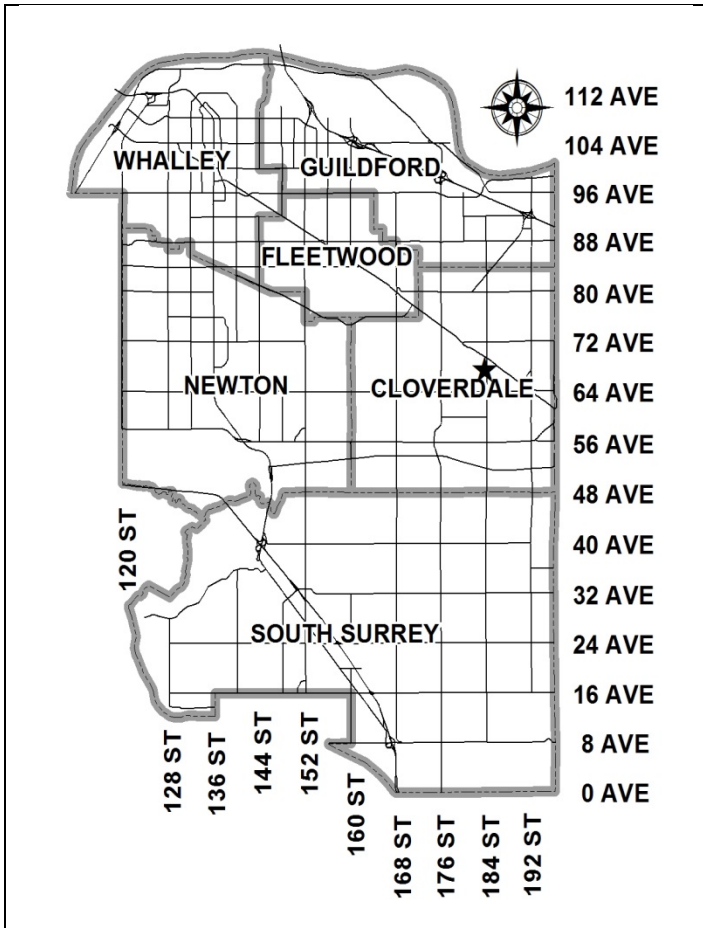


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0165-00

Planning Report Date: November 16, 2015

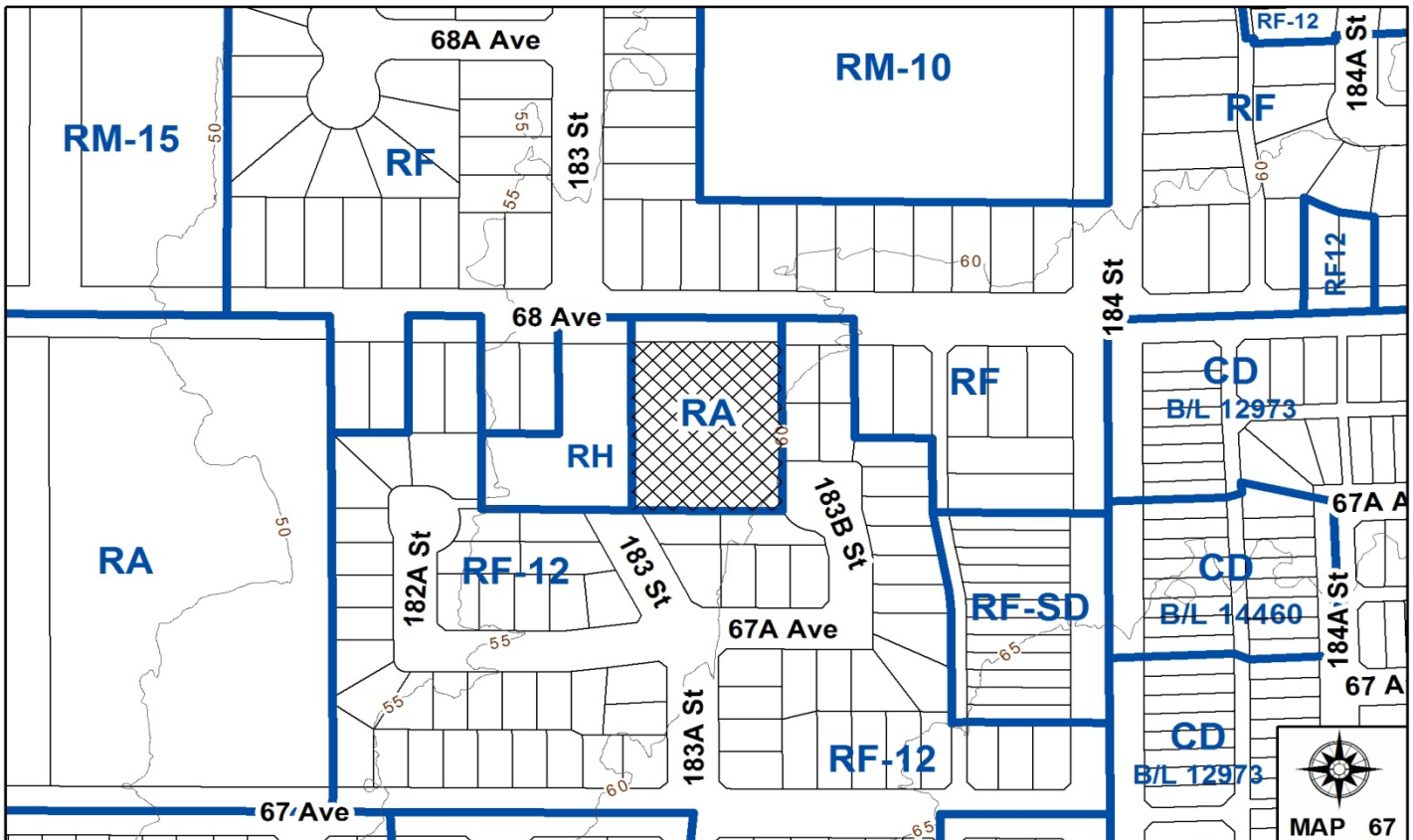


**PROPOSAL:**

- **NCP Amendment** from “Single Family Residential” and “Townhouse (15 upa)” to “Small Lots”
- **Rezoning** from RA to RF-12
- **Development Variance Permit**

to allow subdivision into seven single family small lots and a remainder lot.

**LOCATION:** 18320 - 68 Avenue  
**OWNER:** Charmaine R. Klassen  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** “Single Family Residential” and “Townhouse (15 upa)”



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an amendment to the North Cloverdale West Neighbourhood Concept Plan (NCP) from Single Family Residential and Townhouse (15 upa) to Small Lots.
- Seeking a variance to permit vehicle access to a double garage (two vehicles parked side by side) for proposed Lot 3, which does not meet the minimum 13.4-metre (44 ft.) lot width requirement for a double garage.

### RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- The proposed NCP amendment, zoning and subdivision are consistent with the pattern of development in the area.
- The requested variance will allow for a double garage, which is consistent with existing houses that front 68 Avenue in the area. The Building Scheme will include a provision to reduce the visual impact of the garage.

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. 7915-0165-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width requirement for a double wide garage (two vehicles parked side by side) from 13.4 metres (44 ft.) to 12 metres (39 ft.) for proposed Lot 3.
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant for "no build" on proposed Lot 8 until future consolidation with the adjacent property to the west at 18294 – 68 Avenue; and
  - (g) the applicant address the shortfall in NCP amenity contributions to the satisfaction of the General Manager, Parks, Recreation and Culture.
4. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the subject site from "Single Family Residential" and "Townhouse (15 upa)" to "Small Lots" when the project is considered for final adoption.

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 Adams Road School  
1 Secondary student at Lord Tweedsmuir School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by early 2017.

Parks, Recreation & Culture: The applicant is required to pay NCP amenity contributions on a per unit basis, based on the current North Cloverdale West NCP land use designations for the subject lot.

SITE CHARACTERISTICS

Existing Land Use: One-acre lot with single family dwelling to be removed.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 68 Avenue):	Single family dwellings.	Single Family Residential	RF
East:	Vacant single family small lots created under Application No. 7913-0211-00.	Small Lots	RF-12
South:	Recently constructed single family dwellings on small lots.	Small Lots	RF-12
West:	Single family dwelling on a 0.7 acre lot.	Single Family Residential and Townhouse (15 upa)	RH

## DEVELOPMENT CONSIDERATIONS

### Proposal

- The one-acre subject site is located at 18320 – 68 Avenue, is designated “Urban” in the Official Community Plan (OCP), designated "Single Family Residential" and "Townhouse (15 upa)" in the North Cloverdale West Neighbourhood Concept Plan (NCP), and is zoned “One-Acre Residential Zone (RA)”.
- The applicant is proposing to rezone the site from the “One-Acre Residential Zone (RA)” to the “Single Family Residential (12) Zone (RF-12)” and to amend the North Cloverdale West NCP from "Single Family Residential" and “Townhouse (15 upa)” to “Small Lots” in order to subdivide into seven single family small lots and one remnant lot.
- Proposed Lots 1, 2 and 4-8 meet or exceed the minimum 320-square metre (3,445 sq. ft.) area, 13.4-metre (44 ft.) width, and 22-metre (72 ft.) depth requirements for a Type II interior lot in the RF-12 Zone.
- Proposed Lot 3 exceeds the minimum 320-square metre (3,445 sq. ft.) area, 12-metre (40 ft.) width, and 26-metre (85 ft.) depth requirements for a Type I interior lot in the RF-12 Zone.
- Proposed Lot 8, a remnant lot, is to be consolidated with 18294 – 68 Avenue, to the immediate west, in the future. A no-build restrictive covenant will be required in this regard.
- The applicant attempted to purchase the neighbouring RH-zoned property to the west at 18294 – 68 Avenue, to consolidate into the subject application. However, the neighbouring owner of 18294 - 68 Avenue and the applicant could not reach an agreement, and the applicant indicated the neighbouring owner is not prepared to sell at this time.
- The applicant provided a concept plan showing approximately 6.5 RF-12-zoned lots can be achieved under a future development application if proposed Lot 8 consolidates with 18294 - 68 Avenue, to the immediate west (see Appendix II). The applicant indicated that a yield of 6.5 RF-12-zoned lots makes it an economically feasible development that will achieve the construction of the remaining portion of 183 Street, south of 68 Avenue. The seventh potential lot can be achieved with consolidation of a remainder portion further to the west at 6788 – 182A Street.
- If proposed Lot 8 consolidates with 18294 – 68 Avenue, the two parties will share the associated road costs, which will be negotiated privately without City involvement.
- Proposed Lot 3 requires a Development Variance Permit (DVP) in order to accommodate a double garage for two vehicles parked side by side (see By-law Variance section).
- The remaining portion of the 183B Street cul-de-sac will be constructed as part of the proposed subdivision.

### Building Scheme and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding home and based on the findings of the study, proposed a set of building design guidelines (Appendix V). The proposed homes will be compatible with new homes that have and will be constructed on the recently created RF-12-zoned lots to the immediate south of the subject site.
- A preliminary lot grading plan was submitted by WSP Canada Inc. The applicant proposes basements on proposed Lots 1-7. Proposed Lot 8 has future subdivision potential, and the basement potential will be determined when proposed Lot 8 subdivides in the future with the adjoining lot to the west.
- 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.
- The preliminary lot grading plan was reviewed by staff and is generally acceptable.

### JUSTIFICATION FOR PLAN AMENDMENT

- In support of the proposed NCP Amendment from "Townhouse (15 upa)" and "Single Family Residential" to "Small Lots", the applicant provided the following justification:
  - Completed Application Nos. 7911-0163-00, 7911-0249-00 and 7911-0264-00 to the south, amended a significant portion of the North Cloverdale West NCP from "Townhouse (15 upa)" and/or "Single Family Residential" to "Small Lots". Due to those approved NCP amendments, it was anticipated that the "Townhouse (15 upa)" and "Single Family Residential" designations on the subject site, and neighbouring lot to the west (18294 - 68 Avenue), would be amended to "Small Lots".
  - The applicant has agreed to pay NCP fees comparable to the adopted NCP to ensure that there is no financial shortfall in amenity fees to be collected from these properties;
  - The proposed NCP amendment is consistent with the pattern of single family development in the area.

### TREES

- Max Rathburn, 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
<b>Deciduous Trees</b>			
Birch (Paper)	1	1	0
Cherry (Japanese)	3	3	0
Maple (Bigleaf)	1	1	0
Maple (Japanese)	1	1	0
Plum (Purpleleaf)	1	1	0
<b>Coniferous Trees</b>			
Eastern White Cedar	1	1	0
Giant Redwood	1	1	0
Pine (Black)	2	2	0
Pine (Ponderosa)	1	1	0
Western Redcedar	3	3	0
<b>Total</b>	<b>15</b>	<b>15</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>30</b>	
<b>Total Retained and Replacement Trees</b>		<b>30</b>	
<b>Contribution to the Green City Fund</b>		<b>Not applicable</b>	

- The Arborist Assessment states that there are a total of 15 mature trees on the site. It was determined that no 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, proposed lot grading and the condition of the trees.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 30 replacement trees on the site. The applicant is proposing 30 replacement trees, meeting City requirements.
- In addition to the replacement trees, boulevard street trees will be planted on 68 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 30 trees are proposed to be replaced on the site, meeting City requirements.

