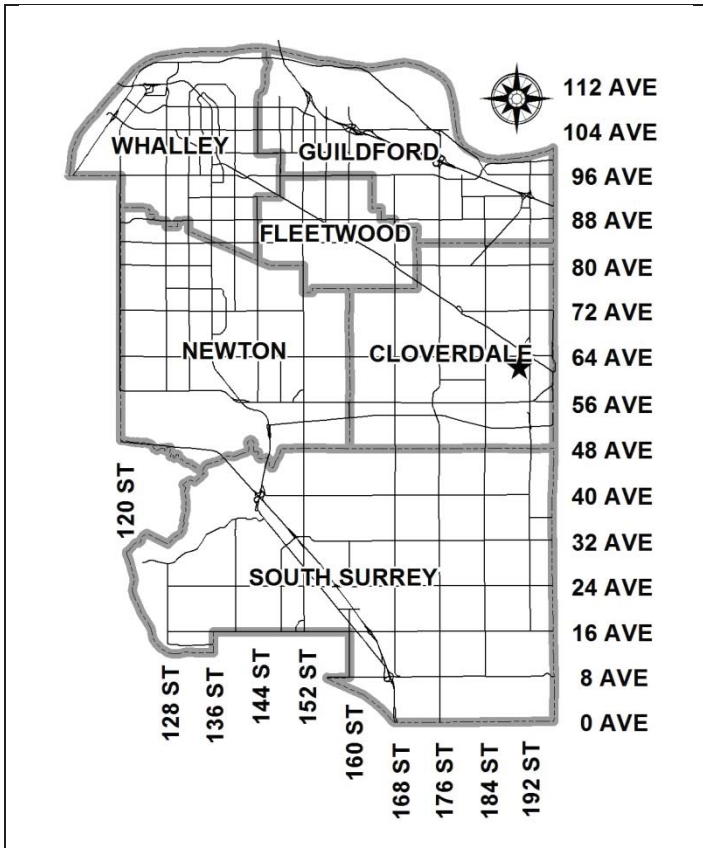


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0238-00

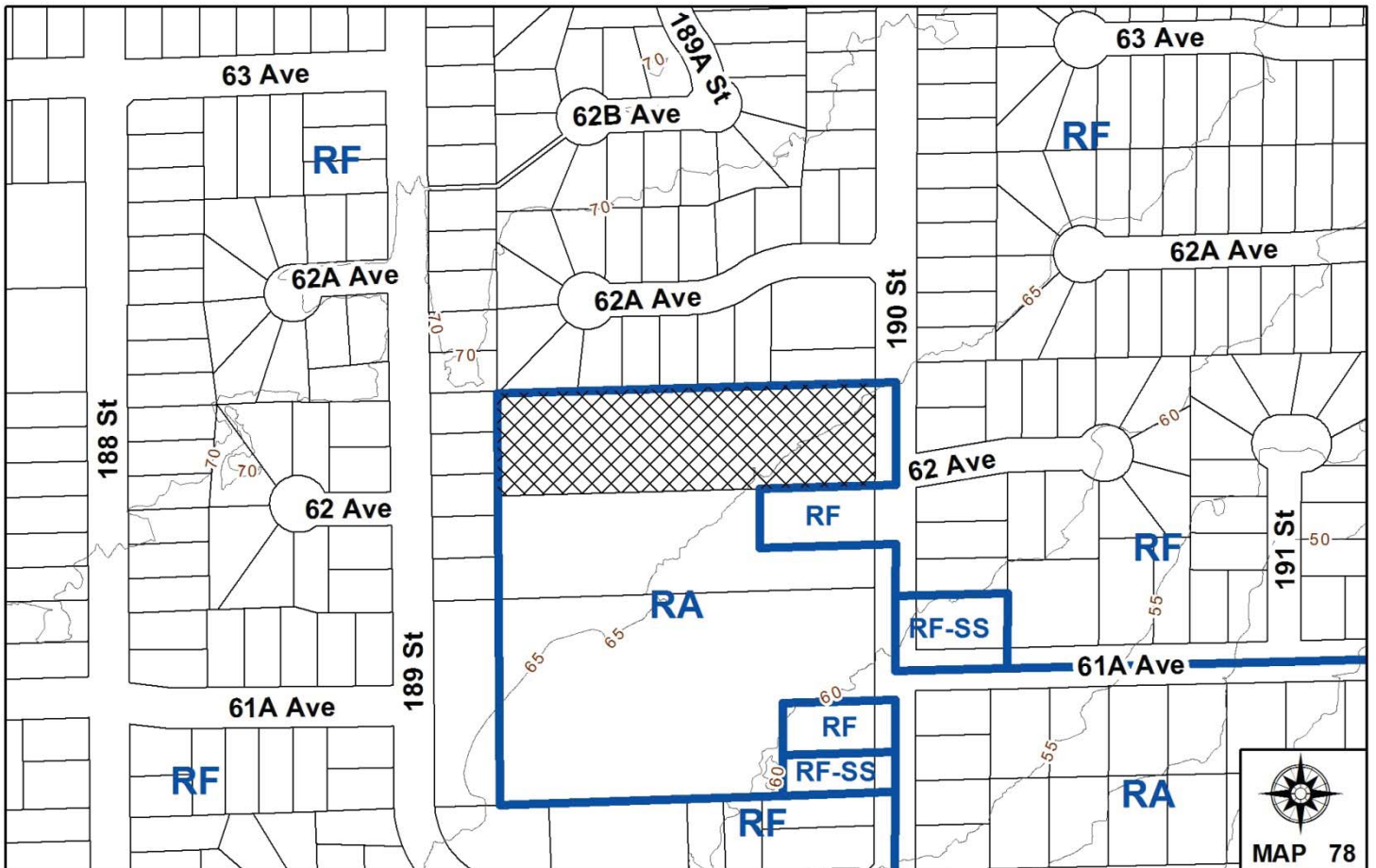
Planning Report Date: November 7, 2016



**PROPOSAL:**

- **Rezoning** from RA to RF to allow subdivision into twelve (12) single family lots.

**LOCATION:** 6189 - 190 Street  
**OWNER:** Margarete Wacker  
**ZONING:** RA  
**OCP DESIGNATION:** Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- The proposed lot sizes are compatible with existing lot sizes in the area.
- 62 Avenue will be constructed on the west side of 190 Street, as a cul-de-sac, to a half road standard along the south property line of the subject site.

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 Zone (RF)” and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) a no-build restrictive covenant to be registered on proposed Lots 2, 5 and 6 for the purpose of tree retention;
  - (f) 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
  - (g) 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:**

6 Elementary students at Latimer Road Elementary School  
3 Secondary students at Clayton Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 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:** Acreage parcel with single family dwelling to be removed.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North :	Single family dwellings.	Urban	RF
East (Across 190 Street):	Single family dwellings.	Urban	RF
