

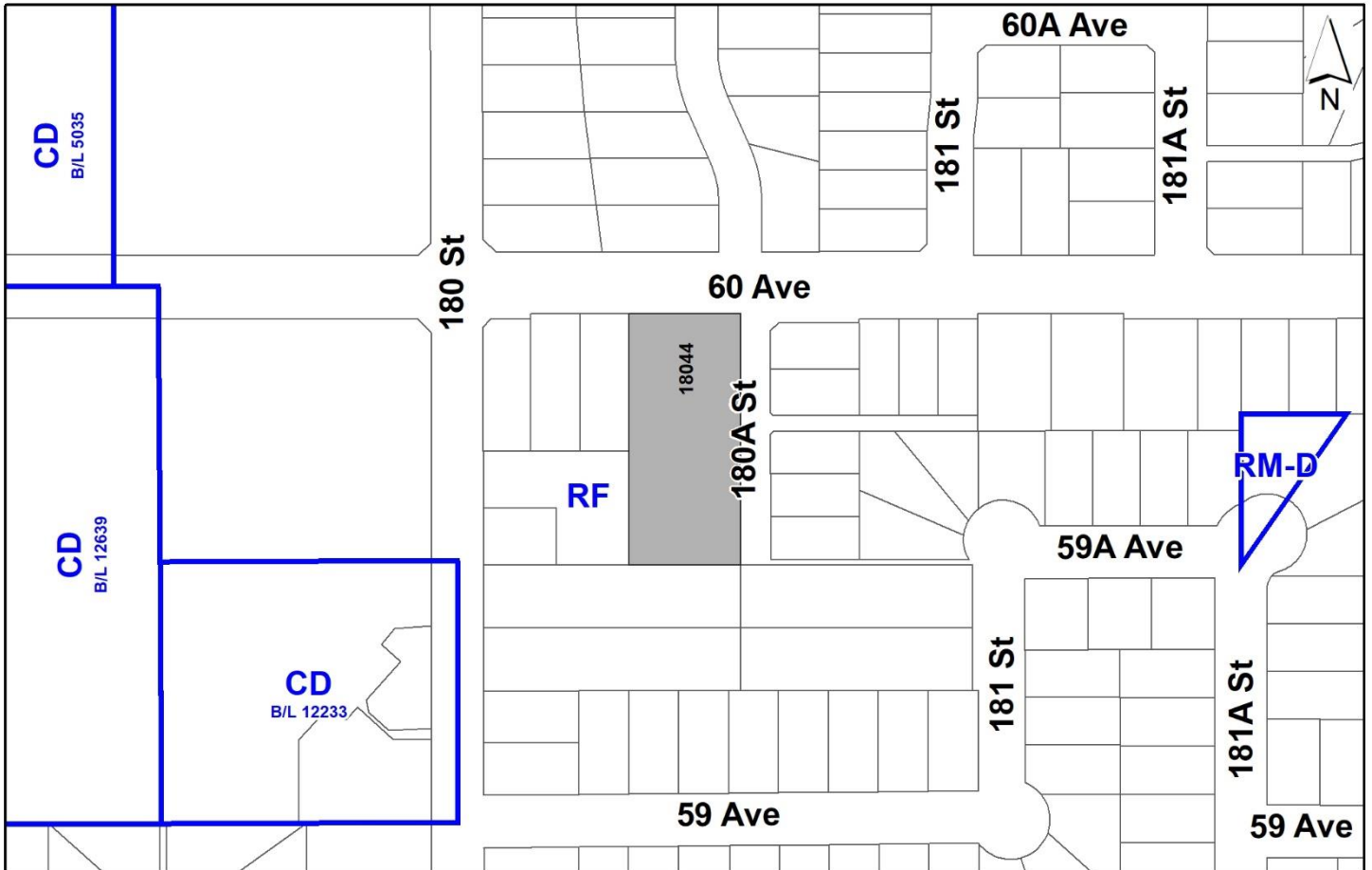
PROPOSAL:

- **Rezoning** a portion of the site from RF to RF-13
 - **Development Variance Permit**
- to allow subdivision into five single family residential lots and one single family small lot.

