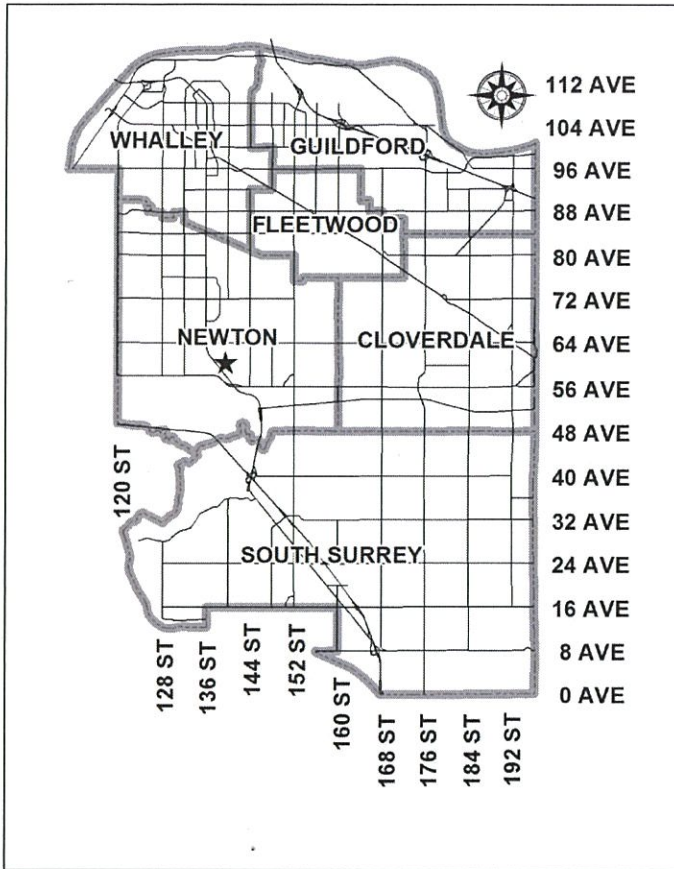


Planning Report Date: July 24, 2017



**PROPOSAL:**

- **NCP Amendment** for modification to the local road network
- **Rezoning** from RA to RF-10, RF-12 and RF-13
- **Development Permit** for Hazard Lands and Sensitive Ecosystems
- **Development Variance Permit**

to allow subdivision into 27 single family lots.

