

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0381-00

Planning Report Date: January 14, 2019

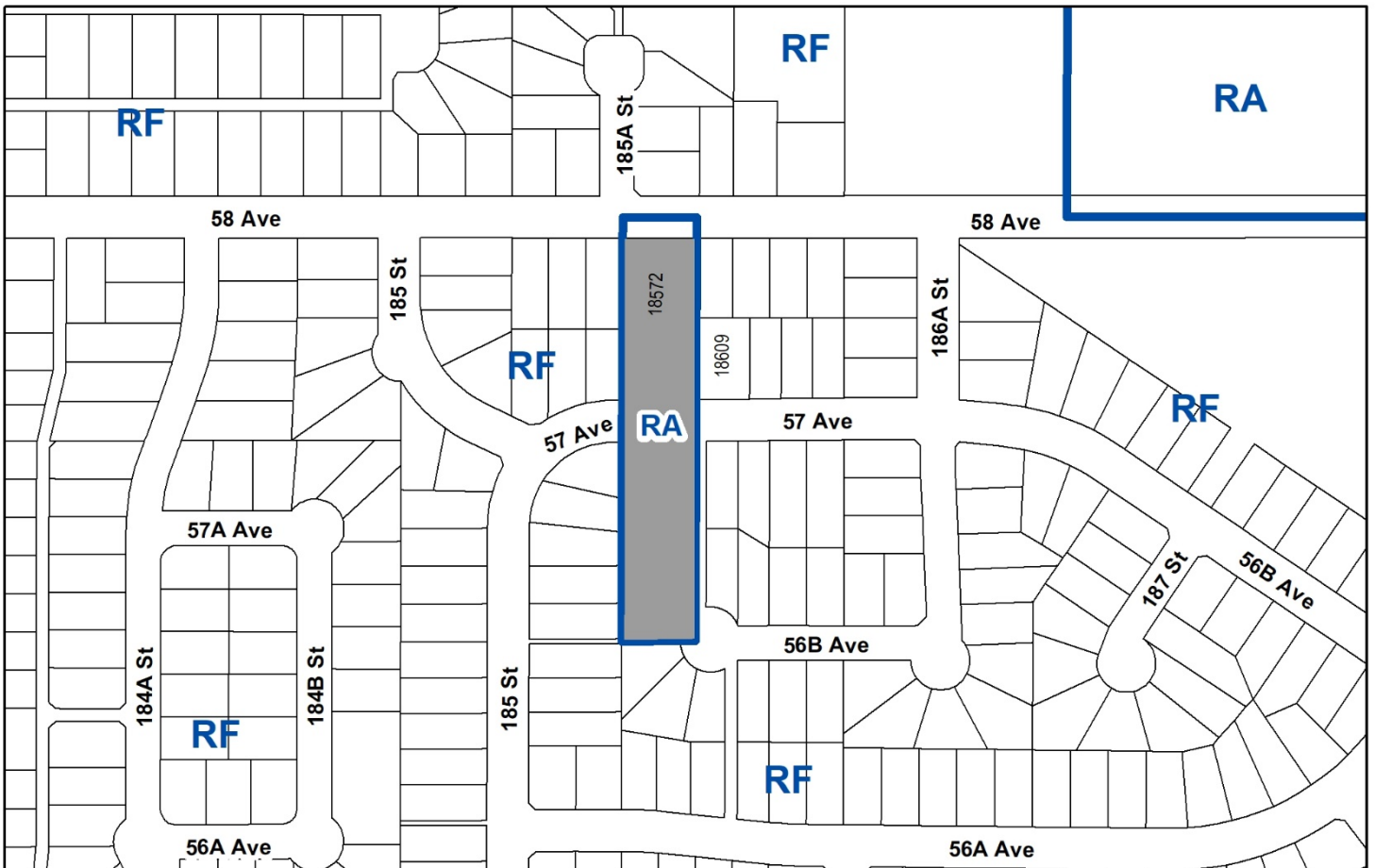
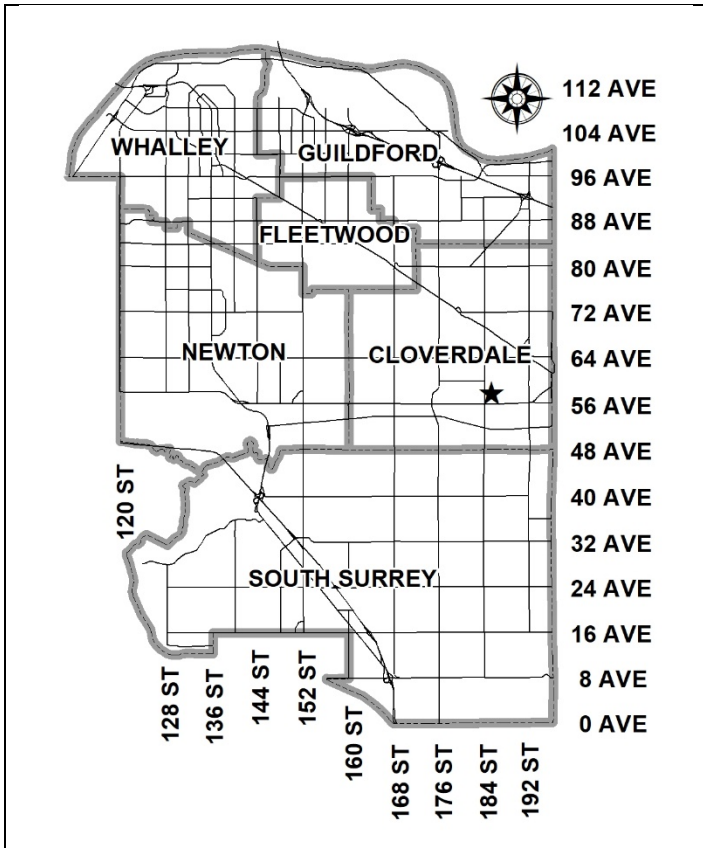
PROPOSAL:

- **Rezoning** from RA to RF to allow subdivision, with the adjoining lot to the east (18609 - 57 Avenue), into ten (10) single family lots.

LOCATION: 18572 - 58 Avenue

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Urban" designation of the Official Community Plan (OCP).
- The proposed RF Zone lots are compatible with the established single family residential pattern of development in the surrounding neighbourhood.
- The proposal is consistent with the concept plan provided as part of the subdivision of the adjacent properties to the south and east in 2015 under Development Application Nos. 7915-0219-00 and 7915-0248-00 respectively.
- The proposed road network achieves a through road connection on 57 Avenue and will complete both the 56B Avenue cul-de-sac and dedication of a 6-metre (20-ft.) wide north/south pedestrian pathway connecting the 56B Avenue cul-de-sac to 57 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) final approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) 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;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) discharge of Section 219 Restrictive Covenant (CA6582092) registered against 18609 – 57 Avenue for No-Build/Consolidation with 18572 – 58 Avenue;
 - (i) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lots 2, 3, 8, 9 and 10;
 - (j) 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, on proposed Lots 1-10 and an additional gravel or paver parking pad on proposed Lots 1-8; and
 - (k) 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 III.

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

5 Elementary students at Sunrise Ridge Elementary School
3 Secondary students at Lord Tweedsmuir 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 Winter 2019/2020.

Parks, Recreation & Culture: Parks supports the application, but has some concerns with the pressure the application will place on park amenities in the area. The applicant has agreed to a contribution of \$4,000, which represents a payment of \$500 per newly created lot, and Parks has accepted this amount to address these concerns.

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

SITE CHARACTERISTICS

Existing Land Use: Acreage lot with single family dwelling (18572 – 58 Avenue), which is to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 58 Avenue):	Single family dwelling	Urban	RF
East:	Single family dwellings	Urban	RF
South:	Single family dwelling	Urban	RF
West:	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background and Current Proposal

- The 0.672-hectare (1.66-acre) subject property is located at 18572 – 58 Avenue in Cloverdale, and is designated "Urban" in the Official Community Plan (OCP) and currently zoned "One-Acre Residential Zone (RA)".
- The subject lot is the last single-family acreage property in this portion of Cloverdale, with adjacent, existing uses consisting exclusively of RF-zoned single family lots containing one and two-storey homes (see Appendix VIII, Neighbourhood Context Photo).
- The applicant proposes to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to consolidate with an existing, RF-Zone lot to the immediate east (18609 – 57 Avenue), created in 2018 under Development Application No. 7915-0248-00, and subdivide into ten (10) single family lots.
- At the time of subdivision, a 10.5-metre (34.5-ft.) wide Section 219 Restrictive Covenant for "No-Build" was registered on the western 10.5-metre (34.5-ft.) portion of 18609 – 57 Avenue with the intention that it would be consolidated with 18572 – 58 Avenue for future development.
- All the proposed lots meet or exceed the minimum 560-square metre (6,000-sq.ft.) area, 15-metre (50-ft.) width and 28-metre (92-ft.) depth requirements of the RF Zone.
- The proposed development is consistent with both the pattern of RF-zoned development in the immediate neighbourhood as well as the concept plan provided as part of the subdivision of the adjacent properties to the east under Development Application No. 7915-0248-00.

Road Dedication and Construction Requirements

- Proposed Lots 1-2 will have driveway access from 58 Avenue, proposed Lots 3-8 from the completed 57 Avenue and proposed Lots 9-10 from the completed 56B Avenue cul-de-sac.
- The applicant will be required to undertake the following road dedication and construction as part of the subject application:
 - Construct the northwestern portion of the existing 56B Avenue cul-de-sac;
 - Dedicate 20 metres (66 ft.) and construct 57 Avenue to the Through Local Standard within the subject site, thereby providing a through road connection; and
 - Construct the south side of 58 Avenue to the Through Local Road standard along the site frontage.
- In addition, the applicant will be required to dedicate 1.0-metre (3.3-ft.) for completion of the 6.0-metre (18 ft.) wide north/south pedestrian pathway, which was substantially dedicated and constructed under Development Application No. 7915-0248-00 to the immediate east. The pathway will connect the 56B Avenue cul-de-sac to 57 Avenue, providing better pedestrian connectivity for the neighbourhood.