LOCATION: 18044 - 60 Avenue

ZONING: RF

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning for a portion.
- Approval for Development Variance Permit to proceed to Public Notification.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing to reduce the lot depth requirement of the RF Zone for proposed Lot 2.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of Cloverdale.
- The proposed single family residential lots will be compatible with the existing neighbourhood context within the immediate vicinity of the site.
- The proposed development conforms to the goal of allowing sensitive urban infill in an existing neighbourhood.
- The proposed RF-13 lot in the northwest corner of the site (proposed Lot 1) is anticipated to initiate a transition to future small lots to the west along the Cloverdale Town Centre boundary.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of the subject site shown as "Block A" on the attached Survey Plan (Appendix I) from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7921-0140-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum lot depth of the RF Zone from 28 metres to 25.5 metres for proposed Lot 2.
3. 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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (f) 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.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Vacant Lot	Urban	RF
North (Across 60 Avenue):	Single Family Dwelling	Urban	RF
East (Across 180A Street):	Single Family Dwellings	Urban	RF
South:	Single Family Dwelling	Urban	RF
West:	Single Family Dwellings	Urban	RF

Context & Background

- The subject site is located at 18044 - 60 Avenue in Cloverdale. It is 4,150 square metres in size (0.4 hectares), zoned Single Family Residential Zone (RF) and is designated Urban in the Official Community Plan (OCP). The lot is currently vacant. A single family dwelling that was previously on the lot received final acceptance for demolition from the Building Division on February 8, 2022.
- The property is gently sloping to the southwest with no environmental encumbrances. It was created through subdivision in May 1950.
- The subject property is in a neighbourhood with a mix of newer single family dwellings and older homes built within the past 20-25 years.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone a portion of the property from RF to RF-13 with a Development Variance Permit to reduce the lot depth of Lot 2 in order to permit subdivision from one lot to five single family residential lots (RF Zone) - proposed Lots 2 to 6, and one single family small lot (RF-13) - proposed Lot 1.
- The development proposal meets objectives in the OCP to support low and medium density residential neighbourhoods. The residential form within the “Urban” OCP designation in this area consists of detached single family dwellings with secondary suites.
- With a proposal for six residential lots, the development responds to housing supply demands. It also meets the City’s goal of providing a diversity of housing forms and tenures to support residents’ needs. The secondary suites that could be accommodated on the proposed lots will increase the range and availability of other housing options.
- The proposed development will continue to preserve the existing residential neighbourhood character while allowing sensitive urban infill. The proposed building design guidelines will provide consistency in theme, representation and character with the context homes identified within the area.
- The proposed RF-Zone lot sizes are between 560 - 585 square metres, which comply with the minimum 560 square metre lot size of the RF zone. They are slightly smaller in size than existing RF-Zoned properties to the east, across from 180A Street.
- With proposed Lot 1 rezoned to RF-13, potential exists for properties west of the subject site to rezone to RF-13 with lot consolidation.
- Development details are provided in the following table:

	Proposed
Lot Area	
Gross Site Area:	4, 150 square metres (0.4 hectares)
Road Dedication:	622.50 square metres (15% of gross site area)
Undevelopable Area:	N/A

	Proposed
Net Site Area:	3,527.5 square metres
Number of Lots:	6
Unit Density:	15 uph
Range of Lot Sizes	560 - 585 square metres (RF lots) and 343 square metres (RF-13 lot)
Range of Lot Widths	15.4 - 23 metres (RF lots) and 13.4 metres (RF-13 lot)
Range of Lot Depths	25.5* - 36.5 metres (RF lots) and 25.5 metres (RF-13 lot)

*variance required

Referrals

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

School District: **The School District has advised that there will be approximately 8 school-age children generated by this development, of which the School District has provided the following expected student enrollment.**

3 Elementary students at Martha Currie Elementary School
2 Secondary students at Lord Tweedsmuir Secondary School

(Appendix III)

Note that the number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by March 2025.

Parks, Recreation & Culture: Parks will accept cash-in-lieu of the 5% unencumbered parkland subdivision dedication requirement. The land valuation is to be based on the most recent PLA or PLA extension date.

Greenaway Park is the closest active park with amenities including, outdoor sport courts, an outdoor pool, paths, a playground, and is 305 metres walking distance from the development. Claude Harvie Park is the closest park with natural area and is 775 metres walking distance from the development.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval for rezoning has been granted for one year.

Transportation Considerations

- Road dedication of approximately 3.4 metres is required along 60 Avenue for an ultimate 27.0 metre Arterial Road Standard. Road dedication of approximately 6.5 metres is required along 180A Street for an ultimate 18.0 metre Through Local Road Standard.
- Dedication of 3.0 metre x 3.0 metre corner cuts at 180A Street and 60 Avenue is required.
- Dedication of a 6.0 metre residential lane as well as a 1.0 metre x 1.0 metre corner cut at 180A Street is required.
- The site will be accessed from 180A Street. No access from 60 Avenue is permitted. Proposed Lots 1 and 2 fronting 60 Avenue will have driveway access from a future laneway at the rear of the property.
- The site is along 60 Avenue, which is an arterial road and transit route. The closest bus stop is one minute walk (20 metres) west of the site and south of 60 Avenue. Buses 320 and 370 service the eastbound route to Langley Centre and Willowbrook respectively.
- Across the street north of 60 Avenue near the intersection of 180 Street is the other closest bus stop. It is serviced by Buses 320 and 370 westbound to Surrey Central Station and Cloverdale respectively. The bus stop is around 120 metres from the subject site, about two minutes' walk.
- 60 Avenue is a bicycle route that goes all the way to 196 Street to the east and 168 Street to the west. A 1.5 metre sidewalk west of 180A Street is required to be constructed.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated "General Urban" in the Regional Strategy (RGS).
- General Urban areas are intended for residential neighborhoods.
- The proposed single family residential development complies with the RGS designation for the site.