#### PRE-NOTIFICATION

Pre-notification letters were sent on August 13, 2015 and staff received one response as summarized below (staff comments in italics).

- The Cloverdale Community Association (CCA) submitted a letter (Appendix IX) and has no objections to the proposal. However, the letter outlined several requests related to secondary suite parking, on-street parking and garage sizes for the proposed development.

*(The driveways will be a minimum of 6.0 metres (20 ft.) deep and can accommodate two vehicles. Including the garage, the proposed lots can accommodate a total of four off-street vehicles, which exceeds the Zoning By-law requirement of three parking spaces for a single family dwelling with a secondary suite.*

*The width and area of the proposed lots do not reasonably allow for a parking pad adjacent the garage, as it would severely impact the potential house size.*

*The portion of 68 Avenue fronting the subject site was constructed to the previous collector road standard, which is not wide enough to accommodate parking on both sides of the road. As such, parking is permitted along the north side of 68 Avenue but not the south side of 68 Avenue at this location.*

*The minimum double wide (side-by-side parking) garage size in the Zoning By-law is 5.7 metres (18.8 ft.) wide by 6.1 metres (20 ft.) deep. This exceeds the minimum 5.5-metre (18 ft.) width requested by the CCA, but is slightly less than the 6.4-metre (21 ft.) depth requested by the CCA.*

*As the proposed parking complies with the Zoning By-law, due to the impact on livable space and permeable area, staff are not recommending larger garages or parking pads be imposed although specifically requested by the CCA.)*

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 21, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located within the North Cloverdale West NCP and the proposal is consistent with the pattern of development in the area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Secondary suites will be permitted.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Swales, natural landscaping and sediment control devices will be applied to the site.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The future homes will be oriented towards the street.</li> </ul>



Sustainability Criteria	Sustainable Development Features Summary
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• Pre-notification letters were mailed to area residents and a development proposal sign was installed on the property.

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width requirement for a double wide garage (two vehicles parked side by side) from 13.4 metres (44 ft.) to 12 metres (39 ft.) for proposed Lot 3.

Applicant's Reasons:

- A double garage will create a more consistent streetscape as the existing houses in the area with a garage that fronts 68 Avenue have a double garage.

Staff Comments:

- Due to the geometry of the site, one proposed lot fronting 68 Avenue will not meet the minimum 13.4-metre (44 ft.) lot width requirement for a double wide garage.
- Proposed Lot 3 is 12.3 metres (40 ft.) wide, which slightly exceeds the 12-metre (39 ft.) width requirement for a Type I interior Lot in the RF-12 Zone, but is less than the minimum 13.4-metre (44 ft.) width requirement for a Type II interior lot in the RF-12 Zone.
- Proposed Lot 3 is over 31 metres (102 ft.) deep and is 420 square metres (4,520 sq. ft.) in area, which exceeds the minimum 26-metre (85 ft.) depth and 320-square metre (3,445 sq. ft.) area requirement for a Type I interior Lot in the RF-12 Zone. Due to its size, proposed Lot 3 is an appropriate lot within the proposed subdivision.
- Mike Tynan, the applicant's design consultant, provided a conceptual elevation for a house on proposed Lot 3. The elevation emphasizes the entrance (front porch area) of the house, to minimize the visual impact of the double wide garage. The Building Scheme will include a provision to reduce the visual impact of the garage.
- Staff support the requested variance.

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 including Concept for Remainder Lands
- 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. NCP Amendment Plan
- Appendix VIII. Development Variance Permit No. 7915-0165-00
- Appendix IX. Cloverdale Community Association Comments

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/dk

\\file-server1\net-data\csdc\generate\areaproduct\save\27522947053.doc  
KD 11/10/15 1:39 PM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:      Name:                    Clarence Arychuk  
  WSP Canada Inc.  
  Address:               65 Richmond Street, Suite 300  
  New Westminster, BC V3L 5P5  
  
  Tel:                      604-525-4651

2.      Properties involved in the Application

(a)      Civic Address:                18320 - 68 Avenue

(b)      Civic Address:                18320 - 68 Avenue  
  Owner:                   Charmaine R Klassen  
  PID:                      002-681-625  
  Lot 44 Section 17 Township 8 New Westminster District Plan 61029

3.      Summary of Actions for City Clerk's Office

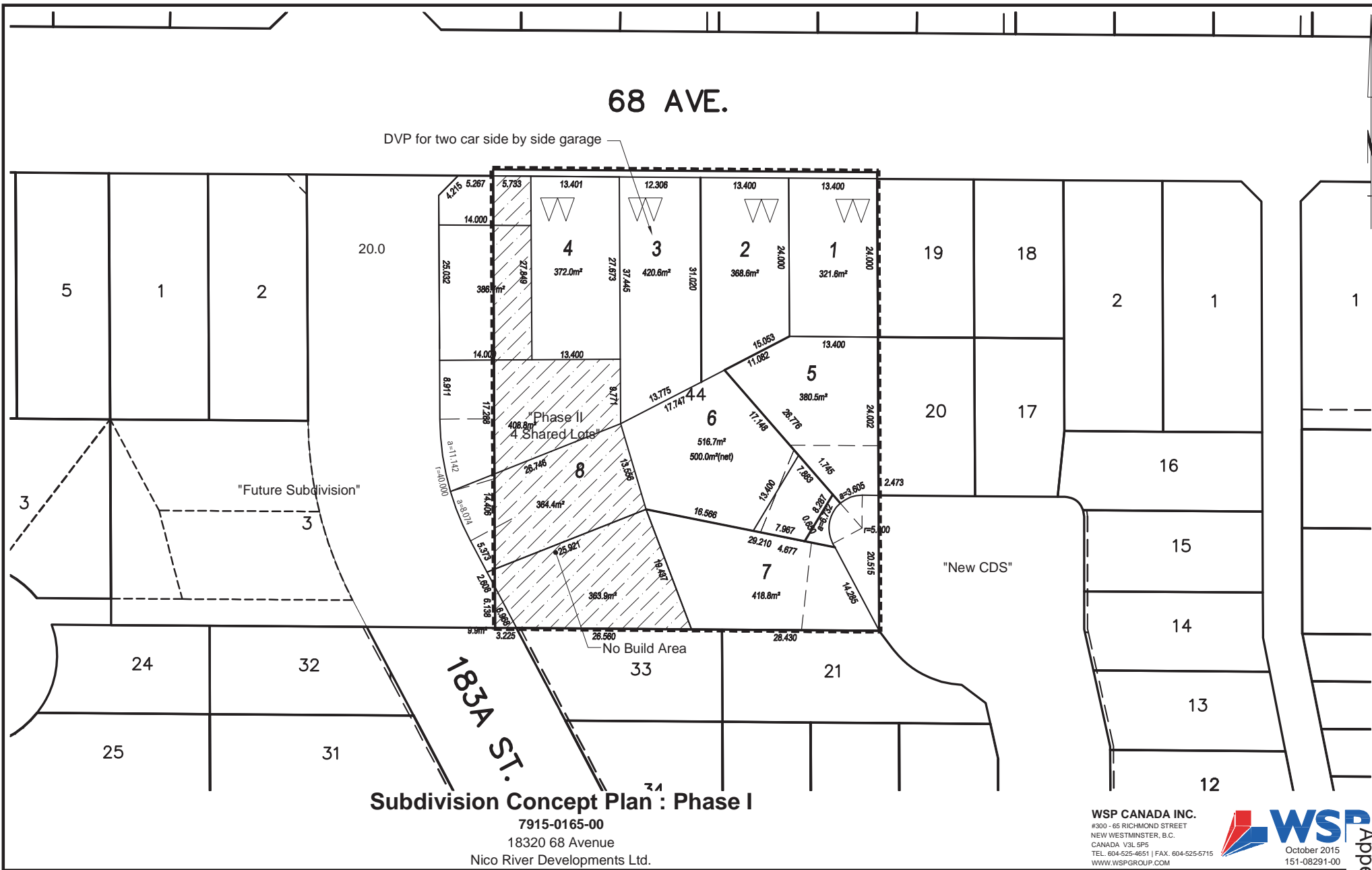
(a)      Introduce a By-law to rezone the property.

