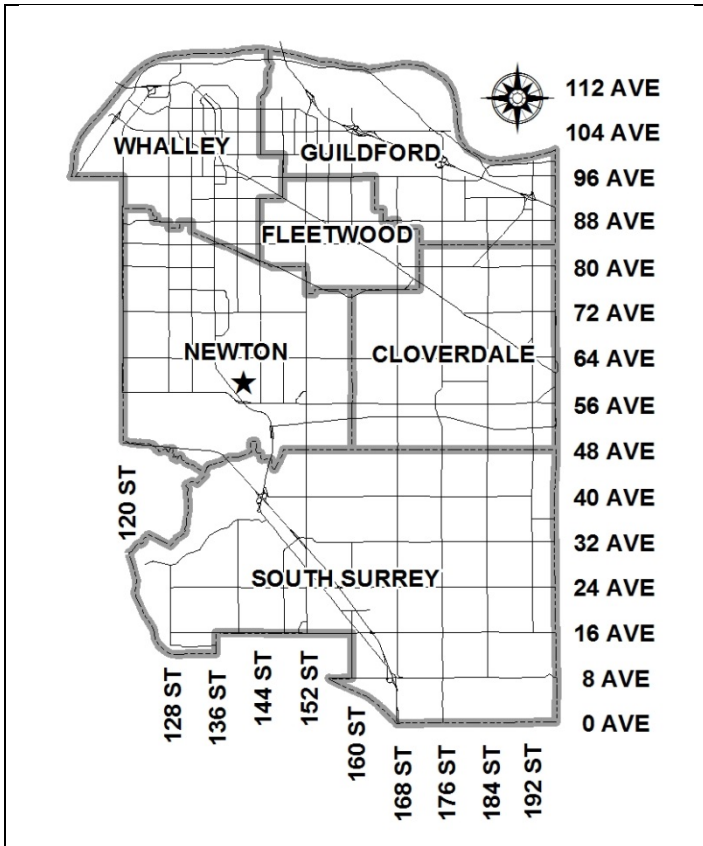


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7914-0314-00

Planning Report Date: June 13, 2016

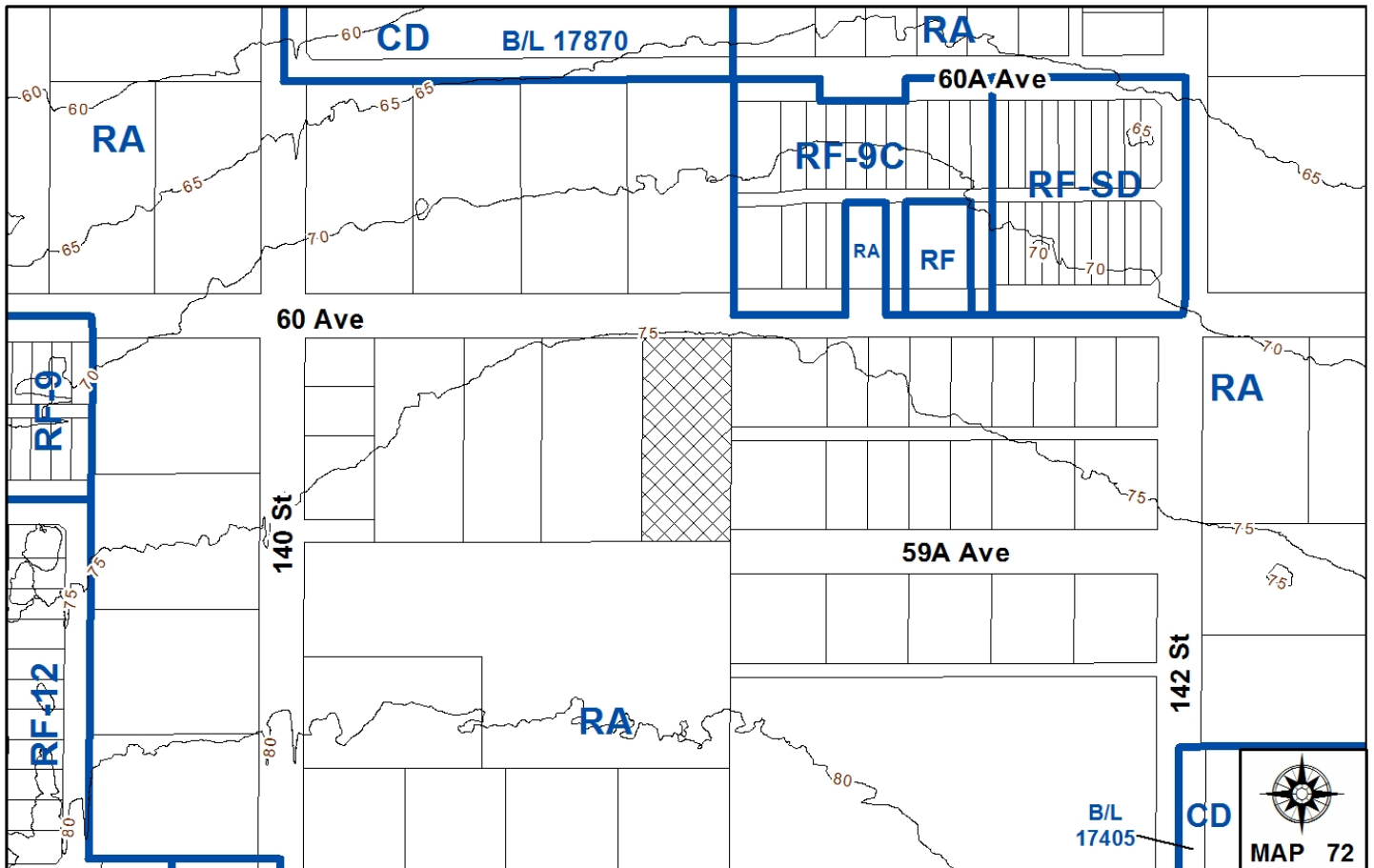


**PROPOSAL:**

- **Rezoning** from RA to RF-12
- **Development Variance Permit**

to permit the development of 6 single family small lots.

**LOCATION:** 14082 – 60 Avenue  
**OWNER:** Sullivan 6 Developments Ltd., Inc.  
 No. BC1071730  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Single Family Small Lots



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting a Development Variance Permit (DVP) to reduce the minimum width requirement for a Type II corner lot under the RF-12 Zone from 15.4 metres (51 ft.) to 14.2 metres (47 ft.).
- The applicant is also requesting a DVP to permit vehicle access from 141 Street for proposed Lots 3 to 6. Under the RF-12 Zone, these lots are required to provide driveway access from the rear lane.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP designation for the property.
- The proposal complies with the Single Family Small Lots designation in the South Newton Neighbourhood Concept Plan (NCP).
- The proposed variance to reduce the minimum lot width requirement for proposed Lot 1 is considered reasonable and allows for an efficient lot layout, despite the impact of accommodating 141 Street along the eastern boundary of the subject site. From a streetscape perspective, the impact of this variance is negligible given that the potential width of the future home on Lot 1, at 10.6 metres (35 ft.), would be marginally narrower than the 11.0 metres (36 ft.) home width achievable on Lots 2 to 5. All lots will meet the minimum lot depth and lot area requirements under the RF-12 Zone. Furthermore, the proposed variance enables the applicant to complete the pattern of development already established for this portion of 60 Avenue.
