

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0196-00

Planning Report Date: September 16, 2019

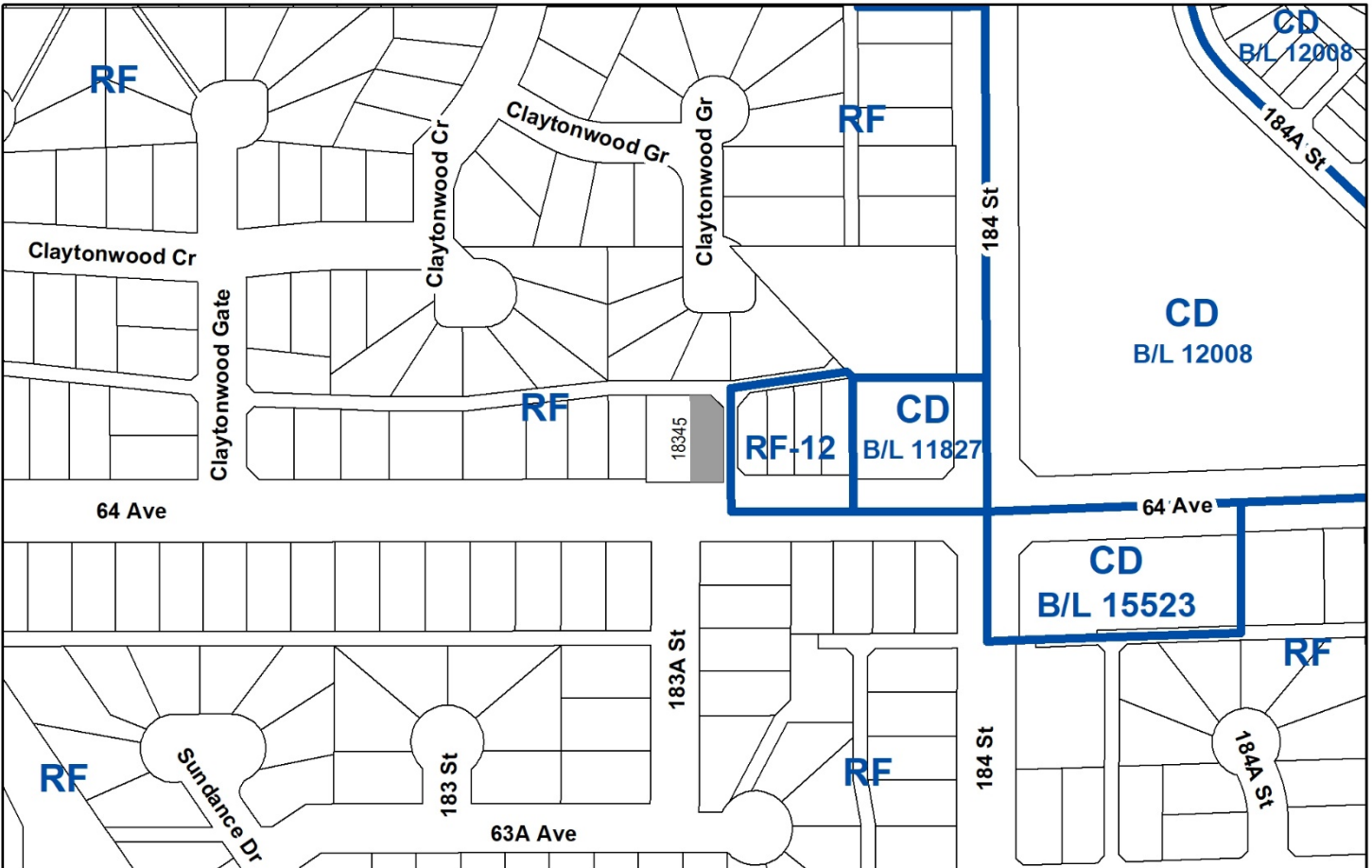
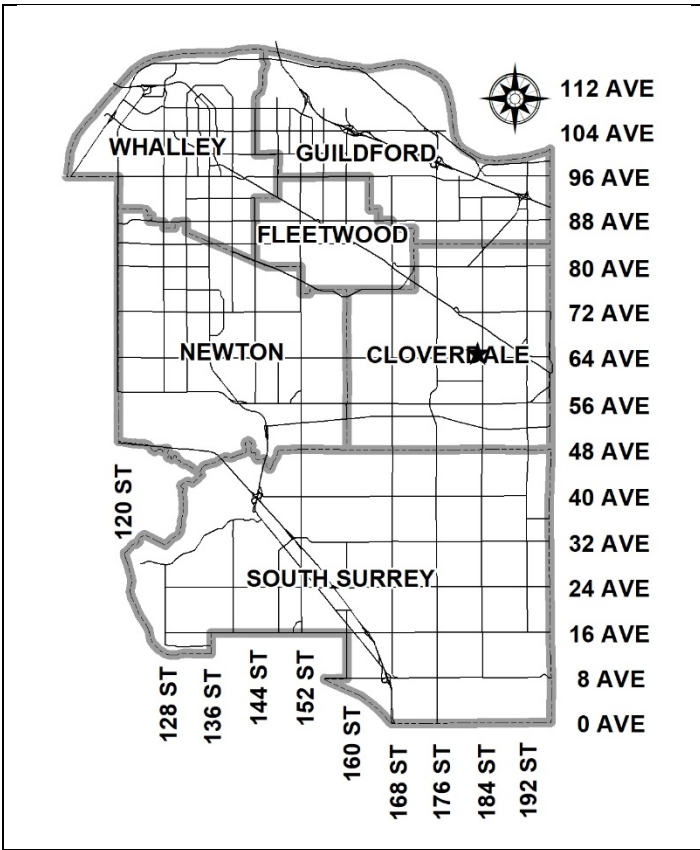
PROPOSAL:

- Rezoning a portion from RF to RF-13 to allow subdivision into two single family lots.

LOCATION: 18345 - 64 Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning a portion of the property.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed development complies with the Urban land use designation of the Official Community Plan (OCP).
- The proposed subdivision continues the pattern of development to the west, under Development Applications 7900-0138 and 7907-0351-00 and to the east, under Development Application 7915-0111-00. The surrounding context consists of a combination of RF and RF-12 zoned lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone a portion of the subject site shown as Block 2 on the attached Survey Plan (Appendix II) from "Single Family Residential Zone " (RF) 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; and
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) registration of a Section 219 Restrictive Covenant to require driveway access from the rear lane only for proposed Lots 1 and 2;
 - (f) registration of a Section 219 Restrictive Covenant to increase the minimum front yard setbacks on proposed Lots 1 and 2 to not less than 6.0 m (20 ft);
 - (g) registration of a Section 219 Restrictive Covenant to reduce the maximum allowable building height from 9.0 m (29.5 ft.) to 8.5 m (28 ft.), increase the garage size, and to specify a maximum roof slope of 5:12 on proposed Lots 1 and 2; and
 - (h) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.

REFERRALS

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

School District:

Projected number of students from this development:

1 Elementary student at Don Christian Elementary
 1 Secondary student at Lord Tweedsmuir Secondary

(Appendix V)

The applicant has advised that the dwelling units in this project are expected to be constructed in March 2020 and ready for occupancy by September 2020.

Parks, Recreation & Culture:

No concerns.

SITE CHARACTERISTICSExisting Land Use:Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (across lane):	Single family dwellings	Urban	RF
East (across lane):	Single family dwellings	Urban	RF-12
South (across 64 Avenue, east and west of 183A Street):	Single family dwellings	Urban	RF
West:	Single family dwelling	Urban	RF

DEVELOPMENT CONSIDERATIONSBackground:

- The 1, 120 square metre (12,053 square feet) subject lot is located at 18345 64 Avenue in Cloverdale. The lot is designated "Urban" in the Official Community Plan and is zoned "Single Family Residential Zone (RF)".
- The subject site was part of a previous rezoning and subdivision application under Development Application No.7900-0138-00 which created the subject lot and five other RF lots to the north and west.