(b)      Proceed with Public Notification for Development Variance Permit No. 7915-0165-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

# SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.0 ac.
Hectares	.40 ha.
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	8
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	12.3 m. – 13.4 m.
Range of lot areas (square metres)	320 sq. m. – 1,120 sq. m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	20 upha / 8 upa
Lots/Hectare & Lots/Acre (Net)	N/A
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	55%
<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>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Double Wide Garage on Lot 3	YES



**WSP CANADA INC.**  
 #300 - 65 RICHMOND STREET  
 NEW WESTMINSTER, B.C.  
 CANADA V3L 6P5  
 TEL. 604-625-4651 | FAX. 604-625-5715  
 WWW.WSPGROUP.COM



October 2015  
 151-08291-00

---

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

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

DATE: **November 9, 2015** PROJECT FILE: **7815-0165-00**

---

RE: **Engineering Requirements  
Location: 18320 68 Avenue**

### REZONE/SUBDIVISION

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

- Dedicate 1.0 m along 68 Avenue for the ultimate 22.0 m Collector Road Standard.
- Dedicate necessary lands to complete the 183B Street cul-de-sac.

#### *Works and Services*

- Construct 183B cul-de-sac.
- Construct a 100 mm looping watermain from the 183 B Street cul-de-sac to either 68 Avenue or 183 Street. Register required RC on lots encumbered by proposed main.
- Register No-Build RC on lot 8. The RC is to remain until all works and services along the frontage of 183 Street have been constructed.
- Provide water, storm, and sanitary service connections to each lot.
- Pay sanitary connection fee.
- Pay 100% DCC's for sanitary and sanitary sewer specified charges.
- Pay NCP associated levies and charges.

A Servicing Agreement is required prior to Rezoning and Subdivision.

### DEVELOPMENT VARIANCE PERMIT

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

*R Coola*  
*POI*

Rémi Dubé, P.Eng.  
Development Services Manager

CE



Wednesday, October 07, 2015  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15 0165 00

**SUMMARY**

The proposed 8 single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	3
Secondary Students:	1

September 2014 Enrolment/School Capacity

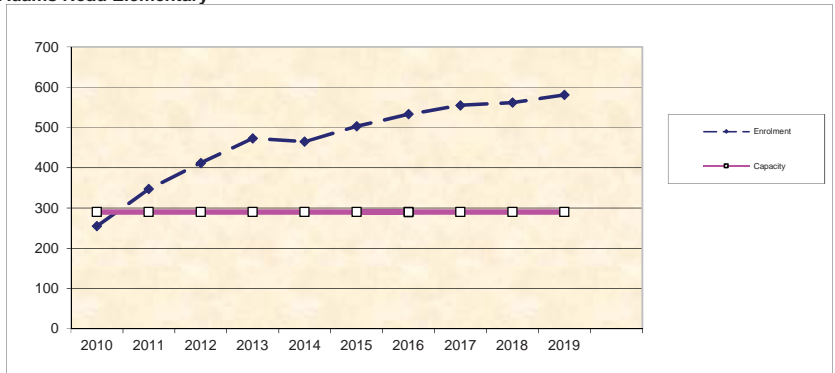
Adams Road Elementary	
Enrolment (K/1-7):	64 K + 401
Capacity (K/1-7):	40 K + 250
Lord Tweedsmuir Secondary	
Enrolment (8-12):	2001
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

**School Enrolment Projections and Planning Update:**

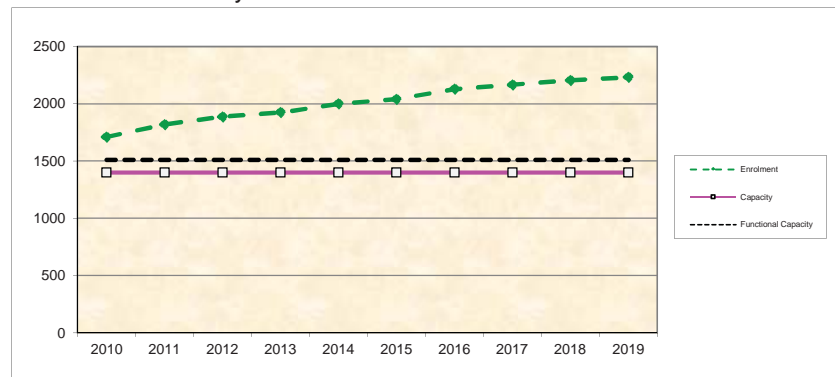
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new 10 classroom addition is currently under construction at Adams Road Elementary. The school district has received capital project approval for a new North Clayton Area Secondary (Site #215) which is currently in the design stage. The new secondary school will relieve overcrowding at Clayton Heights Secondary, Lord Tweedsmuir Secondary and North Surrey Secondary.

