

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0207-00

Planning Report Date: November 19, 2018

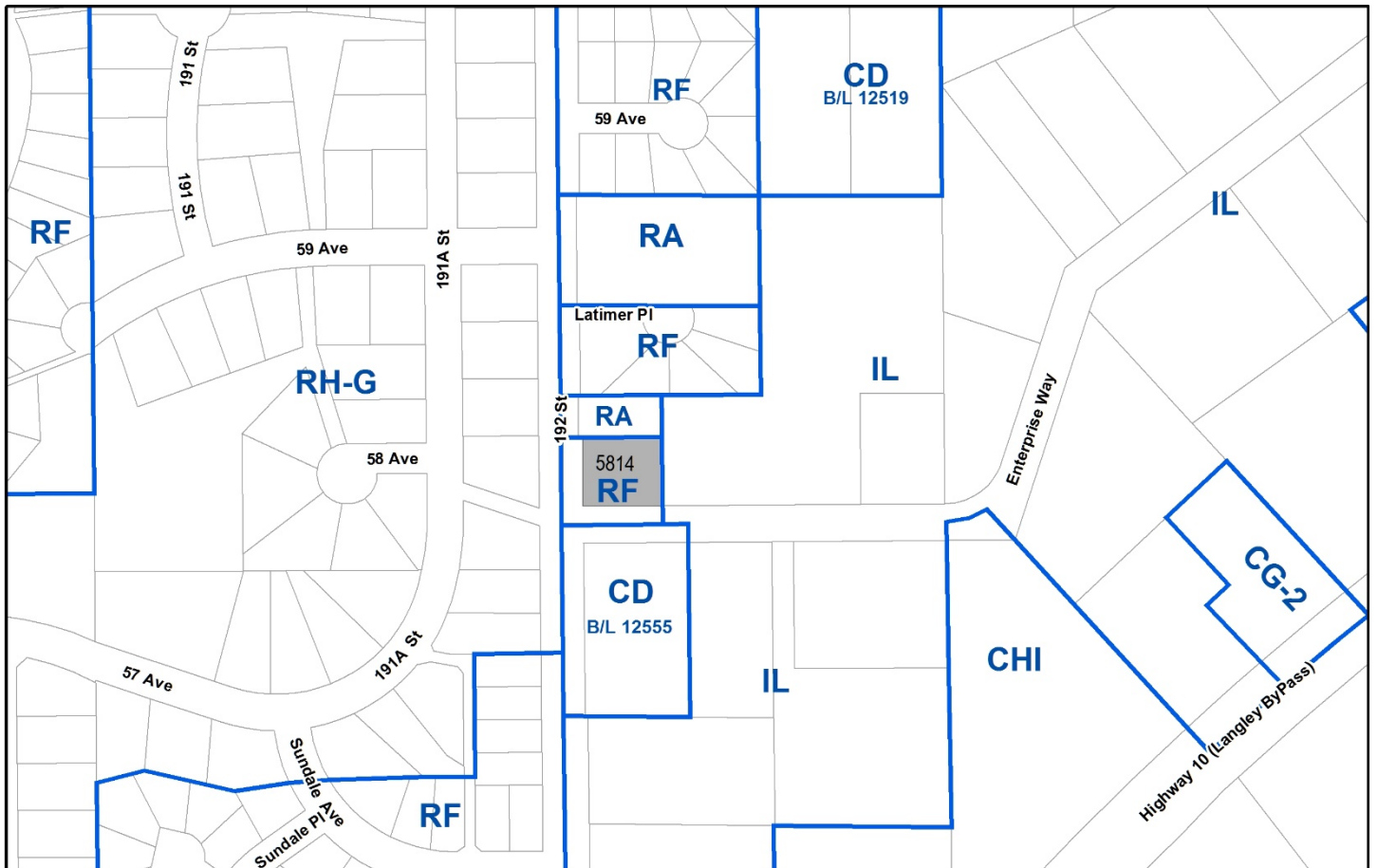
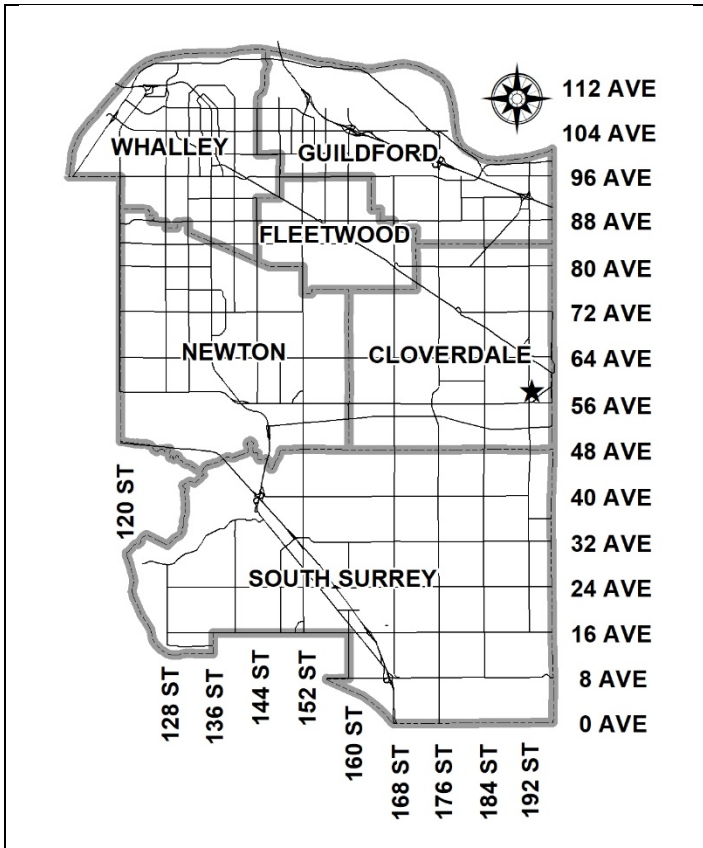
**PROPOSAL:**

