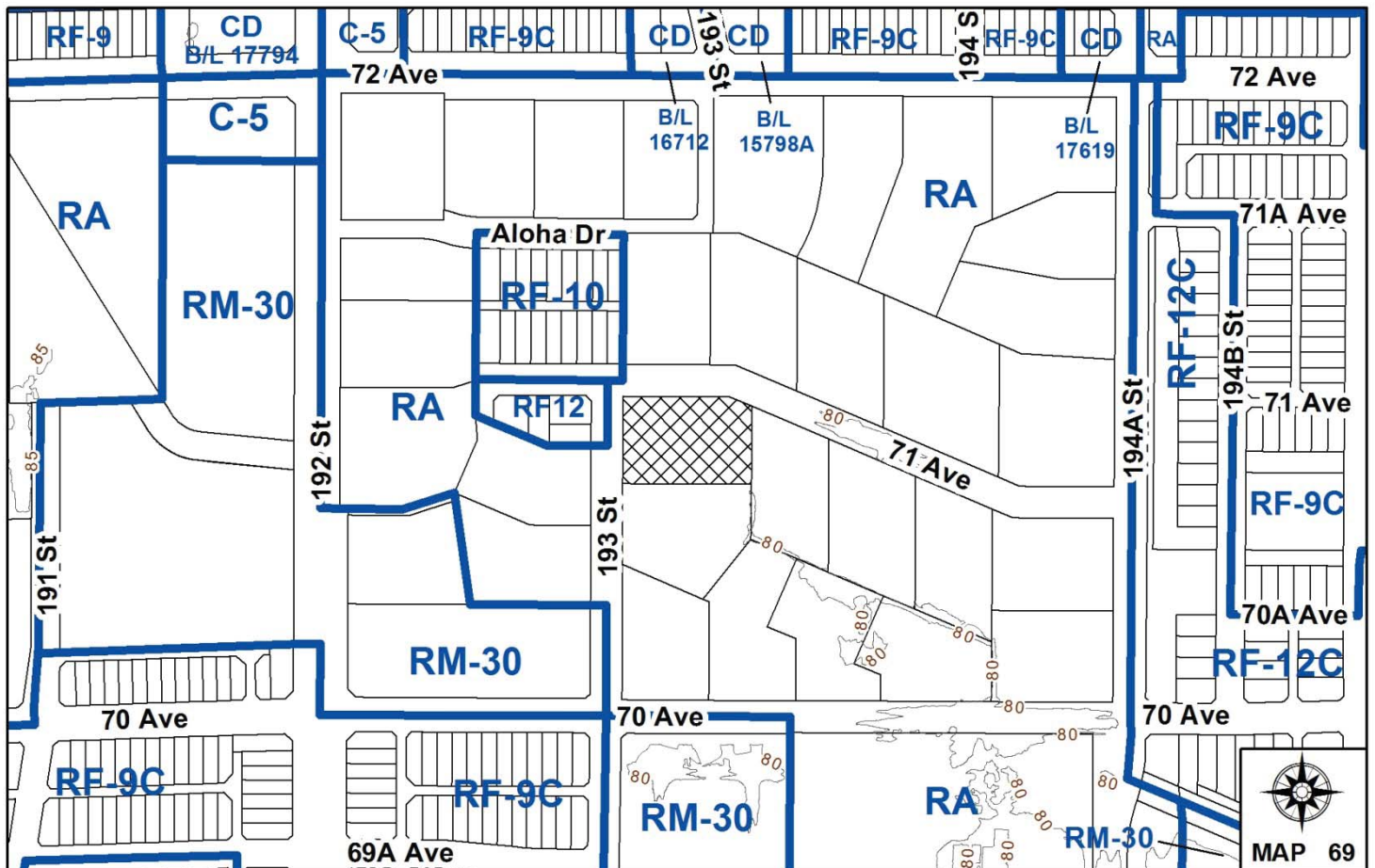
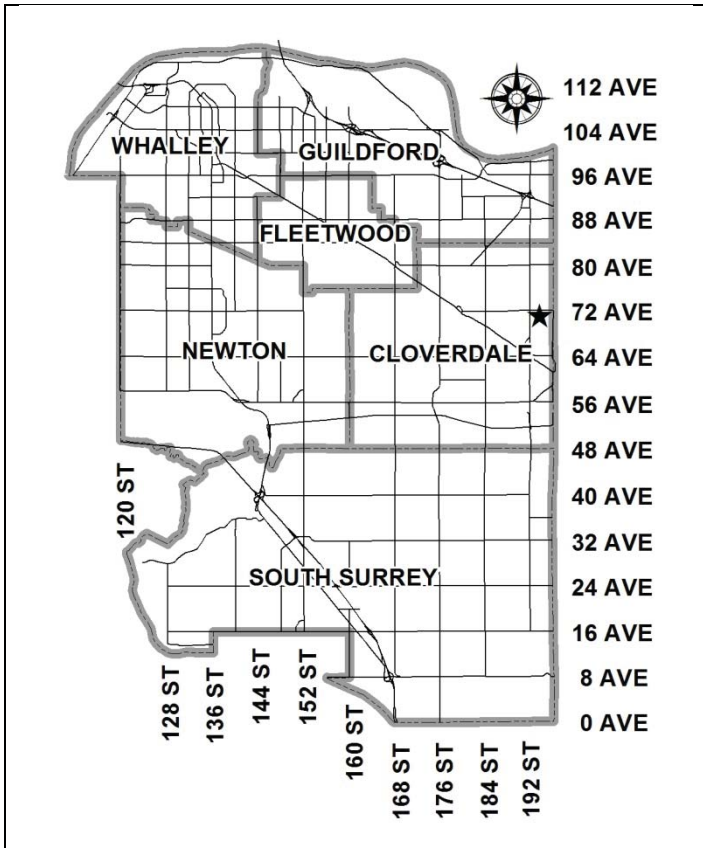
LOCATION: 19306 - 71 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Half-Acre Residential

INFILL PLAN DESIGNATION: Single Family Front Accessed (6-10 upa)



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Although the application complies with the Aloha Estates Infill Plan Concept Plan, an amendment to the East Clayton Neighbourhood Concept Plan (NCP) is required.
- The applicant is seeking variances to the Single Family Residential (13) Zone (RF-13) to permit the development of nine (9) single family small lots as follows:
 - to reduce the minimum lot width for a Type I corner lot, from 14.0 metres (46 ft.) to 13.5 metres (44.3 ft.) for proposed Lots 1 and 5;
 - to reduce the minimum rear (south) yard setback, from 7.5 metres (25 ft.) to 7.0 metres (23 ft.), for 100% of the width of the rear of the principal building for proposed Lots 1 to 5;
 - to reduce the minimum rear (west) yard setback, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.), for 50% of the width of the rear of the principal building for Lots 6 and 7; and
 - to permit construction of front access, side-by-side double garages on Type I corner lots (proposed Lots 1 and 5), as well as for interior lots with a lot width of less than 13.4 metres (44 ft.) for proposed Lots 2 to 4 and 6 to 9.

RATIONALE OF RECOMMENDATION

- Complies with the Aloha Estates Infill Area Concept Plan, which was approved by Council on October 28, 2013 (Corporate Report No. R219; 2013).
- Proposed Lots 1 and 5 meet the minimum lot depth and lot area requirements of the RF-13 Zone and are wide enough to accommodate a maximum sized RF-13-zoned house and a minimum of four (4) off-street parking spaces, two (2) within the garage and two (2) on the driveway.
- The applicant has demonstrated by means of a lot analysis plan and sample front elevations provided by the Design Consultant, Mike Tynan of Tynan Consulting Ltd., that any future dwelling on proposed Lots 1 to 9 will be able to achieve an attractive street presentation with a front access, side-by-side double garage that will not dominate the front façade.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0113-00 (Appendix XI) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot width of the RF-13 Zone for a Type I corner lot from 14 metres (46 ft.) to 13.5 metres (44.3 ft.) for proposed Lots 1 and 5;
 - (b) to reduce the minimum rear (south) yard setback of the RF-13 Zone, from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for 100% of the width of the rear of the principal building for proposed Lots 1 to 5;
 - (c) to reduce the minimum rear (west) yard setback of the RF-13 Zone, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.), for 50% of the width of the rear of the principal building for proposed Lots 6 and 7; and
 - (d) to permit the construction of a front access, side-by-side double garage on a Type I corner lot (proposed Lots 1 and 5) and on a lot with a width less than 13.4 metres (44 ft.) (proposed Lots 2 to 4 and 6 to 9) in the RF-13 Zone.
3. 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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant adequately address the impact of the fill onto adjacent parkland, to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 restrictive covenant to require minimum double wide (side-by-side) garage dimensions of 6.1 metres (20 ft.) wide by 6.4 metres (21 ft.) deep, as measured from the interior faces of the side walls of the garage , for proposed Lots 1 to 9; and

- (h) registration of a Section 219 No-build restrictive covenant for tree preservation on proposed Lots 6 and 7.
- 4. Council pass a resolution to amend the East Clayton Neighbourhood Concept Plan (NCP) to redesignate the land from Half-Acre Residential to 6-10 upa (Low Density) when the project is considered for final adoption.

REFERRALS

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

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

5 Elementary students at Katzie Elementary School
 2 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 Spring 2019.

Parks, Recreation & Culture: No objections, subject to the restoration of all effected parkland, to Parks standards, payment of cash-in-lieu for the removal of the shared cedar hedge and installation of a 1.2-metre (4-foot) high black chain link fence, to the SSD-PK6071 Parks standard, entirely within private property along the southern property line of proposed Lots 7 and 8.

SITE CHARACTERISTICS

Existing Land Use: Existing residential acreage lot with single family dwelling and detached garage, which are to be demolished.