**Adams Road Elementary**



**Lord Tweedsmuir 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**

Surrey Project no: 7915-0165-00  
 Project Location: 18320 - 68 Avenue, Surrey, B.C.  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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:**

Of all lots surveyed in the study area, 53 percent are either vacant serviced lots awaiting imminent construction, or contain structures that are not visible from the street. The following analysis is therefore based on the 47 percent of lots that contain homes, which include some homes currently under construction. This is a neighbourhood at an advanced stage of transition from old urban to modern urban, and the subject site should be considered an infill, in an area in which the building schemes of surrounding developments will establish the character of this area into the distant future.

This area was built out over a time period spanning from the 1970's to present (some homes currently under construction). The age distribution from oldest to newest is: 1970's (11%), 1980's (11%), 1990's (67%), and under-construction (11%). A majority of homes in this area have a floor area in the 2501 - 3000 sq.ft. size range. Home size distribution is: 1000 - 1500 sq.ft. (11%), 2001 - 2500 sq.ft. (11%), 2501 - 3000 sq.ft. (67%), and 3001 - 3550 sq.ft. (11%). Styles found in this area include: "Old Urban" (11%), "West Coast Traditional" (56%), "Rural Heritage" (11%), and "Neo-Traditional" (22%). Home types include: Bungalow (11%), and Two-Storey (89%).

Massing scale (front wall exposure) characteristics include: Low mass structure (11%), Mid-scale massing (44%), Mid-scale massing with proportionally consistent, well balanced massing design (22%), Mid to high scale massing (11%), Mid-to-high scale massing with proportionally consistent, well balanced massing design (11%). The scale (height) range for front entrance structures include: One storey front entrance (78%), One storey front entrance veranda in heritage tradition (11%), and 1 ½ storey front entrance (11%).

The range of roof slopes found in this area is: 5:12 (11%), 7:12 (44%), 8:12 (33%), and 12:12 (11%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (67%), Main common gable roof (22%), and Main Dutch hip roof (11%). Feature roof projection types include: Common Hip (18%), Common Gable (36%), Dutch Hip (18%), Boston Gable (9%), and Shed roof (18%). Roof surfaces include: Rectangular profile type asphalt shingles (22%), and Shake profile asphalt shingles (78%).

Main wall cladding materials include: Horizontal cedar siding (11%), Horizontal vinyl siding (78%), and under construction - cladding not known (11%). Feature wall trim materials used on



the front facade include: No feature veneer (56%), Brick feature veneer (11%), Stone feature veneer (22%), and feature materials not known (11%). Wall cladding and trim colours include: Neutral (25%), Natural (58%), Primary derivative (8%), and colours not known (8%).

Covered parking configurations include: Double front access garage (89%), Rear garage (11%).

A variety of landscaping standards are evident, including: not-complete (11%), Old suburban - high quality with numerous plantings (11%), average modern urban standard (33%), and above average modern urban standard featuring numerous shrub plantings (44%). Driveway surfaces include: Asphalt (11%), Broom finish or smooth concrete (56%), Exposed aggregate (22%), and Stamped concrete (11%).

## **1.2 Features of Surrounding Dwellings Significant to the Proposed Building Scheme:**

- 1) **Context Homes:** 33 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (therefore 67 percent of homes are considered 'non-context'). Context homes include: 18343 - 68 Avenue, 18335 - 68 Avenue, and 6778 - 138B Street. Standards for new homes at the subject infill site should meet or exceed these standards. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF-12 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF-12 zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional" and "Neo-Heritage", as these styles are an ideal bridge between old urban and modern urban. Other compatible styles can be considered. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All surrounding "context homes" are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-12 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** Cladding materials used in this area include vinyl, cedar, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 RF-12 zone developments.
- 7) **Roof surface :** This is area in which all homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out



as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended.

- 8) **Roof Slope :** Roofs slopes of 8:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage. Also, due to emerging trends in which Contemporary designs are being increasingly sought, lower slope roofs could be approved subject to the architectural integrity of the Contemporary design as determined by the consultant.

**Streetscape:** The subject site is located in an area that was subject to high building activity in the 1990s'. Homes north of the site are all 1990's, 2500 sq.ft. "West Coast Traditional" style Two-Storey type homes with desirable mid-scale massing characteristics. Most have a main common hip roof at a 7:12 slope, with two or more feature gabled projections. All homes have a shake profile asphalt shingle roof surface. Most are clad in vinyl in neutral and earth tones. Landscape standards are average or better. The subject site is otherwise surrounded by serviced, but vacant building lots, and a few 2800 sq.ft. "Neo-Traditional" Two-Storey homes which are currently under construction.

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", or compatible style as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.



## 2.2 Proposed Design Solutions:

### Interfacing Treatment with existing dwellings)

There are homes in this area (18343 - 68 Avenue, 18335 - 68 Avenue, and 6778 - 138B Street). that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2010) RF12 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF12 zoned subdivisions, rather than to specifically emulate the aforesaid context homes.

### Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered on trim only if approved by the consultant. Primary colours are not recommended for this development. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

### Roof Pitch:

Minimum 8:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots, to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

### Roof Materials/Colours:

Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only.

### In-ground basements:

Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

### Treatment of Corner Lots:

Not applicable - there are no corner lots

### Landscaping:

*Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.

Date: August 14, 2015

**Reviewed and Approved by:**



Date: August 14, 2015

Table 4. Tree Preservation Summary

## TREE PRESERVATION SUMMARY

Surrey Project No:  
 Address: 18320 68th Street Surrey  
 Registered Arborist: Max Rathburn  
 ISA Certified Arborist (PN0599A)  
 ISA Certified Tree Risk Assessor (159)

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>15</b>
<b>Protected Trees to be Removed</b>	<b>15</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	-
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	<b>30</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 15 X two (2) = 28	
<b>Replacement Trees Proposed</b>	<b>30</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	-
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	-
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