- The proposed variance to permit vehicle access from 141 Street for Lots 3 to 6 will provide for greater consistency in the streetscape by permitting front-loaded garages that will be similar to those that are proposed on Lots 1 and 2.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7914-0314-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF-12 Zone on proposed Lot 1 from 15.4 metres (51 ft.) to 14.2 metres (47 ft.); and
  - (b) to vary the Off-Street Parking requirement of the RF-12 Zone to permit a front access driveway on proposed Lots 3 to 6.
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) submission of a finalized lot grading plan to the satisfaction of the Planning & Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

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

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

3 Elementary students at Woodward Hill Elementary School  
 2 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by the summer of 2016.

Parks, Recreation & Culture: No concerns.

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

**SITE CHARACTERISTICS**

Existing Land Use: Single family dwelling

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 60 Avenue):	Single family residential	Urban/Single family small lots	RA
East (Across 141 Street):	Single family residential and B.C. Hydro corridor	Urban/Single family small lots and utility right-of-way/greenway	RA
West and South:	Single family residential	Urban/Single family small lots	RA

**DEVELOPMENT CONSIDERATIONS**

- The subject property is designated “Urban” in the Official Community Plan (OCP) and “Single Family Small Lots” in the South Newton Neighbourhood Concept Plan (NCP). The property is zoned “One-Acre Residential (RA)” and presently occupied by a single family dwelling as well as accessory buildings.
- The applicant proposes to rezone the property from RA to RF-12 in order to create 6 single family small lots. The proposal will complete the development pattern already established along the south side of 60 Avenue between 140 Street and the existing north-south Hydro right-of-way to the east of the subject lands.