Adjacent Area:

Direction	Existing Use	Aloha Estates Infill Area Concept Plan Designation	Existing Zone
North (Across 71 Avenue):	Acreage residential lots under Application No. 7916-0198-00 to rezone and subdivide into seven (7) single family small lots (pre-Council)	Single Family Lane Accessed (10-12 upa) and Single Family Front Accessed (6-10 upa)	RA

Direction	Existing Use	Aloha Estates Infill Area Concept Plan Designation	Existing Zone
Northwest (Across 71 Avenue):	Single family dwellings on urban small lots.	Single Family Lane Accessed (10-12 upa) and Single Family Front Accessed (6-10 upa)	RF-10 and RF-12
East:	Single family dwelling on acreage lot	Single Family Front Accessed (6-10 upa)	RA
South:	City-owned parkland	Park	RA
West (Across 193 Street):	Single family small lots and an acreage residential lot to be rezoned and subdivided into six (6) single family small lots under Development Application No. 7914-0323-00 (3 rd Reading)	Single Family Front Accessed (6-10 upa)	RF-12 and RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located within the Aloha Estates subdivision, which was approved in 1978.
- The East Clayton Neighbourhood Concept Plan (NCP) (Appendix VII) was approved by Council on March 3, 2003 (Corporate Report No. Coo6; 2003) to guide the development of the eastern portion of a larger area covered by the Clayton General Land Use Plan.
- At the time the East Clayton NCP was developed through the public consultation process, the residents and property owners within the Aloha Estates neighbourhood of East Clayton indicated that they were not in favour of redeveloping their properties but were willing to support a Half-Acre Residential designation for their neighbourhood.
- Subsequent to the approval of the East Clayton NCP, interest developed in amending the Half-Acre Residential designation within Aloha Estates in order to permit redevelopment of the area.
- Following a public consultation process, staff prepared the Aloha Estates Infill Area Concept Plan ("Aloha Estates Plan") (Appendix VIII), which was approved by Council on October 28, 2013 (Corporate Report No. R219). As noted in Corporate Report No. R219, the intent of the Aloha Estates Plan is to guide future amendments to the East Clayton NCP through individual land development applications.

Site Context

- The 0.44-hectare (0.99-acre) subject site is located at 19306 – 193 Street, within the Aloha Estates neighbourhood of East Clayton.
- The subject site is designated "Urban" in the Official Community Plan (OCP), "Half-Acre Residential" in the East Clayton NCP (see Appendix VII), "6-10 upa (Low Density)" in the Aloha Estates Plan, and is zoned "One-Acre Residential Zone (RA)".

Justification for NCP Amendment

- The applicant is seeking an amendment to the East Clayton NCP to redesignate the subject site from "Half-Acre Residential" to "6-10 upa (Low Density)".
- The intent of the Aloha Estates Plan is to guide future amendments to the East Clayton NCP through individual land development applications in the plan area.
- The proposed East Clayton NCP designation is consistent with the land use designation proposed in the Aloha Estates Plan. For this reason, the proposed NCP amendment has merit.

Current Proposal

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" to allow subdivision into nine (9) single family lots, subject to the following variances:
 - to reduce the minimum lot width of the RF-13 Zone for a Type I corner lot from 14.0 metres (46 ft.) to 13.5 metres (44.3 ft.) for proposed Lots 1 and 5;
 - to reduce the minimum rear (south) yard setback of the RF-13 Zone, from 7.5 metres (25 ft.) to 7.0 metres (23 ft.), for 100% of the width of the rear of the principal building for proposed Lots 1 to 5;
 - to reduce the minimum rear (west) yard setback of the RF-13 Zone, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.), for 50% of the width of the rear of the principal building for proposed Lots 6 and 7; and
 - to permit construction of a front access, side-by-side double garage on a Type I corner lot (proposed Lots 1 and 5), as well as for an interior lot with a lot width of less than 13.4 metres (44 ft.) for proposed Lots 2 to 4 and 6 to 9.
- Proposed Lots 1 to 9 range will range in lot area from 342 square metres (3,681 sq.ft.) to 420 square metres (4,520 sq.ft.), in lot depth from 28.5 metres (93.5 ft.) to 31.5 metres (103 ft.) and in width from 12 metres (40 ft.) to 13.55 metres (44 ft.).
- Proposed Lots 1 to 5 will be oriented towards and accessed from 71 Avenue, proposed Lots 6 and 7 will be oriented towards and accessed from the new Through Local road (Fisher Drive), while proposed Lots 8 and 9 will be oriented towards and accessed from 193 Street.

Road Dedication Requirements

- The subject property currently fronts 193 Street and is accessed from both 71 Avenue and 193 Street.
- The applicant will be required to construct the south side of 71 Avenue and the east side of 193 Street to the Through Local standard and register a 0.5-metre (1.5-foot) wide statutory right-of-way for utility access.
- The applicant will also be required to dedicate 18 metres (59 ft.) and construct a new road (Fisher Drive), to Through Local standards, along the eastern portion of the subject property.

Neighbourhood Character Study and Design Guidelines

- The applicant retained Mike Tynan, of Tynan Consulting Ltd., as the Design Consultant to prepare both a Character Study and Building Design Guidelines to regulate the appearance and construction of any future dwellings on the proposed lots.
- The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. The study found that the majority of the older housing stock does not provide a suitable architectural context for the proposed post-2016 RF-13 Zone development. The guidelines, a summary of which is attached (Appendix V), propose post-2016 design standards which include balanced "mid-scale" massing, improved construction materials and higher trim and detailing standards in line with more compatible "Neo-Traditional", "Neo-Heritage" or "West Coast Contemporary" housing styles.
- For Crime Prevention Through Environmental Design (CPTED) purposes, the Building Scheme contains a provision that limits the height of the landscaping and fencing to 1.2 metres (4 ft.) along the southern property line, adjacent to the existing City-owned parkland.

Lot Grading

- Preliminary lot grading plans were prepared and submitted by CitiWest Consulting Ltd. The plans were reviewed by both Planning and Building staff and found to be generally acceptable.
- The applicant has proposed fill in excess of 0.5 metres (1.5 ft.) in depth at the centre of the subject property, within the rear half of proposed Lots 2 to 4 and 6-9 in order to encourage the drainage of overland flows towards the street.
- In order to avoid the use of retaining walls along the park interface, the applicant is proposing a 1.5-metre (5-foot) wide portion of fill, tapering from 0.5 metres (1.5 ft.) to 0 metre (0 ft.) in depth from north to south, within the adjacent City-owned park lot to the immediate south (7058 – 193 Street). The total area of proposed fill will be approximately 79 square metres (850 sq.ft.) and would occur within a proposed 3-metre (10 ft.) working easement, with temporary fencing installed along the south boundary of the proposed easement to ensure that no additional parkland is affected by the proposed works.

- Parks, Recreation and Culture have no objection to the proposed fill, subject to completion of the following by the applicant:
 - Remediation of all portions of effected parkland, to Parks standard;
 - Payment of 100% cash-in-lieu for removal of those portions of the existing cedar hedge along the south property line of the subject lot that are shared with the adjacent City-owned park lot; and
 - Installation of 1.2-metre (4-foot) high black (including rails and posts) chain link fence, to conform to the Parks Standard SSD-SK6071, to be entirely within proposed Lots 7 and 8 adjacent to the park interface.
- Basements are proposed for all lots. Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been submitted and approved by the City's Engineering Department.

PRE-NOTIFICATION

- Development proposal signs were installed on the subject property, along the 71 Avenue and 193 Street frontages, by the applicant on May 26, 2017. Pre-notification letters were sent to area residents on March 1, 2017, from which staff have received no responses.
- The Cloverdale Community Association (CCA) have reviewed the revised Design Consultant plans and submitted a letter (Appendix IX) indicating that they have no objections to the proposed RF-13 lots, with the following requests described below (with staff comments in italics):
 - The Cloverdale Community Association (CCA) are supportive of minimum garage sizes of 6.1 metres (20 ft.) wide by 6.4 metres (21 ft.) deep. Furthermore, a parking pad should be constructed adjacent to the proposed driveways to accommodate parking for a secondary suite, and enforced by a restrictive covenant.

(The minimum double wide (side-by-side parking) garage size in the Zoning By-law is 5.7 metres (18.8 ft.) wide by 6.1 metres (20 ft.) deep, which is slightly less than the 6.1-metre (20-foot) width and 6.4-metre (21-foot) depth requested by the CCA.

To address parking concerns the applicant has agreed to provide for 6.1-metre 20-foot) wide and 6.4-metre (21-foot) deep double wide (side-by-side garages) on Lots 1 to 9. This requirement will be enforced through both the Building Scheme and a separate restrictive covenant.

The driveways will be minimum of 6 metres (20 ft.) deep for proposed Lots 1 to 9 and can accommodate a minimum of two (2) spaces. Including the garage, the proposed lots can accommodate a minimum of four (4) off-street vehicles, which complies with the Zoning By-law requirement for a single family dwelling with a secondary suite.

Due to the impact on yard space and permeable areas, staff are not recommending a 3-metre (10-ft.) wide parking pad, in addition to the driveway, although specifically requested by the CCA).

TREES

- Laura Ralph, ISA Certified Arborist of BC Plant Health Care Inc., prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
Japanese Maple	3	0	3
Red Maple	1	1	0
Sweet Cherry	2	2	0
Coniferous Trees			
Blue Spruce	2	1	1
Deodar Cedar	3	3	0
Douglas Fir	5	4	1
Lawson Cypress	1	1	0
Total (excluding Alder and Cottonwood Trees)	17	12	5
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		17	
Total Retained and Replacement Trees		22	
Contribution to the Green City Fund		\$2,800.00	

- The Arborist Assessment states that there are a total of seventeen (17) protected trees on the site. There are no Alder or Cottonwood trees. It was determined that five (5) trees (one (1) on the subject property and four (4) City 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.
- Four (4) City trees adjacent to and within the subject property are proposed to be retained; however, the retention of Tree #M651 will be dependent on the final grading and road section details of Fisher Drive, to be determined by the Engineering Department during the servicing design review process.