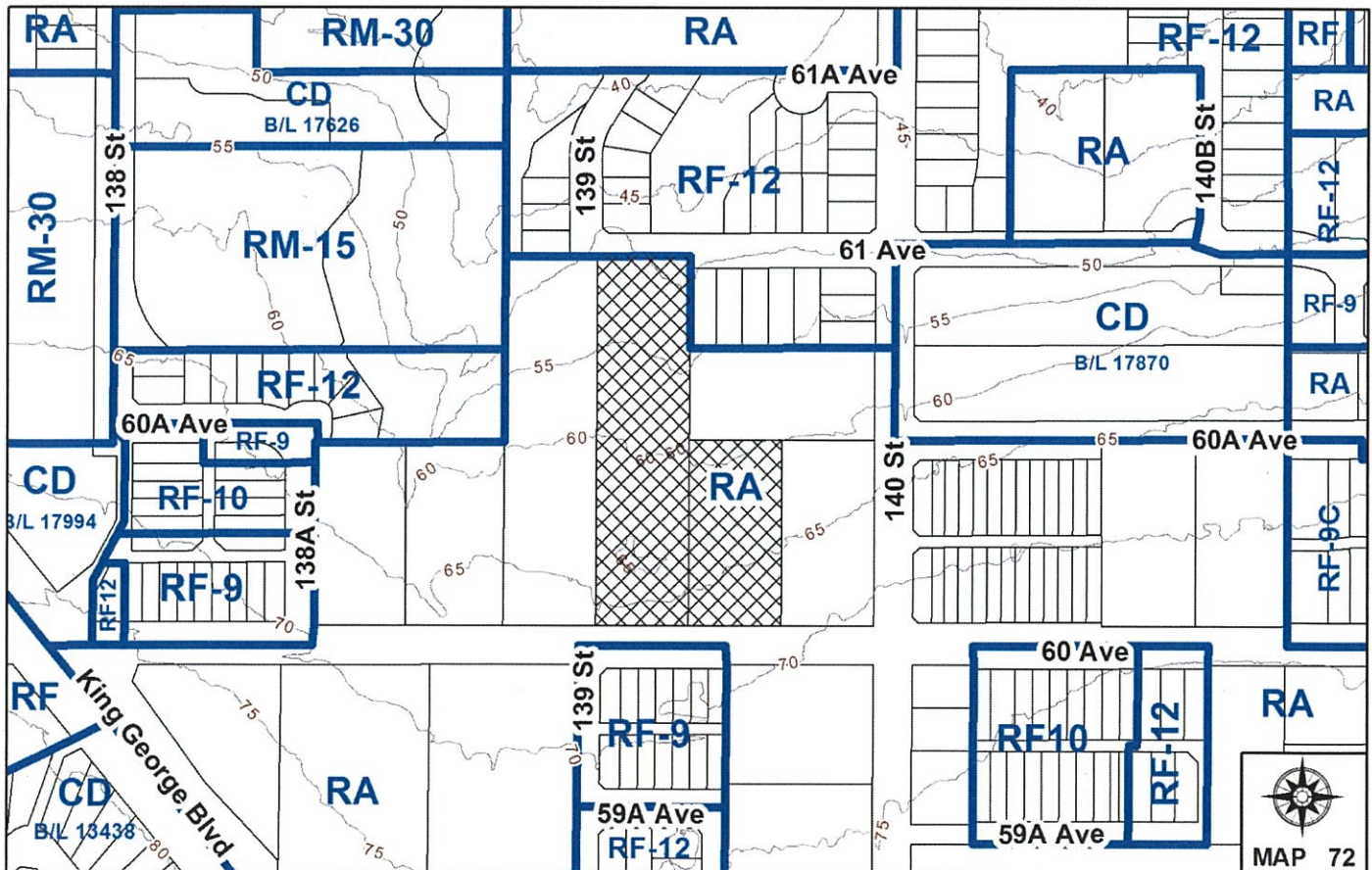
**LOCATION:** 13967 and 13935 - 60 Avenue

**OWNER:** Jagdish K. Nijjer  
 Paramjit S. Nijjer  
 Sarbjit S. Taggar

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Residential Flex 6-14 u.p.a. and Single Family Small Lots



RECOMMENDATION SUMMARY

- Council grant Third Reading to Rezoning By-law No. 19256.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application proposes an amendment to the South Newton Neighbourhood Concept Plan for changes to the road network.

RATIONALE OF RECOMMENDATION

- At the Regular Council – Public Hearing meeting of May 29, 2017, Council referred the subject application back to staff to work with the neighbouring property owner to review alternative subdivision proposals.
- Staff have received and reviewed alternate layouts from WSP Canada Inc. on behalf of the neighbouring property owner at 13905 – 60 Avenue and have found the road alignment on WSP's layout "Option 'D'" to be achievable without changes to the subject application.

### RECOMMENDATION

The Planning & Development Department recommends that Council grant Third Reading to Rezoning By-law No. 19256.

### JUSTIFICATION FOR PLAN AMENDMENT

- An NCP amendment is required for changes to the alignment of 139 Street. The amendment is driven in part by previous changes to the road network introduced by Development Application No. 7910-0175-00, which shifted the location of 139 Street to the east by approximately 30 metres (100 ft.) on the south side of 60 Avenue, and under Development Application No. 7910-0245-00 to the north of the subject site which created an L-shaped intersection at 139 Street and 61 Avenue.
- The subject application proposes to align 139 Street with the existing portion of 139 Street at 60 Avenue and extend the road through to 61 Avenue. This deviates from the NCP by extending 139 Street between 60A Avenue and 61 Avenue rather than creating another L-shaped intersection at 139 Street and 60A Avenue.
- The changes to the road network allow for improved vehicle and pedestrian circulation in this area, better align with the existing roads, and increase the efficiency of the subdivision layout for the subject site and the neighbouring properties to the west.