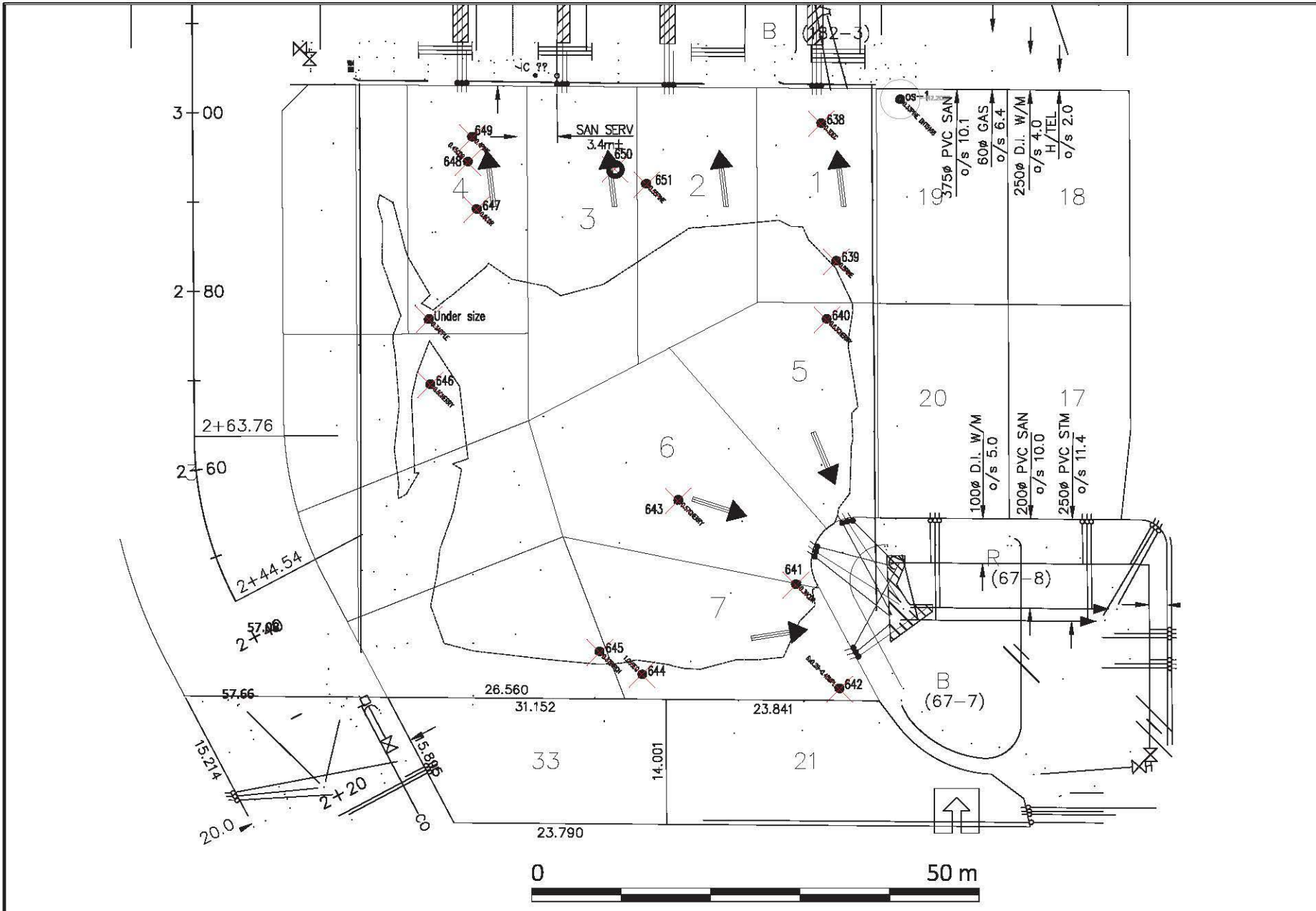
Summary prepared and  
submitted by:



October 29,  
2015

Arborist

Date



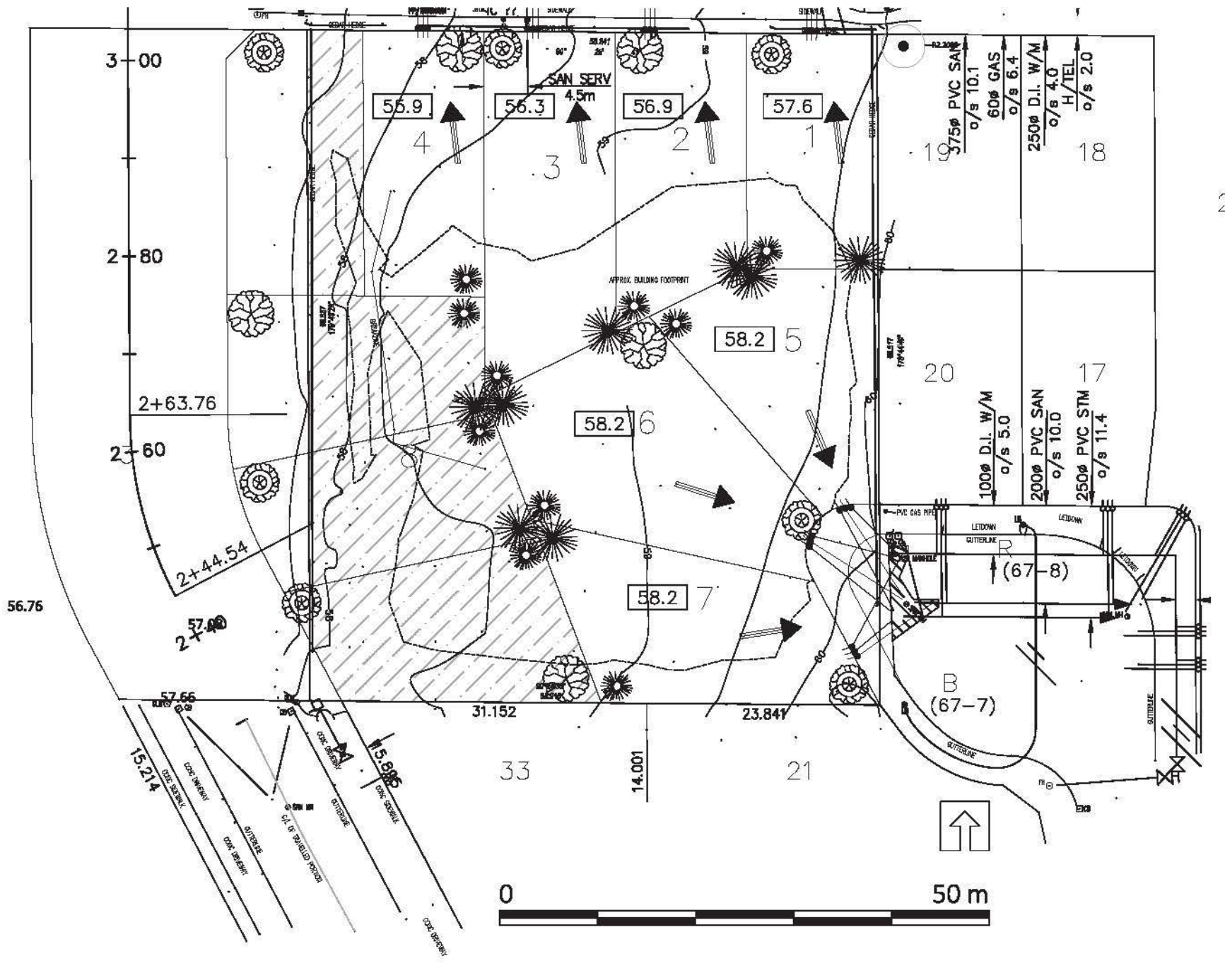
**LEGEND**

—	TREE PROTECTION ZONE
—	NO-BUILD ZONE
—	TREE PROTECTION FENCE
●	TREE TO BE RETAINED
□	UN-SURVEYED TREE
✕	TREE TO BE REMOVED