- The proposed alignment of the sidewalk on the west side of Fisher Drive was altered in order to retain Tree #653, a Blue Spruce. The project Arborist has indicated that although water, sanitary and sewer connections for proposed Lot 6 will encroach into approximately 5% of the critical root zone (CRZ) of this tree, the subject species has a good tolerance for development activity and that the health and structural integrity of the tree are sufficient for retention.
- The existing cedar hedges on the north, west and south perimeter of the subject site are proposed to be removed to accommodate development. The existing cedar hedge, approximately 45 metres (147.6 ft.) in length, along the east side of the subject site is proposed for retention in order to provide adequate buffering between the proposed Through road (Fisher Drive) and the existing single family dwelling to the east (19346 – 71 Avenue).
- 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 twenty-four (24) replacement trees on the site. Since only seven (17) replacement trees can be accommodated on the site (based on an average of two (2) trees per RF-13-zoned lot), the deficiency of seven (7) replacement trees will require a cash-in-lieu payment of \$2,800, representing \$400 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 193 Street, 71 Avenue and the new Through Local (Fisher Drive). This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of twenty-two (22) trees are proposed to be retained or replaced on the site with a contribution of \$2,800 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 23, 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 Aloha Estates Infill Plan area, and 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 mixture of single family house types. • Secondary suites will be permitted on all nine (9) lots, subject to meeting the zoning and building requirements for a secondary suite.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates Low Impact Development Standards including absorbent soils and permeable surfaces.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety	<ul style="list-style-type: none"> • The development incorporates Crime Prevention Through Environmental Design (CPTED) principles, such providing "eyes on

Sustainability Criteria	Sustainable Development Features Summary
(E1-E3)	the street"
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• Development proposal signs were installed on the subject site, and pre-notification letters were mailed to area residents as part of the development application process.

BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the RF-13 Zone, for a Type I corner lot, from 14.0 metres (46 ft.) to 13.5 metres (44.3 ft.) for proposed Lots 1 and 5.

Applicant's Reasons:

- Although the Zoning By-law allows the applicant to reduce the lot width by 10% for one RF-13 lot in the proposed subdivision (for a width of 12.6 metres (41 ft.) for a Type I corner lot), the applicant proposes to provide the two (2) proposed RF-13 Type I corner lots at a consistent width of approximately 13.5 metres (44.3 ft.).

Staff Comments:

- Proposed Lot 1 and 5 meet the minimum area and lot depth requirements of the RF-13 Zone for a Type I corner lot.
- The applicant has demonstrated, by means of a lot analysis plan prepared by the Design Consultant, Mike Tynan of Tynan Consulting Ltd., that proposed Lots 1 and 5 will still accommodate a maximum sized RF-13-zoned house as well as a minimum of four (4) off-street parking spaces, two (2) within the garage and two (2) in the driveway (see Appendix X).
- Staff support the proposed variance.

(b) Requested Variance:

- To reduce the minimum rear (south) yard setback of the RF-13 Zone, from 7.5 metres (25 ft.) to 7.0 metres (23 ft.), for proposed Lots 1 to 5.

Applicant's Reasons:

- The applicant has indicated that the requested variance is in response to concerns expressed by the Cloverdale Community Association (CCA) regarding the provision of adequate parking in the Cloverdale area. In order to accommodate both a double wide (side-by-side) garage with a 6.1-metre (20-foot) width and 6.4-metre (21-foot) depth and an adequately sized living space a small reduction to the minimum rear yard setback on proposed Lots 1 to 5 is required.

Staff Comments:

- The proposed 6.1-metre (20-foot) wide by 6.4-metre (21-foot) double wide (side-by-side) garages for proposed Lots 1 to 5 are only slightly larger than the minimum double wide (side-by-side) garage size in the Zoning By-law, which is 5.7-metres (18.8 ft.) wide by 6.1 metres (20 ft.) deep.
- The project's certified arborist, Laura Fisher of BC Plant Health Care Inc., has confirmed that the proposed rear yard setback reduction will not negatively affect the ability to place a minimum of two (2) replacement trees in the rear yards of proposed Lots 1 to 5.
- Staff support the proposed variance.

(c) Requested Variance:

- To reduce the minimum rear (west) yard setback of the RF-13 Zone, from 7.5 metres (25 ft.) to 6.0 metres (20 ft.), for 50% of the width of the rear of the principal building for proposed Lots 6 and 7.

Applicant's Reasons:

- A reduced rear yard setback, for a maximum of 50% of the width of the rear of the principal building, is required in order to achieve an adequately sized RF-13-zoned house with an increased garage size as well as ensure the retention of Tree #653 on proposed Lots 6 and 7.

Staff Comments:

- In accordance with the Zoning By-law the minimum rear yard setback of the principal building may be reduced to 6.0 metres (20 ft.) for a maximum of 50% of the width of the rear of the principal building for Type II lots in the RF-13 Zone. As proposed Lots 6 and 7 are identified as Type I interior lots, a Development Variance Permit is required.
- At approximately 31.5 metres (103 ft.) in depth, proposed Lots 6 to 9 exceed the minimum lot depth requirement for an RF-13-zoned Type I interior lot and as such the proposed reduction to the minimum rear yard setback for proposed Lots 6 and 7 will not create any interface concerns with proposed Lots 8 and 9 to the immediate west.
- The project arborist has confirmed that the proposed rear yard setback reduction will not negatively affect the ability to place a minimum of two (2) replacement trees in the rear yards of proposed Lots 6 and 7.
- Staff support the proposed variance.

(d) Requested Variance:

- To vary the RF-13 Zone in order to permit construction of front access, side-by-side double garages on Type I corner lots (proposed Lots 1 and 5), as well as for interior lots with a lot width of less than 13.4 metres (44 ft.) for proposed Lots 2 to 4 and 6 to 9.

Applicant's Reasons:

- The applicant has commented that given the requirement to dedicate and construct the full 18-metre (59 ft.) wide Through Local road (Fisher Drive) on the eastern portion of the subject site and the existing City-owned park lot to the immediate south precludes the construction of a rear laneway to allow for rear accessed, side-by-side double garages.

Staff Comments:

- Double side-by-side garages are not permitted on any lot less than 13.4 metres (44 ft.) in width or on a Type I corner lot unless the garage is located at the rear of the dwelling and accessed from a rear lane or side street. Proposed Lots 1 and 5 are identified as Type I corner lots while proposed Lots 2 to 4 and 6 to 9 range in lot width from 12 metres (44 ft.) to 13.3 metres (43.6 ft.).
- The applicant has demonstrated, by means of sample house elevations for proposed Lots 1 to 9, prepared by the Design Consultant, that any future dwellings on proposed Lots 1 to 9 will have an attractive street presentation with a front accessed, side-by-side double garage that does not dominate the front façade.
- For proposed Lots 1 and 5, providing side accessed side-by-side double garages would reduce the number of functional off-street parking spaces achievable on the proposed lots, from approximately four (4) to two (2), and pose difficulties in designing an efficient floor plan for any future dwelling.
- All of the proposed lots meet the minimum lot area and depth of the RF-13 Zone. An alternative 9-lot subdivision layout for the site was submitted by the applicant that would not have required any variances to accommodate side-by-side double garages, however, this layout was deemed by staff to be inferior to the proposed layout from a lot-to-lot interface and livability perspective.
- Staff support the proposed variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Subdivision 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.	East Clayton Neighbourhood Concept Plan (NCP) Plan
Appendix VIII.	Aloha Estates Plan
Appendix IX.	Comments from Cloverdale Community Association (CCA)
Appendix X.	Lot Analysis Plan (Proposed Lots 1 to 5)
Appendix XI.	Development Variance Permit No. 7916-0113-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