### ADDITIONAL PLANNING COMMENTS

- At the Regular Council – Public Hearing meeting of May 29, 2017, Council referred back the subject application to allow neighbouring properties an opportunity to bring forward an alternative subdivision proposal.
- Since the Public Hearing, WSP Canada Inc. have submitted a number of conceptual subdivision layouts for the neighbouring property to the west at 13905 – 60 Avenue showing how this may develop in the future. Each have a variety of individual issues (e.g. riparian setbacks, curvature of the roadway, etc.). Working with staff, WSP has presented a layout (Option 'D') which has formed the basis for a solution. Staff have reviewed the layout and can support the road alignment presented by WSP's layout, which aligns 139 Street with the fixed points to the north and south of the site, and does not require changes to the subject application.
- Staff have reviewed four iterations of the alternate layout. While staff have met with WSP several times and have provided comments on each version of the layout, only the road alignment can be supported at this time. Staff discussions with WSP have been based on conceptual layouts only and to date the owner of 13905 – 60 Avenue has not submitted a Development Application.

- The first versions of the conceptual layouts for 13905 - 60 Avenue presented by WSP were not acceptable to staff. The road alignments proposed were not supported by Transportation Engineering due to unacceptable offsets at intersections, and/or degree of curvature of the roads, which would impair sight lines and result in the inability to allow on-street parking for this block. Staff do not support the removal of on-street parking at this location given the existing concerns with limited on-street parking in South Newton. This portion of proposed 139 Street is also considered too steep to curve the road, as this could result in hazardous conditions. From a Transportation Engineering perspective, the road must be straightened and align with the existing sections of 139 Street to the north and south of the development site with as minimal an offset as possible.
- WSP's current layout, Option 'D', aligns the road with the existing 139 Street to the north and south of the site, with a subtle bend in the road to account for the streamside setback requirements. Option 'D' does not require any changes to the subject application in terms of lot yield and lot configuration. Transportation Engineering has also confirmed that on-street parking can be accommodated on the straightened portions of 139 Street, therefore this road alignment can be accepted. Given that the lot configuration not changed (which would affect the Rezoning Block Plan), a new Public Hearing for the subject application is not required.
- As a compromise on the road distribution, the applicant has agreed to shift the southern portion of 139 Street adjacent to proposed Lots 8 and 18 by 0.92 metres to the east in order to allow more flexibility for the future development of the southern portion of 13905 - 60 Avenue. The proposed adjusted road alignment for the southern portion of 139 Street can be supported by staff, as this will create only a minimal offset at the intersection of 139 Street and 60 Avenue.
- While the road alignment presented by WSP's layout Option 'D' can be accepted, the lot layout requires further work to resolve conflicts with the streamside setbacks. Staff will continue to work with WSP and the owner on their proposal, including consideration of a modified road standard for the future east-west road on their site and variances to lot depth and/or building setbacks if it is necessary in order to achieve an efficient lot yield.
- While the lot layouts submitted by WSP have yet to be confirmed through the development application process, they have demonstrated a potential lot yield of approximately 12-13 lots using a combination of RF-10 and RF-13 Zoned lots. This is comparable to the lot yield estimated by HY Engineering on their concept plan submitted as part of the subject application, which contemplated approximately 12.5 lots. After reviewing several versions of an alternate layout from WSP, it does not appear that 13905 - 60 Avenue will benefit from any increase in lot yield resulting from adjustments to the alignment at the north end 139 Street. Therefore, staff support proceeding with HY Engineering's layout for the subject application.
- Shifting the road further to the east may marginally improve the lot depths on the northern portion of 13905 - 60 Avenue but creates transportation problems that could result in unsafe road conditions and challenges with on-street parking. Staff believe that there are a number of ways to accommodate shallower lots if necessary, such as exploring alternate zoning options, variances for lot depth and/or building setbacks, or widening lots to compensate for reduced lot depths.
- Wherever possible staff attempt to make development equitable, but staff cannot disregard the encumbrance of the streamside area on the property at 13905 - 60 Avenue. The streamside

area combined with the existing location of 139 Street to the north and south of the site make 13905 – 60 Avenue more constrained than the properties to the east. Furthermore, the changes to the road network proposed by the subject application will have a positive impact on the lot yield and efficiency of the layout for 13905 – 60 Avenue over the original South Newton NCP road network which placed 139 Street entirely on this property.