Official Community Plan

Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP) with a maximum density of up to 37 units per hectare. The Urban designation is intended to support low and medium density residential neighbourhoods.

- The proposal is consistent with the following OCP themes/policies:

Themes/Policies

- A1.1 - Support compact and efficient land development that is consistent with the Metro Vancouver Regional Growth Strategy (RGS)(2011).
- A1.2 – Ensure that urban development occurs within the Urban Containment Boundary shown in Figure 17 of the OCP.

(The proposed development is within the Urban Containment Boundary.)

- A1.3 – Accommodate urban land development according to the following order of growth management priorities:

- o A1.3c – Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhoods, when developed compatible with existing neighbourhood character.

(The proposed RF lots will maintain the streetscape consistent with the existing RF-Zoned single family residential development pattern in the neighbourhood while allowing sensitive urban infill. The proposed RF-13 lot (Lot 1) will be compatible with possible future RF-13 lots to the west, along the Cloverdale Town Center boundary, with necessary land assembly. Appendix I shows a future concept plan illustrating the continuation of the proposed laneway and RF-13 subdivision potential for the western lots.)

- A3.2 – Encourage the development of remaining vacant lands in urban neighbourhoods to utilize existing infrastructure and amenities and to enhance existing neighbourhood character and viability.

(The vacant property is in close proximity to Cloverdale Town Centre, which has existing and established infrastructure and amenities. The proposed building scheme encourages the use of similar massing characteristics, roof types and pitches, roofing and siding materials that will create a strong relationship with the context homes.)

- 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. Specifically, support including secondary suites into Single Family Zones where the size, depth and width of a lot supports the additional parking requirements of a secondary suite.

(The development proposes five RF lots and 1 RF-13 lot with basements and secondary suites. 3 parking spaces will be provided for each lot. The proposed development creates an opportunity for more affordable housing options in the area.)

Zoning By-law

- The applicant proposes to rezone a portion of the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)".

- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential Zone (RF) and "Single Family Residential (13) Zone (RF-13)" and parking requirements.

RF Zone (Part 16)	Permitted and/or Required	Proposed
Unit Density:	2.5 - 14.8 uph	17.9 uph
Yards and Setbacks		
Front Yard:	Principal Building: 7.5 metres Accessory Buildings and Structures: 18.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 18.0 metres
Side Yard:	Principal Building: 1.8 metres Accessory Buildings and Structures: 1.0 metres	Principal Building: 1.8 metres Accessory Buildings and Structures: 1.0 metres
Side Yard Flanking	Principal Building: 3.6 metres Accessory Buildings and Structures: 7.5 metres	Principal Building: 3.6 metres Accessory Buildings and Structures: 7.5 metres
Rear	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.8 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.8 metres
Lot Size		
Lot Size:	560 square metres	560 – 582 square metres
Lot Width:	15 metres	15.4 – 23 metres
Lot Depth:	28 metres	25.5* – 36.5 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

*variance required

RF-13 Zone (Part 16B) Interior Lot, Type II	Permitted and/or Required	Proposed
Unit Density:	2.5 – 28 uph	33 uph
Yards and Setbacks		
Front Yard:	Principal Building: 6.0 metres Accessory Buildings and Structures: Not permitted in front yard	Principal Building: 6.0 metres Accessory Buildings and Structures: Not permitted in front yard
Side Yard	Principal Building: 1.2 metres Accessory Buildings and Structures: 0 metres	Principal Building: 1.2 metres Accessory Buildings and Structures: 0 metres
Rear:	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.0 metres	Principal Building: 7.5 metres Accessory Buildings and Structures: 1.0 metres
Lot Size		
Lot Size:	336 square metres	341 square metres
Lot Width:	13.4 metres	13.4 metres
Lot Depth:	24 metres	25.5 metres
Parking (Part 5)	Required	Proposed
Number of Spaces	3	3

Lot Depth Variance

- The applicant is requesting the following variances:
 - (a) to reduce the minimum lot depth of the RF Zone from 28 metres to 25.5 metres for proposed Lot 2.
- The lot depth variance is requested to accommodate necessary road dedication and frontage improvements as part of the rezoning and subdivision application. The proposal facilitates the widening along the south side of 60 Avenue fronting the site.
- The reduced lot depth will still allow the applicant to build a typical home in conformance with the RF Zone.
- The proposed lot width is greater than a typical RF lot, and the lot meets the minimum lot size of the RF Zone.
- Staff support the requested variance to proceed for consideration.