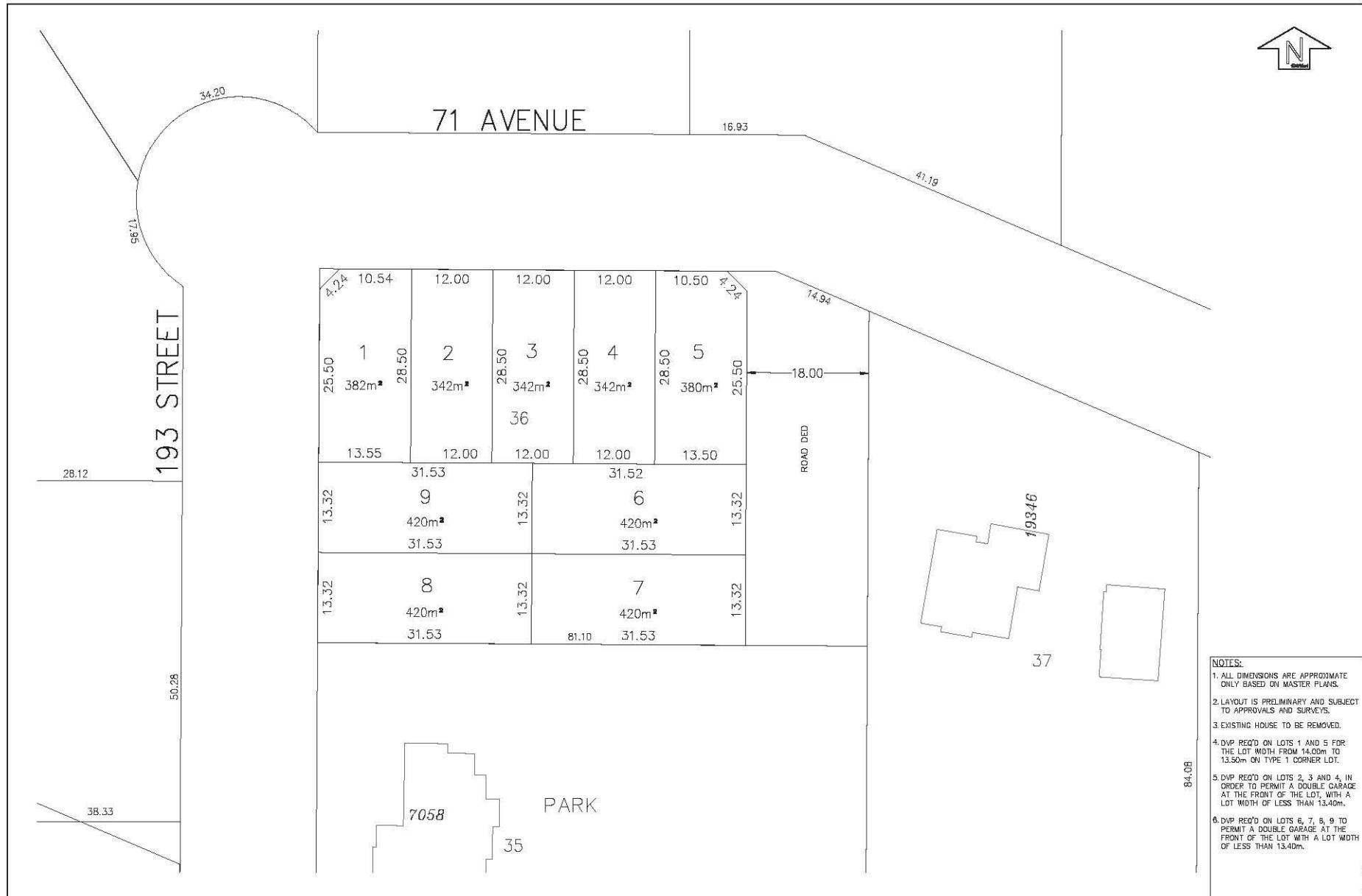
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APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.09 acres
Hectares	0.4429 hectares
NUMBER OF LOTS	
Existing	1
Proposed	9
SIZE OF LOTS	
Range of lot widths (metres)	12 metres – 13.55 metres
Range of lot areas (square metres)	342 square metres – 420 square metres
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20.3 uph / 8.26 upa
Lots/Hectare & Lots/Acre (Net)	25.9 uph / 10.4 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	28%
Total Site Coverage	78%
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 (Lot Width, Setbacks and Garage)	YES



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE TO BE REMOVED.
 4. DVP REQ'D ON LOTS 1 AND 5 FOR THE LOT WIDTH FROM 14.00m TO 13.50m ON TYPE 1 CORNER LOT.
 5. DVP REQ'D ON LOTS 2, 3 AND 4, IN ORDER TO PERMIT A DOUBLE GARAGE AT THE FRONT OF THE LOT, WITH A LOT WIDTH OF LESS THAN 13.40m.
 6. DVP REQ'D ON LOTS 6, 7, 8, 9 TO PERMIT A DOUBLE GARAGE AT THE FRONT OF THE LOT WITH A LOT WIDTH OF LESS THAN 13.40m.

No.	Date	Revision	Drawn By	Checked By
1	11/05/26	POSSIBLE FUTURE LOT LAYOUT ADDED	TWO RJ	
			Dr.	Ch.

CitiWest Consulting Ltd.
 No.101-8030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



LION KING HOMES LTD.
 3548 - 156 STREET, SURREY, BC V3Z 0G8 PH 604-505-5226

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 19306 - 71 AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No. 7918-0113-00	Dwg. No. A
Drawn: JW	Mun. Dwg. No.	
Designed: NH	Job No. 16-3316	Of
Drawn: P.M.	Date APR/2016	Revision 1
Approved:		

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

FROM: Development Services Manager, Engineering Department

DATE: September 25, 2017 **PROJECT FILE: 7816-0113-00**

**RE: Engineering Requirements
Location: 19306 71 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment beyond those noted below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 18.0-metre for a new 18.0 metre local road, Fisher Drive;
- dedicate 3.0-metre x 3.0-metre corner cuts at 71 Avenue/ 193 Street and Fisher Drive/ 71 Avenue; and
- register 0.5-metre statutory right-of-way along all property frontages.

Works and Services

- construct south side of 71 Avenue and east side of 193 Street to the 20.0-metre through local road standard, complete with 5.25-metre pavement from centerline, barrier curb and gutter, 1.5-metre concrete sidewalk adjacent to property line, and street lighting;
- construct Fisher Drive to the 18.0-metre road standard, complete with 8.5-metre pavement, barrier curb and gutter, 1.5-metre concrete sidewalks both sides adjacent to property line, and street lighting. The proposed road alignment is different from the NCP, which would have dissected the subject site; roadworks (including all utilities) are not eligible for latecomer application;
- construct storm, sanitary and watermains and service connections to service the development;
- meet storm water management principles as per the Aloha Estates Neighbourhood Concept Stormwater Management Plan report and meet sustainability principles as outlined in Section 4.1 of the East Clayton NCP; and
- restore any disturbed parkland to Park standards.

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.



Rémi Dubé, P.Eng.
Development Services Manager

SK2

NOTE: Detailed Land Development Engineering Review available on file



Planning March-02-17

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0113 00

SUMMARY

The proposed 9 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

September 2016 Enrolment/School Capacity

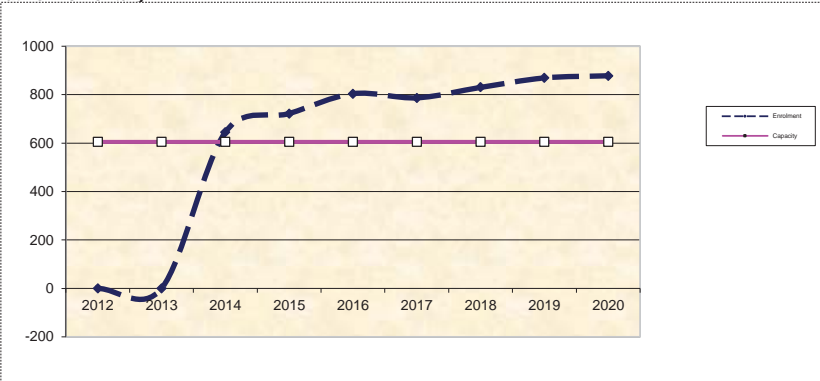
Katzie Elementary	
Enrolment (K/1-7):	120 K + 684
Capacity (K/1-7):	80 K + 525
Clayton Heights Secondary	
Enrolment (8-12):	1359
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

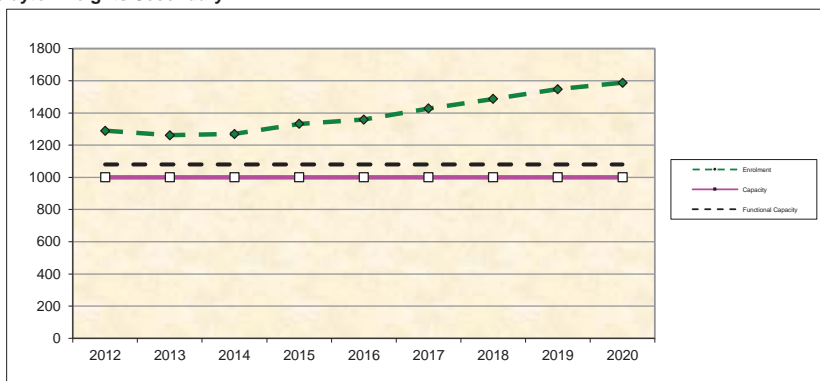
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Katzie is a new elementary school in the East Clayton NCP Area which opened during 2013-2014 school year. The new school has relieved overcrowding in neighbouring schools but is now full and will soon be significantly over capacity. A catchment area change is being implemented for September 2015 and portables will be moved on-site in the summer of 2015. Katize, Hazelgrove and Clayton Elementary have a combined capacity utilization of 111% (this is projected to increase to 130% within two years). Between existing housing, and planned growth, Clayton area schools will have increased portable requirements and boundary adjustments for September 2015. The construction of additional elementary school capacity in the area is a high capital priority. 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 infill of Aloha Estates, and the associated enrolment, has been incorporated into the projections below. Until new elementary and secondary space is built in Clayton, the schools in this area remain under extreme enrolment pressure.

Katzie Elementary



Clayton Heights Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 16-0113-00
 Project Location: 19306 - 71 Avenue, 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 1960's to the 1990's. The age distribution from oldest to newest is: 1960's (25%), 1970's (63%), and 1990's (13%). A majority of homes in this area have a floor area over 3500 sq.ft.. Home size distribution is: 2001 - 2500 sq.ft. (13%), 2501 - 3000 sq.ft. (25%), 3001 - 3550 sq.ft. (25%), over 3500 sq.ft. (38%). Styles found in this area include: "Old Urban" (25%), "West Coast Traditional (English Tudor emulation)" (25%), "West Coast Traditional" (13%), "Modern California Stucco" (13%), "Traditional English" (13%), and "Traditional French Provincial" (13%). Home types include: Bungalow (13%), Basement Entry (13%), and Two-Storey (75%).

Massing scale (front wall exposure) characteristics include: low mass structure (13%), mid-scale massing (25%), mid-scale massing with proportionally consistent, well balanced massing design (25%), mid to high scale massing (25%), and high scale, box-like massing (upper floor directly above the floor below, thereby exposing the entire upper floor wall mass to street views) (13%). All homes have a one storey high front entrance.

The range of roof slopes found in this area is: 5:12 (40%), 7:12 (10%), 9:12 (20%), 12:12 (30%). Main roof forms (largest upper floor truss spans) include: main common hip roof (25%), main common gable roof (63%), and main Mansard roof (13%). Feature roof projection types include: common Hip (33%), common gable (44%), Boston Hip (11%), and shed roof (11%). Roof surfaces include: rectangular profile type asphalt shingles (13%), concrete tile (26%), and cedar shingles (63%).