- All proposed lots will meet the minimum width, depth and area requirements of the RF-12 Zone with the exception of Lot 1. To avoid the need for further variances on Lots 2 to 6, the applicant is requesting a variance to reduce the minimum lot width for a Type II corner lot from 15.4 metres (51 ft.) to 14.2 metres (47 ft.).
- The applicant further requests a variance to permit vehicle access from 141 Street for proposed Lots 3 to 6 thereby allowing front-loaded garages. Under the RF-12 Zone, these lots are required to obtain driveway access from the rear lane.
- The proposed lots will range in size from 341 square metres (3,670 sq. ft.) to 380 square metres (4,090 sq. ft.).

#### Proposed Road Network and Vehicle Access

- In keeping with the priorities identified in the Transportation Strategic Plan to establish a finer grain road network, the Engineering Department previously recognized the need for a new north-south road (141 Street) adjacent to the existing B.C. Hydro corridor. This road was not previously identified in the South Newton NCP (Appendix II).
- The new road will ultimately establish a north-south connection between 62 Avenue and 58A Avenue as the lands re-develop. The connection between 60 Avenue and 59A Avenue is a critical connection in this new road alignment.
- The City previously required the adjacent property owners at 14022/14050 – 60 Avenue and 14064 – 60 Avenue (Development Application Nos. 7914-0067-00 and 7914-0345-00) to contribute towards a cost sharing and funding strategy for future 141 Street. The funding strategy is based upon the benefiting area of the new road, the estimated cost of construction and the allocation of the cost of construction. As such, the proceeds from the funding strategy will be allocated towards the construction of 141 Street under the current development application.

#### TREES

- Monica Ardiel, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	6	6	0
Cottonwood	2	2	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cherry	2	2	0
Plum	1	1	0
Lombardy Poplar	2	2	0

Tree Species	Existing	Remove	Retain
<b>Coniferous Trees</b>			
Douglas Fir	20	16	4
Norway Spruce	1	1	0
<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>26</b>	<b>22</b>	<b>4</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>6</b>	
<b>Total Retained and Replacement Trees</b>		<b>10</b>	
<b>Contribution to the Green City Fund</b>		<b>\$13,800</b>	

- The Arborist Assessment states that there are a total of twenty-six [26] protected trees on the site, excluding Alder and Cottonwood trees. Eight [8] existing trees, approximately 23.5% of the total trees on the site, are Alder and Cottonwood trees. It was determined that four [4] on-site trees could be retained along the eastern property line as part of this development application. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- In order to build 141 Street, the applicant is required to construct roughly 6 metres (20 ft.) of asphalt within the tree protection zone of several trees located along the eastern lot line that are shared with the adjacent property at 14124 – 60 Avenue. As such, the applicant proposes to construct an interim concrete “bridge” where future 141 Street crosses the tree protection zone in order to prevent any damage to the underlying root system. An Arborist is required to be present on-site during the excavation and/or construction of the “bridge” across the tree protection zone.
- 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 fifty-two [52] replacement trees on the site. Since only six [6] replacement trees can be accommodated on the site (based on an average of 1 tree per lot), the deficit of forty-six [46] replacement trees will require a cash-in-lieu payment of \$13,800, representing \$300 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 60 Avenue, 141 Street and 59A Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of ten [10] trees are proposed to be retained or replaced on the site with a contribution of \$13,800 to the Green City Fund.

### Building Design Guidelines and Lot Grading

- Ran Chahal of Apex Design Group Inc. prepared the Neighbourhood Character Study and Building Design Guidelines for the subject properties to maintain consistency with existing developments.
- The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed development. The study found that the majority of existing older homes located within the surrounding neighbourhood do not provide an appropriate context for future small-lot development. As such, the Building Design Guidelines reflect the theme and character of guidelines created for recent nearby small-lot developments which encourage a combination of modern and contemporary house designs. A summary of the Building Design Guidelines is attached to this report [Appendix V].
- The proposed guidelines have been reviewed by City staff and found to be generally acceptable.
- The preliminary lot grading and servicing concept plan submitted by Hub Engineering Inc. was reviewed by City staff and found to be generally acceptable.
- Based upon the proposed grading, the applicant suggests that basements can be achieved on all proposed lots.
- The applicant is proposing in-ground basements for each lot. 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.