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultant Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- Styles recommended for this site include 2-or 3-storey split levels with similar massing, siding materials, roof types, pitches and materials as the context homes. Exterior materials allowed include stucco, vinyl, hardiplank, brick and stone. Natural, neutral and muted primary colours are acceptable. The minimum roof pitch is 4:12 and roofing materials acceptable are shake profile concrete roof tiles and shake profile asphalt shingles with raised ridge caps in grey, brown or black.
- A preliminary lot grading plan, submitted by Gursimer Design and Management Inc., and dated April 26, 2023, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Capital Projects Community Amenity Contributions (CACs)

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2023, under Corporate Report No. R037; 2023.

- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$4,272 per new unit.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP designation.

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 new 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. A fee update has been approved in April 2023, under Corporate Report No.Ro37;2023.
- The applicant will be required to contribute \$1,068 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 6, 2021, and the Development Proposal Signs were installed on August 29, 2021. Staff received no responses from neighbouring properties. A second round of pre-notification letters were sent on June 28, 2023 due to the time that has lapsed between the first pre-notification and Council Introduction. No responses were received.
- The subject development application was reviewed by Cloverdale Community Association and the Cloverdale District Chamber of Commerce. No responses were received by staff from both associations.

TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Honey Locust	10	10	0
Horse Chestnut	4	4	0
Crabapple	3	3	0
Japanese Cherry	3	3	0
Hickory	1	1	0
Coniferous Trees			

Western Red Cedar	2	2	0
Douglas Fir	2	1	1
Total (excluding Alder and Cottonwood Trees)	25	24	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		17	
Total Retained and Replacement Trees Proposed			
		18	
Estimated Contribution to the Green City Program			
		\$17,050	

- The Arborist Assessment states that there are a total of 25 mature trees on the site. None of the trees are Alder or Cottonwood trees. The applicant proposes to retain 1 tree 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 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 proposed total of 48 replacement trees on the site. Since the proposed 17 replacement trees can be accommodated on the site, the proposed deficit of 31 replacement trees will require an estimated cash-in-lieu payment of \$17,050, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total 18 trees are proposed to be retained or replaced on the site with an estimated contribution of \$17,050 to the Green City Program.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout, Block Plan
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Aerial Photo
Appendix VII.	Development Variance Permit No. 7921-0140-00

approved by Ron Gill

Don Luymes
General Manager
Planning and Development

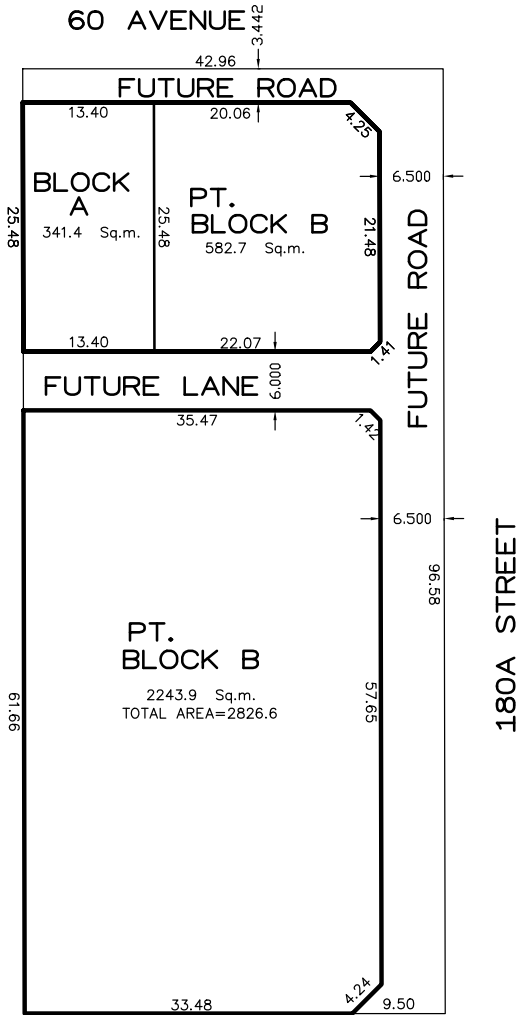
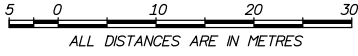
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SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____ OF LOT 3 SECTION 8 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 11575

CIVIC ADDRESS:


18044 60 Avenue, Surrey
P.I.D. 009-537-023

SCALE 1 : 500

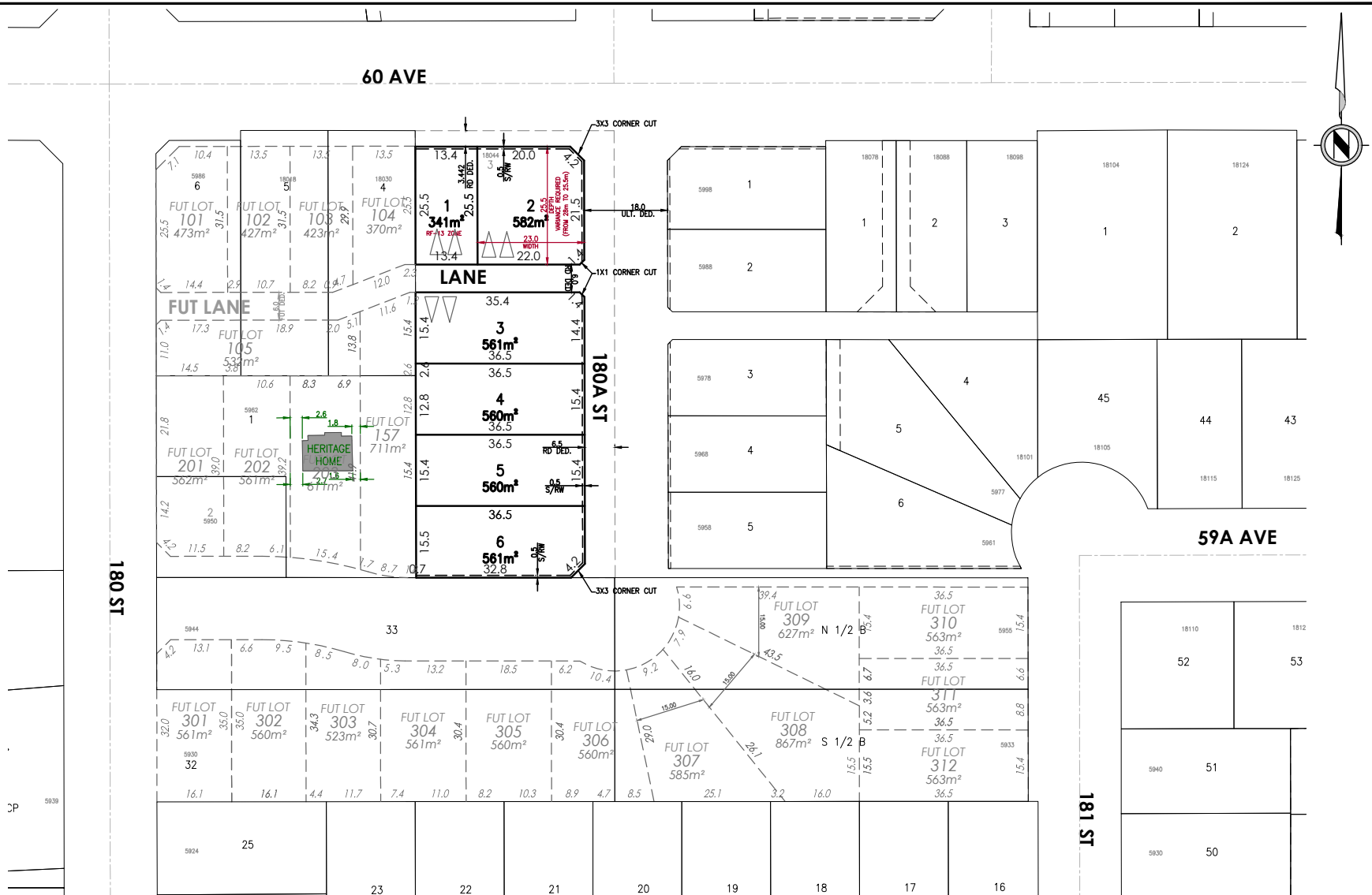


Lot dimensions are derived from Engineering Plans & Field Survey

CERTIFIED CORRECT
DATED THIS 29TH DAY OF JUNE, 2023


Finny Philip BCLS





PRELIMINARY
FOR DISCUSSION PURPOSES

Title				RESIDENTIAL SUBDIVISION			
Address				18044-60 AVENUE			
Project No.	21-011	Date	OCT 2021	Scale	1:500	Dwg No.	L-1

GS M GurSimer Design and Management Inc.
 Tel: 778-895-658 | Email: nirvaiv@gm-gm.com

INTER-OFFICE MEMO

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

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

DATE: **November 02, 2021** PROJECT FILE: **7821-0140-00**

RE: **Engineering Requirements
Location: 18044 60 Avenue**

REZONE AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 3.442 metres along 60 Avenue;
- Dedicate 6.5 metres along 180A Street;
- Dedicate 6.0 metres for the Residential Lane;
- Dedicate various corner cuts at intersections; and
- Register 0.5 m statutory right-of-way (SRW) along 60 Avenue and 180A Street frontages.

Works and Services

- Construct the west side of 180A Street;
- Construct the Residential Lane;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required; and
- Construct frontage mains required to service the site.

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.