#### CONCLUSION & RECOMMENDATIONS

- Staff have been working with WSP on their proposal since May 2017 and have reviewed four different versions of an alternate layout for 13905 – 60 Avenue. Staff have met with WSP several times and have provided comments on each version of the layout, but only the road network shown on WSP's layout Option 'D' has been found acceptable. The lot layout for 13905 – 60 Avenue requires further refinement in order to be supported by staff. To date, only conceptual layouts have been provided and the owner of 13905 – 60 Avenue has not yet submitted a Development Application.
- Staff support the road alignment for 139 Street that is presented by the subject application and on WSP's layout Option 'D', as it is the best option from a transportation engineering perspective. The applicant has agreed to shift the southern portion of 139 Street by 0.92 metres to the east to help with the road sharing and to allow more flexibility with the development of 13905 – 60 Avenue.
- Staff will continue to work with WSP and the owner of 13905 – 60 Avenue on their proposed layout and have encouraged WSP to explore options for wider, shallower lots at the north end of the site and to focus their attention on maximizing the lot yield at the less constrained southern portion of the site. Staff may be able to consider a modified road standard for the future east-west road on this site and variances to lot depth and/or building setbacks if needed to achieve an efficient lot yield.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary
- Appendix II. Proposed Subdivision Layout
- Appendix III. Planning Report dated May 8, 2017 (Appendices excluded)

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Braun Geotechnical Ltd. Dated November 17, 2016
- Environmental Report Prepared by Envirowest Consultants Inc. Dated March 27, 2017

  
h. Jean Lamontagne  
General Manager  
Planning and Development

EM/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION



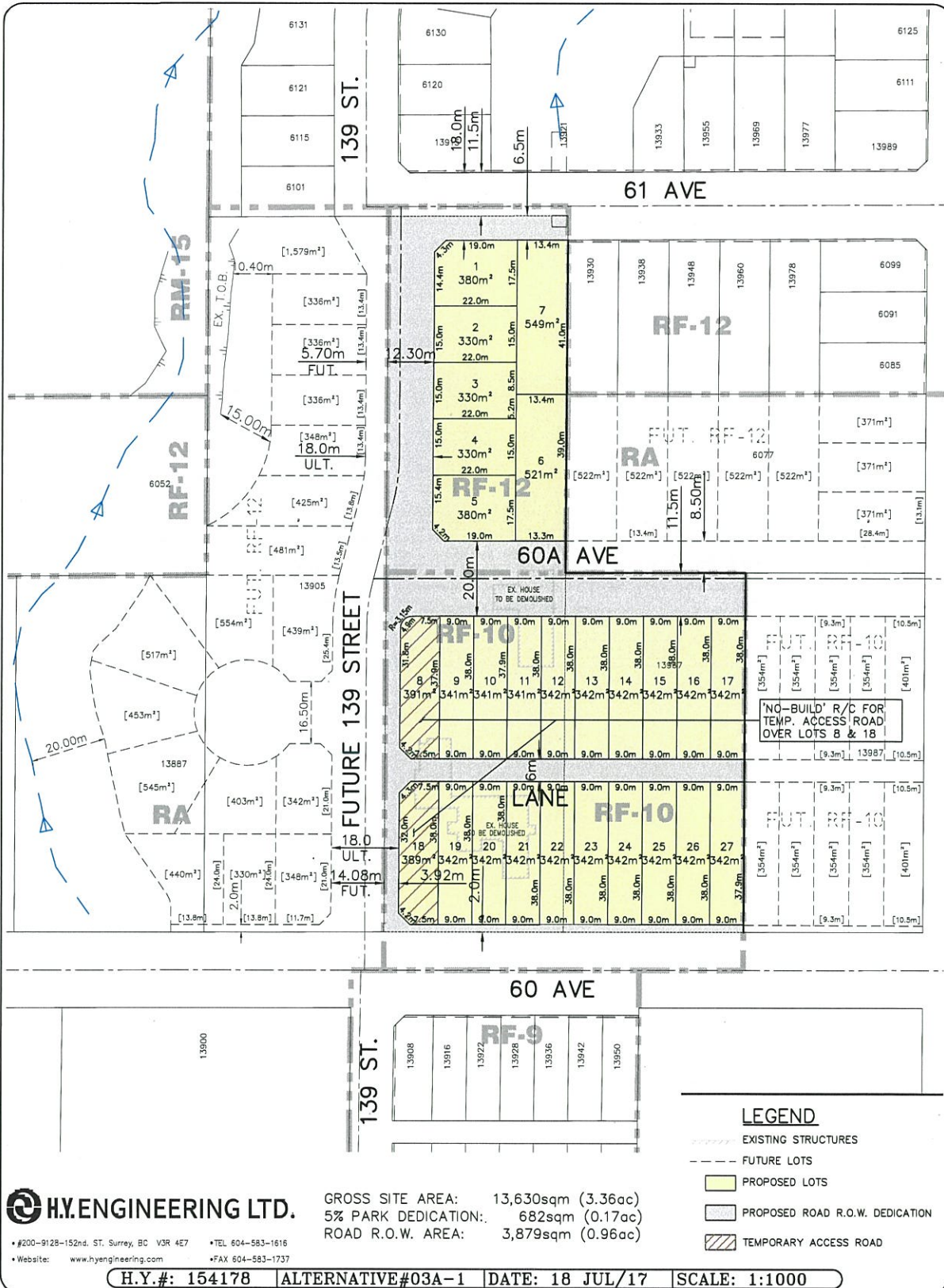
Planning & Development Department  
 13450 - 104th Avenue, Surrey  
 British Columbia, Canada V3T 1V8  
 Tel. (604) 591-4441 Fax. (604) 591-2507