Main wall cladding materials include: Horizontal cedar siding (13%), and Stucco cladding (87%). Feature wall trim materials used on the front facade include: No feature veneer (38%), Brick feature veneer (25%), Wood wall shingles accent (13%), and Tudor style battens over stucco accent (25%). Wall cladding and trim colours include: Neutral (54%), and Natural (46%).

Covered parking configurations include: Double garage (38%), Triple garage (50%), Rear garage (13%). Driveway surfaces include: asphalt driveway (87%), and exposed aggregate driveway (13%).

A variety of landscaping standards are evident, including: old suburban landscape standard with sod and modest plantings (25%), old suburban landscape standard - with average plantings for this area (38%), old suburban landscape standard - high quality with numerous plantings (25%), and modern suburban landscape standard with modest plantings (13%).

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2016 RF-13 zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed, and there is a significant reduction in the scale of the proposed RF-13 homes versus the existing suburban estate home sizes. It is more sensible therefore, to use updated standards for new RF-13 zone developments, than it is to specifically emulate the older homes.
- 2) **Style Character :** Most neighbouring homes can be classified as old urban or old suburban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary" and other compatible styles as determined by the consultant. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-13 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 on existing homes are one storey high. The recommendation however is to limit the range of entrance portico heights to between one storey and 1½ storeys to ensure there is not proportional overstatement of this one element, but also to ensure that designs can be accommodated where a 1½ storey entrance is proportional to the home size.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, aluminum, 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 current standards for RF-13 zone developments.
- 7) **Roof surface :** There are a variety of roof surfaces including cedar shingles, concrete roof tiles, and asphalt shingles. However, there are numerous applications in the area surrounding the subject site, and it is expected that most of those new homes will have an asphalt shingle roof. Asphalt shingles are therefore recommended, and cedar shingles and concrete tiles are not recommended. Where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF-13 bylaw. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

Streetscape: Overall, the area has a suburban character, with small old Bungalows, a box-like Basement Entry home, and "West Coast Traditional" (Tudor emulation) Two-Storey homes situated on large RA zone lots. However, there are also numerous 3500 - 4000 sq.ft. suburban-estate Two Storey homes, most of which are clad in stucco (one in vinyl) and brick or stone, and have concrete tile or cedar shingle roofs. There is also a 110 foot wide Bungalow with four vehicle garage. Overall, the streetscape is considered "varied" due to inconsistencies in the size, styles home types and landscaping standards. The future streetscape will be "compact modern urban" with well balanced, proportionally consistent 2800 sq.ft. Two Storey homes of a variety of styles, finished to post year 2016 RF-13 standards.

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: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles 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 2016'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)

Existing neighbouring homes do not provide suitable context for the proposed RF-13 type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-13 developments constructed in Surrey subsequent to the year 2016.

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 in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "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 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours: Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs permitted where required by B.C. Building Code.

In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 33 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 18 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: June 1, 2017

Reviewed and Approved by:  Date: June 1, 2017

Overall - Tree Preservation Summary

Surrey Project No: 7916-0113-00
 Address: 19306 71 Ave, Surrey
 Registered Arborist: Andrew C. MacLellan #ON-1978A

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)	17
Protected Trees to be Removed, including trees within boulevards and proposed streets and lanes	12
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> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 12 </u> X two (2) = 24	24
Replacement Trees Proposed	17
Replacement Trees in Deficit	7
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> </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> </u> X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



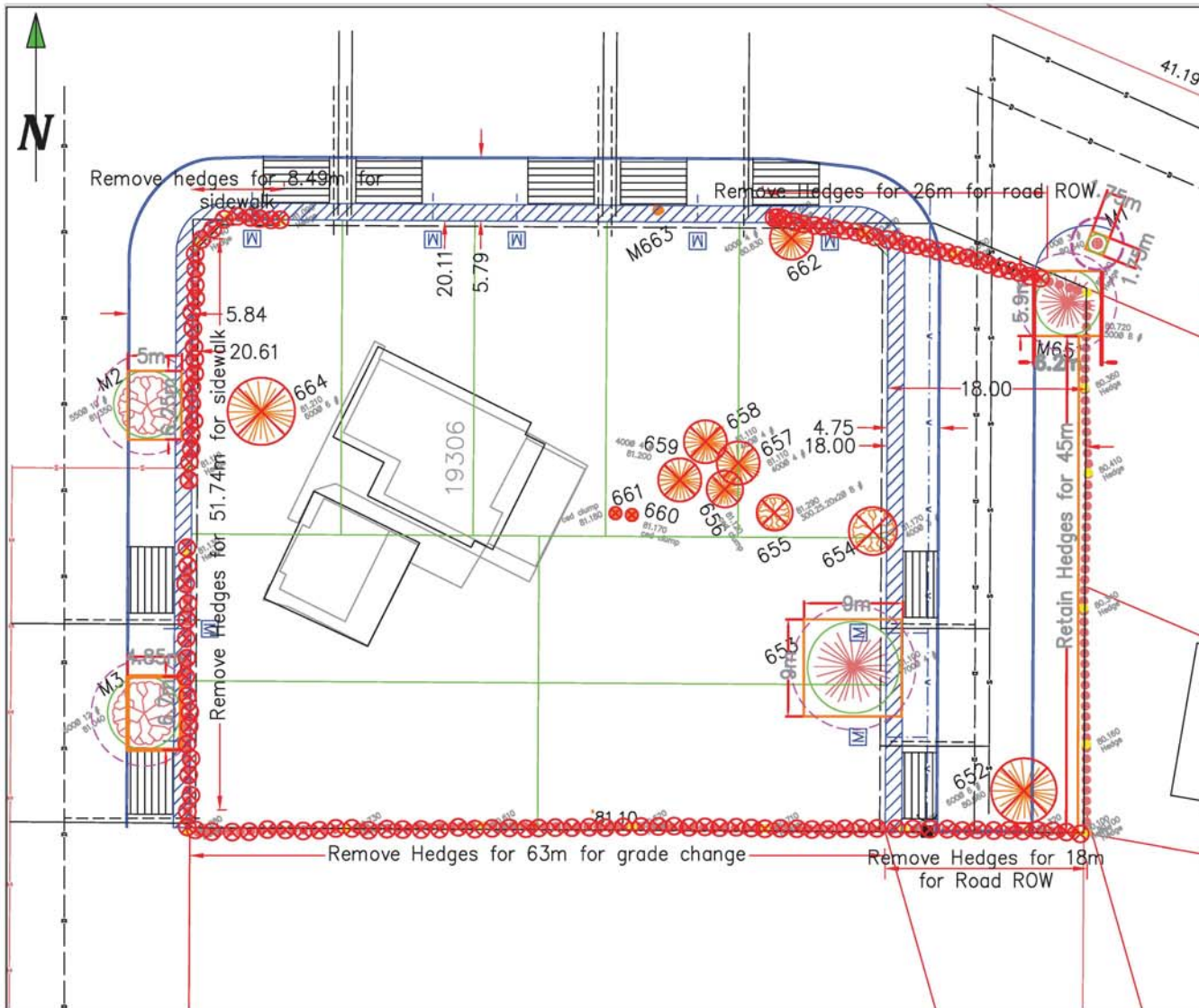
 (Signature of Arborist)

September 6, 2017

 Date

Tree Preservation, Protection, and Removal Plan

19306 71 Avenue, Surrey



Tree ID	Location	Tree Genus	Tree Species and Cultivar	Tree Health	Diameter (mm)	Critical Root Zone, Distance From Tree (m)	Critical Root Zone Diameter (m)	Development Recommendations
652	Future Road	Pseudotsuga	menziesii	Good	30	1.8	3.9	Remove. In conflict with road construction.
653	Lot 6	Picea	unguens	Good	64	3.8	8.3	Retain within tree protection barrier located 3.8 m from trunk. Arborist supervision required during sidewalk and service installations.
654	Lot 7	Prunus	avium	Poor	49	2.9	6.4	Remove. In conflict with proposed sidewalk.
655	Lot 7	Prunus	avium	Good	68	4.1	8.8	Remove. In conflict with proposed excavation for building.
656	Lot 7	Chamaecyparis	lawsoniana	Fair	39	2.3	5.1	Remove. Unsuitable candidate for retention - unmaintained former hedging tree.
657	Lot 7	Picea	unguens	Fair	33	2.0	4.3	Remove. In conflict with proposed building envelope.
658	Lot 7	Picea	unguens	Fair	31	1.9	4.0	Remove. In conflict with proposed building. Unsuitable candidate for retention due to crown dieback.
659	Lot 7	Picea	unguens	Good	36	2.2	4.7	Remove. In conflict with proposed excavation for building. Unsuitable candidate for retention due to on-sided crown.
660	Lot 7	Chamaecyparis	lawsoniana	Good	45	2.7	5.9	Remove. Unsuitable candidate for retention - unmaintained former hedging tree.
661	Lot 7	Chamaecyparis	lawsoniana	Good	45	2.7	5.9	Remove. Unsuitable candidate for retention - unmaintained former hedging tree.
662	Lot 8	Picea	unguens	Good	35	2.1	4.6	Remove. too great of impact on house plan, house size, parking, and rear yard.
663	Future boulevard along 71 Ave	Acer	palmatum	Good	30	1.8	3.9	Remove. In conflict with proposed sidewalk.
664	Lot 2	Cedrus	deodora	Good	52	3.1	6.8	Remove. In conflict with proposed building envelope.
M1	Boulevard in front of 19346 71 Ave.	Acer	rubrum	Good	13	0.8	1.7	Retain within tree protection barrier located 0.8 m from trunk where possible. Arborist supervision required for sidewalk installation.
M2	Boulevard along 193 St.	Acer	rubrum 'Morgan'	Good	47	2.8	6.1	Retain within tree protection barrier located 3.1 m from trunk where possible. Arborist supervision required for installation of sidewalk and driveway.
M3	Boulevard along 193 St.	Acer	rubrum 'Morgan'	Good	51	3.1	6.6	Retain within tree protection zone located 3.1 m from trunk where possible. Arborist supervision required for water and driveway installation.
M651	Future boulevard	Cedrus	deodora	Good	45	2.7	5.9	Retain within tree protection barrier piled 2.7 m from trunk. Arborist supervision required during road construction.