Jeff Pang, P.Eng.
Acting Development Services Manager

AJ



February 7, 2022

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 21 0140 00

SUMMARY

The proposed 6 Single family with suites are estimated to have the following impact on the following schools:

Projected enrolment at Surrey School District for this development:

Elementary Students:	3
Secondary Students:	2

September 2021 Enrolment/School Capacity

Martha Currie Elementary	
Enrolment (K/1-7):	87 K + 554
Operating Capacity (K/1-7)	76 K + 536
Lord Tweedsmuir Secondary	
Enrolment (8-12):	1739
Capacity (8-12):	1400

Projected population of school-age children for this development:	8
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Population: The projected population of children aged 0-19 Impacted by the development.

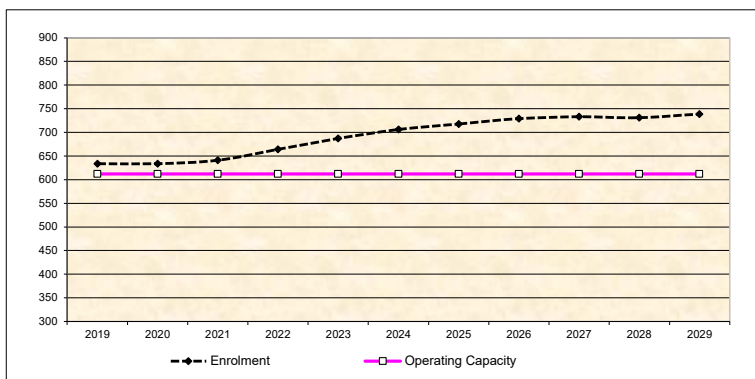
Enrolment: The number of students projected to attend the Surrey School District ONLY.

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.

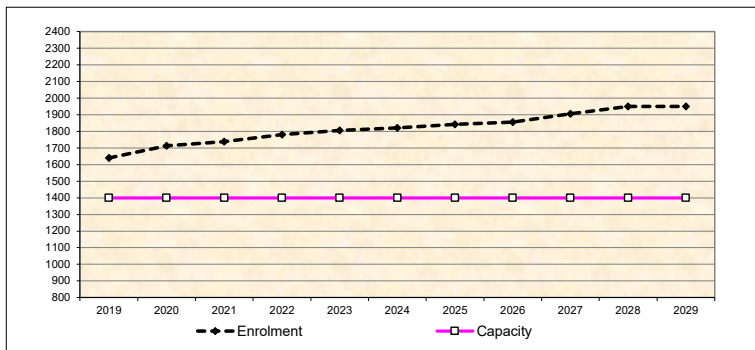
Martha Currie Elementary is in a maturing neighbourhood. As of September 2021, the school is operating over capacity and requires 4 portables to provide temporary classroom space. Over the next 10 years, enrolment can be characterised as a steady modest upward trend. The District requested a 6-classroom addition in their 2022/2023 Five Year Capital Plan. As of this report, the Ministry of Education has yet to approve funds for the project. Until the addition is built, growth will be managed by using portables.

Lord Tweedsmuir continues to grow as it serves the majority of the Cloverdale community. There are no current plans to expand the school, however, this facility will be reviewed, over the next year, and will be considered for as a potential five-year capital plan request as part of the District's future Five Year Capital Plan 2023/2024.

Martha Currie 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.

9.0 TREE PRESERVATION SUMMARY

Surrey Project No: N/A

Address: 18044 60 Ave, Surrey

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	24
Protected Trees to be Removed	24
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) =	
All other Trees Requiring 2 to 1 Replacement Ratio 24 X two (2) = 48	48 Trees
Replacement Trees Proposed	17
Replacement Trees in Deficit	31
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 0 X one (1) = 0	0
All other Trees Requiring 2 to 1 Replacement Ratio X two (2) =	0 Trees
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:



June 27, 2023

(Signature of Arborist)

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7921-0140-00
 Project Location: 18044 60 Avenue, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

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

1. Residential Character

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

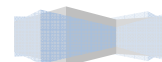
The area surrounding the subject property consists of homes built recently along with a handful of older homes built about 20-25 years ago. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 1500sf up to 2000 sf. The subject property is located on a main road.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents. These newer homes can be used as context homes.
- There are some older "neo-traditional" style homes that are approximately 20-25 year old with roof pitches of 4:12 up to 8:12. These homes are comprised of simple rectangular shapes with low-slope common gable roofs, covered with interlocking tab type asphalt shingle roof surfaces. The homes are clad with mainly siding or stucco.

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

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of



selection for cladding.

- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 4:12 for the newer context homes.

Dwelling Types/Locations: 2 and 3 storey split levels.

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

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

Window/Door Details: Rectangle or arched.

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

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

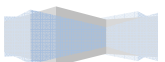
Dwelling Types/Location: 2 storey or 3 storey split levels.