South:	Acreage parcel and oversized RF-zoned lot, each with a single family dwelling.	Urban	RA and RF
West:	Single family dwellings.	Urban	RF

**DEVELOPMENT CONSIDERATIONS**

- The 9,276-square metre (2.3 ac.) subject lot is located at 6189 – 190 Street in Cloverdale. The site is currently zoned “One-Acre Residential Zone” (RA) and is designated “Urban” in the Official Community Plan (OCP).
- The lot is an infill lot located within an established single family neighbourhood, where the majority of the surrounding lots were created between 1988 and 1994. The adjacent lots are zoned RF, with the exception of the adjacent 7,618-square metre (1.9 ac.) lot to the south, located at 6163 – 190 Street. This large lot to the south is also zoned RA and has future subdivision potential, subject to an approved rezoning and subdivision application, similar to the subject application.
- The remaining RA-zoned land further to the south is City-owned, East View Park.
- The applicant proposes to rezone the subject site from “One-Acre Residential Zone” (RA) to “Single Family Residential Zone” (RF) in order to subdivide into twelve (12) single family lots.
- The proposed lot dimensions range as follows:
  - 15 metres (49 ft.) to 19 metres (62 ft.) in width;
  - 28 metres (92 ft.) to 42 metres (138 ft.) in depth; and
  - 590 square metres (6,350 sq. ft.) to 750 square metres (8,073 sq. ft.) in area.