# PROPOSED SUBDIVISION LAYOUT

File No: 7915-0357-00  
 MAP #: 72  
 EXIST. ZONE: RA  
 PROP. ZONE: RF-12/RF-10



CIVIC ADDRESS: 13935 & 13967 - 60TH AVENUE, SURREY, B.C.  
 LEGAL: LOT 9 PLAN 27504 AND LOT 23 PLAN 48173, SECTION A TOWNSHIP 2 N.W.D.



**H.Y. ENGINEERING LTD.**  
 #200-9128-152nd St. Surrey, BC V3R 4E7 • TEL 604-583-1616  
 Website: www.hyengineering.com • FAX 604-583-1737

GROSS SITE AREA: 13,630sqm (3.36ac)  
 5% PARK DEDICATION: 682sqm (0.17ac)  
 ROAD R.O.W. AREA: 3,879sqm (0.96ac)

- LEGEND**
- EXISTING STRUCTURES
  - FUTURE LOTS
  - PROPOSED LOTS
  - PROPOSED ROAD R.O.W. DEDICATION
  - TEMPORARY ACCESS ROAD

H.Y.#: 154178 ALTERNATIVE#03A-1 DATE: 18 JUL/17 SCALE: 1:1000

Please dimension lot frontages & areas, name existing roads and indicate north  
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric  
 Larger format drawings may be attached as required

H.Y. DMC No. E:\PROJECTS\154178\PLANNING\ALTO3A.DWG



**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
BYLAW No: \_\_\_\_\_ OVER**

SCHEDULE \_\_\_\_\_

**LOT 23 PLAN 48173**

**LOT 9 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 32391), PLAN 27504  
BOTH OF SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT**