Neighbourhood Character Study and Design Guidelines

- Ran Chahal, of APEX Design Group Inc., prepared the Neighbourhood Character Study and Building Scheme for the subject site. The Character Study involves reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for a proposed development.
- The Character Study found that the majority of homes in the immediate neighbourhood are not considered to provide appropriate architectural context for on-site development. The guidelines, a summary of which is attached (Appendix V), propose "mid-scale" proportional massing, as well as high trim and construction material standards in line with post-2016 RF Zone subdivisions.
- The applicant has agreed to include provisions in the Building Scheme requiring larger, double side-by-side garages on all proposed lots and an additional gravel or paver parking pad on proposed Lots 1-8, as requested by the Cloverdale Community Association (see Pre-Notification section).
- In order to facilitate a smooth transition between any future, two-storey with basement homes constructed on proposed Lots 1, 2, 3 and 8 and existing 1 to 1.5-storey homes on lots adjacent to the subject site, the Design Consultant has proposed several provisions within the Building Scheme including:
 - Ensuring that the top side of the basement slab is set at the Minimum Basement Elevation (MBE) specified on the final lot grading plan accepted by the City;
 - Increase the side yard setback from 1.8 metres (6 ft.) to 2.4 metres (8 ft.) for the basement level and main floor and setback the upper floor a minimum of 4.5 metres (14.6 ft.) from the front face of the floor level below for proposed Lots 1 (east), 2 (west), 3 (west) and 8 (west); and
 - Reducing the maximum roof slope of the upper storey roof trusses and the maximum height of the highest roof ridge.

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 proposed fill 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-notifications letters were sent out to the surrounding neighbourhood and development proposal signs were installed on the subject site along the 56B Avenue, 57 Avenue and 58 Avenue frontages on November 5, 2018. To date, staff received one (1) email from a neighbouring resident with the following concerns (*staff comments in italics*):

- Potential impacts to the natural environment, including the loss of tree canopy and animal habitats within the subject site.

(The property is not located within an identified Biodiversity Conservation Strategy (BCS) corridor or hub/site area.

A portion of the subject site (18572 – 58 Avenue) is one of the last remaining acreage residential lots to be redeveloped in this portion of Cloverdale, containing a single family dwelling surrounded by previously disturbed yard in the north portion (approximately 1/3rd of the lot area) while the southern 2/3rds consists of a tree grove comprised of a mix of deciduous and coniferous tree species, as well as regenerated pioneer species (Red Alder and Black Cottonwood).

The project Arborist has developed a proposed tree retention/removal strategy based on existing tree conditions as well as suitability for stand-alone and/or group retention in relation to proposed site servicing, building footprints, road dedication and lot grading.

The project Arborist determined that the majority of the By-law trees on the subject site were in poor to moderate condition and were not suitable for retention because of either road dedication requirements or due to significant encroachment into the building footprints of the proposed lots.

As 18609 – 57 Avenue, containing the No-Build portion to be consolidated with 18572 - 58 Avenue, was created under Development Application No. 7915-0248-00, a Tree Cutting Permit (TCP) was issued on June 19, 2018 for one (1) By-law tree. Two (2) Western Red Cedar trees are proposed to be retained on proposed Lot 5 and 6.

A total of four (4) mature trees [two (2) Poplars and two (2) Western Red Cedars] are proposed to be retained with twenty-eight (28) replacement trees and a Green City Fund contribution of \$19,600.)

The Cloverdale Community Association (CCA) have reviewed the proposed layout and submitted a letter (Appendix VI) indicating that they have no objections to the proposal, however, the letter outlined several requests as described below:

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

(On-street parking opportunities on 57 and 58 Avenue will be reviewed through the detailed design phase, should Council grant Third Reading to the subject application. No on-street parking will be permitted on the 56B Avenue cul-de-sac.)

- A gravel or paver block parking pad be constructed on all lots, adjacent to the driveway, to accommodate secondary suite parking and garage sizes should be a minimum of 6.1 metres (20 ft.) wide by 6.4 metres (21 ft.) deep. A restrictive covenant should be required in this regard.

(In accordance with the RF Zone, as proposed Lots 9 and 10 front onto a cul-de-sac bulb and have a frontage of less than 8 metres (26 ft.), as determined by a straight line between the two front corners of the lot, the minimum front yard setback is increased to 11 metres (36 ft.) to the front face of an attached garage.

Proposed Lots 9 and 10 will accommodate six (6) off-street parking spaces (two (2) side-by-side spaces in the garage and four (4) tandem parking spaces in the driveway) and will not require an additional parking pad.

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

The applicant has agreed to provide increased garage sizes on proposed Lots 1-10 and an additional parking pad on proposed Lots 1-8. These requirements will be enforced through both the Building Scheme and a separate Section 219 Restrictive Covenant.)