- **Rezoning** from RF to RF-SD to allow subdivision into 4 semi-detached residential lots.

**LOCATION:** 5814 - 192 Street

**ZONING:** RF

**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 Official Community Plan (OCP).
- Generally complies with Policy O-52 – Small Lot Residential Zones.
- The proposal represents a compatible transition between the IL zoned land to the east and the RH-G zoned land to the west. The proposed semi-detached built form has comparable massing to a single family home under the RF Zone, but accommodates infill development providing additional housing options.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)" 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) approval from the Ministry of Transportation & Infrastructure;
  - (d) the applicant discharge Restrictive Covenant (RC) No. AD225851 to facilitate the dedication and construction of the rear lane;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (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;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) registration of an access easement on proposed Lots 1 to 4 for the maintenance of exterior finishes and drainage infrastructure;
  - (i) registration of an access easement on proposed Lots 1 to 4 for the maintenance and use of a party wall;
  - (j) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 4 for structural independence;
  - (k) registration of a Section 219 Restrictive Covenant on proposed Lots 1 to 4 to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code; and
  - (l) the applicant satisfy the deficiency in tree replacement on the site, 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:**

2 Elementary students at Latimer Road Elementary School  
1 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 2019.

Parks, Recreation & Culture: Parks has some concerns about the pressure this project will place on existing parks, recreation and cultural facilities in the neighbourhood.

The applicant has agreed to a contribution of \$1500 which represents a payment of \$500 per new lot being created. Parks is agreeable to this contribution to address their concerns.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval of the rezoning is granted by MOTI for 1 year.

SITE CHARACTERISTICS

Existing Land Use: RF lot occupied by a single family dwelling and accessory structure, to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling on a ¼-acre lot.	Urban	RA
East:	Multi-tenant light industrial building.	Industrial	IL
South (Across Enterprise Way):	Multi-tenant industrial/office building.	Industrial	CD (By-law No. 12555)
West (Across Across 192 Street):	Single family dwelling on a 1/3-acre lot.	Urban	RH-G

## DEVELOPMENT CONSIDERATIONS

### Background

- The 0.16-hectare (0.4-acre) subject property is located on the northeast corner of the intersection of 192 Street and Enterprise Way in the Clover Ridge area.
- The subject property is designated Urban in the Official Community Plan (OCP) and is currently zoned "Single Family Residential Zone (RF)".

### Current Proposal

- The applicant is proposing to rezone the subject property from "Single Family Residential Zone (RF)" to "Semi-Detached Residential Zone (RF-SD)", to allow for subdivision into four (4) semi-detached residential lots.
- Proposed Lot 1, fronting onto 192 Street and flanked by Enterprise Way is proposed to have an area of 370 square metres (3,980 sq.ft.), a width of 10.8 metres (35 ft.) and a depth of 34.8 metres (114 ft.).
- Proposed Lots 2, 3, and 4, fronting onto 192 Street, are proposed to have lot areas of 313 square metres (3,369 sq.ft.), widths of 9 metres (30 ft.), and depths of 34.8 metres (114 ft.).
- All of the proposed lots exceed the minimum area and dimensional requirements of the RF-SD Zone (Interior and Corner Lots).
- The proposed development will introduce a new housing form to the area which is supported by the "Urban" designation in the OCP. The design of the proposed RF-SD homes will be similar in form to existing RF zoned single family homes in the neighbourhood. Two side-by-side dwelling units will be developed within a single building that straddles the property line.
- The introduction of this form of housing creates opportunities for a more attainable housing option for young families or individuals looking to downsize and age in place.

### Policy Considerations

- The subject site is designated Urban in the Official Community Plan which supports a density of up to 36 units per hectare (15 units per acre) for development taking place within established or existing residential neighbourhoods, subject to neighbourhood compatibility.