### PRE-NOTIFICATION

A pre-notification letter was mailed to forty-six (46) property owners located within one-hundred metres (300 ft.) of the subject property on April 16, 2015. To date, City staff have not received any response from adjacent property owners concerning the proposed development.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 2, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The property is located within the South Newton Neighbourhood Concept Plan (NCP). The proposal complies with the "Single Family Small Lots (8 - 10 upa)" designation in the NCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposal includes a broad range of Low Impact Development Standards (LIDS) including the following: [1] absorbent soils; [2] roof downspout disconnections; [3] rain gardens/bio-swales; [4]</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
	sediment control devices; as well as [5] dry swales.
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• The proposal addresses Crime Prevention Through Environmental Design (CPTED) principles through street-oriented dwelling units.
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• N/A

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Reduce the minimum lot width requirement of the RF-12 Zone for a Type II corner lot from 15.4 metres (51 ft.) to 14.2 metres (47 ft.) for proposed Lot 1.
- Vary the Off-Street Parking requirements of the RF-12 Zone to allow a front access driveway on proposed Lots 3 to 6.

Applicant's Reasons:

- As part of the review process for adjacent development applications (File Nos. 7914-0067-00 and 7914-0345-00), the Engineering Department confirmed the need for a new north-south road (future 141 Street) which was not previously identified in the South Newton NCP. Given that the adjacent property owner at 14064 – 60 Avenue (File No. 7914-0345-00) proceeded independently, a lane outlet was required to 59A Avenue. To accommodate the development, a portion of the 1.5 metre (5 ft.) wide north-south lane required to service the proposed single family small lots on the adjacent property at 14064 – 60 Avenue (Development Application No. 7914-0345-00) was shifted onto the subject property (Appendix II). As such, the applicant requests a variance on proposed Lot 1 to reduce the minimum lot width required under the RF-12 Zone.
- In addition, the decision to outlet the rear lane to 59A Avenue under File No. 7914-0345-00 resulted in lots that were oriented east-west on the subject property and meant that rear lane access could not be provided to Lot 1 and Lot 2. As such, the applicant is requesting a variance for Lots 3 to 6 in order to permit driveway access from 141 Street despite the presence of a rear lane.



**Staff Comments:**

- The requested variance to reduce the minimum lot depth requirement for Lot 1 is considered reasonable and allows for an efficient lot layout, despite the impact of accommodating 141 Street along the eastern boundary of the subject site. From a streetscape perspective, the impact of this variance is negligible given that the potential width of the future home on Lot 1, at 10.6 metres (35 ft.), would be marginally narrower than the 11.0 metres (36 ft.) home width achievable on Lots 2 to 5. All lots will meet the minimum lot depth and lot area requirements under the RF-12 Zone. Moreover, the proposal completes the development pattern already established along the south side of 60 Avenue from 140 Street to the existing north-south Hydro right-of-way to the east of the subject lands.
- The variance requested to permit vehicle access from 141 Street for Lots 3 to 6 will maintain greater consistency in the streetscape and provide more options for future home owners by permitting front-loaded garages similar to those proposed on Lot 1 and Lot 2 which lack rear lane access.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	Development Variance Permit No. 7914-0314-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