- All proposed lots meet or exceed the dimensional requirements of the RF Zone.
- The proposed subdivision is compatible within the context of the neighbourhood. The majority of the adjacent RF-zoned lots are 660 square metres (7,104 sq. ft.) in size, which was the standard prior to 1993. The average size of the twelve proposed lots is 622 square metres (6,700 sq. ft.).
- As a condition of the proposed development, 62 Avenue will be constructed on the west side of 190 Street as a cul-de-sac, to a half road standard. Proposed Lots 3-12 will front this new road. Proposed Lots 1 and 2 will front 190 Street. The remaining portion of 62 Avenue will be constructed when 6163 and 6173 – 190 Street to the south redevelop in the future.
- Proposed Lots 1 and 2 fronting 190 Street, exceed the Infill Policy with lot widths of 19.2 and 19.4 metres (63 and 64 ft.) respectively.
- The existing house and accessory structures on the subject site will be removed.

#### Building Design Guidelines and Lot Grading

- The applicant retained Tejeshwar Singh of Simplex Consultants 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 specify characteristics that have a strong relationship with existing homes in the area.
- A preliminary lot grading plan was submitted by Coastland Engineering and Surveying Ltd. The applicant proposes basements on all twelve (12) lots. 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 August 23, 2016, and a revised pre-notification letter with updated staff contact information was mailed on October 12, 2016. The development proposal sign was installed in late August, 2016. Staff received seven responses including a response from the Cloverdale Community Association, as summarized below (staff comments in italics).

- Five respondents expressed concerns related to overcrowding schools, loss of wildlife and trees, increased traffic, multiple secondary suites per new home, and/or the proposed density being too high.

*(The subject site is located within the Latimer Road Elementary School and Clayton Heights Secondary School catchments. Latimer Road Elementary School is currently under capacity. Clayton Heights Secondary School is over capacity; however, Salish Secondary School is expected to open in 2018, which will relieve overcrowding at Clayton Heights Secondary School.*

*The subject site is not identified as a green infrastructure hub or corridor in the Biodiversity Conservation Strategy. In addition to three onsite trees that are proposed to be retained, each proposed lot will be planted with three replacement trees.*

*Each future home will be permitted one secondary suite in accordance with the RF Zone.*

*Ten (10) of the twelve (12) proposed lots will front a new cul-de-sac (62 Avenue), which will reduce the impact the proposed development has on traffic in the area.*

*The proposed density is compatible with the existing density in the area. Initially, the applicant proposed 12 lots, plus a remainder portion that could be consolidated with the lot to the immediate south to achieve an additional lot. In order to address neighbourhood concerns about the proposed density and lot sizes, the applicant eliminated the remainder portion, and distributed the area from the remainder portion, to the twelve proposed lots to increase the lot sizes. The majority of the adjacent RF-zoned lots, which were primarily created between 1988 and 1994, are 660 square metres (7,104 sq. ft.) in size which was the standard at that time. The average size of the twelve proposed lots is 622 square metres (6,700 sq. ft.).*

- The owner of the two lots to the immediate south (6163 and 6173 – 190 Street) inquired about the development potential of these two lots.

*(The applicant has provided a concept plan that demonstrates how 6163 and 6173 – 190 Street can redevelop in the future. The portion of 62 Avenue that will not be constructed under the subject application, would be constructed as a condition of 6163 and 6173 – 190 Street redeveloping. A location certificate would be required to determine if the existing house at 6173 – 190 Street could be retained, or, if it would be impacted by the construction of 62 Avenue and need to be removed.)*

- The Cloverdale Community Association (CCA) submitted a letter (Appendix VII) 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.

*(On July 25, 2016, Council granted final approval to the following modifications to the RF Zone as per Corporate Report No. R158, to address off-street parking concerns:*

- *increase the maximum allowable number of vehicles parked outside from two to three, and further increase this number to four where the front garage is set back 11 metres (36 ft.) or more;*
- *increase the permitted width of a driveway from 6.0 metres (20 ft.) to 8.0 metres (27 ft.), to allow three cars to park on the driveway side-by-side-by-side;*
- *allow a parking pad in the side yard by reducing the 1.8-metre (6 ft.) side yard setback to 1.2 metres (4 ft.) if the opposite side yard (parking pad location) setback is increased to 2.4 metres (8 ft.);*
- *increase the permitted amount of paving in the front yard from 33% to 50% to accommodate the wider driveway; and*
- *on “pie-shaped” lots fronting a cul-de-sac bulb where the lot frontage is 8.0 metres (27 ft.) or less, increase the required front setback to the garage to 11.0 metres (36 ft.).*