*(The development is proposed to have a density of 31 units per hectare (12 units per acre) and the RF-SD Zone's regulations in concert with the Building Design Guidelines will ensure neighbourhood compatibility in terms of setbacks, height, design, etc.)*

- A.1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS) (2011).

*(The proposed development will result in a more compact and efficient built-form than currently exists on the property.)*

- A1.3 – Accommodate urban land development according to the following order of growth management priorities:
- Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatibly with existing neighbourhood character.

*(The proposed development is located in a well-serviced area and will help to reinforce a compatible transition between the light industrial development to the east and the large lot residential development to the west.)*

- A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

*(The regulations of the proposed RF-SD Zone will ensure that an appropriate scale and density is developed on the site. A Character Study and Building Design Guidelines have been submitted by the applicant and will help to ensure that the design of the new homes on the proposed lots will be compatible with the existing neighbourhood character.)*

- B4.6 – Direct higher residential densities to locations within walking distance of neighbourhood centre, along main roads, near transit routes and adjacent to major parks or civic amenities.

*(The subject site located along an arterial roadway and is within walking distance to transit routes on Highway 10 (56 Avenue) and 60 Avenue.)*

- B4.8 – Maintain an attractive, pedestrian-friendly streetscape by requiring detached housing, with less than 12 metres frontage along a public street, to be accessed from back lanes.

*(The Building Design Guidelines will also ensure vehicular access is provided from the proposed rear lane and the units face the public street.)*

- B6.4 – Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within the neighbourhood.

*(A Character Study and Building Design Guidelines have been submitted by the applicant and will help to ensure that the design of the new homes on the proposed lots will be compatible with the existing neighbourhood character.)*

- The proposed development complies with the general intent of Policy O-52 – Small Lot Residential Zones which identify guidelines for the location of semi-detached lots, as follow:

- The subject site is designated as Urban in the OCP, a compatible transition between land uses and densities will be ensured, and the proposed development will result in an incremental introduction of the semi-detached housing form that is small-scale in nature.

### Transportation Considerations

- Proposed Lots 1 - 4 will have vehicular access from the proposed rear lane off of Enterprise Way that would be constructed through this application.
- As part of the proposed development, the applicant is required to construct Enterprise Way to the local road standard adjacent to the property and to dedicate and construct a 6 metre (20 ft.) wide lane at the rear of the property. The applicant is also required to dedicate 2.8 metres (9 ft.) in road widening towards the ultimate road allowance of 192 Street.
- The 6 metre (20 ft.) wide lane will replace the existing easement that provides rear lot access to the subject site and to the abutting site to the north (5830 - 192 Street). That property owner to the north has indicated support for this requirement.
- The proposed development is adjacent to the 192 Street north/south bike route and is approximately 345 metres (1,100 feet) from the 60 Avenue east/west bike route.
- The subject site is approximately 500 metres (1,640 ft.) from the nearest bus stop located on 60 Avenue which is serviced by TransLink's Route 320. The subject site is also approximately 500 metres (1,640 ft.) from TransLink's Route 342 which provides service along Highway 10 (56 Avenue).
- The applicant will be required to improve the pedestrian realm adjacent to the development through the installation of a boulevard along 192 Street and sidewalks, street lighting and street trees along Enterprise Way.

### Neighbourhood Character Study and Building Scheme

- The applicant has retained Ran Chahal of Apex Design Group Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes which suggest that the older housing stock in the area does not provide suitable architectural context, and has proposed a set of building design guidelines that recommend updated design standards (Appendix V).

### Preliminary Lot Grading

- Preliminary lot grading plans were prepared and submitted by Hub Engineering Inc. The plans have been reviewed by staff and are acceptable.
- Basements are proposed for all lots. Final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

PRE-NOTIFICATION

Pre-notification letters were sent out on September 12, 2017 to a total of 132 addresses and the development sign was installed on September 11, 2017. Staff have not received any responses to the pre-notification letters or development sign.

TREES

- Trevor Cox, ISA Certified Arborist of D 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>			
Japanese Cherry	1	1	0
Beaked Hazelnut	1	1	0
Hawthorne	1	1	0
<b>Coniferous Trees</b>			
Black Pine	1	1	0
Grand Fir	1	1	0
Lawson Cypress	1	1	0
Sitka Spruce	1	1	0
Eastern White Cedar	1	1	0
<b>Total</b>	<b>8</b>	<b>8</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>4</b>	
<b>Total Retained and Replacement Trees</b>		<b>4</b>	
<b>Contribution to the Green City Fund</b>		<b>\$4,800</b>	