MRJ/dk

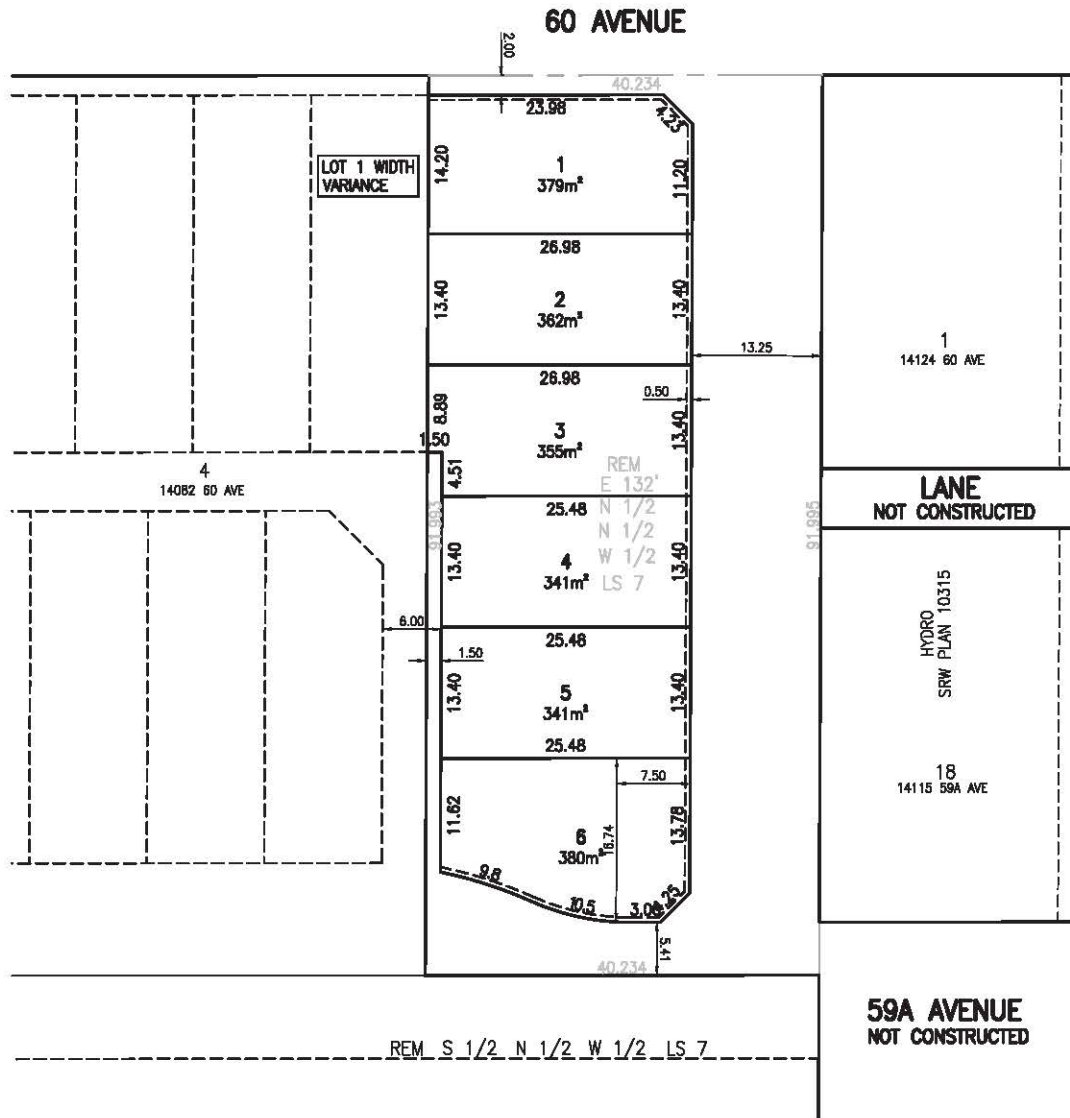
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# SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.913 ac.
Hectares	0.370 ha.
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	6
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4 m. to 16.74 m.
Range of lot areas (square metres)	341 sq. m. to 380 sq. m.
<b>DENSITY</b>	
Lots/Acre & Lots/Hectare (Gross)	6.57 upa/16.22 upha
Lots/Acre & Lots/Hectare (Net)	11.26 upa/27.78 upha
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	N/A
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Minimum Lot Width	YES
Driveway Access	YES



CLIENT:	PROJECT: 14082 60 AVENUE, SURREY				
DRAWING TITLE:	RESIDENTIAL SUBDIVISION				
PROJECT No.	14056	DATE	FEB 2016	LEGAL:	
				SCALE:	1:500
				MUNICIPAL PROJECT No.:	

PRELIMINARY PLAN - SUBJECT TO APPROVAL (S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

**Hub Engineering Inc.**  
 Engineering and Development Consultants

Member  
**PACIFIC LAND GROUP**

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

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INTER-OFFICE MEMO

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

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

DATE: **May 6, 2016**

PROJECT FILE: **7814-0314-00**

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RE: **Engineering Requirements  
Location: 14082 60 Avenue**

