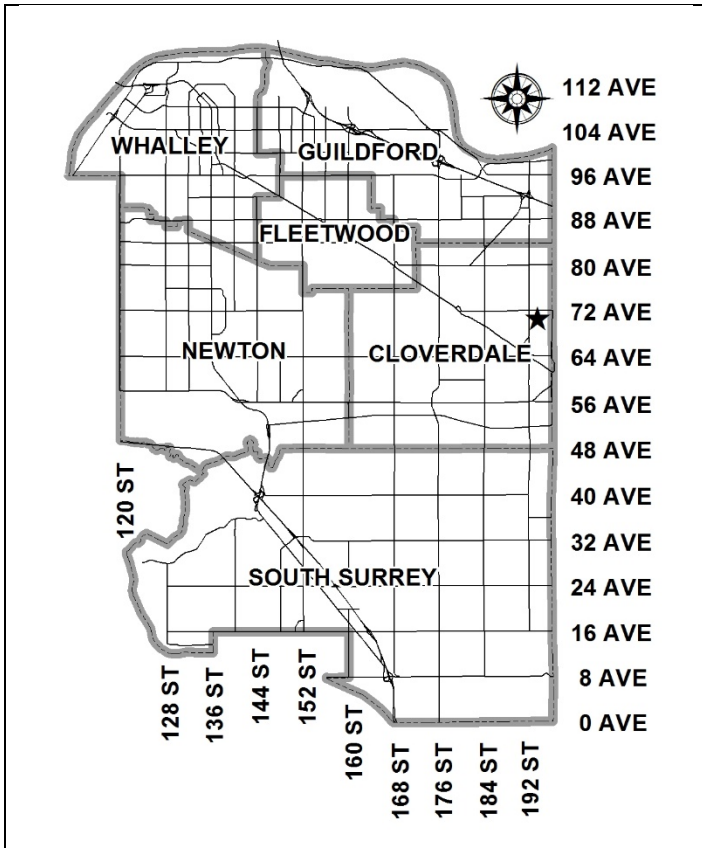


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0481-00

Planning Report Date: May 13, 2019

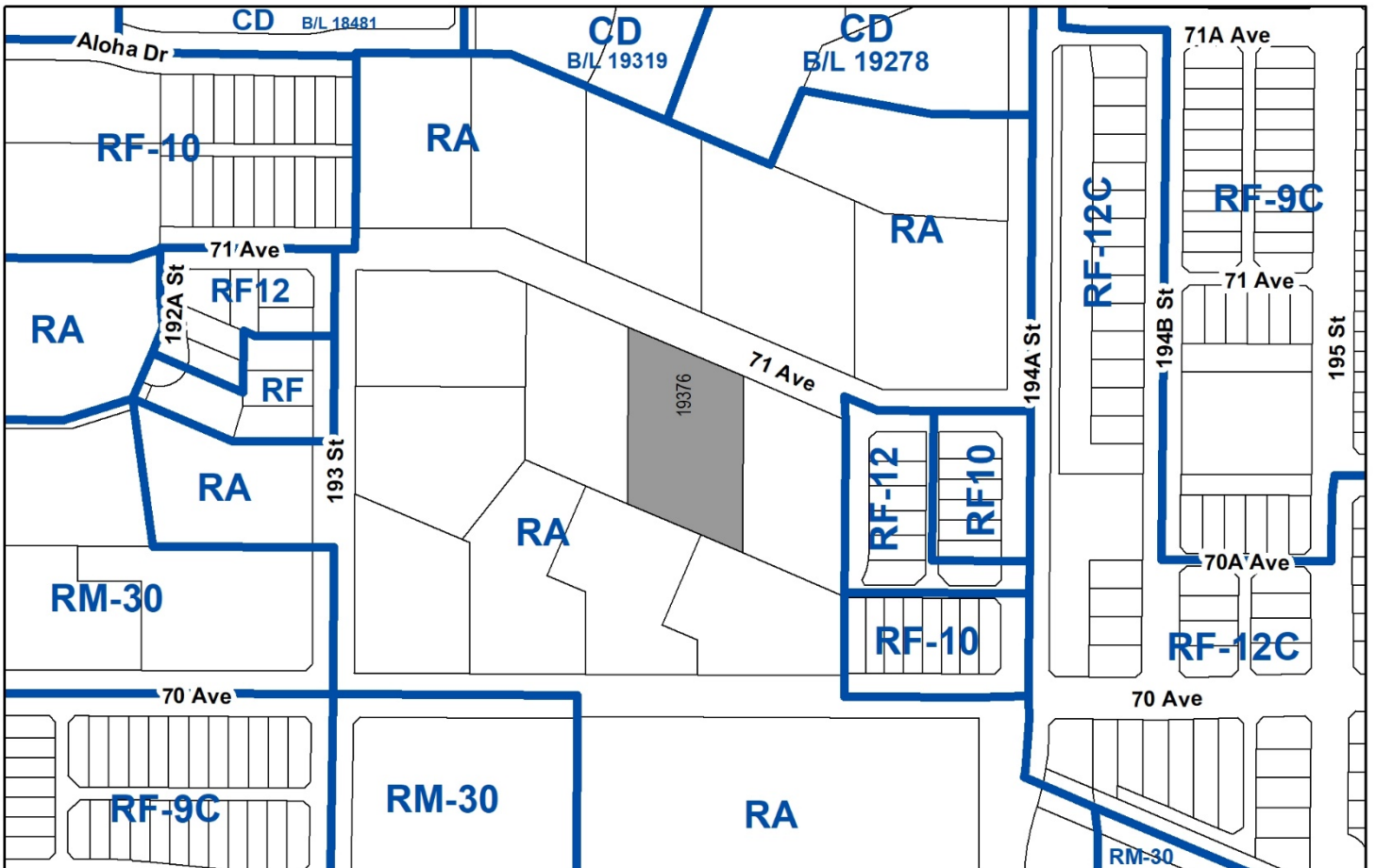


**PROPOSAL:**

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

to allow subdivision into three (3) single family small lots and one (1) oversized single family small lot with future subdivision potential.