- The Arborist Assessment states that there are a total of eight (8) protected trees on the site. There are no Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The potential tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of sixteen (16) replacement trees on the site. Since only four (4) replacement trees can be accommodated on the site (based on an average of one (1) tree per lot), the deficit of twelve (12) replacement trees will require a cash-in-lieu payment of \$4,800, 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 Enterprise Way. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of four (4) trees are proposed to be retained or replaced on the site with a contribution of \$4,800 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)	<ul style="list-style-type: none"> <li>• The site is within an Urban Infill Area and the application is consistent with the City's Official Community Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The permitted density for this area is 36 units per hectare (15 units per acre). This application proposes 31 units per hectare.</li> <li>• The proposed development will provide a greater mix of housing types into the community.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposed development incorporates a number of Low Impact Development Standards.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The proposed development will be connected to off-site pedestrian and multiuse paths.</li> <li>• The proposed development is adjacent to a bike route.</li> <li>• The proposed development is approximately a 6-minute walk from transit service.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The development incorporates CPTED principles, such as providing "eyes on the street".</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• The surrounding community was notified via a pre-notification letter and a Development Proposal Sign as required by the City. A Public Hearing will be required as part of the rezoning process.</li> </ul>

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- 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. Aerial View of Site
- Appendix VIII. Cloverdale Community Association Comments

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

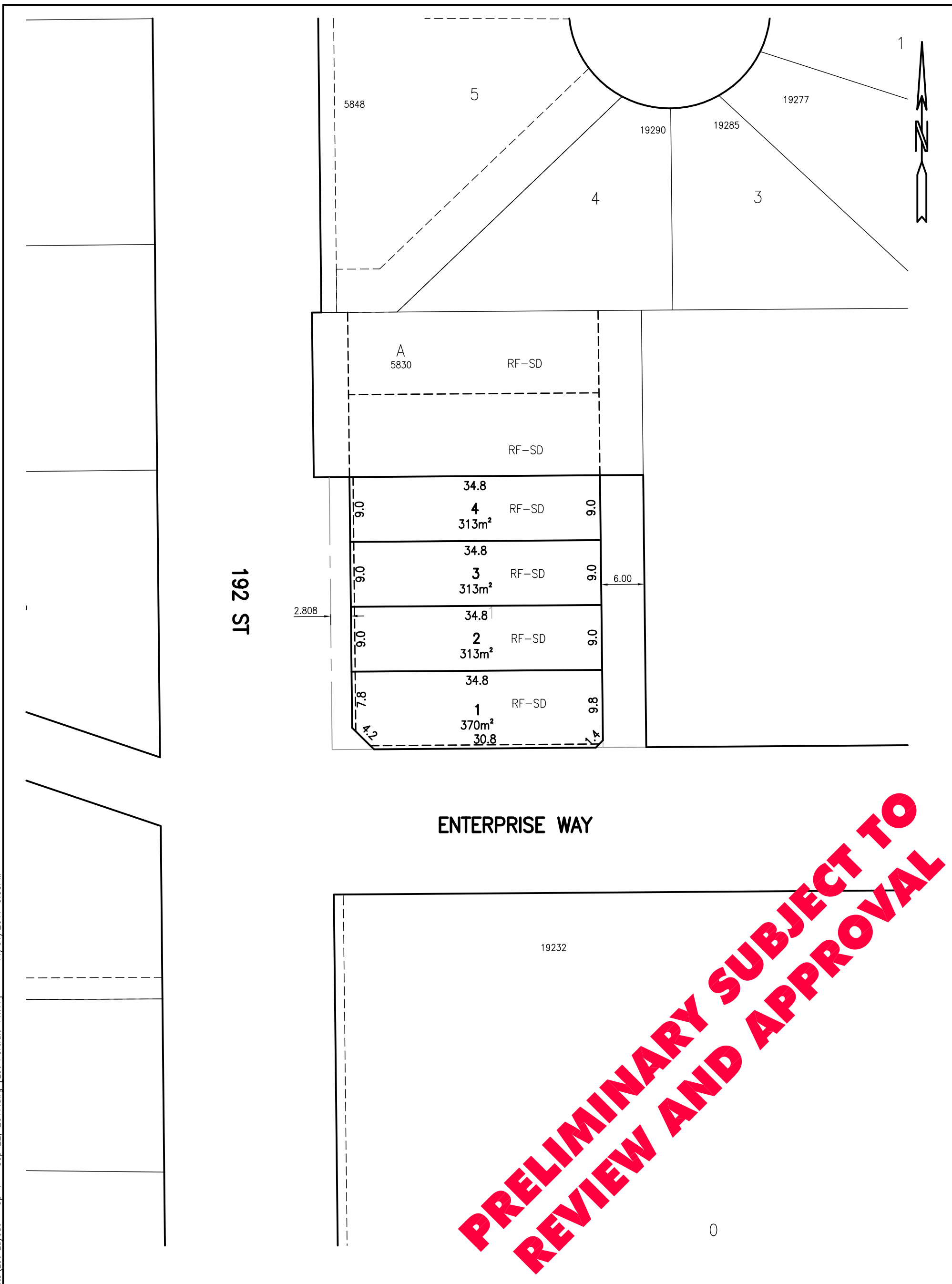
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APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-SD