- There are RF-12 zoned lots along 64 Avenue to the east of the subject site at various stages of building construction. These RF-12 zoned lots were created in 2017 under Development Application No. 7915-0111-00.
- The existing single family home on the property is intended to be removed, as part of the proposed development.

Current Proposal:

- The applicant proposes to rezone the eastern portion of the site shown as Block 2 in Appendix II from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" in order to subdivide into two (2) single family lots fronting 64 Avenue. Block 1 in Appendix II will remain "Single Family Residential Zone (RF)".
- Both lots on the subject site will front onto 64 Avenue with vehicular access from the rear lane.
- Proposed Lot 1 (Appendix III) conforms to the minimum requirements of the RF zone in terms of lot width (15 metres/49 ft.), depth (28 metres/92 ft.) and area (560 square metres/6,028 sq. ft.).
- Proposed Lot 2 (Appendix III) conforms to the minimum requirements of the RF-13 Zone for a Type I, interior lot in terms of lot width (12metres/40 ft.), depth (28 metres/92 ft.) and area (336 square metres/3,595 sq. ft.).
- The proposed rezoning is consistent with the "Urban" designation of the OCP. The proposed RF-zoned and RF-13-zoned lots are consistent with the established subdivision pattern in the area (RF lots to the west and RF-12 lots to the east).

Affordable Housing Strategy

- On April 9, 2018 Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- As a condition of Final Adoption of the Rezoning By-law, the applicant will be required to provide a \$1,000 per unit contribution to the Affordable Housing Reserve Fund, totaling \$2,000 for two proposed lots.

PRE-NOTIFICATION

Pre-notification letters were mailed on July 16, 2018, and the Development Proposal Sign was installed on September 24, 2018. Staff received correspondence from the Cloverdale Community Association (CCA) with respect to the proposed rezoning and subdivision. (*staff comments in italics*)

- Concerns about proposed zoning and lot sizes.

(The proposed RF and RF-13 zoning is an appropriate transition from the RF-zoned lots to the west and RF-12 lots to the east, and will fit in with the established streetscape along 64 Avenue.)

- The RF-13 lot (Lot 2) will not have sufficient parking and ample garage size.

(The garage size for both lots will be a minimum of 6.5m deep x 6.4m wide. The proposed RF-13 lot is substantially larger at 441.94 m² (4,757 ft²) than the minimum RF-13 lot size requirement of 380 m² (4,066 ft²). The proposed garage size will be incorporated into a separate building design covenant (Appendix VI). The CCA is in agreement with this larger garage size and has issued a letter of conditional support (Appendix VIII).

BUILDING DESIGN GUIDELINES AND LOT GRADING

- The proposed lots will be regulated by the building design guidelines previously registered under Development Application 7900-0138-00, but a new covenant will be registered to address massing transitions, garage sizes and setback provisions (Appendix VI). The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a study of the surrounding homes and based on the findings, proposed a separate building design covenant which will ensure compatibility and sensitive interface with neighboring properties and is not in conflict with the existing Building Scheme regulations.
- On proposed Lot 1, increased setbacks are required to the main floor and to the upper floor to set the home further than the minimum by-law requirement from the neighbour to the west, and the maximum roof slope will be set to 5:12 on both proposed lots to ensure the homes have a low profile.
- On proposed Lots 1 and 2, the building height is reduced to a maximum allowable height of 8.5 m (28 ft.) to ensure that the new homes to be built do not appear over height or inconsistent with the existing homes. Increased landscaping requirements have also been added to the covenant in order to meet current standards.
- Setbacks will also be increased to a minimum of 6.0 metres (20 feet) along 64 Avenue to retain a compatible streetscape with neighbouring lots.
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corp., has been reviewed by staff and generally found acceptable.