**LOCATION:** 19376 - 71 Avenue  
**ZONING:** RA  
**OCF 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.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

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

### 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).
- When the Aloha Estates Plan was approved, it was acknowledged that amendments would be required to the East Clayton NCP through individual land development applications.
- As the applicant has not been able to obtain the necessary off-site road dedications to facilitate access to the southern half of the subject site, as per the concept road alignment of the Aloha Estates Plan, a 'No-Build' Restrictive Covenant will be registered over a 2,649-square metre (28, 513-sq.ft.) portion of proposed Lot 4 until such time as off-site dedication and access is provided.
- The Cloverdale Community Association (CCA) has expressed support for the proposed infill development.

## 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 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant for "No-Build" on a portion of proposed Lot 4, until such time as access can be provided to the south portion of the subject site through off-site road dedication and construction;
  - (g) registration of a 10-metre (33-ft.) and 0.5-metre (1.5-ft.) wide Statutory Right-of-Way along future Fisher Drive;
  - (h) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lots 1 and 2; and
  - (i) registration of a Section 219 Restrictive Covenant to require minimum double (side-by-side) garage dimensions of 6.1 metres (20 ft.) wide by 6.4 metres (21 ft.) deep, as measured from the interior face of the side walls of the garage, and an additional paver or permeable concrete parking pad on proposed Lots 1-4.
3. 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:**

2 Elementary students at Katzie Elementary School  
1 Secondary student 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 Fall 2021.

Parks, Recreation & Culture:

No objections. The applicant will be required to pay the East Clayton NCP amenity contribution on a per lot basis.

### SITE CHARACTERISTICS

Existing Land Use: Existing residential acreage lot with single family dwelling and accessory building, which will be removed.

Adjacent Area:

Direction	Existing Use	Aloha Estates Infill Area Concept Plan Designation	Existing Zone
North (Across 71 Avenue):	Acreage residential lots with single family dwellings.	Single Family Front Accessed (6-10 upa)	RA
East:	Acreage residential lot with single family dwelling.	Single Family Front Accessed (6-10 upa)	RA
South:	Acreage residential lots with single family dwellings encumbered by a FortisBC right-of-way.	Single Family Front Accessed (6-10 upa)	RA
West:	Acreage residential lot with single family dwelling.	Single Family Front Accessed (6-10 upa) and Park	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 (the "Aloha Estates Plan") (Appendix VIII), which was approved by Council on October 28, 2013 (Corporate Report No. R219; 2013). 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 0.46-hectare (1.13-acre) subject site is located at 19376 – 71 Avenue, 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, "Single Family Front Accessed (6-10 upa)" in the Aloha Estates Plan and is currently zoned "One-Acre Residential Zone (RA)".
- The City's mapping system identifies a Class C (green-coded) watercourse running parallel to the south property line of the subject site. The applicant has provided a Watercourse Assessment, completed by a Qualified Environmental Professional (QEP), which confirms the existing classification. No additional setbacks or protection measures are required as part of the subject application.

#### 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

- In addition to the proposed amendment to the East Clayton NCP the applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" in order to allow subdivision into three (3) single family small lots and one (1) oversized single family small lot with future subdivision potential.
- Proposed Lots 1-4 will be developed as RF-13 Type II "interior" lots. All of the proposed lots, excluding the 'No-Build' portion of proposed Lot 4, are 13.7 metres (45 ft.) wide, 35.8 metres (117 ft.) deep and 491 square metres (5,285 sq.ft.) in area, exceeding the minimum dimensional and lot area requirements of the RF-13 Zone.
- The proposed development complies with the "6-10 upa (Low Density)" and "Single Family Front Access (6-10 upa)" designations in the East Clayton NCP and Aloha Estates Plan respectively.
- The applicant has not been able to obtain the necessary off-site road dedications to facilitate access to the southern half of the subject site, as per the preferred road alignment of the Aloha Estates Plan. A 'No-Build' Restrictive Covenant will be registered over a 2,649-square metre (28,513-sq.ft.) portion of proposed Lot 4 (see Appendix II) until such time as off-site dedication and access is provided.
- Further re-subdivision of the 'No-Build' portion of proposed Lot 4 (southern half of the subject sit) will require a future development application.

### Road Dedication and Construction Requirements

- Proposed Lots 1-4 will be oriented towards and take access from 71 Avenue to the north.
- The applicant will be required to construct the south side of 71 Avenue to the Through Local Road standard and register a 0.5-metre (1.5-ft.) wide statutory right-of-way for utility access and sidewalk maintenance.
- Although no dedication or construction for the proposed east-west Through Local Road ('Fisher Drive') along the south portion of the subject site will be required as part of the subject application, the applicant will be required to register a 10-metre (33-ft.) wide and 0.5-metre (1.5-ft.) statutory right-of-way along the south property line of the subject site.
- The proposed ROW will help facilitate a more equitable road alignment within this portion of the Aloha Estates Plan area, should neighbouring properties redevelop between the completion of the subject application and re-subdivision of the 'No-Build' portion of the subject site.

### Neighbourhood Character Study and Building Scheme

- Mike Tynan, of Tynan Consulting Limited, prepared the Neighbourhood Character Study and Building Scheme for the subject site. The Character Study involved reviewing several existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed development.