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	0.4
Hectares	0.16
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9m to 10.8m
Range of lot areas (square metres)	313 m <sup>2</sup> - 370 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	25 Lots/ha   10 Lots/acre
Lots/Hectare & Lots/Acre (Net)	31 Lots/ha   12 Lots/acre
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	25%
Total Site Coverage	75%
<b>PARKLAND</b>	
Area (square metres)	0 m <sup>2</sup>
% of Gross Site	0%
	<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



**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

**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: 5814 192 STREET, SURREY		
DRAWING TITLE: RESIDENTIAL SUBDIVISION				
PROJECT No. 17019	DATE: SEP 2017	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES				

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

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

DATE: **Feb 01, 2018** PROJECT FILE: **7817-0207-00**

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RE: **Engineering Requirements  
Location: 5814 192 Street**

**REZONE/SUBDIVISION**

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

- Dedicate 2.808-meters fronting 192 Street for an ultimate 30.0-meter Arterial Road.
- Dedicate 3.0-meter x 3.0-meter corner cut at the intersection of 192 Street and Enterprise Way.
- Dedicate 1.0-meter x 1.0-meter corner cut at the intersection of Enterprise Way and Lane.
- Register 0.5-meter Statutory Right-of-Way along 192 Street, Enterprise Way, and Lane.
- Dedicate 6.0-meters toward Residential Lane for ultimate 6.0 meter allowance.

***Works and Services***

- Construct north side of Enterprise Way to the Through Local Road Standard.
- Construct north south Lane to Residential Lane Standard SSD-R.12.
- Construct storm sewer within Lane to service the development.
- Provide water, storm, and sanitary service connections to each lot.
- Sustainable features for on-site are required per Cloverdale-McLellan Creek ISMP and register applicable restrictive covenants as determined through detailed design.
- Install 450 mm topsoil and sod along 192 Street boulevard.
- ***Existing Easement E079-0018 along east property line is required to be discharged prior to subdivision approval.***
- Lane access is required for all lots.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.  
Development Project Engineer

A3H

# APPENDIX IV



September-22-17

Planning

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 7917-0207-00

**SUMMARY**

The proposed 4 Single family with suites are estimated to have the following impact on the following schools:

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

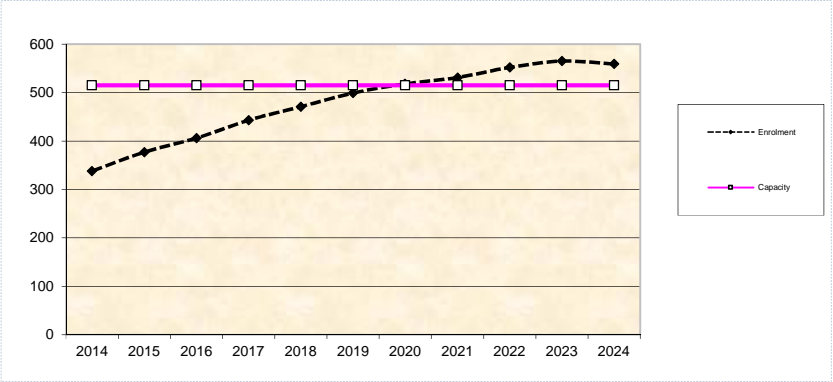
Elementary Students:	2
Secondary Students:	1

September 2018 Enrolment/School Capacity

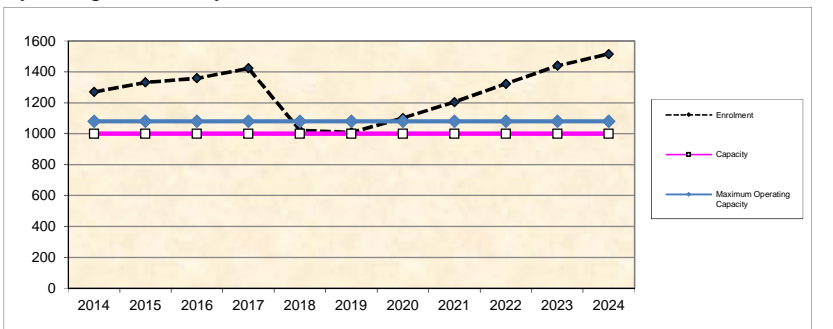
<b>Latimer Road Elementary</b>	
Enrolment (K/1-7):	71 K + 335
Capacity (K/1-7):	40 K + 475
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1359
Nominal Capacity (8-12):	1000
Maximum Operating Capacity*(8-12):	1080

**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**



\* 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

V.1.0

**Surrey Project no.:** 17-0207-00 (K.Herian)  
**Property Location:** 5814-192 Street, Surrey, B.C

**Design Consultant:** Apex Design Group Inc.  
Ran Chahal, Architectural Technologist AIBC, CRD  
#157- 8120 -128 Street, Surrey, BC V3W 1R1  
Off: 604-543-8281 Fax: 604-543-8248

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

### 1. Residential Character

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

The area surrounding the subject site is an urban area built out in the 1980's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 100% of the homes having a one and one half storey front entry.