All trees are considered 'Protected' until tree cutting permits are issued.

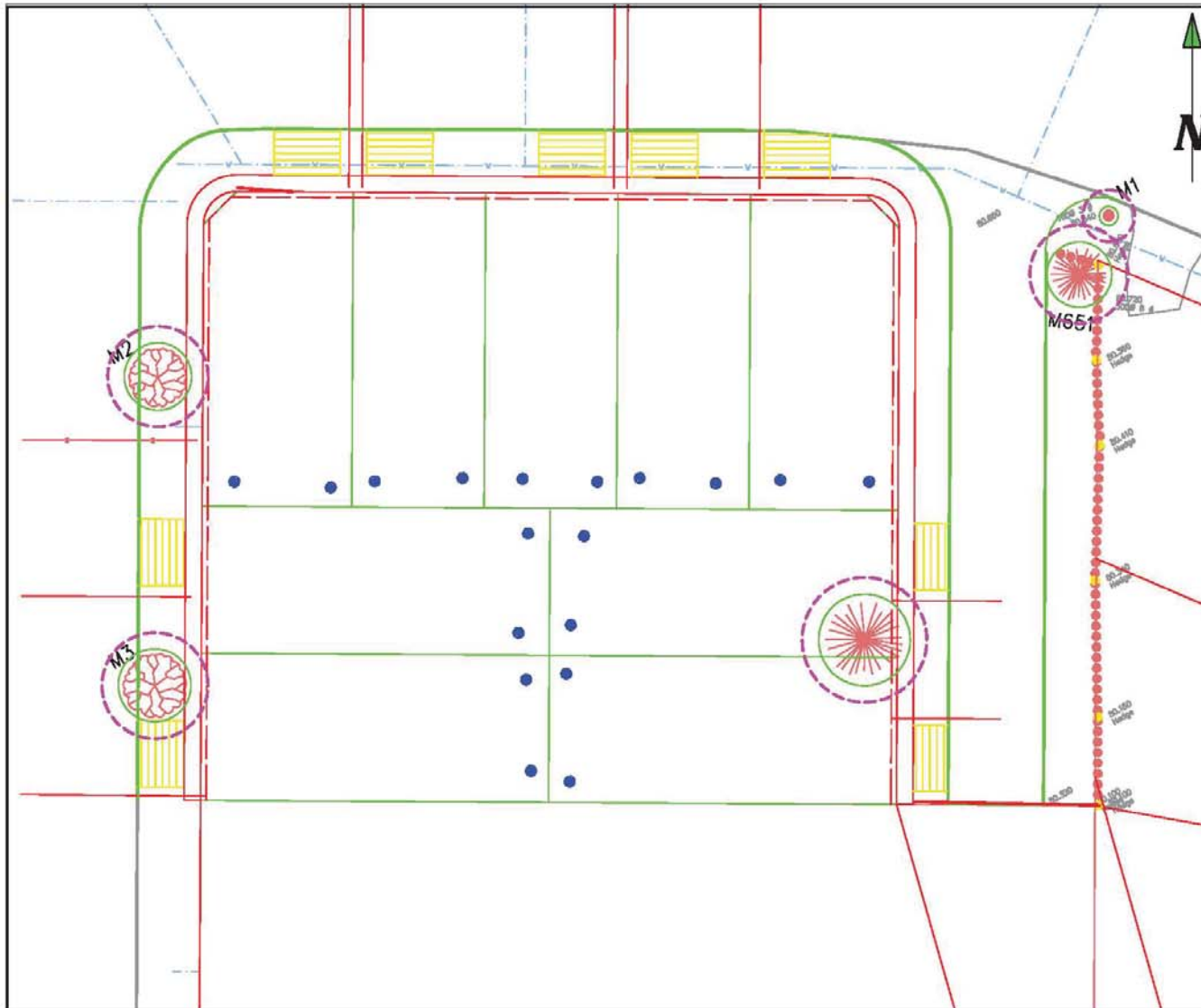
Legend		Specifications for TPB Construction
	Critical Root Zone (CRZ)	(1) 2 m (~4') height
	No Impact Zone (1.5m)	(2) 2"x 4" to be used for vertical posts, top and bottom rails and cross-bracing (in an "X"); round, untreated vertical posts may be used with a minimum diameter of 9 cm
	Removal	(3) Spacing between vertical posts to be no further apart than 3.7 m (12') on centre
	Tree Protection Barrier (TPB)	(4) Structure must be sturdy with vertical posts driven firmly into the ground
		(5) Continuous plastic mesh screening (e.g. orange snow fencing)
		(6) posted with visible signage advising that encroachment inside the protected area is forbidden

Andrew C. MacLellan
I.S.A. Certified Arborist #ON-1978A
I.S.A. Tree Risk Assessment Qualification
Forestry Technician FTdipl.

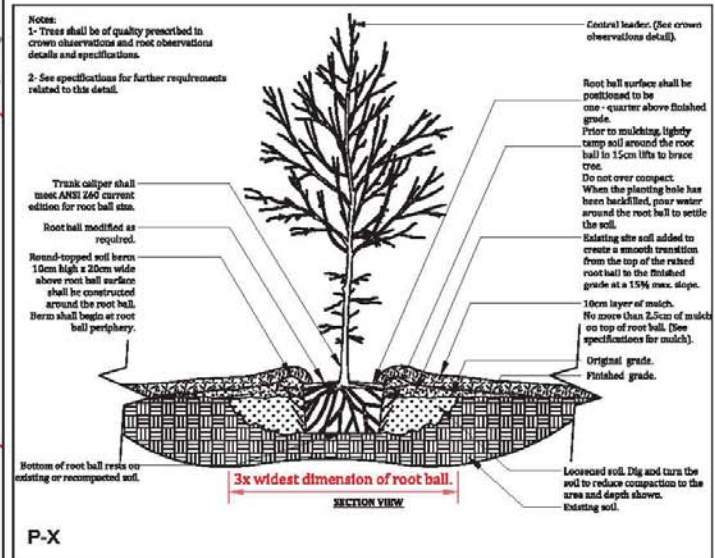
Scale:	1:400
Production Date:	September 11, 2017
Approved By:	TW
Revised:	September 18, 2017

Tree Replacement Plan


19306 71 Avenue, Surrey



Note: Lots are unable to accommodate 3 replacement trees. 2 replacement trees per lot of a larger mature size are recommended.



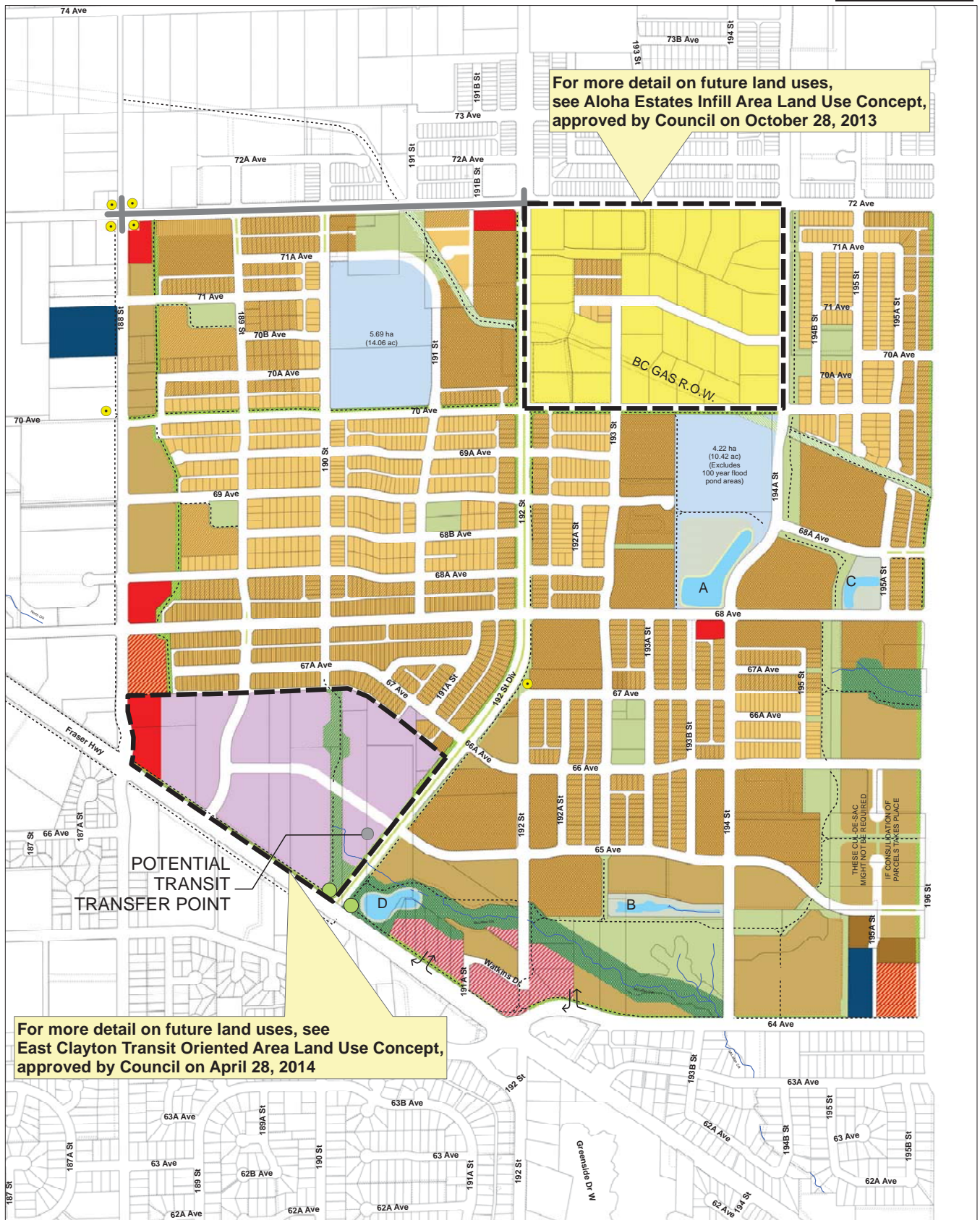
Legend

	<i>Sequoiadendron giganteum</i> [18]

- (1) Replacement Trees must meet the plant condition and structure requirements set out in the latest edition of the BCSLA/BCCLNA "B.C. Landscape Standard" and the CNTA "Canadian Standards for Nursery Stock"
- (2) Replacement Trees must be planted and maintained in accordance with the requirements set out in the latest edition of the BCSLA/BCCLNA "B.C. Landscape Standard"
- (3) Replacement trees shall not be planted:
 - (a) in the case of trees having a mature height of eight (8) metres or less, within two (2) metres of a building foundation wall; or
 - (b) in the case of trees having a mature height of greater than eight (8) metres, within three (3) metres of a building foundation wall; and
 - (c) within one (1) metre of any property line of a lot.