- The applicant is proposing in-ground basements on both lots. No fill is proposed on both lots.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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
Deciduous Trees			
Japanese Maple	1	1	0
Coniferous Trees			
Deodar Cedar	1	0	1
Douglas Fir	1	0	1
Total	3	1	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		5	
Total Retained and Replacement Trees		6	
Green City Fund		N/A	

- The Arborist Assessment states that there is a total of 3 protected trees on the site, and no Alder and Cottonwood trees. It was determined that 2 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For the tree 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 2 replacement trees on the site. The applicant is proposing 5 replacement trees, exceeding City requirements.
- The new trees on the site will consist of a variety including paperbark maple, fragrant snowbell and saucer magnolia.
- In summary, a total of 7 trees are proposed to be retained or replaced on the site and no contribution to the Green City Fund is required.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 8, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject lot is located within an urban infill area. • The proposal complies with the OCP designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed single family dwellings will include secondary suites that provide greater housing choice
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal includes low-impact development standards (LIDS) in the form of: [1] absorbent soils [2] sediment control devices [3] perforated pipe systems [4] permeable pavements/surfaces.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • None proposed
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • None proposed
6. Green Certification (F1)	<ul style="list-style-type: none"> • None proposed
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • None proposed

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Project Data Sheet
- Appendix II. Survey Plan
- Appendix III. Proposed Subdivision Layout
- Appendix IV. Engineering Summary
- Appendix V. School District Comments
- Appendix VI. Supplementary Design Covenant
- Appendix VII. Summary of Tree Survey and Tree Preservation
- Appendix VIII. Cloverdale Community Association (CCA) Letter

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

DQ/cm

SUBDIVISION DATA SHEET

Proposed Zoning: RF (lot 1) & RF-13 (lot 2)

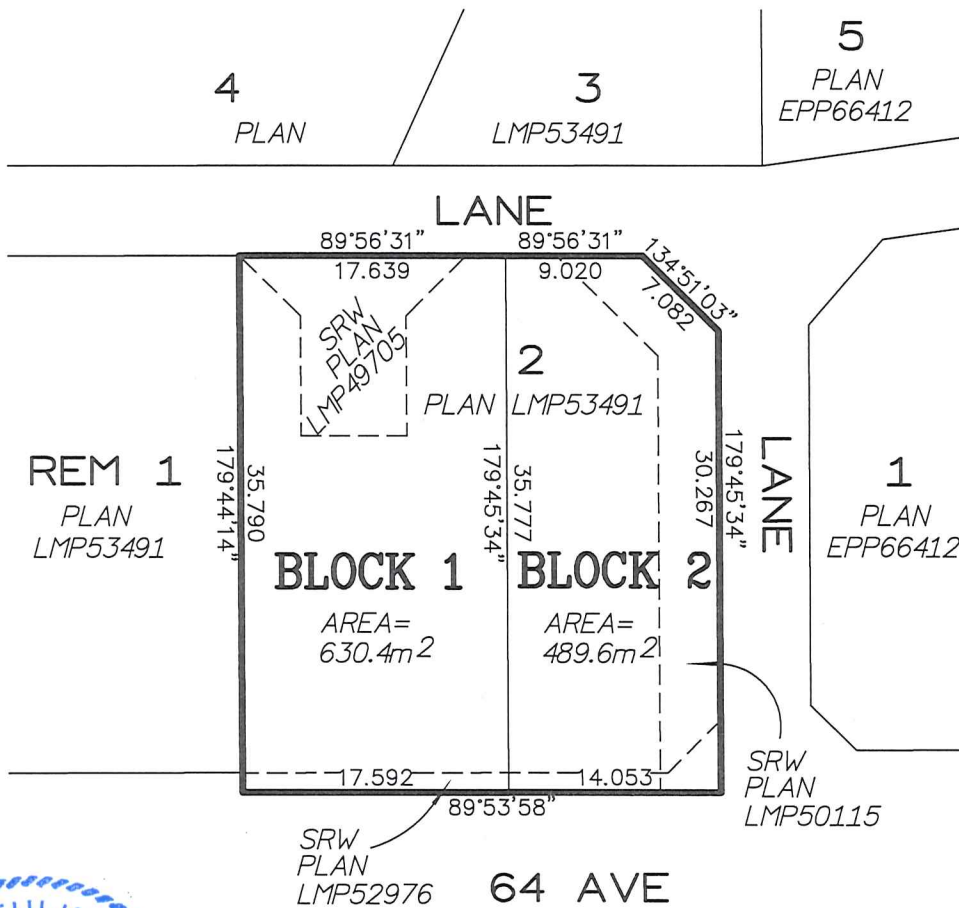
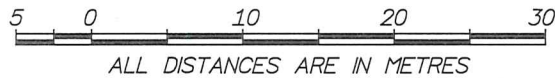
Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	0.2767	
Hectares	0.1120	
NUMBER OF LOTS	1	
Existing	2	
Proposed		
SIZE OF LOTS		
Range of lot widths (metres)	14.00 m – 17.60 m	
Range of lot areas (square metres)	441.94 m ² – 581 m ²	
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	17.86 uph & 7.23 upa	
Lots/Hectare & Lots/Acre (Net)	19.55 uph & 7.9 upa	
SITE COVERAGE (in % of gross site area)	Lot 1	Lot 2
Maximum Coverage of Principal & Accessory Building	32.3%	40%
Estimated Road, Lane & Driveway Coverage	7.7%	10%
Total Site Coverage	40%	50%
PARKLAND		
Area (square metres)	NA	
% of Gross Site	NA	
	Required	
PARKLAND		
5% money in lieu	NO	
TREE SURVEY/ASSESSMENT	YES	
MODEL BUILDING SCHEME	NO	
HERITAGE SITE Retention	NO	
FRASER HEALTH Approval	NO	
DEV. VARIANCE PERMIT required		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____ OF LOT 2 SECTION 17 TOWNSHIP 8 NWD PLAN 53491