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

Restrictions on Dwellings No basement entry homes.

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

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



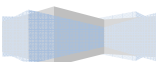
- Roof Pitch:** Minimum roof pitch must be 4:12.
- Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.
- In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.
- Tree Planting Deposit:** **\$1,000** (to developer)
– 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction
- Compliance Deposit:** **\$5,000** (to developer)

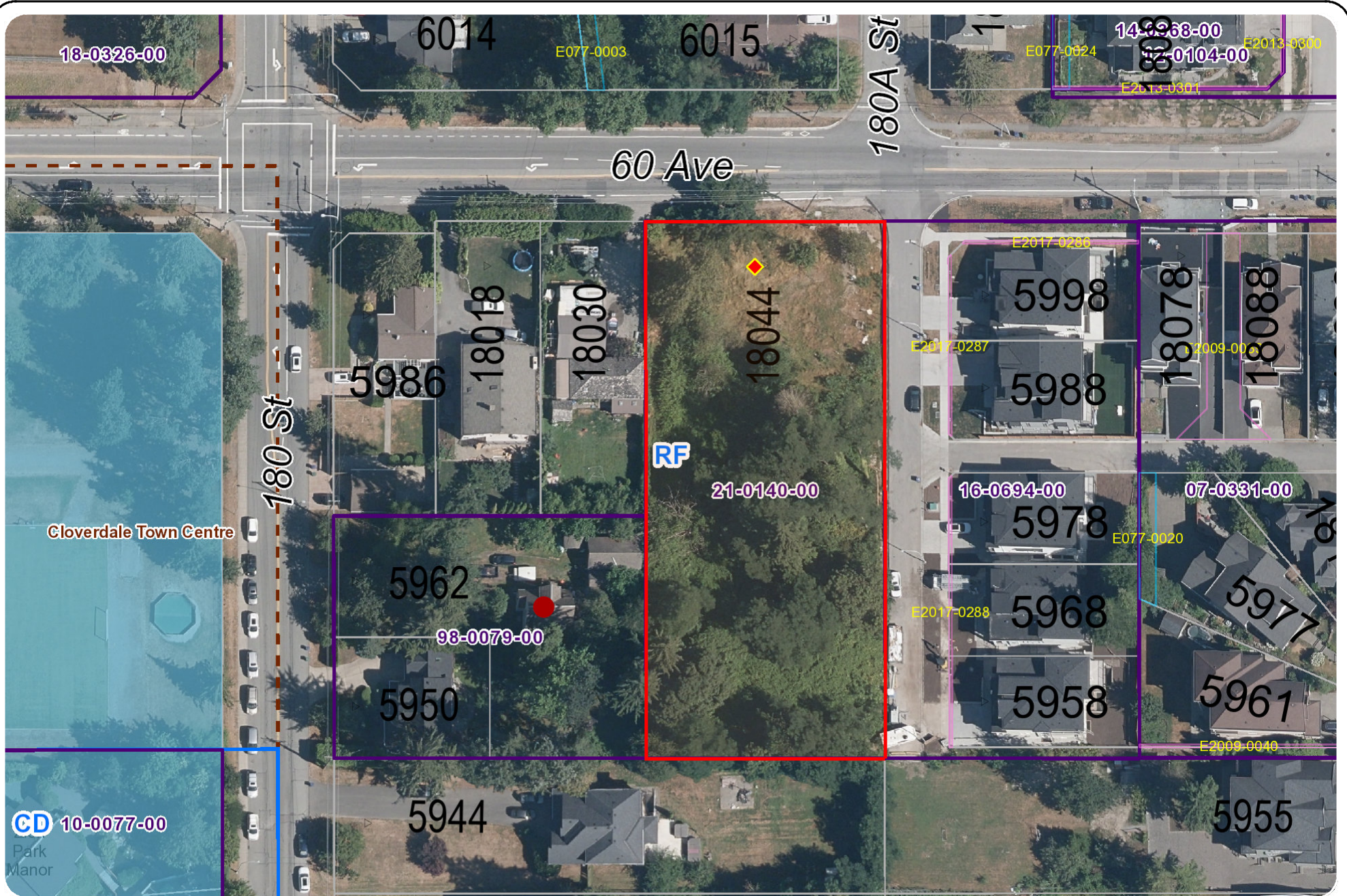
Summary prepared and submitted by: Simplex Consultants Ltd.