Andrew C. MacLellan
 I.S.A. Certified Arborist #ON-1978A
 I.S.A. Tree Risk Assessment Qualification
 Forestry Technician FT dipl.

Scale:	1:400
Production Date:	September 11, 2017
Approved By:	TW
Revised:	September 18, 2017

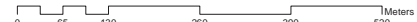


For more detail on future land uses, see Aloha Estates Infill Area Land Use Concept, approved by Council on October 28, 2013

For more detail on future land uses, see East Clayton Transit Oriented Area Land Use Concept, approved by Council on April 28, 2014

- | | | |
|------------------------------------|---|--|
| Half Acre Residential | Commercial / Residential | Natural Area |
| 6-10 u.p.a. (Low Density) | Specialty Community - Oriented Commercial | Public Open Space / Park |
| 10-15 u.p.a. (Medium Density) | Utility - Open Space | Open Space / Park on Private Property |
| 10-15 u.p.a. Special Residential | Institutional (church, schools, civic buildings, seniors housing, etc.) | Special Setback and Landscaping Buffers (landscaped area on private property) |
| 15-25 u.p.a. (Medium-High Density) | Storm Water Ponds (100 year flood event) | Urban Landmark / Reference Point |
| 22-45 u.p.a. (High Density) | Storm Water Pond on Private Property | Neighbourhood Gateway Feature |
| 30-70 u.p.a. (High Density) | School & Park | Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W. |
| Business Park | Riparian Protection Area | |
| Neighbourhood Commercial | | |

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



ALOHA ESTATES

Infill Area Land Use Concept



Legend

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



Approved by Council: 19 April 2017





Cloverdale Community Association

Website: www.cloverdalecommunity.org

September 27, 2017

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

Re: 19306 - 71 Avenue, Surrey - File No. 7916-0113-00

Dear Mr. Lumsden:

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

The consultant for this project contacted us to discuss the concerns we raised in our email sent directly to you.

The following are concerns we raised which have been addressed by the consultant as per the attached Appendix A:

1. The garage sizes were not considered realistic even though they met the minimum sizes as per the current bylaws. We have supported 6.4m deep by 6.1m width garages in the past to ensure residents park their vehicles in the garages and not on the roads. We do not want a repeat of the problems which are currently plaguing East Clayton.
2. Each parking space made available in the driveway was only 2.75m wide which we could not support at this time. We requested that the secondary suite parking space be increased to 3m wide which is what we have supported in the past. This is so average sized vehicles can easily fit and allow doors to be opened more freely otherwise the tenants will end up using the street parking because of the restricted space to avoid damage occurring to their vehicle.

Since our concerns have been addressed, our association will only support the attached layout and request that the layout be incorporated into the Building Design Guidelines Restrictive Covenant which the consultant has agreed to do. This would include but not be limited to the revised garage sizes, driveway sizes and rear yard setbacks. Furthermore, if the developer requires a DVP so the changes can be applied accordingly then our association will also support this request and for these reasons only.

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.

Sincerely,

Thank you.

A handwritten signature in black ink, appearing to read "Mike Bola".