FOR RE-ZONING PURPOSES



SCALE 1 : 500

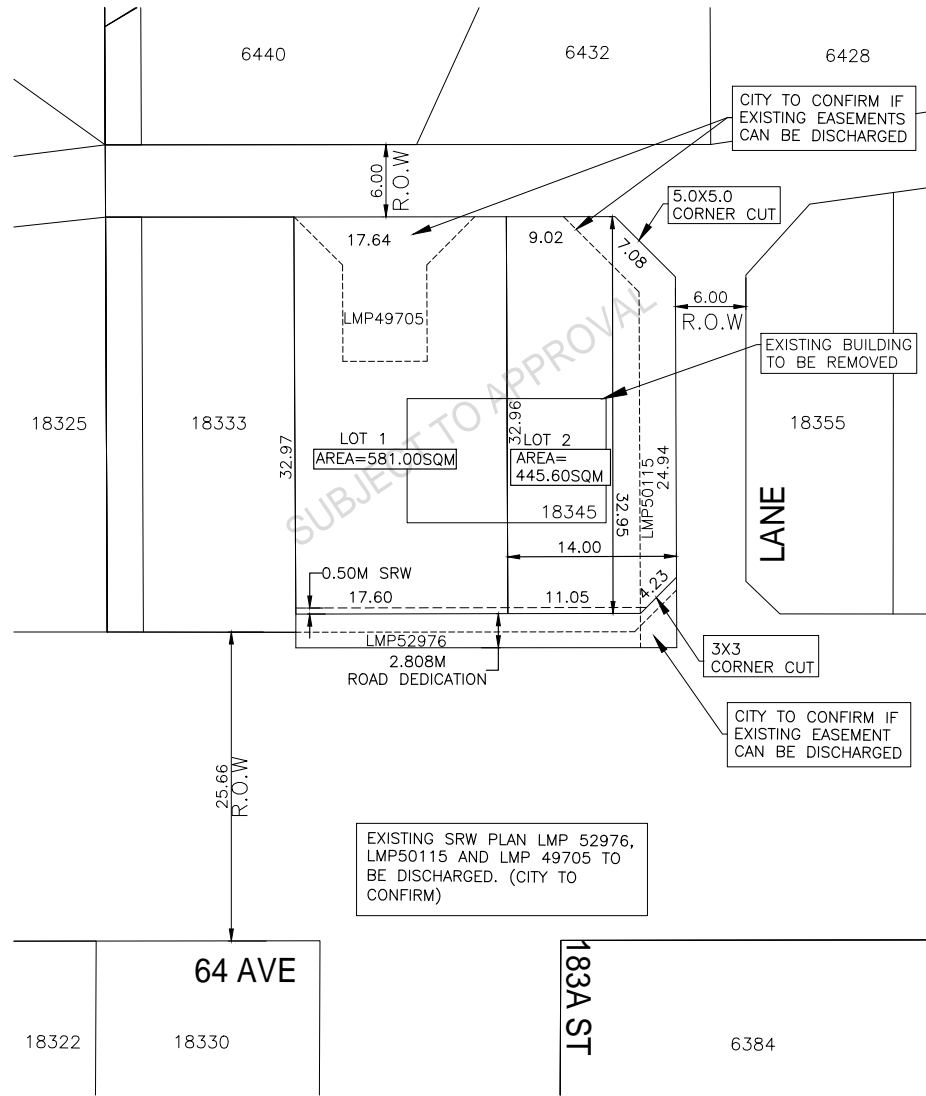


Lot dimensions are derived from FIELD SURVEY.

CERTIFIED CORRECT
DATED THIS 10th DAY OF September, 2019


M. Adam Fulkerson B.C.L.S.





NOTE:
 1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR

ZONING:
 EXISTING ZONING: RF
 PROPOSED ZONING: RF(LOT 1), RF-13(LOT 2)
SITE AREA
 GROSS SITE AREA: 1120sqm.

NO.	DATE	BY	CHK.	REVISION

MAINLAND ENGINEERING DESIGN CORPORATION
 SUITE 206 8363 128TH STREET
 SURREY, B.C. V3W 4G1
 TEL: (604) 543 8044 FAX: (604) 543 8104
 EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION
 2 LOT SUBDIVISION
 #18345-64 AVE, SURREY, B.C.
DWG. NAME
 PRELIMINARY LAYOUT PLAN

SEAL

SCALE	N.T.S.	SURREY PROJECT NO.	DRAWING NO.
DESIGNED	RM		1
DRAWN	IK	MAINLAND PROJECT NO.	
CHECKED	RM	C-1910	OF 1
APPROVED	AB	DATE 19/09/10	REV. 0

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

FROM: **Development Engineer, Engineering Department**

DATE: **Oct 16, 2018** PROJECT FILE: **7818-0196-00**

RE: **Engineering Requirements
Location: 18345 64 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808m along 64 Avenue towards the ultimate 30.0m Arterial Standard.