*Of the allowable floor area, 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. The Building Scheme will require the garages to be a minimum of 6.4 metres (21 ft.) deep by 6.1 metres (20 ft.) wide, which amounts to 39 square metres (420 sq. ft.).*

*The new 62 Avenue cul-de-sac will initially be constructed to a half-road standard, which does not permit on-street parking. Once redevelopment occurs to the south and a full road is realized, parking will be possible on both sides of the street.)*

## TREES

- Monica Ardiel, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder / Cottonwood	9	9	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Bigleaf Maple	4	4	0
Hawthorn	1	1	0
Purple Leaf Plum	1	0	1
<b>Coniferous Trees</b>			
Douglas Fir	2	1	1
Giant Sequoia	2	2	0
Sawara Falsecypress	4	4	0
Weeping White Spruce	1	1	0
Western Red Cedar	3	2	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>19</b>	<b>16</b>	<b>3</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>36</b>	
<b>Total Retained and Replacement Trees</b>		<b>39</b>	
<b>Contribution to the Green City Fund</b>		<b>\$2,000</b>	

- The Arborist Assessment states that there are a total of 19 mature trees on the site, excluding Alder and Cottonwood trees. Nine (9) existing trees, approximately 32% of the total trees on the site, are Alder and Cottonwood trees. 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 condition of the trees, location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 41 replacement trees on the site. Since only 36 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of five (5) replacement trees will require a cash-in-lieu payment of \$2,000 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of thirty nine (39) trees are proposed to be retained or replaced on the site with a contribution of \$2,000 to the Green City Fund.

### 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
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.
4. Sustainable Transport & Mobility (D1-D2)	• The site is located within walking distance of bus routes along 60 and 64 Avenues.
5. Accessibility & Safety (E1-E3)	• The future homes will be oriented toward the street.
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• A Public Hearing for the proposed rezoning will be held. A development notification sign was installed onsite.



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. Cloverdale Community Association Comments

*Original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/dk



## SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.30
Hectares	0.93
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	12
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15 m. – 19 m.
Range of lot areas (square metres)	590 sq. m. – 750 sq. m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.2 lots/ha & 13 lots/ac
Lots/Hectare & Lots/Acre (Net)	6.6 lots/ha & 16.2 lots/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	29.3
Estimated Road, Lane & Driveway Coverage	25.5
Total Site Coverage	54.8
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



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

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

DATE: **November 2, 2016** PROJECT FILE: **7816-0238-00**

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RE: **Engineering Requirements  
Location: 6189 190 Street**

### REZONE/SUBDIVISION

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

- Dedicate 11.50 metres for 62<sup>nd</sup> Avenue for the Half Road Standard along with a portion of the cul-de-sac with a 14.0m radius. The ultimate 17.0 metre Limited Local Road Standard and cul-de-sac is to be completed with the future development of 6173 and 6163 190 Street.
- Dedicate a 3.0 x 3.0 metre corner cut at the intersection of 62<sup>nd</sup> Avenue and 190 Street.
- Provide a 0.50 metre SRW along the 62<sup>nd</sup> Avenue and 190 Street frontages.

#### *Works and Services*

- Construct the west half of 190 Street to the Local Road Standard.
- Construct 62<sup>nd</sup> Avenue to the Half Road Standard.
- Construct 6.0 metre concrete driveway letdowns for each lot.
- Construct the 62<sup>nd</sup> Avenue cul-de-sac to City Standards
- Construct water, storm, and sanitary mains to service the development.
- Construct water, storm, and sanitary service connections to each lot.
- Construct on-site stormwater mitigation features per the Cloverdale-McLellan Creek ISMP. Register applicable restrictive covenants for features as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

CE4



Wednesday, August 10, 2016  
 Planning

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 16 0238 00

**SUMMARY**

The proposed 12 Single family with suites are estimated to have the following impact on the following schools:

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

Elementary Students:	6
Secondary Students:	3

September 2015 Enrolment/School Capacity

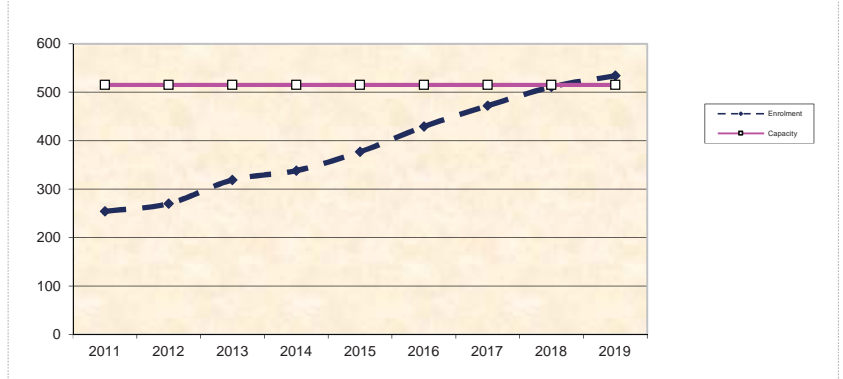
<b>Latimer Road Elementary</b>	
Enrolment (K/1-7):	56 K + 321
Capacity (K/1-7):	40 K + 475
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1332
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**School Enrolment Projections and Planning Update:**

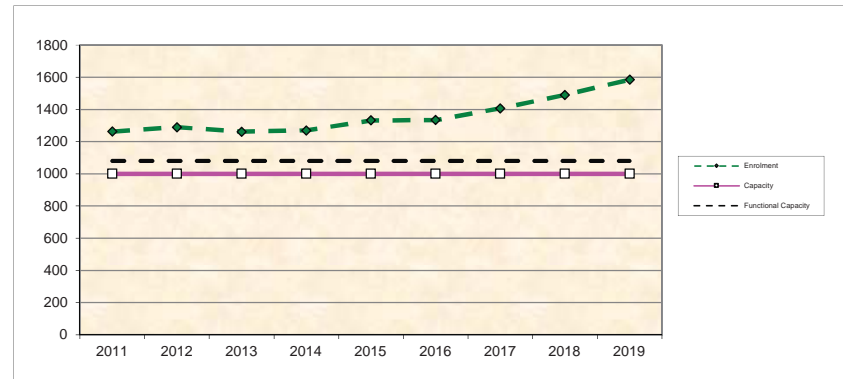
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

To reduce overcrowding at surrounding schools, boundary adjustments have been implemented from Hazelgrove Elementary and Hillcrest Elementary to Latimer Road Elementary in 2010 and from Katzie Elementary to Latimer Road in 2015. A Montessori program was added to Latimer Road Elementary in September 2013 which will accelerate enrolment growth at Latimer Road. The school district, as a high priority in its capital plan, has requested two new elementary schools in the Clayton area to accommodate existing and projected enrolment pressures. One of those schools, in the North Clayton area has received funding approval and is in the design phase (scheduled to open 2019). The school district has received capital project approval for a new secondary school, Salish Secondary (scheduled to open 2018), that will relieve overcrowding at Lord Tweedsmuir Secondary and Clayton Heights Secondary.

**Latimer Road 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 #: 7916-0238-00  
 Project Location: 6189 190th Street, Surrey, B.C.  
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

**This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.**

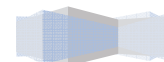
### 1. Residential Character

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

The area surrounding the subject property consists of a majority of homes built approximately 5-10 years ago. The style of the homes in the area “traditional west coast” and “west coast modern” which range from 1200sf up to 3000 sf. The homes surrounding the property have mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 12:12 slope roofs with one to two street facing feature projections. Roof surfaces are asphalt shingles and the cladding is primarily stucco or siding with stone or brick accents. These newer homes can be used as context homes. There is an elementary school South-West of the property.

#### 1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are “West Coast Modern”.
- 2) All context homes are 2 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 6:12 for the newer context homes.





**Dwelling Types/Locations:** 2 storey split levels.

**Exterior Treatment /Materials:** Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** A variety of roofing products have been used, and a variety could be permitted.

**Window/Door Details:** Rectangle or arched.

**Streetscape:** The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

**Dwelling Types/Location:** 2 storey or 3 storey split levels.

**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

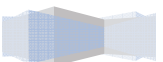
**Restrictions on Dwellings** None.