- NOTES**
1. The location of any unsurveyed trees on this plan is approximate. Their location and condition cannot be confirmed without being surveyed by a Registered BC Land Surveyor.
  2. All tree protection fencing must be built to the relevant municipal bylaw specifications.
  3. Any construction activities or grade changes within the Tree Protection Zone must be approved by the project architect.
  4. This plan is based on a topographic and tree location survey provided by the owner's Registered British Columbia Land Surveyor (BCLS) and layout drawings provided by the owner's Engineer of Civils.
  5. This plan is provided for reference only, and is not certified as to the accuracy of the location of trees or other dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.

- REFERENCE DRAWINGS**
1. Base Survey and Site Plans provided by WSP
  2. Site plan 20 2015, updated October 15, 2015 (see permit)





NOTE: ALL PLANTING SHOULD BE DONE BY 30 OCTOBER 2015. ALL PLANTING SHOULD BE DONE BY 30 OCTOBER 2015. ALL PLANTING SHOULD BE DONE BY 30 OCTOBER 2015.

PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	COMMENTS
☉	CORNUS 'EDICE' WHITE WONDER	DOGWOOD	7	Ø CAL. CAL.	AS SHOWN	B. & E.
☉	CERCIDIPHYLLUM JAPONICUM	KATSURU TREE	5	Ø CAL. CAL.	AS SHOWN	B. & E.
☉	ACER GIBBERN	PAPERBARK MAPLE	-	Ø CAL. CAL.	AS SHOWN	B. & E.
☉	PIEA OCHRICA	SERENA SPRUCE	10	3.0 METERS	AS SHOWN	B. & E.
☉	CHAMAECYPARUS NODOSUS 'PENDULA'	WEeping HOOPRA CEDAR	8	3.0 METERS	AS SHOWN	B. & E.

TOTAL QTY. OF REPLACEMENT TREE: 30

LEGEND

- TREE TO BE RETAINED
- ROOT PROTECTION ZONE
- ROOT PROTECTION FENCING
- ROOT EXCAVATION LIMITS (1.5M +RPZ)

DATE

September 30, 2015

342 WEST 8TH AVENUE  
VANCOUVER, BC V5Y 3X2  
PHONE 604.733.4886

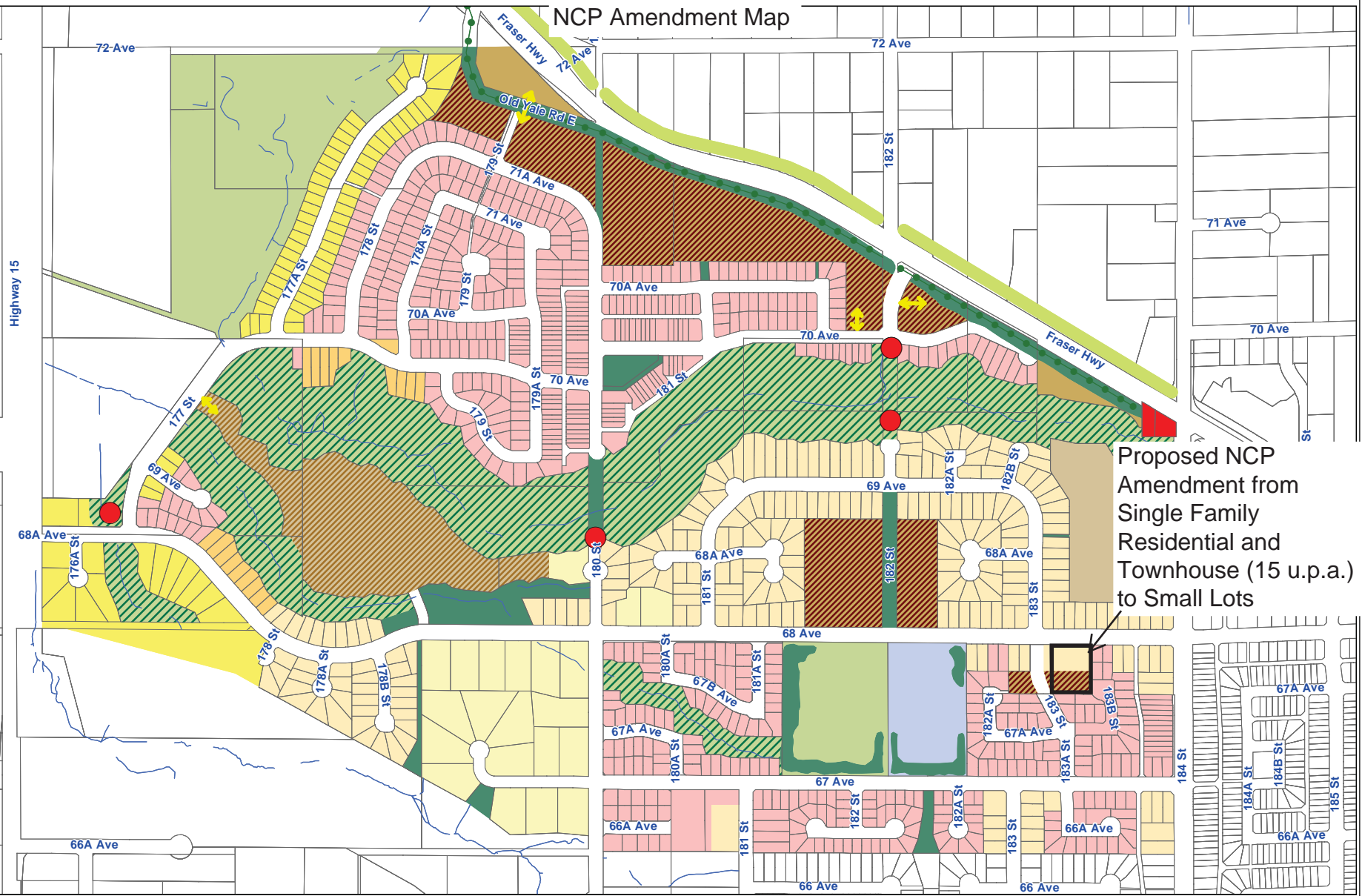
CLIENT

Aspen Development c/o WSP.  
#300 - 65 Richmond St. New Westminster V3L 5P5  
Telephone 604-525-4851