- Dedicate a 5.0m x 5.0m corner cut at the intersection of 64 Avenue and the North/South Lane.
- Dedicate as road (without compensation) gazetted road (the northerly 10.058m of 64th Avenue from 180th Street to 184th Street) on a road dedication or Section 115 Land Title Act Gazette Dedication.
- Provide a 0.5m Statutory Right-of-Way (SRW) along the 64 Avenue frontage.
- Discharge SRW E2001-149, E2001-0148 and E-2001-118.

Works and Services

- Provide on-site mitigation features per the Cloverdale-McLellan Creek ISMP.
- Provide storm, sanitary, and water service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.
Acting Development Services Manager

CE4



Planning

August 24, 2018

THE IMPACT ON SCHOOLS
APPLICATION #:

18 0196 00

SUMMARY

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

2 Single family with suites

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2017 Enrolment/School Capacity

Don Christian Elementary	
Enrolment (K/1-7):	47 K + 319
Operating Capacity (K/1-7)	38 K + 303
Lord Tweedsmuir Secondary	
Enrolment (8-12):	2036
Capacity (8-12):	1400

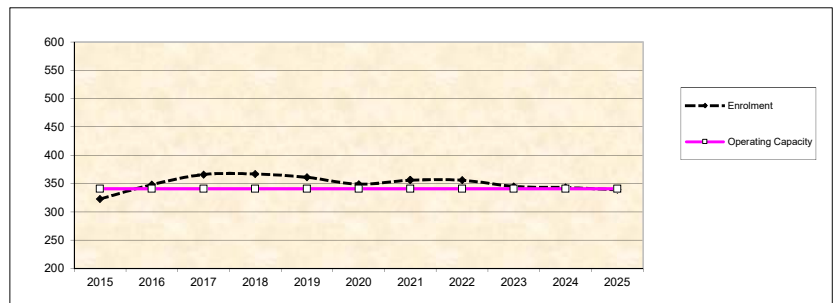
School Enrolment Projections and Planning Update:

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

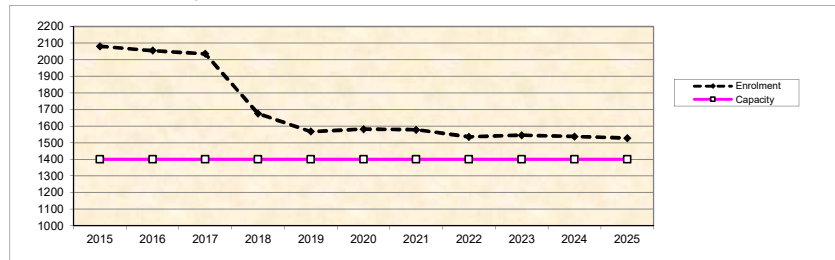
Don Christian's catchment is made up of maturing Cloverdale neighbourhoods. It is a unique catchment as it also encompasses the Cloverdale Fairgrounds along with a light commercial/industrial area. The 10 year enrollment projections show to slightly decline but never reduce to size smaller than the current capacity of the school. There are currently no plan to increase the capacity of the school.

In September 2018, Salish Secondary will open in the Clayton area, north of the Fraser Highway. This new 1500 capacity school was built to relieve the current enrolment pressure at Lord Tweedsmuir and Clayton Heights Secondary. It is the intent of the District to remove extended day programming at Lord Tweedsmuir this September, as many of their students will be reassigned to the new Salish high school once the boundary changes go into affect.

Don Christian Elementary



Lord Tweedsmuir 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.

Design restrictions for use in a Design Covenant, for Surrey Project 18-0196-00 at 18345 - 64 Avenue, Surrey B.C. (2 pages)

- (a) dwellings on *lots* 1 and 2 shall conform to the following setback and building height specifications:
- (i) the dwelling, including the veranda, shall be set back not less than 6.0m from the front (south) lot line, and
 - (ii) the dwelling height, as defined in City of Surrey bylaw 12000, shall not exceed 8.5 metres.
- (b) a dwelling on *lot* 1 shall conform to the following specifications:
- (i) the top side of the basement slab shall be set at the Minimum Basement Elevation (MBE) specified on the final *lot* grading plan accepted by the *City*;
 - (ii) the maximum basement ceiling height is 2.46 metres (8'-0.3/4") above the basement slab elevation;
 - (iii) the maximum main floor ceiling height is 3.05 metres (10'-0.3/4") above the main floor subfloor, except in areas open to the upper floor;
 - (iv) the maximum upper floor ceiling height is 2.46 metres (8'-0.3/4") above the upper floor subfloor, except vaulted ceilings inside which have no impact on the height of the roof outside are permitted;
 - (v) the west wall face at the main floor and basement levels shall be set back not less than 2.4 metres from the west *lot* line;
 - (vi) the upper floor wall face closest to the west *lot* line shall be set back not less than 3.6 metres from the west *lot* line, and the upper floor shall be offset toward the east by not less than 1.2 metres from the west main floor wall; and
 - (vii) the maximum roof slope on the upper floor trusses with the longest span and highest ridge shall not exceed 5:12, and said ridge shall not be exceeded in height by any other roof ridge.

(c) dwellings on *lots* 1 and 2 shall conform to the following setback and building height specifications:

- (i) a minimum 450 mm thick layer of topsoil is required in all pervious surface areas including but not limited to lawn areas and planter beds, except within any root protection zone protected by covenant, wherein the existing soil shall remain undisturbed;
- (ii) roof rain water leaders shall discharge onto the lawn via a concrete splash pad or to an approved on-site rainwater management facility. Roof rain water leaders shall not be connected directly to perimeter drains nor to a storm sewer;
- (iii) all impervious areas shall be graded toward landscaped pervious areas; and
- (iv) all landscaping on the *lot* shall be completed within one year from the date of occupancy of the *improvements*.