TREES

- Cody Laschowski, ISA Certified Arborist of Diamond Head Consulting 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
Alder and Cottonwood Trees			
Alder	17	17	0
Cottonwood	6	6	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bigleaf Maple	1	1	0
Cherry	4	4	0
English Oak	1	1	0
Horse-Chestnut	1	1	0
Paulownia	1	1	0
Poplar	2	0	2
Coniferous Trees			
Northern White-cedar	1	1	0
Western Red Cedar	17	15	2
Total (excluding Alder and Cottonwood Trees)	28	24	4

Tree Species	Existing	Remove	Retain
City Boulevard	3	3	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		28	
Total Retained and Replacement Trees		32	
Contribution to the Green City Fund		\$19,600.00	

- The Arborist Assessment states that there is a total of twenty-eight (28) mature trees on the site, excluding Alder and Cottonwood trees. Twenty-three (23) existing trees, approximately 45% of the total trees on the site, are Alder and Cottonwood trees. It was determined that four (4) mature 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.
- In addition, the applicant has proposed to retain two (2) under-sized Aspen trees, in the area comprising the rear yard of proposed Lots 8. The project Arborist has requested that the proposed undersized tree retention be used to off-set the number of required replacement trees, which has been reviewed and approved by the City's Trees and Landscaping staff.
- Three (3) City trees abutting to the subject site, along the 58 Avenue frontage, are proposed to be removed. Parks, Recreation & Culture staff have confirmed that they support the removal of the three (3) trees to accommodate the upgrading of that portion of 58 Avenue to the Through Local Road standard.
- As a condition of final adoption of the Rezoning By-law, the applicant will be required to register a Section 219 Restrictive Covenant identifying those on-site and off-site trees, whose tree protection zones encroach into the subject site, to be retained as well as the tree protection areas on each of the proposed lots.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 77 replacement trees on the site. Since only 28 replacement trees can be accommodated on the site (based on an average of three (3) trees per RF-Zone lot plus the two under-sized Aspen trees), the deficit of 49 replacement trees will require a cash-in-lieu payment of \$19,600, 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 57 Avenue and 58 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 32 trees are proposed to be retained or replaced on the site with a contribution of \$19,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 30, 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 site is an urban infill lot, and the proposed subdivision is consistent with the "Urban" designation in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> Secondary suites will be permitted on all ten (10) lots, subject to meeting the zoning and building requirements for secondary suites.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The development incorporates Low Impact Development Standards, as per the requirements of the Cloverdale-McLellan Creek Integrated Stormwater Management Plan (ISMP).
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> No sustainable transit or mobility features are proposed.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The development incorporates Crime Prevention Through Environmental Design (CPTED) principles, such as providing "eyes on the street".
6. Green Certification (F1)	<ul style="list-style-type: none"> No green certification rating is proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Development proposal signs were installed on the subject property and pre-notification were mailed to adjacent area residents.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary (Confidential) and Project Data Sheet
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Comments from Cloverdale Community Association (CCA)
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Neighbourhood Context Photo (COSMOS, April 2018 Aerial)

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

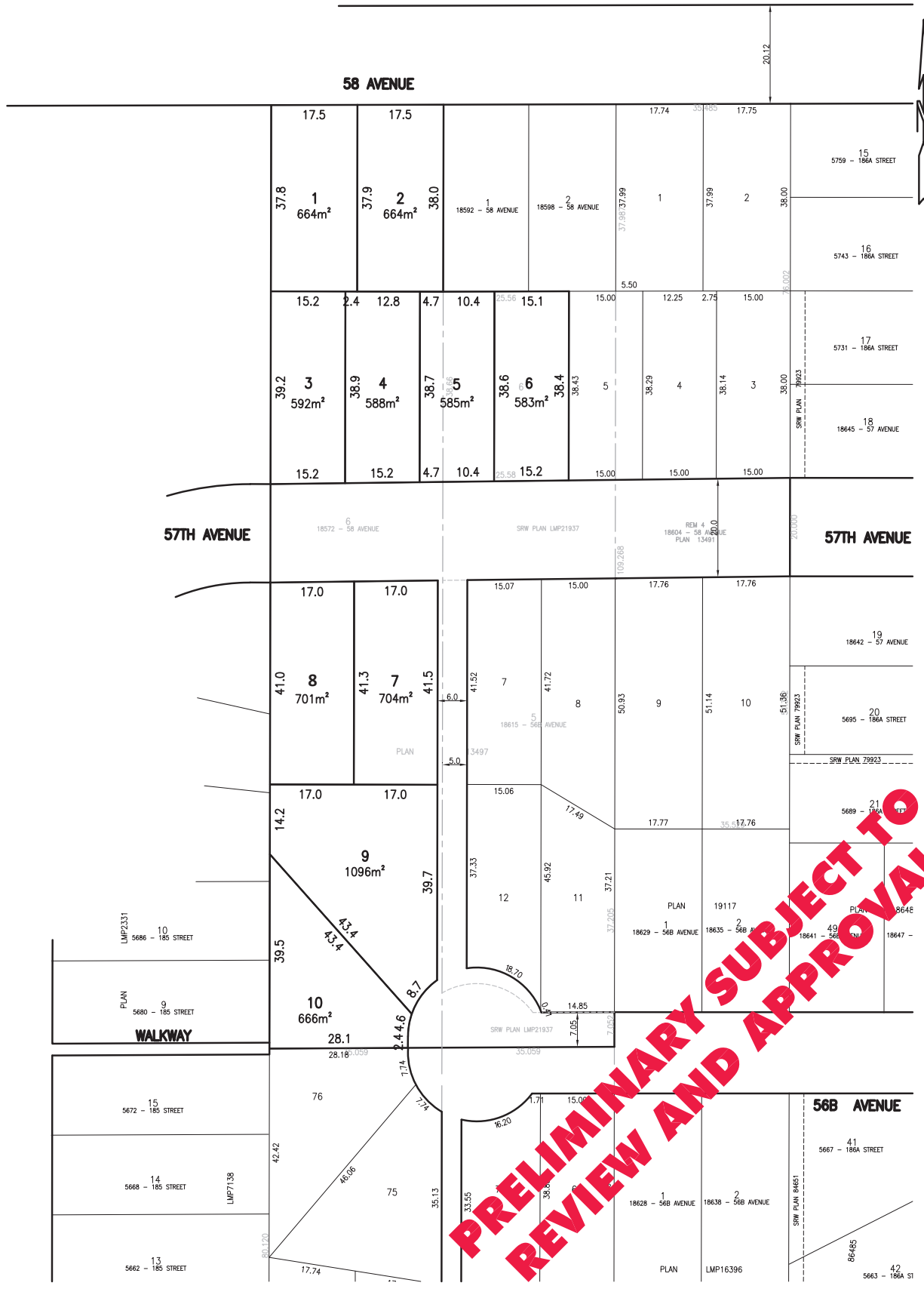
APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.90 acres
Hectares	0.7705 hectares
NUMBER OF LOTS	
Existing	2
Proposed	10
SIZE OF LOTS	
Range of lot widths (metres)	15.0 - 17.5 m
Range of lot areas (square metres)	583 - 1096 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	12.9 lots/hectare or 5.3 lots/acre
Lots/Hectare & Lots/Acre (Net)	14.7 lots/hectare or 5.9 lots/acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	25%
Total Site Coverage	65%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