**REZONE/SUBDIVISION**

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

- Dedicate Bylaw Road North 33 ft Legal Sub 7 on south side of 60 Avenue;
- Dedicate 1.942 m along 60 Avenue toward the 24.0 m Collector Road allowance;
- Dedicate varying widths along 59A Avenue towards the 20.0 m Local Road allowance;
- Dedicate 13.5 m along 141 Street towards the Flex Road allowance;
- Dedicate 3.0 m x 3.0 m corner cuts at 141 Street intersections 60 Avenue and 59A Avenue;
- Dedicate 1.5 m toward the 6.0 Lane allowance; and
- Register 0.5 m statutory rights-of-way along frontages for inspection chambers and sidewalk maintenance.

***Works and Services***

- Construct south side of 60 Avenue to Collector Road standard;
- Construct 141 Street to modified Flex Road standard;
- Construct north side of 59A Avenue to Half Road standard;
- Construct storm, sanitary, and water mains along frontages; and
- Provide a service connection, complete with inspection chamber, to each lot.

A Servicing Agreement is required prior to Rezoning and Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

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



Robert Cooke, Eng.L.  
Development Project Engineer

MB



Planning

June-06-16

**THE IMPACT ON SCHOOLS**

APPLICATION #: 14 0314 000

**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.

Woodward Hill Elementary opened in spring 2010 and is now overcapacity and growing very rapidly. The capacity in the table below does not include a modular classroom that was added to accommodate growth (as this is considered temporary space). Goldstone Park Elementary opened in February of 2014 and helped to relieve overcrowding at Woodward Hill in the short term, although most of the students attending the new school came from Cambridge Elementary. In September 2014 a catchment change was implemented that moved part of the Woodward Hill catchment to North Ridge (across King George Blvd) and in September 2016 Woodward Hill's catchment is being reduced further with a mover to Goldstone Park. The school district is currently receiving community feedback on a proposal to reduce the number of new French Immersion students from September 2017 onwards to free up additional space for neighbourhood students (French Immersion at Woodward Hill is a very popular program). There is extreme enrolment pressure at Sullivan Heights Secondary and for 2016/17 incoming enrolment will be capped, meaning all new in-catchment registrants may not be able to attend that school. Additions to both Woodward Hill and Sullivan Heights Secondary have been requested in the district's Five-Year Capital Plan. The next iteration of the Five-Year Capital Plan will likely include a request for a new site and school in this area however approval timelines are unknown.

**SUMMARY**

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

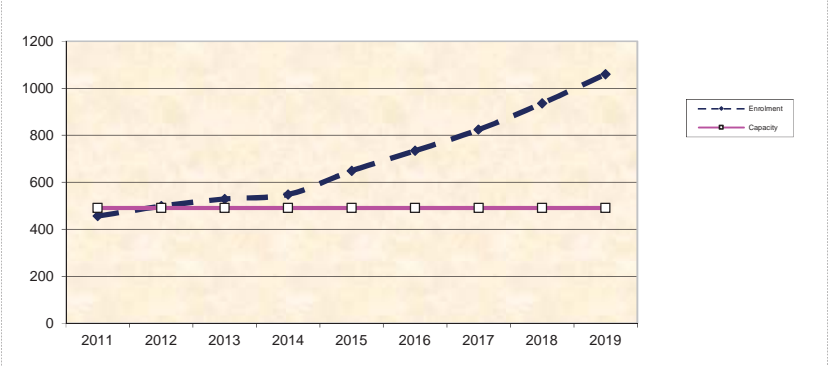
**Projected # of students for this development:**

Elementary Students:	3
Secondary Students:	2

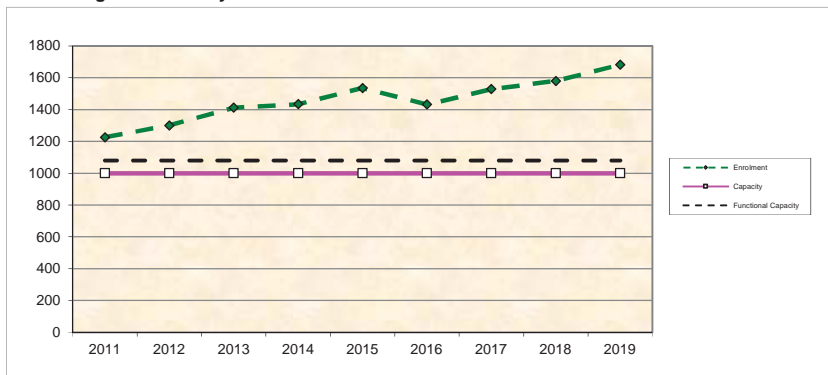
September 2015 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	93 K + 556
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1536
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**Woodward Hill Elementary**