Roof pitch varies from economical low pitch of 4/12 to a medium pitch of 7/12 common truss roofs with simple gables and common hips with Concrete Tiles Roof being most common.

Wall surface materials are limited in the most part to one of the following: Stucco (dominant), Cedar & Vinyl for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 25% of the homes having Exposed Aggregate driveways.

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

Since the majority of the other existing homes in the study area are 30-40 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.



**Dwelling Types/Locations:** “Two-Storey” 57.0%  
 “Basement /Cathedral Entry” 0.00%  
 “Rancher (Bungalow)” 43.0%  
 “Split Levels” 0.00%

**Dwelling Sizes/Locations:  
 (Floor Area and Volume)** Size range: 51.0% under 2000 sq.ft excl. garage  
 31.0% 2001 - 2500 sq.ft excl. garage  
 18.00% over 2501 sq.ft excl. garage

**Exterior Treatment  
 /Materials:** Cedar: 18.0% Stucco: 6.0% Vinyl: 76.0%  
 Brick or stone accent on 38.0% of all homes

**Roof Pitch and Materials:** Asphalt Shingles: 88.0% Cedar Shingles: 12.0%  
 Concrete Tiles: 0.00% Tar & Gravel: 0.00%  
 94.00% of all homes have a roof pitch 4:12 to 6:12.

**Window/Door Details:** 100% of all homes have rectangular windows

**Streetscape:** A variety of simple "Rancher" and "Two Story", 35-40 year old "West Coast Traditional" homes in a common urban setting. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Roof Shingles is on most of the homes. Most homes are clad in Vinyl.

**Other Dominant  
 Elements:** Most of the existing homes located in the immediate study area have covered front verandas.

## **2. Proposed Design Guidelines**

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

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

### **2.2 Proposed Design Solutions:**

**Dwelling Types:** Two-Storey, Split Levels and Ranchers (Bungalows).  
**Dwelling Sizes:** Two-Storey or Split Levels - 2000 sq.ft. minimum  
**Floor Area/Volume:** Basement Entry - 2000 sq.ft. minimum  
 Rancher or Bungalow - 1400 sq.ft. minimum  
 (Exclusive of garage or in-ground basement)

**Exterior Treatment  
 /Materials:** No specific interface treatment. However, all permitted styles including: "Neo-Traditional", "Neo-Heritage",

"Rural-Heritage" or "West Coast Modern" will be compatible with the existing study area homes. "West Coast Contemporary" designs will also be permitted since most of the existing homes in the study area are old older homes with low pitched roofs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.

**Exterior Materials  
/Colours:**

Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in "Neutral" and "Natural" colours. "Primary" and "Warm" colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.

**Roof Pitch:**

Minimum 4:12

**Roof Materials/Colours:**

Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.

**Window/Door Details:**

Dominant: Rectangular or Gently arched windows.

**In-ground basements:**

Permitted if servicing allows.

**Landscaping:**

Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size).

**Compliance Deposit:**

\$ 5,000.00

**Summary prepared and submitted by:**

  
\_\_\_\_\_  
Ran Chahal, Design Consultant  
Architectural Technologist AIBC, CRD  
Apex Design Group Inc.

December 9, 2016  
Date

**Table 4. Tree Preservation Summary**

**TREE PRESERVATION SUMMARY**

Surrey Project No: Address Surrey, BC  
 Address: 1222 Surrey, BC  
 Registered Arborist: Trevor Cox, MCIP  
 ISA Certified Arborist (PN1920A)  
 Certified Tree Risk Assessor (43)  
 BC Parks Wildlife and Danger Tree Assessor