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PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

Hub Engineering Inc. Member **PACIFIC LAND GROUP**
 Engineering and Development Consultants
 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: 18572 58 AVENUE, SURREY, BC		
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 2018-101	DATE: AUG 2018	LEGAL:	MUNICIPAL PROJECT No:
SCALE: 1:750			
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jan 07, 2019** PROJECT FILE: **7818-0381-00**

RE: **Engineering Requirements
Location: 18572 58 Avenue and 18609 57 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate necessary lands to achieve for 14.0m radius cul-de-sac along 56B Avenue.
- Dedicate 20.0m along 57 Avenue for the ultimate 20.0m Through Local Road Standard.
- Dedicate 1.0m for the ultimate 6.0m walkway connecting 57 Avenue to 56B Avenue.
- Provide 0.5m statutory rights of ways along the 57 Avenue and 58 Avenue frontages.

Works and Services

- Construct the south half of 58 Avenue to the Through Local Road Standard. Subject to available funding, the City requests the construction of 58 Avenue fronting 18592 and 18598 58 Avenue as part of this project at the City's expense.
- Construct 56B Avenue cul-de-sac.
- Construct 57 Avenue to the Through Local Road Standard.
- Construct the concrete walkway connecting 57 Avenue to 56B Avenue.
- Construct 7.9m concrete driveway by the developer to each lot.
- Provide on-site-stormwater mitigation features per the Cloverdale-McLellan Creek ISMP.
- Construct water, storm and sanitary mains along 57 Avenue.
- Abandon the sanitary main along the engineering walkway connecting 57 Avenue to 56B Avenue.
- Provide water, storm, and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.
Acting Development Services Manager

CE4



Planning January 7, 2019

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.

Sunrise Ridge elementary is currently operating at 120% capacity. Though development in the catchment is minimal, the birth rate has been slowly climbing over the last 10 years. Moreover, census data (2016) has shown that there is a high percentage of woman aged 24 -35, child bearing years, living in this catchment, which supports the continued growth trend the District is seeing. The 10 year enrolment projections are showing that the operating capacity for the school will rise to 150% by 2028.

As of September 2018, Sunrise Ridge Elementary required 4 portables for enrolling classrooms. There are no current plans to construct new enrolling space to the school; the school will be monitored over the coming year. All future growth to this school will be captured by portables at this time.

In September 2018, Salish Secondary opened 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.

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0381 00

SUMMARY

The proposed 10 Single family with suites are estimated to have the following impact on the following schools:

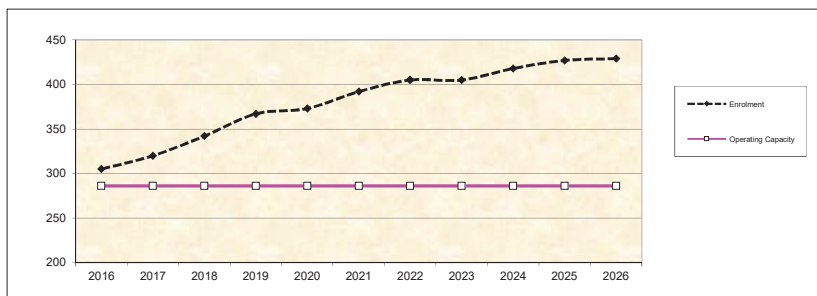
Projected # of students for this development:

Elementary Students:	5
Secondary Students:	3

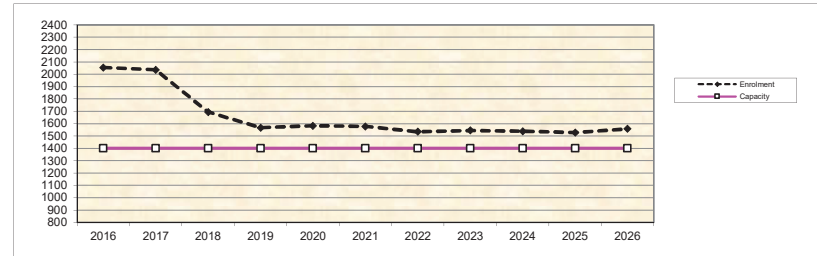
September 2018 Enrolment/School Capacity

Sunrise Ridge Elementary	
Enrolment (K/1-7):	32 K + 310
Operating Capacity (K/1-7)	76 K + 210
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1694
Capacity (8-12):	1400

Sunrise Ridge 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.