TITLE

REPLACEMENT PLAN  
18320 68th STREET, Surrey BC

NCP Amendment Map



Proposed NCP Amendment from Single Family Residential and Townhouse (15 u.p.a.) to Small Lots

- |                                 |                                  |               |                                      |
|---------------------------------|----------------------------------|---------------|--------------------------------------|
| Existing Homes                  | Small Lots                       | Commercial    | Open Space/Linear Park/Buffer        |
| Half Acre Cluster (2 u.p.a.)    | Townhouse (9 u.p.a.)             | Creek Area    | Park                                 |
| Single Family Residential       | Townhouse Cluster (10 u.p.a.)    | Access Points | Elementary School                    |
| Single Family Cluster (6u.p.a.) | Townhouse Cluster (10-12 u.p.a.) | View Points   | Landscape Buffer & Multi Use Pathway |
|                                 | Townhouse (15 u.p.a.)            |               | Creeks                               |

**NORTH CLOVERDALE WEST LAND USE PLAN**

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

PHASE II Adopted by Council July 8, 1996 Amended 12 January 2015



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0165-00

Issued To: CHARMAINE R KLASSEN  
("the Owner")

Address of Owner: 18320 - 68 Avenue  
Surrey, BC V3S 9H5

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: 002-681-625  
Lot 44 Section 17 Township 8 New Westminster District Plan 61029

18320 - 68 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 changes, 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 Section H.6 Off-Street Parking of Part 17A "Single Family Residential (12) Zone", the minimum width for a double garage (two vehicles parked side by side) is reduced from 13.4 metres (44 ft.) to 12 metres (39 ft.) for proposed Lot 3.
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. 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.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

---

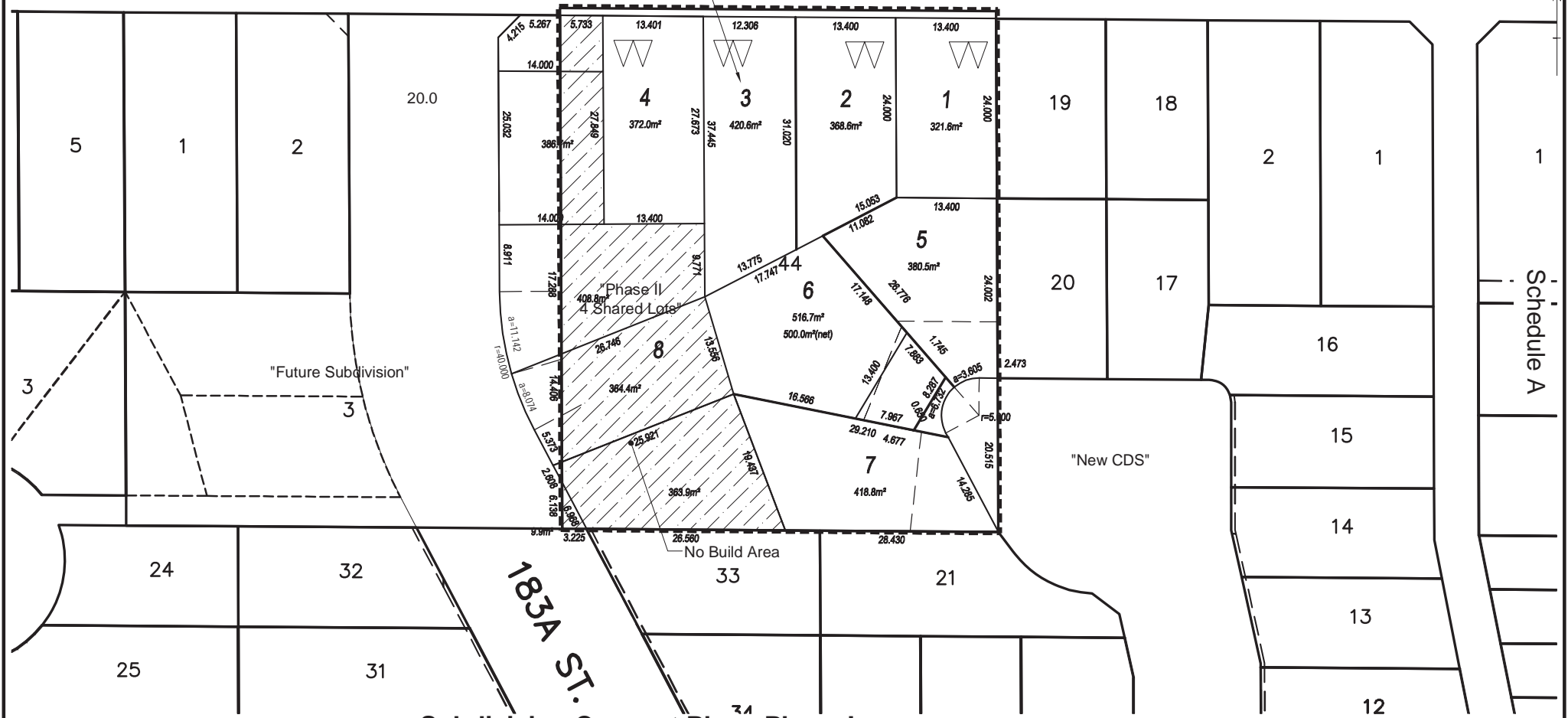
Mayor – Linda Hepner

---

City Clerk – Jane Sullivan

# 68 AVE.

DVP for two car side by side garage



## Subdivision Concept Plan : Phase I

7915-0165-00  
 18320 68 Avenue  
 Nico River Developments Ltd.



# Cloverdale Community Association

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

August 31, 2015

Jeff Denney  
 City of Surrey  
 Planning and Development Department  
 13450-104 Avenue  
 Surrey BC V3T 1V8

**Re: 18320-68 Avenue / 7915-0165-00**

Dear Mr. Denney:

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

We are pleased to hear that the developer has not proposed RF10 lots and has chosen to go with RF12 lots instead. 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 the 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 5.5m 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 8 lots in the neighborhood, please confirm that there will be enough space to accommodate more students as most schools in the Cloverdale area are already over in capacity.

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



# Cloverdale Community Association

---

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

**Please note, the developer for this project has not consulted with the association and therefore we are responding directly to the City of Surrey's preliminary notice received in the mail or by email.**

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