Tree Preservation Summary

Surrey Project No: 7918-0196-00
Address: 18345 64th Avenue Surrey
Registered Arborist: Glenn Murray

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	3
Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad 0 \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 1 \quad} \times \text{two (2)} = 2$ 	2
Replacement Trees Proposed	5
Replacement Trees in Deficit	-3
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	0

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\hspace{1cm}} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\hspace{1cm}} \times \text{two (2)} = 0$ 	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

10-Apr-19

 Date



Cloverdale Community Association

Website: www.cloverdalecommunity.org

September 4, 2019

Donna Quesada
City of Surrey
Planning and Development Department
13450-104 Avenue
Surrey BC V3T 1V8

Re: 7918-0196-00 / 18345-64 Avenue

Dear Ms. Quesada:

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

The developer and their consultant have worked with our association to resolve some of the issues which we raised. In order for us to support the RF and RF13 proposal, the developer has agreed to the following:

1. As per the proposed secondary building scheme, the minimum interior depth of the garage, clear of all projections including steps, will be 6.5 metres, and the minimum clear interior width will be 6.4 metres (See attached Appendix A).
2. The attached lot layout dimensions and house dimensions/location have also been agreed upon (See Appendix B).

We understand that the above agreement in addition to the developer applying other modernized characteristics/options which are used in today's design criterias requires a supplementary building scheme to be registered at the Land Titles Office which we fully support and require.

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



Cloverdale Community Association

Website: www.cloverdalecommunity.org

Appendix A

Design restrictions for use in a Design Covenant, for Surrey Project 18-0196-00 at 18345 - 64 Avenue, Surrey B.C. (2 pages)

(a) dwellings on *lots* 1 and 2 shall conform to the following setback and building

height specifications:

- (i) the dwelling, including the veranda, shall be set back not less than 6.0m from the front (south) lot line, and
- (ii) the dwelling height, as defined in City of Surrey bylaw 12000, shall not exceed 8.5 metres.

(b) a dwelling on *lot* 1 shall conform to the following specifications:

- (i) the top side of the basement slab shall be set at the Minimum Basement Elevation (MBE) specified on the final *lot* grading plan accepted by the *City*;
- (ii) the maximum basement ceiling height is 2.46 metres (8'-0.3/4") above the basement slab elevation;
- (iii) the maximum main floor ceiling height is 3.05 metres (10'-0.3/4") above the main floor subfloor, except in areas open to the upper floor;
- (iv) the maximum upper floor ceiling height is 2.46 metres (8'-0.3/4") above the upper floor subfloor, except vaulted ceilings inside which have no impact on the height of the roof outside are permitted;



Cloverdale Community Association

Website: www.cloverdalecommunity.org

- (v) the west wall face at the main floor and basement levels shall be set back not less than 2.4 metres from the west *lot* line;
 - (vi) the upper floor wall face closest to the west *lot* line shall be set back not less than 3.6 metres from the west *lot* line, and the upper floor shall be offset toward the east by not less than 1.2 metres from the west main floor wall; and
 - (vii) the maximum roof slope on the upper floor trusses with the longest span and highest ridge shall not exceed 5:12, and said ridge shall not be exceeded in height by any other roof ridge.
- (c) dwellings on *lots* 1 and 2 shall conform to the following setback and building height specifications:
- (i) a minimum 450 mm thick layer of topsoil is required in all pervious surface areas including but not limited to lawn areas and planter beds, except within any root protection zone protected by covenant, wherein the existing soil shall remain undisturbed;
 - (ii) roof rain water leaders shall discharge onto the lawn via a concrete splash pad or to an approved on-site rainwater management facility. Roof rain water leaders shall not be connected directly to perimeter drains nor to a storm sewer;
 - (iii) all impervious areas shall be graded toward landscaped pervious areas; and
 - (iv) all landscaping on the *lot* shall be completed within one year from the date of occupancy of the *improvements*.
- (e) the minimum interior depth of a garage, clear of all projections including steps, is 6.5 metres, and the minimum clear interior width is 6.4 metres.