- The Character Study found that few of the existing homes in the neighbourhood provide suitable architectural context for the proposed RF-13 development. The guidelines, a summary of which is attached (Appendix V), propose balanced "mid-scale" massing, improved construction materials and higher trim and detailing standards in line with post-2016 small lot developments.
- The Design Consultant has confirmed that no variances are required on proposed Lots 1-4 in order to accommodate larger double (side-by-side) garages and an additional parking pad as requested by the Cloverdale Community Association (see Pre-notification Section).

#### Proposed Lot Grading

- Preliminary lot grading plans were prepared and submitted by Hub Engineering Inc. The plans were reviewed by staff and found to be generally acceptable.
- In-ground basements are proposed for all lots with no fill proposed in excess of 0.5 metres (1.5 ft.) in depth.
- Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been submitted and accepted by the City's Engineering Department.

#### PRE-NOTIFICATION

Pre-notification letters were sent out to the surrounding neighbourhood on January 28, 2019, and a Development Proposal Sign was installed along the 71 Avenue street frontage on March 25, 2019. To date, staff have received one (1) telephone call from an area resident interested in re-developing their property.

The Cloverdale Community Association (CCA) has submitted a letter (Appendix IX) in support of the proposed infill development subject to the following considerations, described below:

- Streets should be widened to accommodate sidewalks, green boulevards with trees and parking on both sides of the street.

*(Although no road dedication along 71 Avenue is required as part of the subject application, the applicant will be required to construct the site frontage to the Through Local Road standard which includes grassed boulevard with street trees and lighting. In addition, the applicant has proposed to retain two existing Silver Maples along the 71 Avenue boulevard.*

*On-street parking opportunities on 71 Avenue will be reviewed through the detailed design phase, should Council grant 3<sup>rd</sup> Reading to the subject application.)*

- Provisions should be added to the Building Scheme requiring garage sizes to be a minimum of 6.4 metres (21 ft.) deep and 6.1 metres (20 ft.) wide.

*(The applicant has agreed to register a Section 219 Restrictive Covenant and include provisions in the Building Scheme to accommodate an enlarged double, side-by-side garage and an additional paver or permeable concrete parking pad for suite parking on each proposed lot.)*

- Confirm that there will be enough space in the nearby schools to accommodate additional students as the Aloha Estates Plan Area develops.

*(According to the Surrey School District, the projected student enrollment from the subject site is two (2) elementary students and one (1) secondary student. Both Katzie Elementary School and Clayton Heights Secondary School are currently operating over capacity.*

*To meet the increasing demand the School District has advised that they are currently in design and construction for two new, 650-capacity elementary schools (Maddaugh Road Elementary and Regent Road Elementary) which are targeted to complete construction in January 2021 and June 2021, respectively, and open in September 2021. The catchment boundaries for the elementary schools have not been finalized.*

*The applicant has advised that the proposed dwelling units are expected to be constructed and ready for occupancy in Fall 2021, which aligns with the completion of the two new elementary schools*

*A new 1500-capacity secondary school, Ecole Salish Secondary, opened in September 2018, and is currently below capacity. Ecole Salish Secondary services the North Cloverdale West, North Cloverdale East, East Clayton Extension, East Clayton Extension West of 188 Street, West Clayton and a portion of the East Clayton Extension North of 72 Avenue NCPs.)*

## TREES

- Xudong Bao, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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>Deciduous Trees</b>			
Cherry	3	1	2
Horse Chestnut	1	1	0
Katsura	1	1	0
Maple	8	2	6
Willow	2	0	2

Tree Species	Existing	Remove	Retain
<b>Coniferous Trees</b>			
Deodar Cedar	3	1	2
Giant Redwood	4	0	4
Scots Pine	2	1	1
Western Red Cedar	3	0	3
<b>Total</b>	<b>27</b>	<b>7</b>	<b>20</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>6</b>	
<b>Total Retained and Replacement Trees</b>		<b>26</b>	
<b>Contribution to the Green City Fund</b>		<b>\$3,200.00</b>	

- The Arborist Assessment states that there are a total of 27 protected trees on the site, with no Alder or Cottonwood trees. It was determined that 20 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.
- The proposed road cross-section for the portion of 71 Avenue fronting the subject site was altered in order to maximize tree preservation. This will require suspended slab for the sidewalk and supervision by an arborist during construction.
- 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 14 replacement trees on the site. Since only 6 replacement trees are proposed, the deficit of 8 replacement trees will require a cash-in-lieu payment of \$3,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 26 trees are proposed to be retained or replaced on the site with a contribution of \$3,200 to the Green City Fund.
- Of the 20 trees proposed for retention on the subject site, 16 are located within the 'No-Build' portion of proposed Lot 4. The ultimate tree retention and removal on Lot 4 will be reviewed as part of a future development application for the re-subdivision of the 'No-Build' portion. The number of required replacement trees as well as any required contributions to the Green City Fund, in accordance with the City's Tree Protection By-law, will also be reviewed at that time.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on September 20, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is within the Aloha Estates Infill Plan area, and the subject proposal is consistent with the plan designation.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The development will provide for a mixture of single family house types in Aloha Estates.</li> <li>• A secondary suite will be permitted on each of the four (4) lots, subject to meeting zoning and building requirements for a secondary suite.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The project will incorporate Low Impact Development Standards, including absorbent soils and dry swales.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• No sustainable transportation or mobility features are proposed.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The proposed single family dwellings will incorporate Crime Prevention Through Environmental Design (CPTED) principles, where applicable, including "eyes on the street".</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• No green certification is proposed.</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• A Development Proposal Sign was installed on the subject property and Pre-notification letters were mailed to area residents as part of the Pre-Council application process.</li> <li>• A Public Hearing will be required under the rezoning process.</li> </ul>

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	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 NCP Plan
Appendix VIII.	Aloha Estates Plan
Appendix IX.	Comments from Cloverdale Community Association (CCA)
Appendix X.	Neighbourhood Context Photo (COSMOS, April 2018 Aerial)