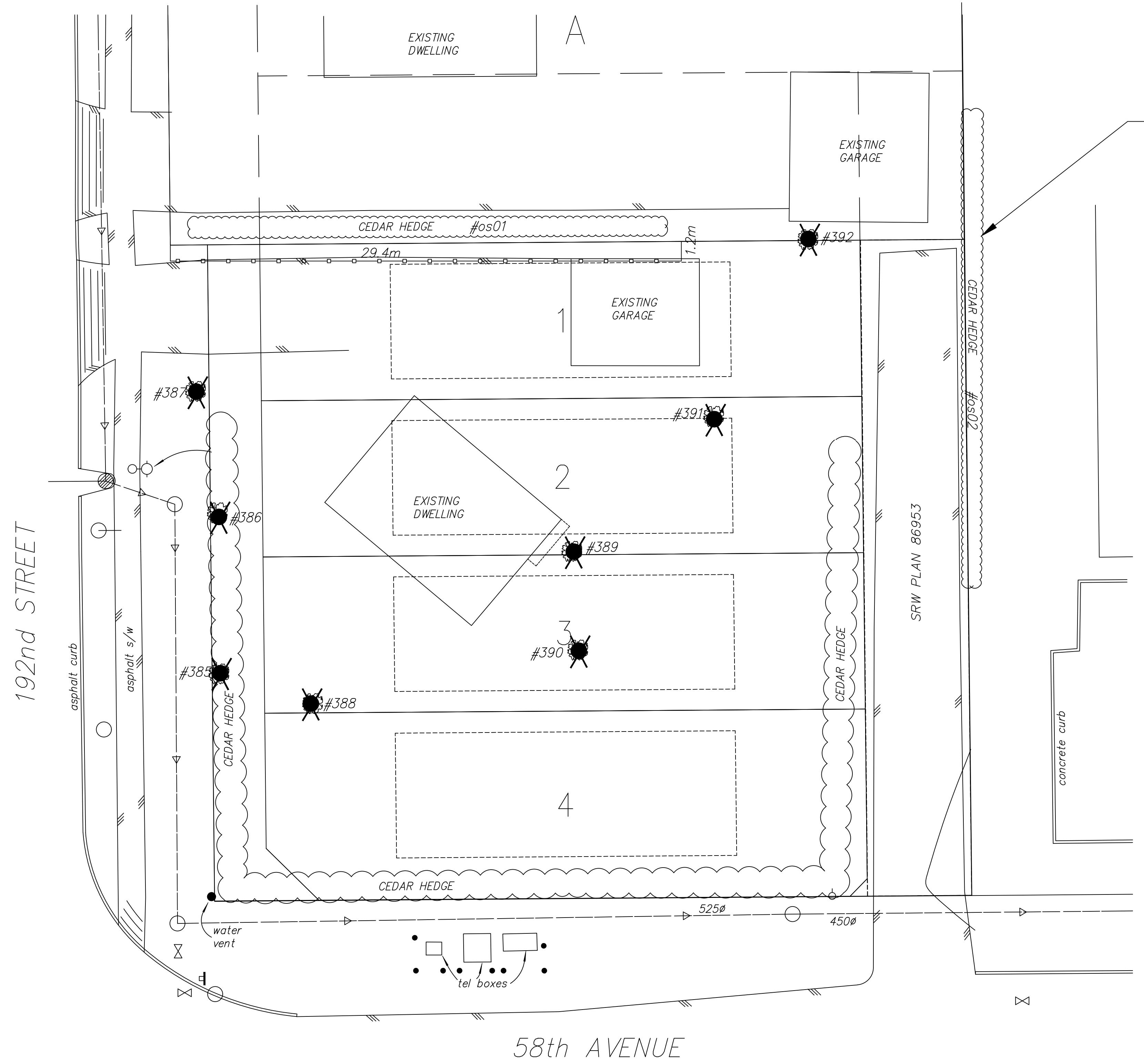
On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>8</b>
<b>Protected Trees to be Removed</b>	<b>8</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	<b>16</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 8 X two (2) = 16	
<b>Replacement Trees Proposed</b>	<b>4</b>
<b>Replacement Trees in Deficit</b>	<b>12</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>0</b>
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	

Summary prepared and submitted by:

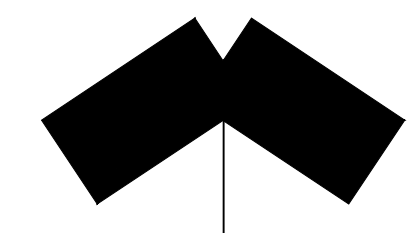
  
 \_\_\_\_\_  
 Arborist: Trevor Cox

April 18, 2017

Date



Unsurveyed hedge OS 2.  
Arborist supervision required if  
adjacent driveway is being  
removed.



LEGEND

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

DATE	REMARKS	NO.
	REVISIONS	

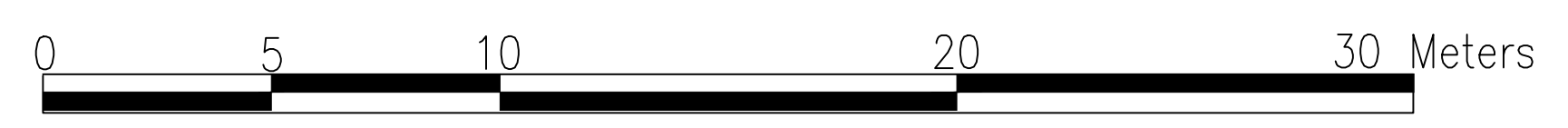
C.KAVOLINAS & ASSOCIATES INC.  
BCSLA CSLA  
2462 JONQUIL COURT  
ABBOTSFORD, B.C.  
V3G 3E8  
PHONE (604) 857-2376