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 18-0381
Property Location: 18572-58 Ave and 18609-57 Ave, Surrey, B.C.

Design Consultant: Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC
Apex Design Group Inc.
#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 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:**

The area surrounding the subject site is an old urban area built out in the 1980's – 1900's with a few homes built in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1500-3200sf.

Most of the existing homes have mid to mid-massing characteristics with 76% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (9-10/12) or greater common truss roofs with simple gables and common hips with Cedar roof being most common.

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

Landscaping is of a moderate planting standard with 88% of the homes having Exposed Aggregate driveways.

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

None. Since the majority of the existing homes in the study area are 10-40 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:	"Two-Storey"	57.00%
	"Basement Entry/Cathedral Entry"	5.00%
	"Rancher (Bungalow)"	38.00%
	"Split Levels"	0.00%

Dwelling Sizes:	57.0% under 2400 sq.ft excl. garage
(Floor Area/Volume)	28.50% 2401 - 2800 sq.ft excl. garage
	14.50% over 2801 sq.ft excl. garage

Exterior Treatment /Materials: Cedar: 5.00% Hardi: 5.00% Stucco: 57.0% Vinyl: 33.0%
Brick or stone accent on 20.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 52.00% Cedar Shingles: 43.00%
Concrete Tiles: 5.00% Tar & Gravel: 0.00%
71.00% of all homes have a roof pitch 6:12 or lower.

Window/Door Details: 71.00% of all homes have rectangular windows

Streetscape: A variety of simple “Two Story”, 10-50 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Roof Shingles on most of the homes. Most homes are clad in Stucco.

Other Dominant Elements: Covered front verandas.

2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which 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: (Floor Area/Volume) Two-Storey or Split Levels - 2000 sq.ft. minimum
Basement Entry - 2000 sq.ft. minimum
Rancher or Bungalow - 1400 sq.ft. minimum
(Exclusive of garage or in-ground basement)

Exterior Treatment /Materials: For Lots 1, 2, 3 and 8, 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.
For Lots 1 (west), 2 (east), 3 (west) and 8 (west), increased side yard setbacks from 1.8 metres to 2.4 metres for the main floor and basement level and setback the upper floor a minimum of 4.5m from the front of the floor level below.
For Lots 1, 2, 3 and 8,, the maximum roof slope on the upper floor trusses with the longest span and highest ridge shall not exceed 6:12, and said ridges shall not be exceeded in height by any other roof ridge.
However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.

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 6:12 For Lots 1, 2, 3 and 8,, the maximum roof slope on the upper floor trusses with the longest span and highest ridge shall not exceed 6:12, and said ridges shall not be exceeded in height by any other roof ridge.
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.
Parking:	All garages to have a minimum interior dimension of 6.4m deep x 6.1m wide [21'-0" x 20'-0"]. A gravel or paver block type parking pad is required for suite parking and must be located close to the sideyard and not restrict parking access into the garage.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



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

January 8, 2019
Date



Cloverdale Community Association

Website: www.cloverdalecommunity.org

January 6, 2019

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

Re: 7918-0381-00 / 18609-57 Avenue and 18572-58 Avenue

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



Cloverdale Community Association

Website: www.cloverdalecommunity.org

6. If the developer requires a DVP to meet our requirements as noted above, the association will support such an application.

Please note: This developer has worked with us in the past on file 7915-0219-00. We are attaching Appendix A as a sample of what was agreed upon previously for the lot layout, garage size and parking pad requirements.