**Exterior Materials:** Stucco, Vinyl, Hardiplank, Brick, and Stone.

**Colours:** "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

**Roof Pitch:** Minimum roof pitch must be 6:12.

**Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.



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

**Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.

**Tree Planting Deposit:** **\$1,000** (to developer)  
- 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction

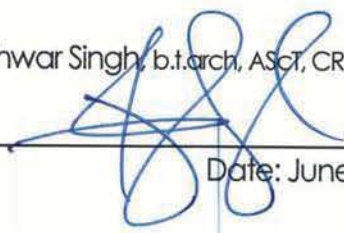
**Compliance Deposit:** **\$5,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: June 16, 2016

**Reviewed and Approved by:**

Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc



Date: June 16, 2016



MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

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## Tree Preservation Summary

Surrey Project No: 7916-0238-00

Address: 6189 - 190 Street

Registered Arborist: Monica Ardiel

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)	28
<b>Protected Trees to be Removed</b>	25
<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 9 X one (1) = <u>9</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 16 X two (2) = <u>32</u></li> </ul>	41
<b>Replacement Trees Proposed</b>	36
<b>Replacement Trees in Deficit</b>	5
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

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 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 7 X two (2) = 14</li> </ul>	14
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD

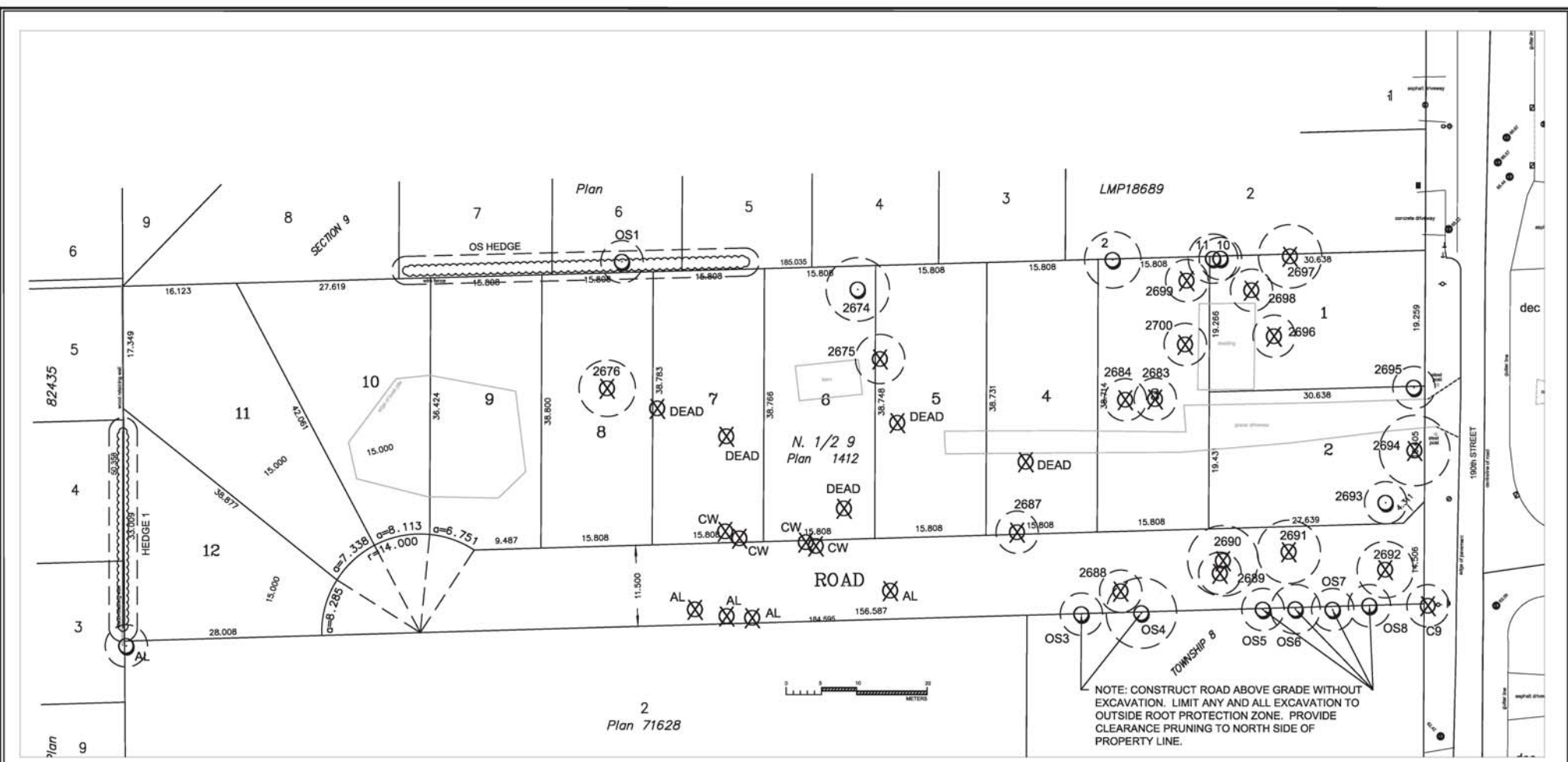
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:	Date: May 18, 2016
------------------------	--------------------