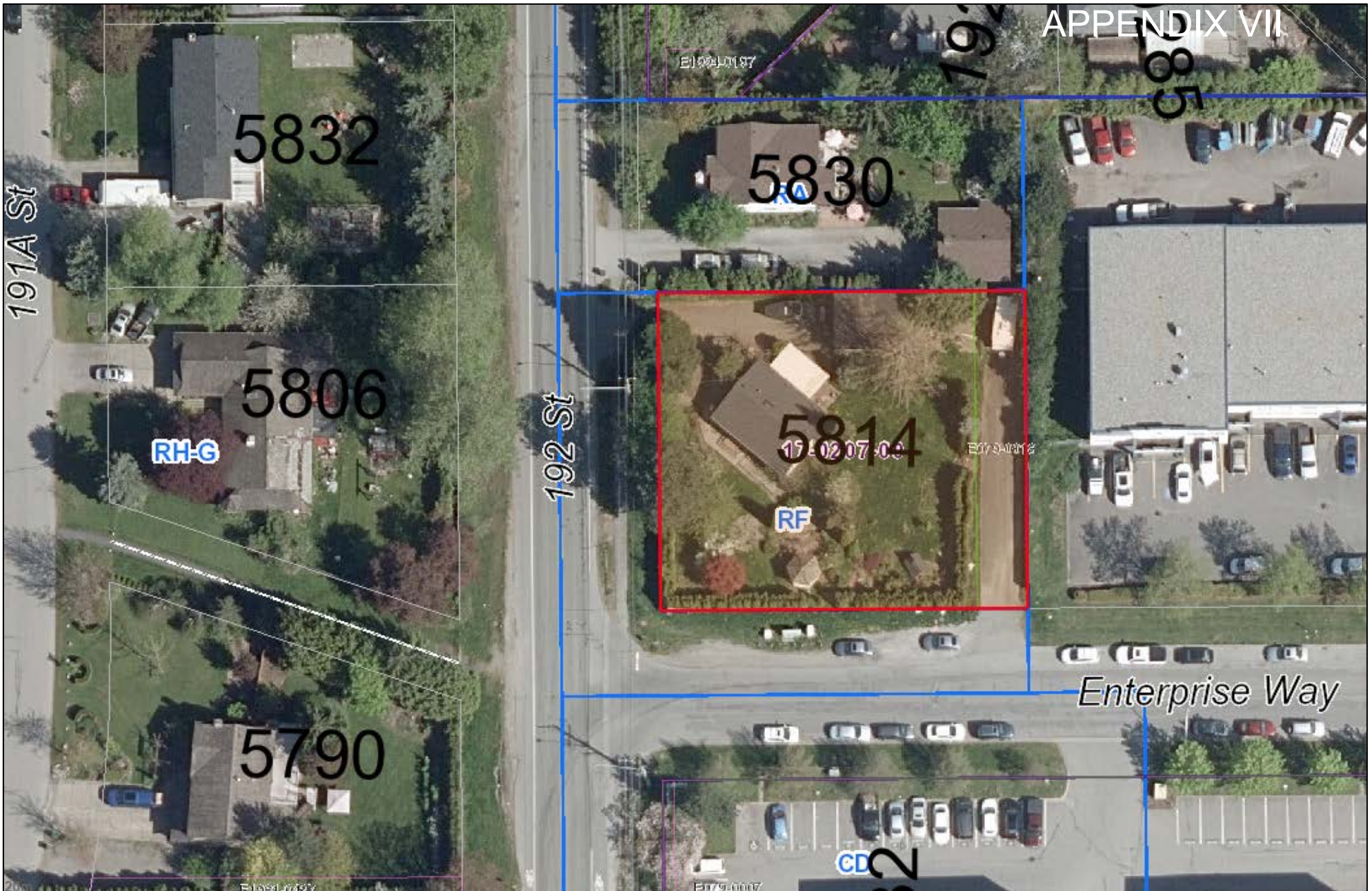
CLIENT  
HUB ENGINEERING INC.  
c/o MIKE KOMPTER  
SUITE #212  
12992 - 76 AVENUE  
SURREY, B.C.  
V3W 2V8  
604-572-4328

TITLE  
PLAN VIEW  
TREE LOCATION PLAN  
TREE RETENTION PLAN  
4 LOT SUBDIVISION  
5814 - 192 STREET  
SURREY, B.C.

SCALE 1:150	DATE APR/17
DRAFT	CHK'D
ENG.	CHK'D
APPR'D	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	TR-1





7917-0207-00  
5814 - 192 Street  
Aerial View of Site





## Cloverdale Community Association

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

October 22, 2018

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

**Re: Re: 7917-0207-00 / 5814-192 Street**

Dear Mr. Wilcott:

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

After having further discussions with the developer with regards to the garage sizes and lot layout, the developer has agreed to amend the Building Scheme to incorporate a set garage size. Based on this agreement and the lot sizes presented to us by the City and the developer, we can support this project.

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