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

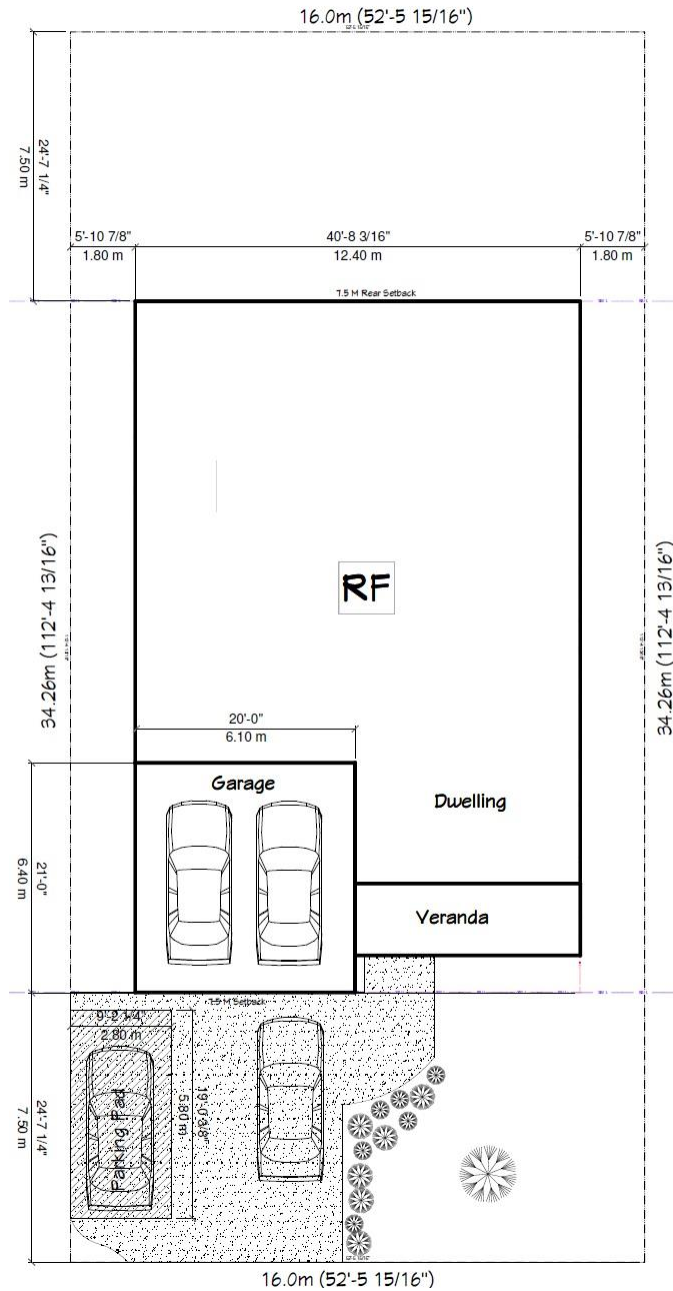
Cc: Board of Directors



Cloverdale Community Association

Website: www.cloverdalecommunity.org

Appendix A



4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Site Address 18572 58 Ave, Surrey

Registered Arborist Cody Laschowski

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)	54
Protected Trees to be Removed	50
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 23 X one (1) = 23 - All other Trees Requiring 2 to 1 Replacement Ratio 27 X two (2) = 54	77
Replacement Trees Proposed	28
Replacement Trees in Deficit	49
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: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

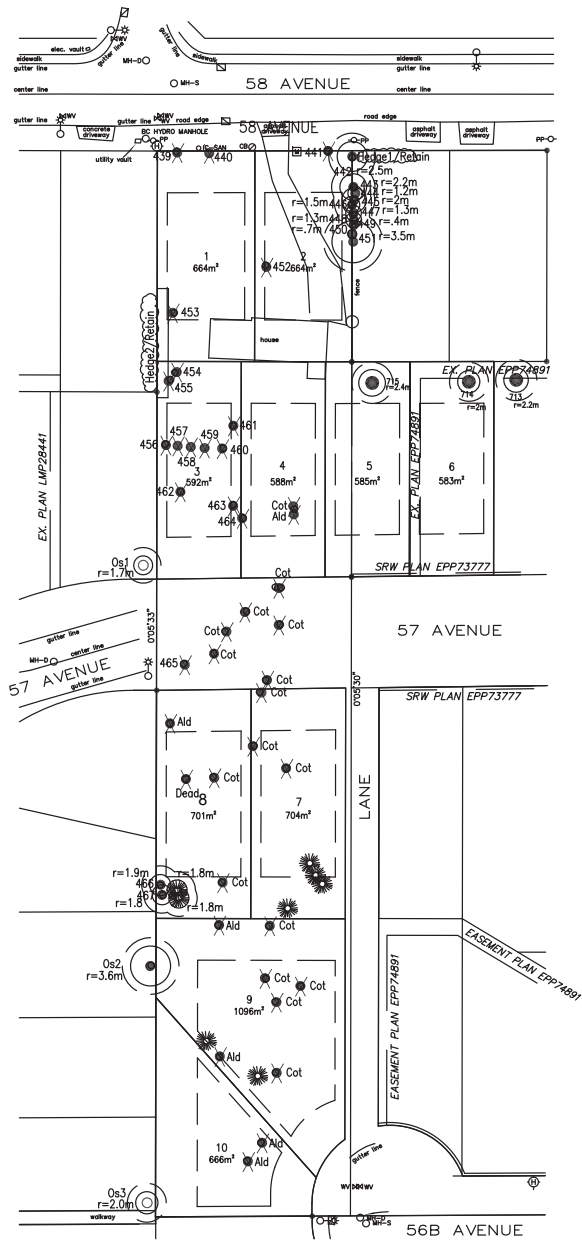
Summary, report and plan prepared and submitted by



Signature of Arborist

September 19, 2018

Date



LEGEND

- UNDERSIZED SURVEYED
- TREES NOT SURVEYED
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- PROTECTION BARRIER

DATE	REVISIONS	BY

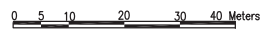
C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2462 JONQUIL COURT
 ABOTSFORD, B.C.
 V5G 3E8
 PHONE (604) 857-2376