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302





NOTE: CONSTRUCT ROAD ABOVE GRADE WITHOUT EXCAVATION. LIMIT ANY AND ALL EXCAVATION TO OUTSIDE ROOT PROTECTION ZONE. PROVIDE CLEARANCE PRUNING TO NORTH SIDE OF PROPERTY LINE.

**LEGEND**

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- MINIMUM ROOT PROTECTION ZONE

NO.	DATE	BY	REVISION
1	OCT2016	MK	REVISED SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

#105, 8277 129 SL  
 Surrey, British Columbia  
 V3W 0A6  
 Ph: (778) 593-0300  
 Fax: (778) 593-0302  
 Mobile: (604) 240-0309  
 Email: mfadum@fadum.ca

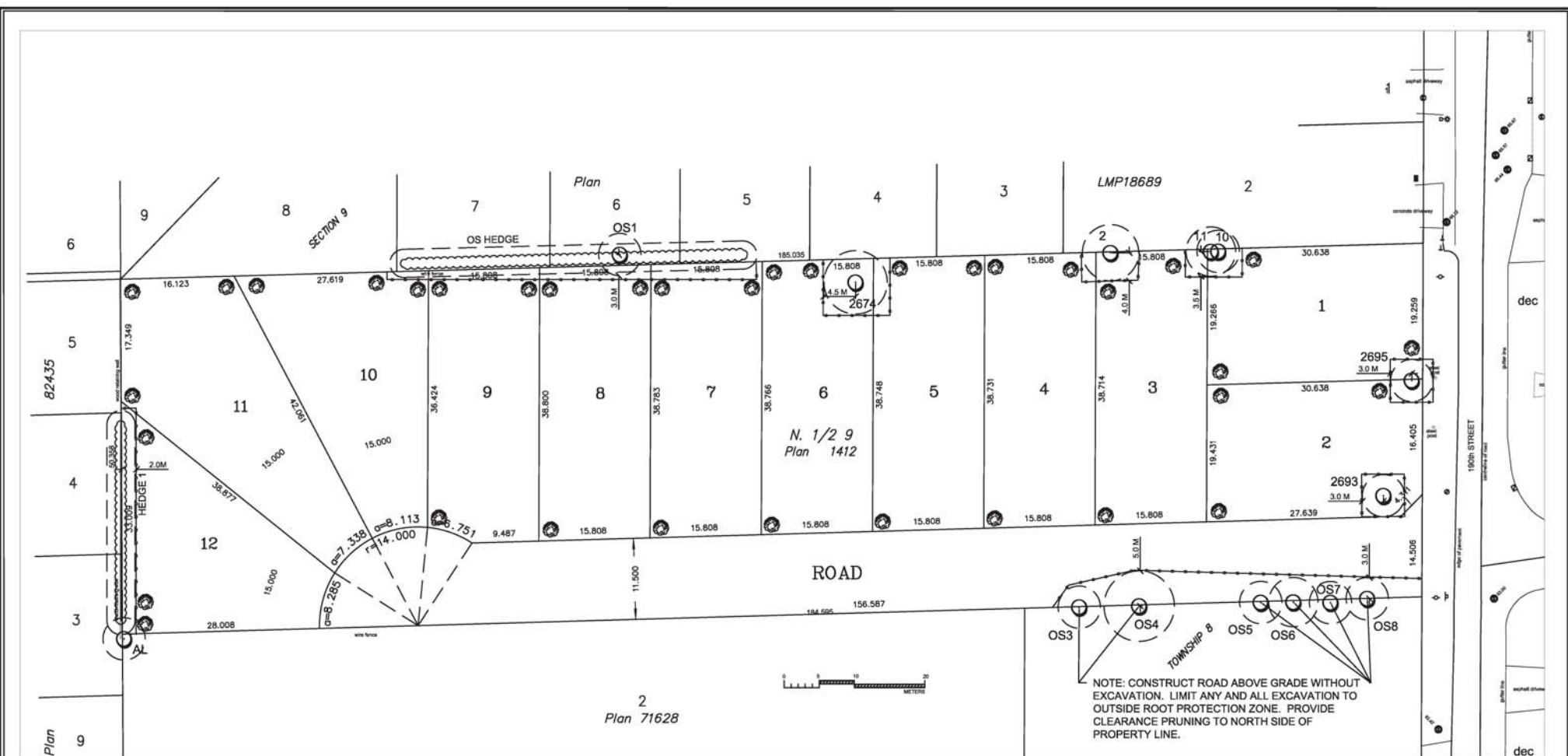
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PROJECT TITLE  
**6189 190 STREET**  
**SURREY, B.C.**