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

CRL/cm

## SUBDIVISION DATA SHEET

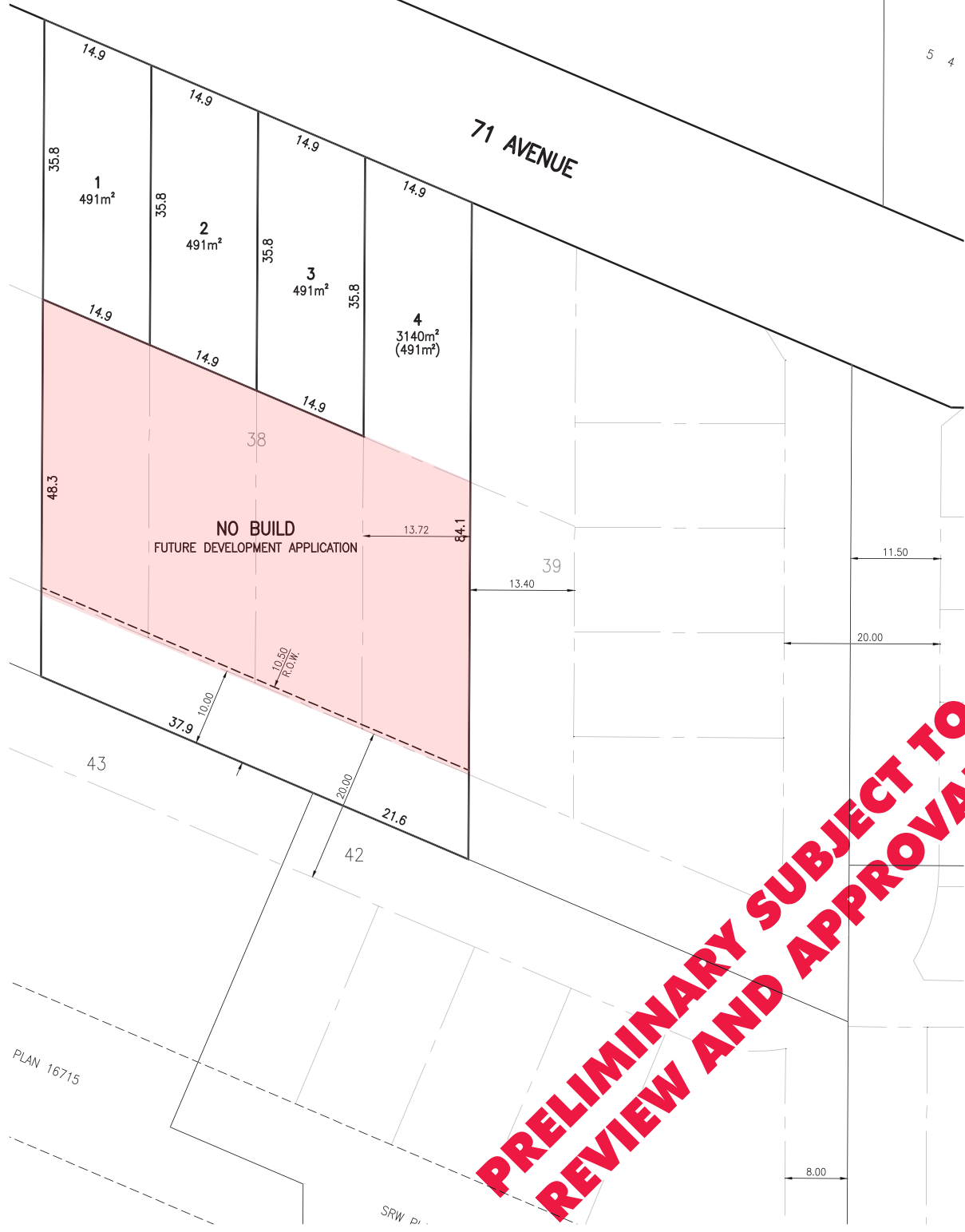
Proposed Zoning: RF-13

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.13 ac.
Hectares	0.4609 ha.
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.72 m.
Range of lot areas (square metres)	491 m <sup>2</sup> – 3,104 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	17.4 lots/ha. & 7.0 lots/ac.
Lots/Hectare & Lots/Acre (Net)	20.3 lots/ha. & 8.2 lots/ac.
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50% [entire site]
Estimated Road, Lane & Driveway Coverage	27% [entire site]
Total Site Coverage	77% [entire site]
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
	<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



P L A N 25

5 4



**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

PLAN 16715

SRW Pr

**Hub Engineering Inc.** Member  
 Engineering and Development Consultants  
 PACIFIC LAND GROUP

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:	PROJECT: 19376 71 AVENUE, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 16065	DATE: JAN 2019	LEGAL:	SCALE: 1:500
		MUNICIPAL PROJECT No.:	

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

FROM: **Development Engineer, Engineering Department**

DATE: **Apr 24, 2019** PROJECT FILE: **7816-0481-00**

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RE: **Engineering Requirements  
Location: 19376 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***

- Register 10.0-metre statutory right-of-way (SRW) along future Fisher Drive.
- Register 0.5-metre SRWs along 71 Avenue and future Fisher Drive for sidewalk maintenance.