**Sullivan Heights Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

**BUILDING GUIDELINES SUMMARY****V.3.0**

**Surrey Project no.:** 14-0314-00 (6 Sullivan Development Ltd.)  
**Property Location:** 14082-60 Ave, Surrey, B.C

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

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

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

The area surrounding the subject site is an old urban area built out in the 1960's – 2000's. Most homes are simple “West Coast Traditional” style structures with habitable areas of between 1500-2000sf.

Most of the existing homes have mid to mid-massing characteristics with 85% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-10/12) common truss roofs with simple gables and common hips with asphalt shingles roof being most common.

Wall surface materials are limited in the most part to one of the following: Cedar (dominant), Vinyl Siding on most of the others. Accent trims are evident on most of the existing homes.

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

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

A few of the newer homes located on the North side of 60th Avenue have covered front verandas which would be encouraged in any new home to be built in the future. 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/Locations:** “Two-Storey” 65.0%  
 “Basement Entry/Cathedral Entry” 0.00%  
 “Rancher (Bungalow)” 35.0%  
 “Split Levels” 0.0%

**Dwelling Sizes/Locations:** Size range: 35.0% under 2000 sq.ft excl. garage  
**(Floor Area and Volume)** 65.0 2001 - 2500 sq.ft excl. garage  
 0.00% over 2501 sq.ft excl. garage

**Exterior Treatment** Cedar: 60.0% Stucco: 0.0% Vinyl: 40.0%  
**/Materials:** Brick or stone accent on 40.0% of all homes

**Roof Pitch and Materials:** Asphalt Shingles: 80.00% Cedar Shingles: 15.00%  
 Metal: 5.00% Tar & Gravel: 0.00%  
 50.00% of all homes have a roof pitch 6:12 or lower.

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

**Streetscape:** A variety of simple “Two Story”, 10-40 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 shingles on most of the homes. Most homes are clad in Cedar and Vinyl.

**Other Dominant Elements:** A few of the newer homes located to the North side of 60th Avenue have 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/Locations:** Two-Storey, Split Levels and Ranchers (Bungalows).

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



<b>Exterior Treatment /Materials:</b>	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
<b>Exterior Materials /Colours:</b>	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.
<b>Roof Pitch:</b>	Minimum 6:12.
<b>Roof Materials/Colours:</b>	Asphalt shingles in a shake profile (minimum 30 year quality) and environmentally sustainable roofing products. Grey or brown only.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00

**Summary prepared and submitted by:**

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

May 12, 2016  
 Date

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS


## Tree Preservation Summary

Surrey Project No: 14-0314-00  
Address: 14082 - 60 Avenue  
Registered Arborist: Monica Ardiel

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	34
<b>Protected Trees to be Removed</b>	30
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	4
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 8 X one (1) = <u>8</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 22 X two (2) = <u>44</u></li> </ul>	52
<b>Replacement Trees Proposed</b>	6
<b>Replacement Trees in Deficit</b>	46
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	4
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 0</li> </ul>	8
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	8

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: June 8, 2016
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(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7914-0314-00

Issued To: Sullivan 6 Developments Ltd.  
("the Owner")

Address of Owner: 19342 – 72 Avenue  
Surrey, B.C. V4N 1N3

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: 013-211-927  
 East 132 Feet North Half of the North Half of the West Half Legal Subdivision 7 Section 9  
 Township 2 Except: The North 33 Feet New Westminster District  
 14082 – 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 title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

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

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Subsection H., Off-Street Parking, of Part 17A Single Family Residential (12) Zone, the provision requiring each lot obtain driveway access from the rear lane is varied to permit driveway access from 141 Street for Lots 3 to 6; and

- (b) In Section K., Subdivision, of Part 17A Single Family Residential (12) Zone, the minimum lot width for a Type II Corner Lot is reduced from 15.4 metres (51 ft.) to 14.2 metres (47 ft.) for Lot 1.
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. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached 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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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.