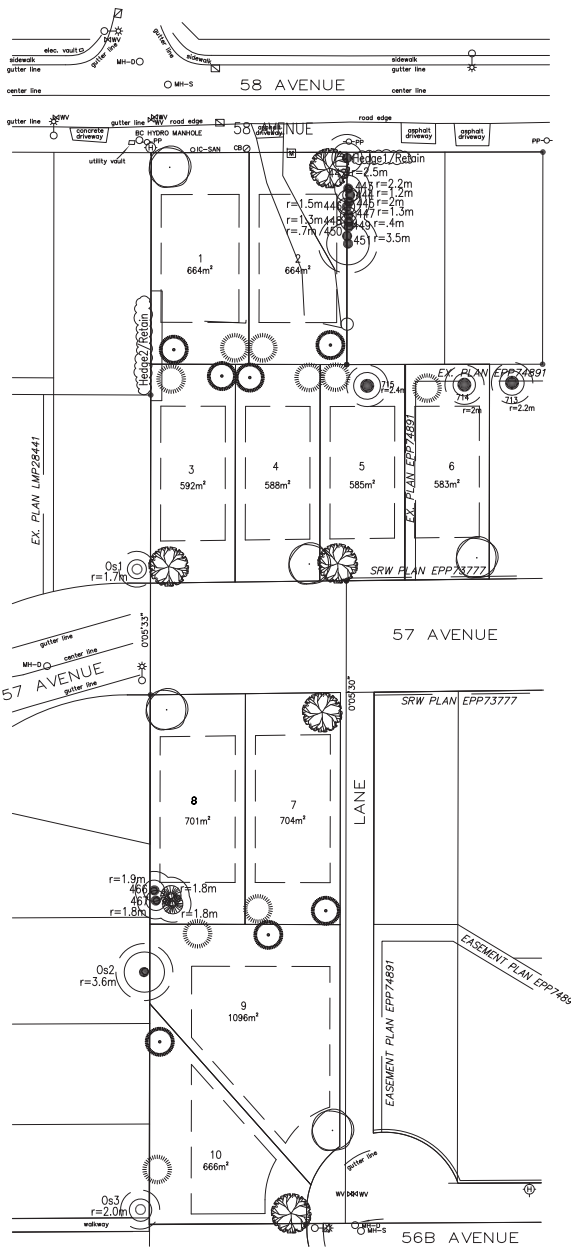
CLIENT
 MR. TIRATH KHATRA
 KAYBEE HOMES
 c/o HUB ENGINEERING INC.
 #212 - 2292 - 76 AVENUE
 SURREY, B.C.
 V3R 2W5
 604-572-4328

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 10 LOT SUBDIVISION
 18572 - 56 AVENUE
 SURREY, B.C.

SCALE 1:400	DATE SEP/18
DRAWN DWD	
CHECKED DWD	
APPROVED AS BUILT	

PRINTED	JOB No.
	DRAWING No.
	TR-1

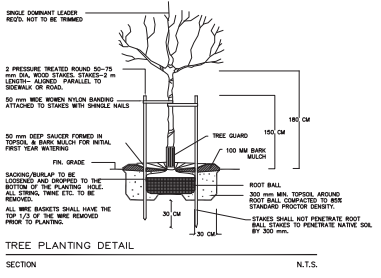




KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PRUNUS YEDENSIS 'AKEBONO'	DAYBREAK CHERRY	5	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'ROBRUM'	RED FLOWERING DOGWOOD	5	6 CM. CAL.	AS SHOWN	B. & B.
	CHAMAECIPARIS NOOTKATENSIS PENOLA	WEeping Nootka Cypress	7	3.00 METERS	AS SHOWN	B. & B.
	PICEA PLANGENS LAUCA	BLUE SPRUCE	9	3.00 METERS	AS SHOWN	B. & B.

NOTES / GENERAL

- PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD "LATEST EDITION". CONTAINER SIZES ARE SPECIFIED AS PER THIS STANDARD'S MINIMUM PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "BC LANDSCAPE STANDARDS".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE STANDARDS". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC LANDSCAPE "LANDSCAPE STANDARDS".
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 - LAWN AREAS: 450 mm
 - GRASS COVER AREAS: 450 mm
 - SHRUB AREAS: 450 mm
 - TREE PITS: 300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS, EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE ON-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL OBTAINED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOL, ROOT INCL, WOODY PLANT PARTS, WEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBER AS IT ACCUMULATES AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREIN IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



LEGEND

- = TREES NOT SURVEYED
- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC.
BCSA CSLA
2462 JONQUIL COURT
ABBOTSFORD, B.C.
V3C 3E3
PHONE (604) 857-2376

CLIENT
MR. TIRATH KHATTRA
KAYBEE HOMES
c/o HUB ENGINEERING INC.
#112 - 12902 - 76 WOODHEE
SURREY, B.C.
V3M 2M5
604-572-4328

TITLE
PLAN VIEW
TREE LOCATION PLAN
TREE REPLACEMENT PLAN
10 LOT SUBDIVISION
18572 - 58 WENDEE
SURREY, B.C.

SCALE: 1:400	DATE: SEP/18
DRAWN: [blank]	CHKD: [blank]
ENL: [blank]	CHKD: [blank]
APPVD: [blank]	AS BUILT: [blank]

PRINTED: [blank]	JOB No. [blank]
	DRAWING No. [blank]
	TR-2