##### ***Works and Services***

- Construct south side of 71 Avenue to the 20.0-metre through local road standard, complete with 5.25-metre pavement from centerline. To retain the existing boulevard trees, a reduced pavement width of 3.25-metre from centerline and a meandering sidewalk will be considered during the detail review stage.
- Provide each lot with a storm, sanitary and water service connection.
- 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.
- Register any legal documents required relative to the storm water mitigation.
- Pay latecomer fees and 100% cash payment for sanitary DCCs.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.  
Development Services Manager

SK2



Planning

January 30, 2019

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16 0481 00

**SUMMARY**

The proposed are estimated to have the following impact on the following schools:

4 Single family with suites

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

Elementary Students:	2
Secondary Students:	1

**September 2018 Enrolment/School Capacity**

<b>Katzie Elementary</b>	
Enrolment (K/1-7):	127 K + 777
Operating Capacity (K/1-7)	76 K + 489
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1096
Capacity (8-12):	1000

**School Enrolment Projections and Planning Update:**

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

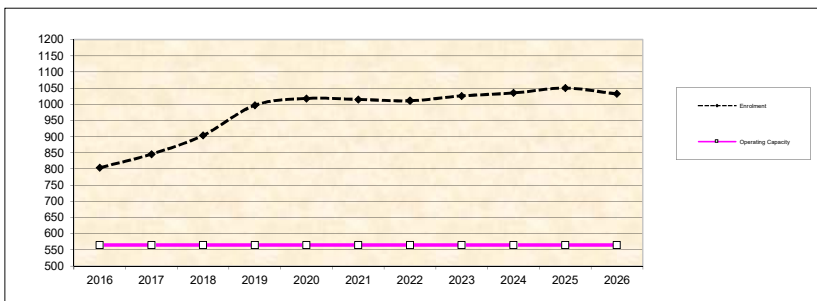
Katzie Elementary was open in the spring of 2014 to relieve pressure at the existing Clayton Elementary. Hazelgrove Elementary was built in 2009, and in 2011, a 4 classroom addition was added. The Clayton area is one of the fastest growing communities because of the build out of the East Clayton NCP and development of the Aloha Estates. As of September 2018, Katzie Elementary has 14 portables on site used for enrolling spaces.

To meet the increasing demand for enrolling space in this area, the district is currently in design and construction for two new 605 capacity elementary schools: Maddaugh Road and Regent Road are targeted to open September 2021. Until these facilities open, enrolment growth will have to be accommodated in portables.

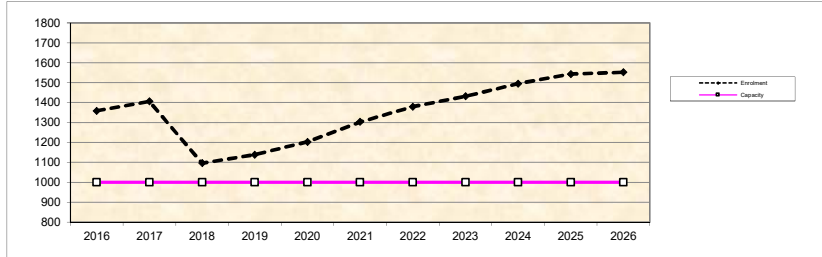
As part of the District's 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a site expansion along with a 445 capacity addition to the existing Clayton Elementary targeted to open September 2024 to meet future growth in the community. This project has yet to be approved for capital funding by the Ministry of Education.

As of September 2018, Ecole Salish Secondary was opened. The new boundaries have been established dividing the existing Clayton Heights Secondary into two catchments. Katzie Elementary will continue to feed the Clayton Heights Secondary.

**Katzie Elementary**



**Clayton Heights Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

# BUILDING GUIDELINES SUMMARY

Surrey Project no: 16-0481-00  
 Project Location: 19376 - 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 2017 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. The recommendation therefore is to use "regulations context" derived from six new applications in the immediate area, in the 7000 block of 193 Street and in the 19300 and 19400 blocks of 71 Avenue.
- 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 at the sides and rear of the home only, provided the overall quality of wall cladding materials meets or exceeds common standards for post year 2017 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 2850 sq.ft. Two Storey homes of a variety of styles, finished to post year 2017 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 2017'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 2017.

**Exterior Materials/Colours:**

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone. Vinyl is not permitted on the front wall face.

“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:** Not applicable : No Corner lots.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 18 shrubs of a minimum 3 gallon pot size. 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.
- Parking :** Minimum garage width increased to 6.1 metres, and minimum garage depth increased to 6.4 metres. One oversized parking pad (3.0m wide x 6.0m deep) on each lot. Additional parking spaces as determined by the City.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** Feb 12, 2019

**Reviewed and Approved by:**       **Date:** Feb 12, 2019

## Tree Preservation Summary

**Surrey Project No:** 7816-0481-00

**Address:** 19376 71 Avenue, Surrey

**Registered Arborist:** Woodridge Tree Consulting Arborists Ltd., Xudong Bao- PN 8671A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
<b>Protected Trees Identified *</b>	27	<b>Protected Trees Identified</b>	0
<b>Protected Trees to be Removed</b>	7	<b>Protected Trees to be Removed</b>	0
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	20	<b>Protected Trees to be Retained</b>	0
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0  - All other species to be removed (2:1) 7 X two (2) = 14	14	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0  - All other species to be removed (2:1) 0 X two (2) = 0	0
<b>Replacement Trees Proposed</b>	6	<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	8	<b>Replacement Trees in Deficit</b>	0
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	N/A		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



March 7, 2019

(Signature of Arborist)