Date: March 19, 2021

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: March 19, 2021

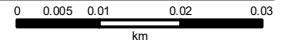




Enter Map Description

Scale: 1:925

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 2023-06-27

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7921-0140-00

Issued To:

(the Owner)

Address of Owner:

Issued To:

(the Owner)

Address of Owner:

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 009-537-023
Lot 3 Section 8 Township 8 New Westminster District Plan 11575
18044 - 60 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once titles have been issued, as follows:

Parcel Identifier:

- (b) If the civic addresses change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:
-

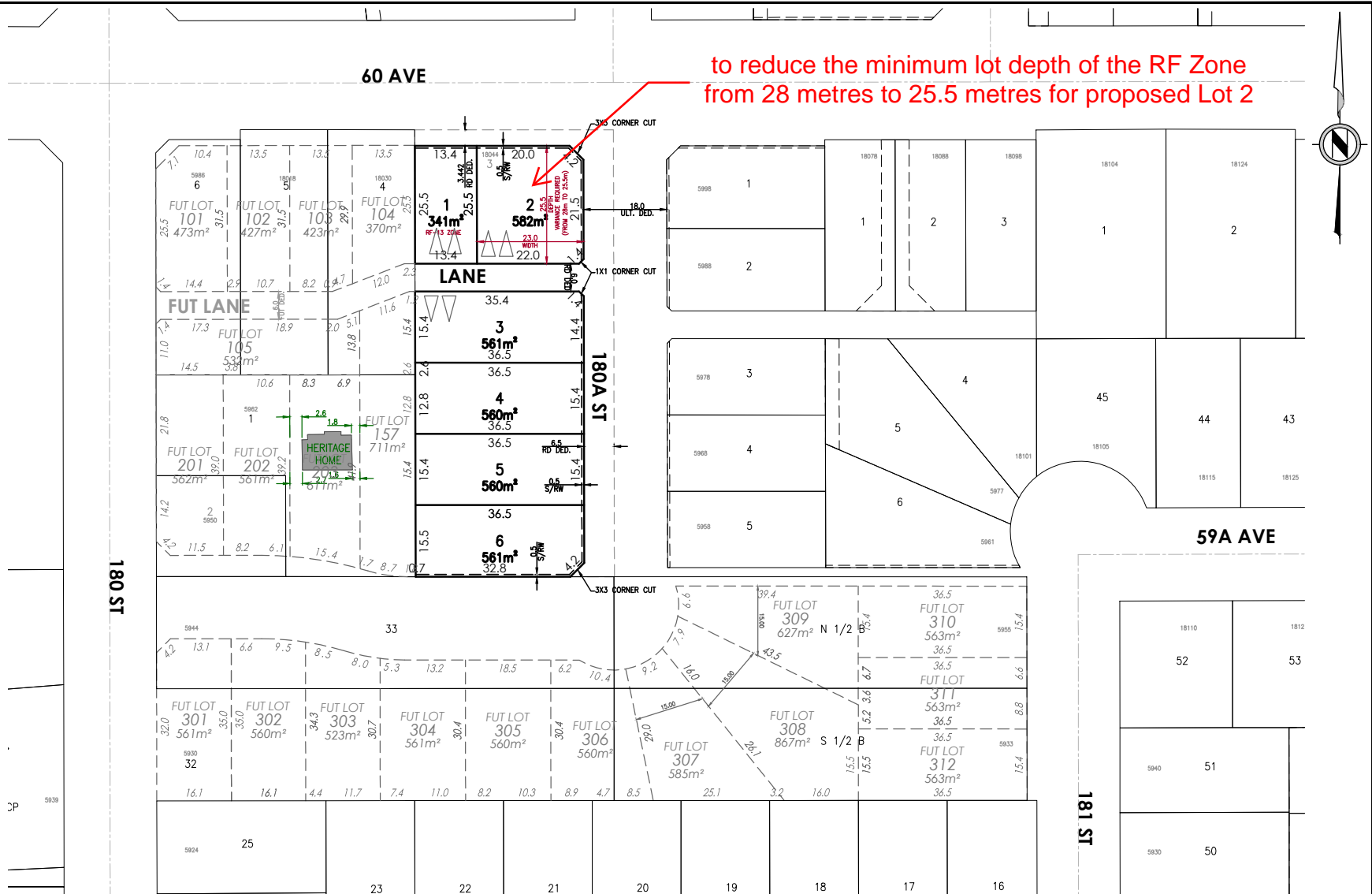
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
- (a) In Part 16 “Single Family Residential Zone (RF)”, Section K. Subdivision, Sub-section 2(c) Permitted Lot Size Reductions, the minimum lot depth is reduced from 28 metres to 25.5 metres for proposed Lot 2.
5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE DAY OF , 20 .
ISSUED THIS DAY OF , 20 .

Mayor – Brenda Locke

City Clerk – Jennifer Ficocelli

to reduce the minimum lot depth of the RF Zone from 28 metres to 25.5 metres for proposed Lot 2



PRELIMINARY
FOR DISCUSSION PURPOSES

Title				RESIDENTIAL SUBDIVISION			
Address				18044-60 AVENUE			
Project No.	21-011	Date	OCT 2021	Scale	1:500	Dwg No.	L-1



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