Mike Bola
President
Cloverdale Community Association
604-318-0381

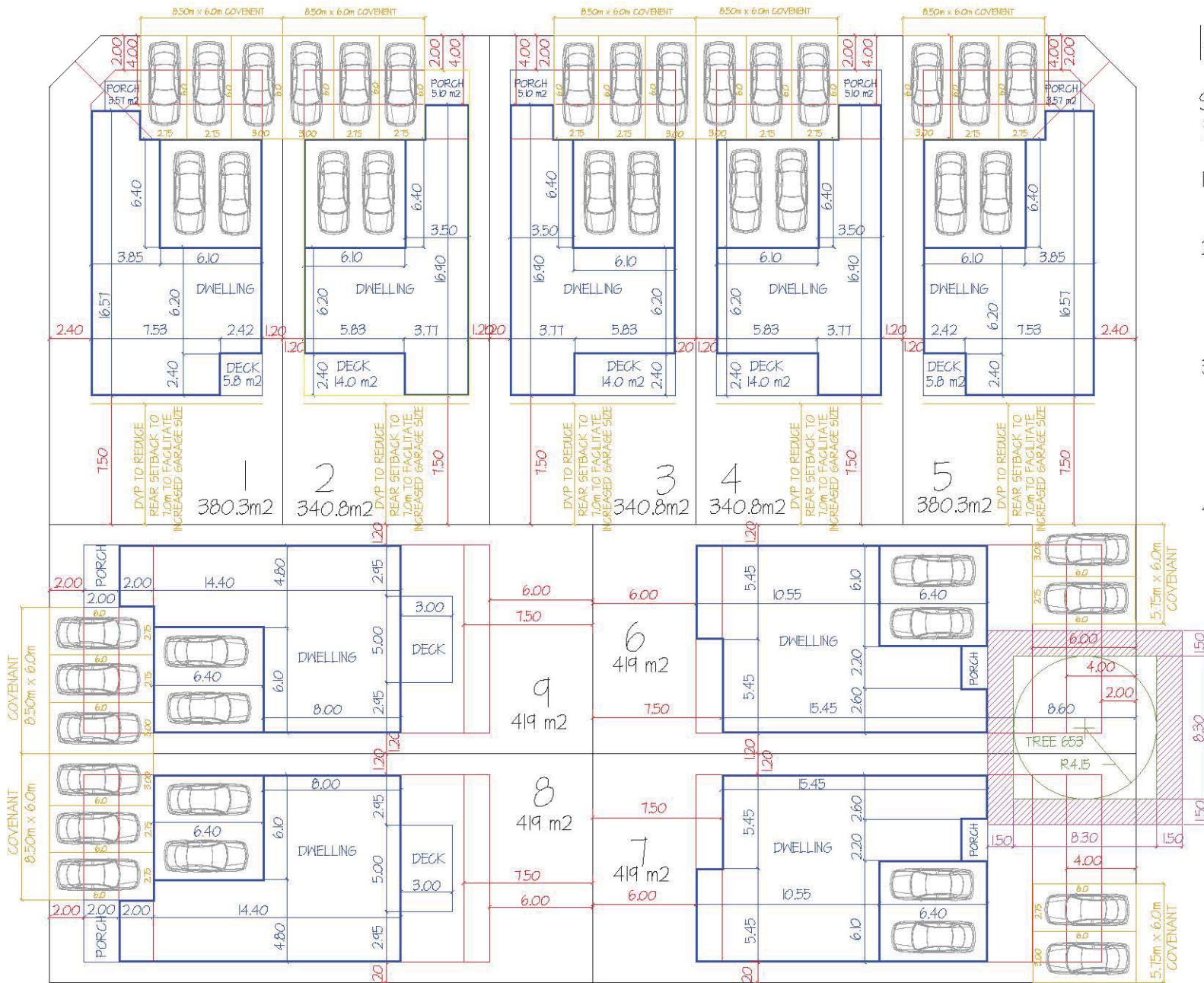
Cc: Board of Directors

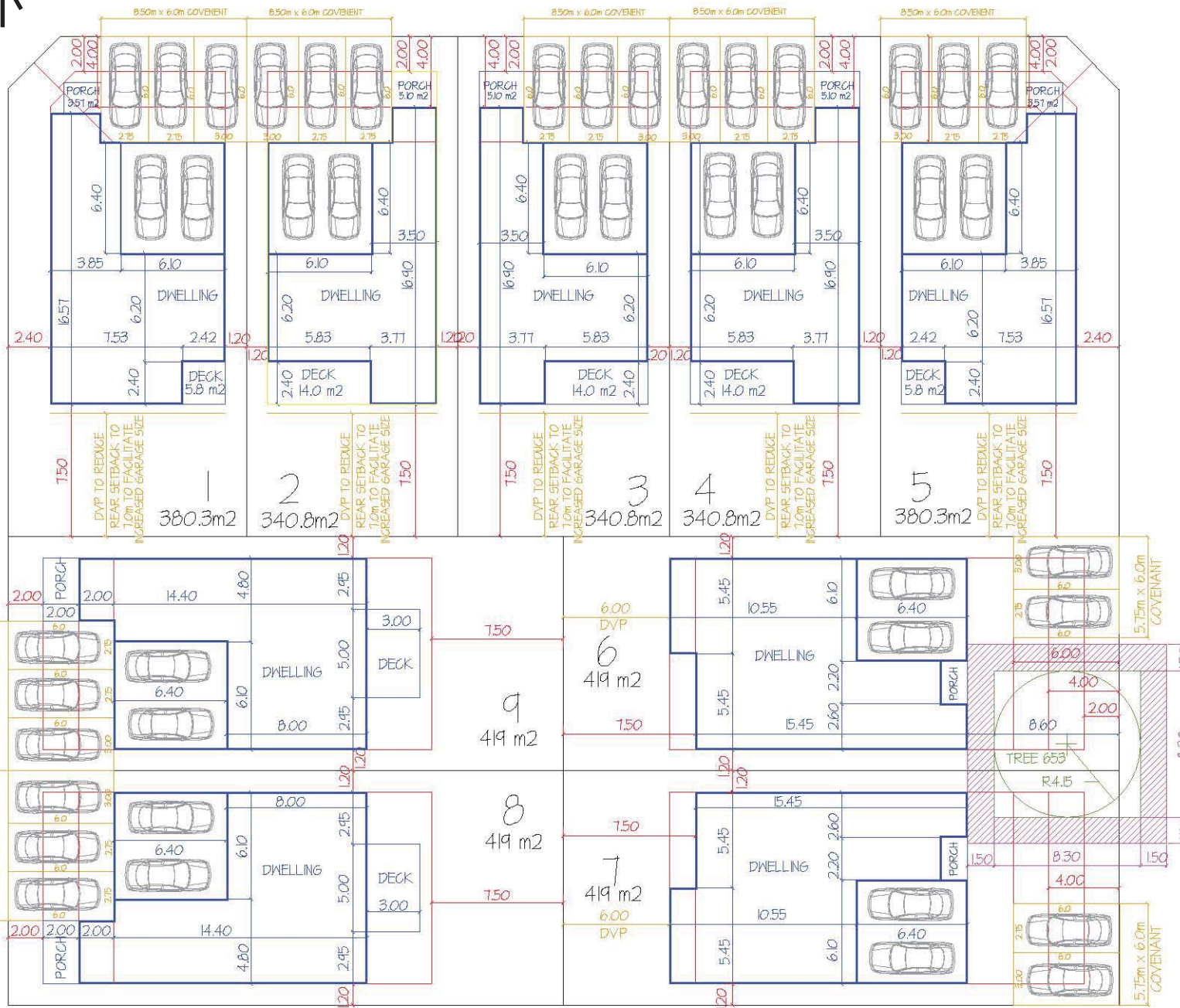
Appendix A

16-013-00

SUMMARY OF PARKING REQUIREMENTS

- 1) MINIMUM GARAGE WIDTH = 6.1 m
MINIMUM GARAGE DEPTH = 6.4 m
- 2) EVERY LOT REQUIRES ONE DEDICATED 3.0 m WIDE x 6.0 m DEEP EXTERIOR PARKING PAD
- 3) LOTS 6 AND 7 REQUIRE ONE ADDITIONAL PARKING PAD OF A MINIMUM 2.75 m WIDTH x 6.0 m DEPTH (TOTAL 2 EXTERIOR PARKING PADS)
- 4) LOTS 1, 2, 3, 4, 5, 8, 9 REQUIRE TWO ADDITIONAL PARKING PADS OF A MINIMUM 2.75 m WIDTH x 6.0 m DEPTH (TOTAL 3 EXTERIOR PARKING PADS)





16-0113-00

SUMMARY OF PARKING REQUIREMENTS

- 1) MINIMUM GARAGE WIDTH = 6.1 m
MINIMUM GARAGE DEPTH = 6.4 m
- 2) EVERY LOT REQUIRES ONE DEDICATED 3.0 m WIDE x 6.0 m DEEP EXTERIOR PARKING PAD
- 3) LOTS 6 AND 7 REQUIRE ONE ADDITIONAL PARKING PAD OF A MINIMUM 2.75 m WIDTH x 6.0 m DEPTH (TOTAL 2 EXTERIOR PARKING PADS)
- 4) LOTS 1, 2, 3, 4, 5, 8, 9 REQUIRE TWO ADDITIONAL PARKING PADS OF A MINIMUM 2.75 m WIDTH x 6.0 m DEPTH (TOTAL 3 EXTERIOR PARKING PADS)

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0113-00

Issued To:

("the Owner")

Address of Owner: 19306 - 71 Avenue
Surrey, BC V4N 1N2

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: 005-240-794
Lot 36 Section 15 Township 8 New Westminster District Plan 54452

19306 - 71 Avenue

(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:

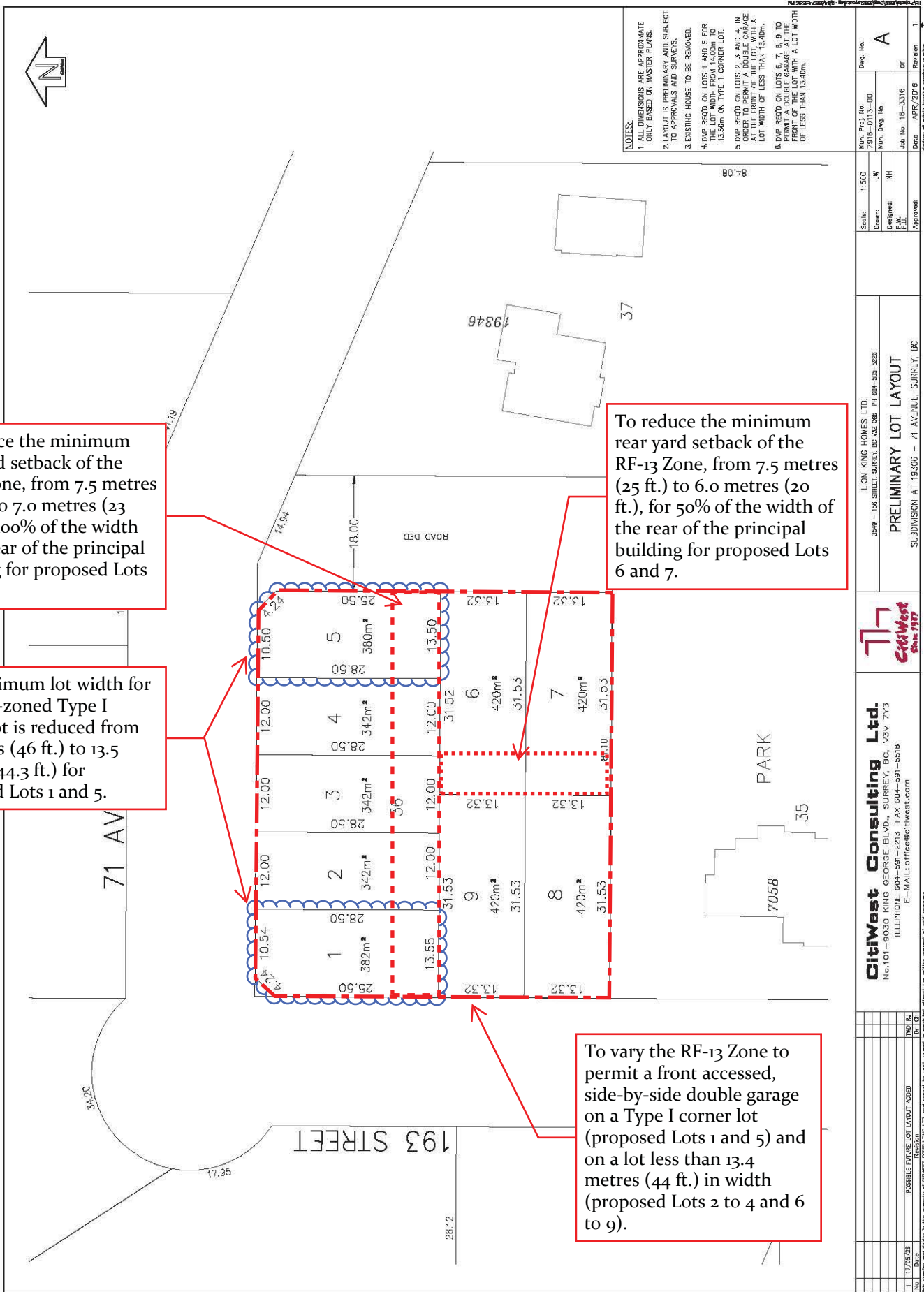
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section K. Subdivision of Part 16B "Single Family Residential (13) Zone (RF-13)", the minimum lot width for a Type I "Corner Lot" is reduced from 14 metres (46 ft.) to 13.5 metres (44.3 ft.) for proposed Lot 1 and 5;
 - (b) In Section F. Yards and Setbacks of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 7.0 metres (23 ft.) for 100% of the width of the rear of the principal building for proposed Lots 1 to 5;
 - (c) In Section F. Yards and Setbacks of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum rear yard setback is reduced from 7.5 metres (20 ft.) to 6.0 metres (20 ft.) for 50% of the width of the rear of the principal building for proposed Lots 6 and 7; and
 - (d) In Section H.5 Off-Street Parking of Part 16B "Single Family Residential (13) Zone (RF-13)", a front access, side-by-side double garage shall be permitted on a Type I corner lot (proposed Lots 1 and 5) and on a lot less than 13.4 metres (44 ft.) wide (proposed Lots 2 to 4 and 6 to 9).
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings 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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan



Scale:	1:500	Mun. Proj. No.:	7916-D113-00	Dep. No.:	A
Drawn:	JW	Mun. Dep. No.:			
Designed:	JH	Job No.:	16-3316	Of:	
File:		Date:	APR/2016	Revision:	1
Approved:		entry at price using previous number			

LION KING HOMES, LTD.
 3648 - 156 STREET, SURREY, BC V3C 2G8 PH: 604-585-5286
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 19306 - 71 AVENUE, SURREY, BC

CitiWest
 Since 1977

CitiWest Consulting Ltd.
 No. 101 - 9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com

NO. 61	POSSIBLE FUTURE LOT LAYOUT (2020)	
NO. 01	Mapsheet	
1	17/06/20	
16	Date	

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