Date

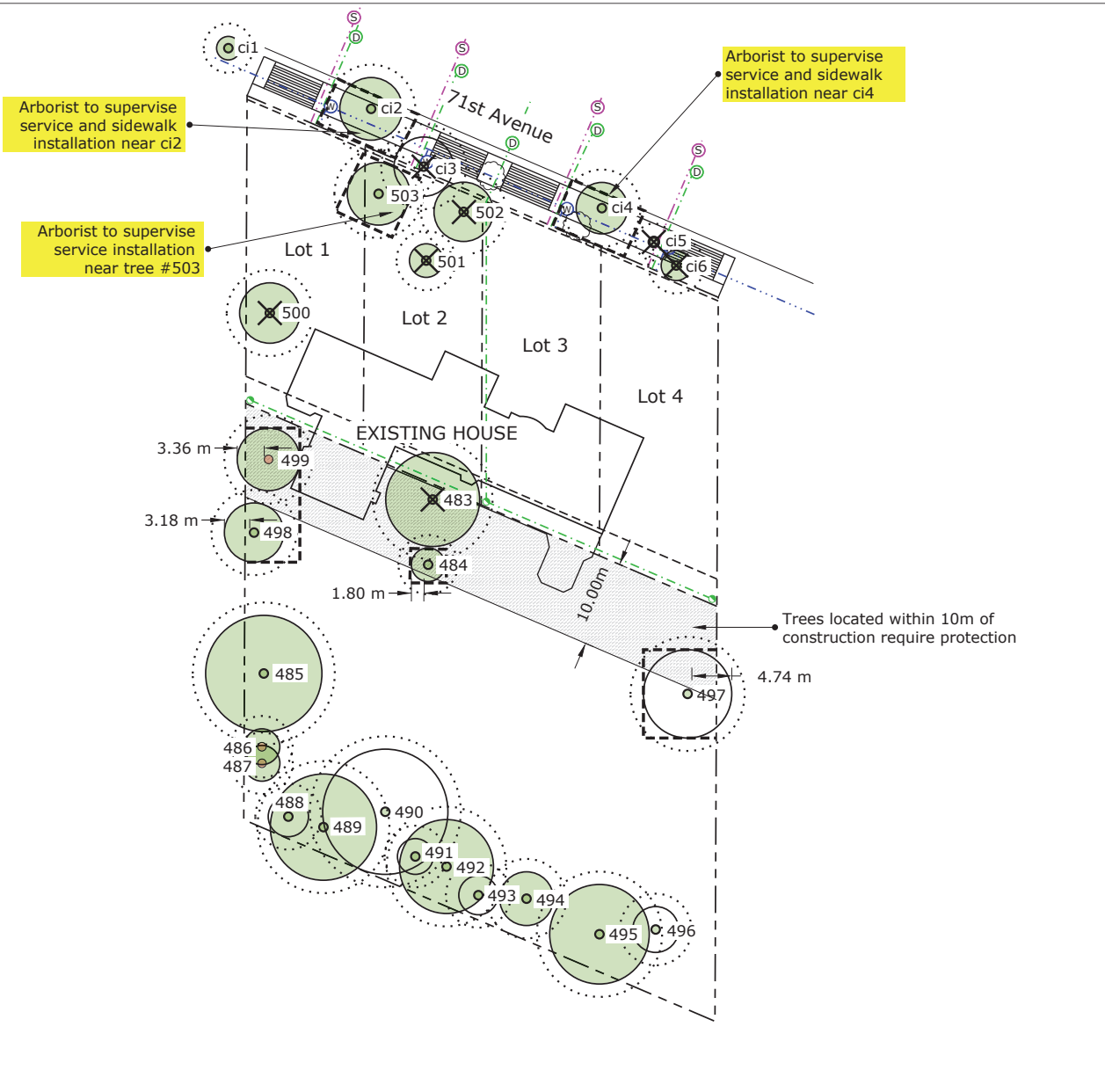


**Legend**

- x = remove tree
- = good retention suitability
- = not on survey, approx. location
- [ ] = tree barrier

● = no build zone  
 ● = center of tree  
 ● = DBH x 6 + 1/2 of DBH

1m ——— 10m  
 1:500



**Tree Plan for Development at  
19376 71 Avenue  
Surrey, BC**




**Date: December 14, 2018  
Update1: January 24, 2019  
Update2: March 7, 2019**


**Tree Inventory**

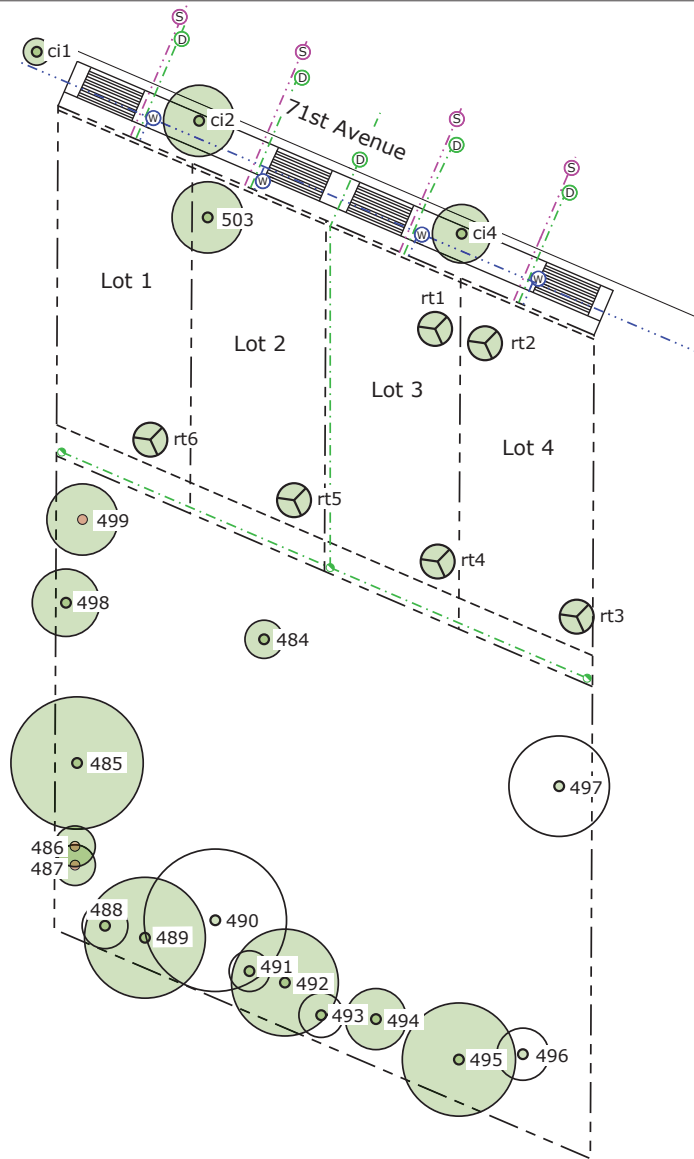
Tag	Species	DBH (cm)	TPZ (m)
ci1	Red maple	21	1.26
ci2	Silver maple	56	3.36
ci3	White pine	53	3.18
ci4	Silver maple	46	2.76
ci5	Norway maple	10	0.60
ci6	Horse chestnut	27	1.62
483	Flowering cherry	84	5.04
484	Flowering cherry	30	1.80
485	Giant redwood	104	6.24
486	Western red cedar	32	1.92
487	Western red cedar	32	1.92
488	Deodar cedar	36	2.16
489	Giant redwood	95	5.70
490	Weeping willow	112	6.72
491	Deodar cedar	32	1.92
492	Giant redwood	84	5.04
493	Scots pine	35	2.10
494	Western red cedar	48	2.88
495	Giant redwood	89	5.34
496	Flowering cherry	41	2.46
497	Weeping willow	79	4.74
498	Silver maple	53	3.18
499	Japanese maple	56	3.36
500	Katsura	54	3.24
501	Japanese maple	30	1.80
502	Deodar cedar	53	3.18
503	Silver maple	56	3.36