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**  
 CLIENT

DRAWN SL  
 SCALE AS SHOWN  
 DATE APRIL 28, 2016

**T-1**  
 SHEET 1 OF 2



NOTE: CONSTRUCT ROAD ABOVE GRADE WITHOUT EXCAVATION. LIMIT ANY AND ALL EXCAVATION TO OUTSIDE ROOT PROTECTION ZONE. PROVIDE CLEARANCE PRUNING TO NORTH SIDE OF PROPERTY LINE.

**LEGEND**

- TREE TO BE RETAINED
- MINIMUM ROOT PROTECTION ZONE
- TREE PROTECTION FENCING
- REPLACEMENT TREE  
5 CM. DECIDUOUS OR 3 CM. CONIFEROUS

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO BCSLA/BCLNA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



NO.	DATE	BY	REVISION
1	OCT26/16	MK	REVISED SITE PLAN

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

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Surrey, British Columbia  
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PROJECT TITLE  
**6189 190 STREET**  
**SURREY, B.C.**

SHEET TITLE  
**T2 - TREE REPLACEMENT AND PROTECTION PLAN**

CLIENT

DRAWN MK  
SCALE AS SHOWN  
DATE APRIL 28, 2016

**T-2**  
SHEET 2 OF 2



# Cloverdale Community Association

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

October 25, 2016

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

**Re: 7916-0238-00 / 6189-190 Street**

Dear Mr. Denney:

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

We are pleased to hear that the developer has not proposed RF10 lots and has chosen to go with RF lots instead. Having said this, we would like to 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 and grass and double-sided parking.
2. If the builder/developer is planning on building secondary suites then we would like to see a gravel or paver block type parking pads installed on the each lot to meet requirements of the secondary suite parking bylaw. Using the driveway in front of the garage does not meet the needs of the homeowners today. Street parking is meant for the public to use and not the homeowners or tenants.
3. We would like all garage sizes **regardless** of the zoning to be **at least** 6.4m deep x 6.1m wide to accommodate larger vehicles even though the City's minimum standard dimensions maybe less than what we have requested above.
4. We are also requesting a restrictive covenant to be placed on all the lots to ensure that the garage sizes, parking pads (if any) and their locations do not change or **purposely get skipped after the project receives final approval.** If a restrictive covenant is not possible, we request that the final building scheme documentation include our requirements as noted in this letter.
5. With the addition of these lots in the neighborhood, please confirm that there will be enough space in the nearby schools to accommodate more students as most, if not all of the schools in Cloverdale area have already exceeded their maximum capacity.





# Cloverdale Community Association

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

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

We trust the above information is satisfactory and as always, we expect our comments to be added in the planning report and project file for council to review.

Thank you.

Sincerely,

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

Mike Bola  
President  
Cloverdale Community Association  
604-318-0381

Cc: Board of Directors