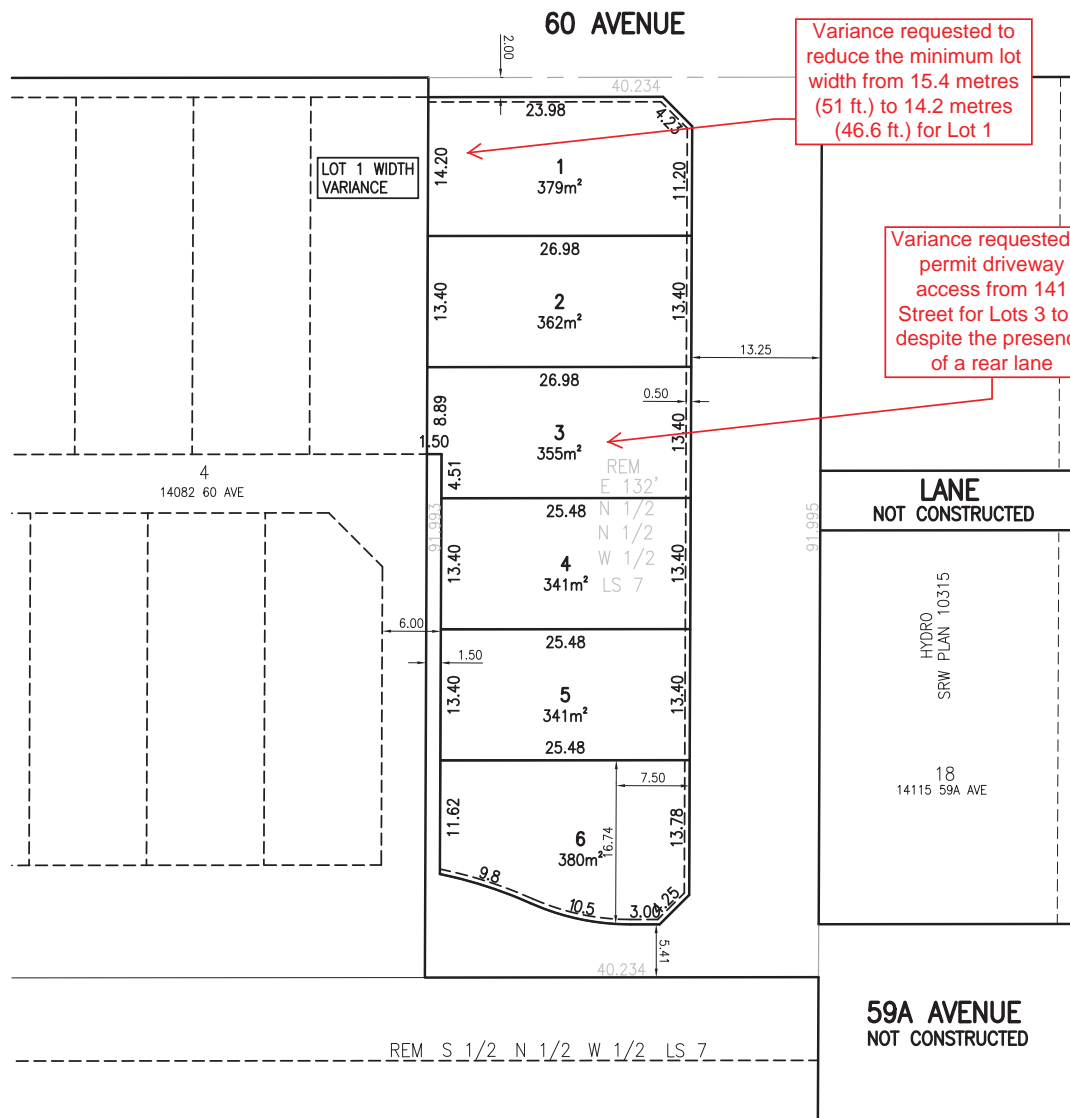
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

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Mayor – Linda Hepner

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City Clerk – Jane Sullivan



Schedule A

CLIENT:	PROJECT: 14082 60 AVENUE, SURREY			
DRAWING TITLE:	RESIDENTIAL SUBDIVISION			
PROJECT No. 14056	DATE FEB 2016	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No.:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES				

**Hub Engineering Inc.**  
Engineering and Development Consultants

Member  
**PACIFIC AND GROUND**

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

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