**Notes**

**Legend**


 = existing tree  
 = replacement tree


  
 1m 10m  
 1:500



**Replacement Tree Plan for  
19376 71 Avenue  
Surrey, BC**

**Date: December 14, 2018  
Update1: January 24, 2019  
Update2: March 7, 2019**

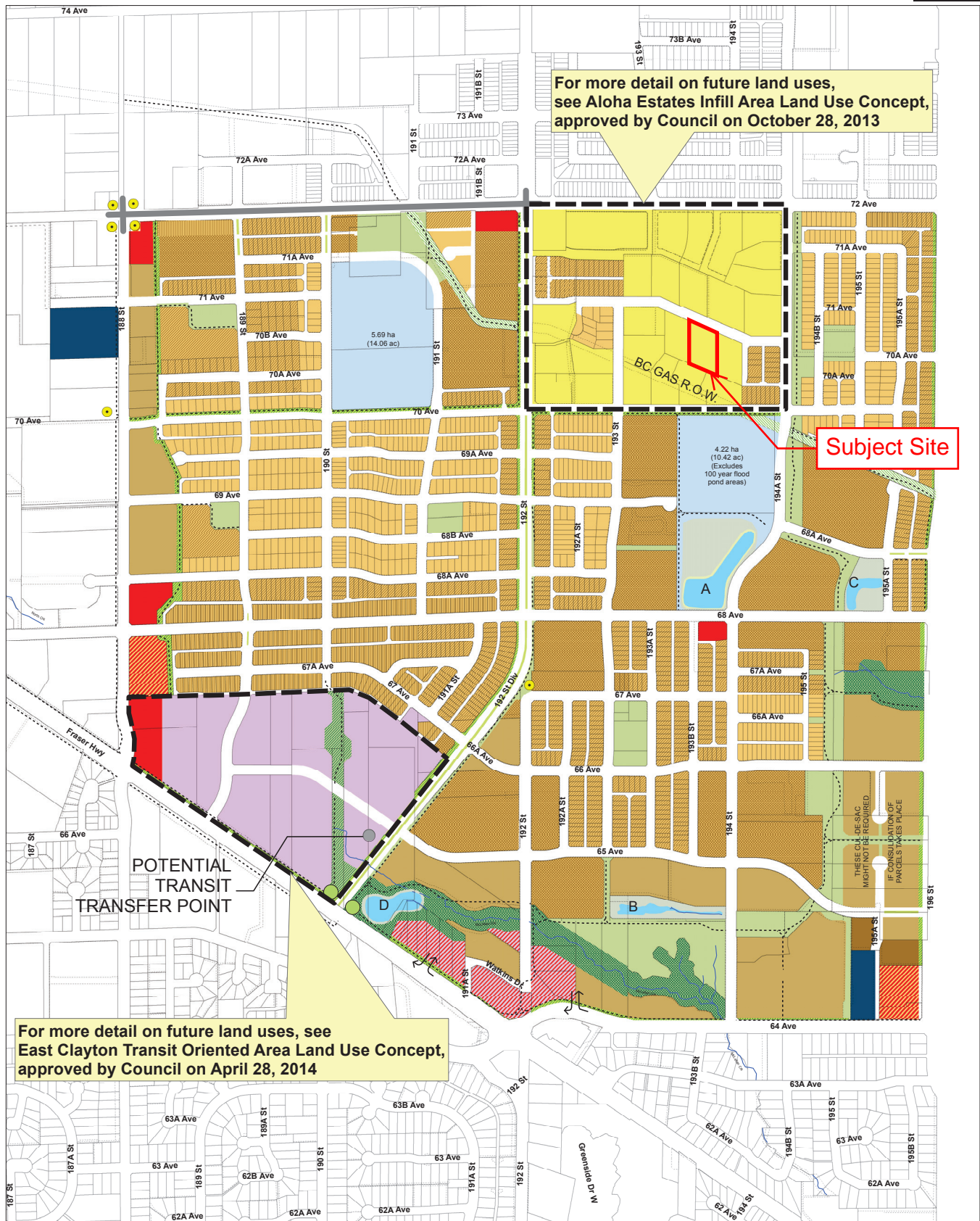
**Replacement Trees**

Tag	Species	Size
rt1	Japanese snowbell	5cm cal.
rt2	Japanese maple	5cm cal.
rt3	Japanese snowbell	5cm cal.
rt4	Japanese maple	5cm cal.
rt5	Saucer magnolia	5cm cal.
rt6	Weeping nootka cypress	3m tall

**Notes**

Replacement tree selection, planting and maintenance to meet or exceed BCLNA/BCSLA Landscape Standards

Replacement tree locations are approximate



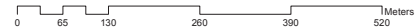
For more detail on future land uses, see Aloha Estates Infill Area Land Use Concept, approved by Council on October 28, 2013

Subject Site

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

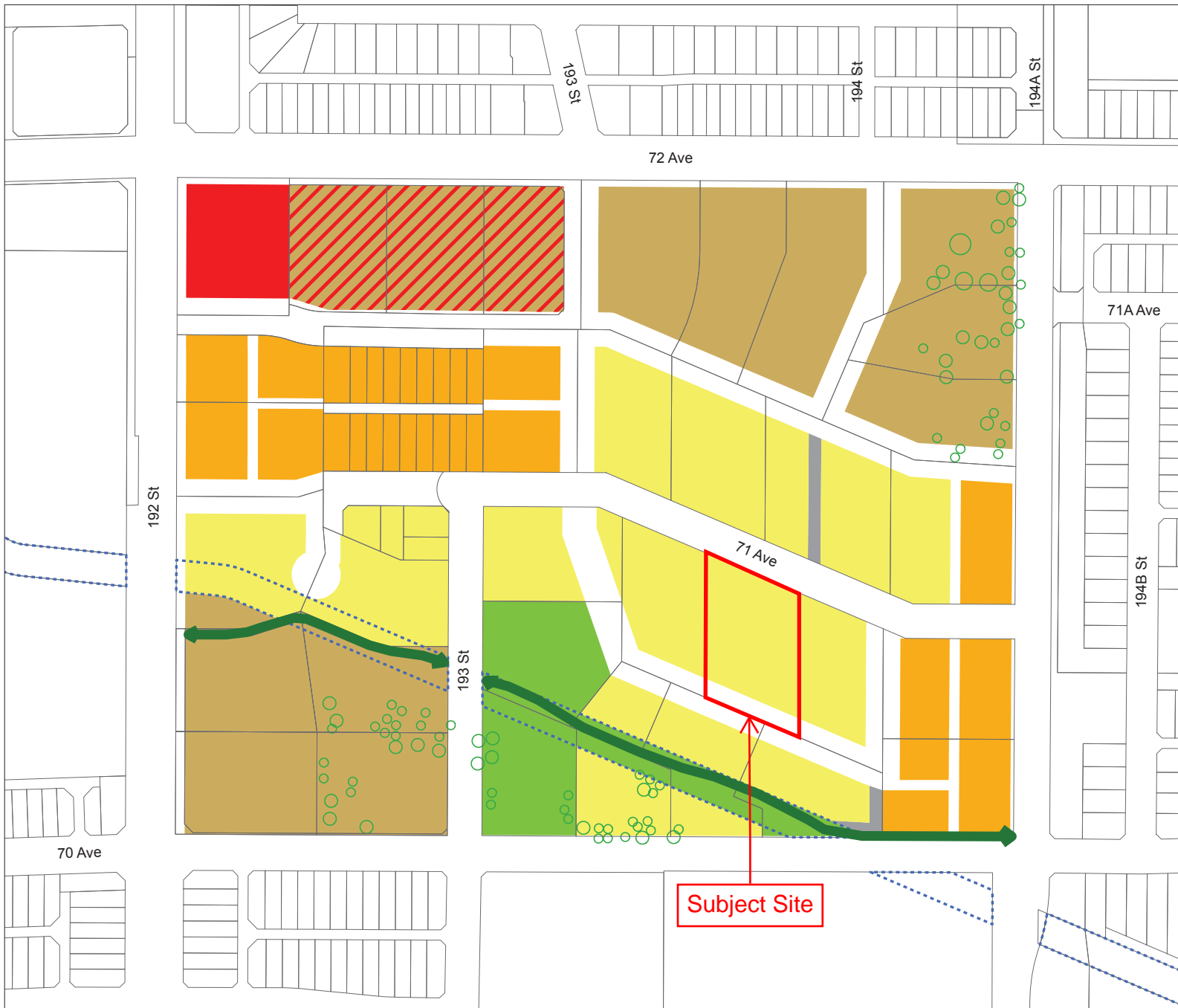
- |                                    |   |  |
|------------------------------------|---|--|
| Half Acre Residential              | Commercial / Residential  | Natural Area   |
| 6-10 u.p.a. (Low Density)          | Specialty Community - Oriented Commercial                               | Public Open 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

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

May 7, 2019

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

**Re: 7916-0481-00 / 19376-71 Ave**

Dear Mr. Lumsden:

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

Since this development is considered to be an infill, we can support it. 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, a Green Boulevard with trees and grass and double-sided parking.
2. The developer has agreed to increase the interior garage size to 6.4m deep x 6.1m wide. Please ensure that this is included in the building scheme.
3. 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. Each house will have a secondary suite besides the primary residence and there is always the possibility of a second suite which would be considered as an illegal suite. With 3 families, almost 6 students (one elementary and one high school) could be living in each house. The 4 proposed lots could yield 24 students who would be residing in this neighborhood once the construction has been completed.

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.



# Cloverdale Community Association

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

Sincerely,

Mike Bola  
President  
Cloverdale Community Association

Cc: Board of Directors



# Cloverdale Community Association

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