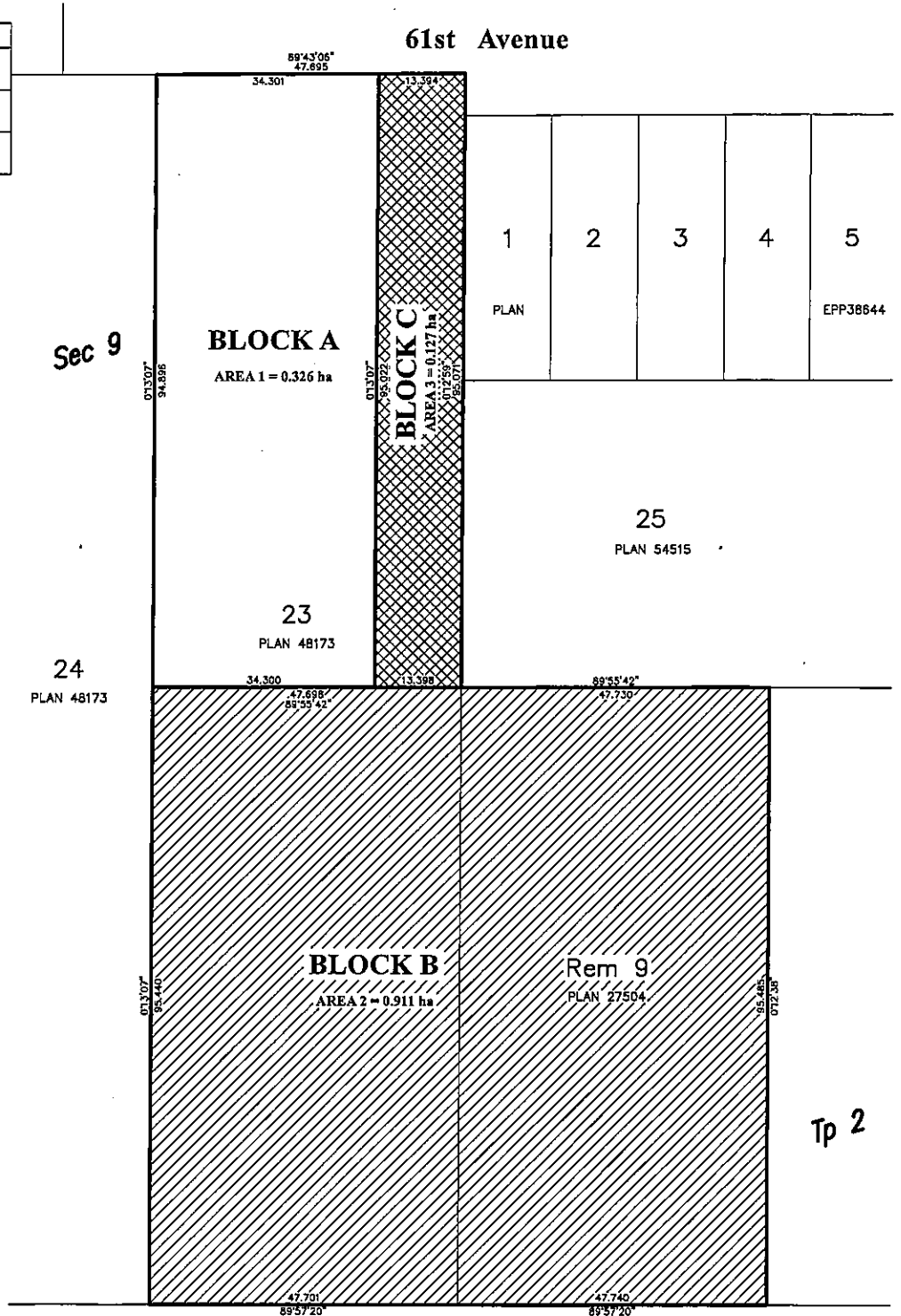
FOR THE PURPOSE OF REZONING  
BCGS 92G.016  
BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	AREAS
BLOCK A	PART LOT 23 SEC 9 TP 2 NWD PLAN 48173	AREA 1 0.326 ha
BLOCK B	PART LOT 23 PLAN 48173, AND REM 9 PLAN 27504 BOTH SEC 9 TP 2 NWD	AREA 2 0.911 ha
BLOCK C	PART LOT 23 SEC 9 TP 2 NWD PLAN 48173	AREA 3 0.127 ha

SCALE 1:500



ALL DISTANCES ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
560 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500



H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.  
200, 9128 - 152nd Street  
Surrey, B.C.  
V3R 4E7  
(ph): 583-1616  
(fx): 583-1737  
File: 154178\_SK2.DWG

**60th Avenue**

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY  
DATED THIS 23rd DAY OF NOVEMBER, 2016.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT - CITY OF SURREY

GU GORDON YU

BCLS #508

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0357-00

Planning Report Date: May 8, 2017

**PROPOSAL:**

- **NCP Amendment** for modification to the local road network
- **Rezoning** from RA to RF-10, RF-12 and RF-13
- **Development Permit** for Hazard Lands and Sensitive Ecosystems
- **Development Variance Permit**

to allow subdivision into 27 single family lots.

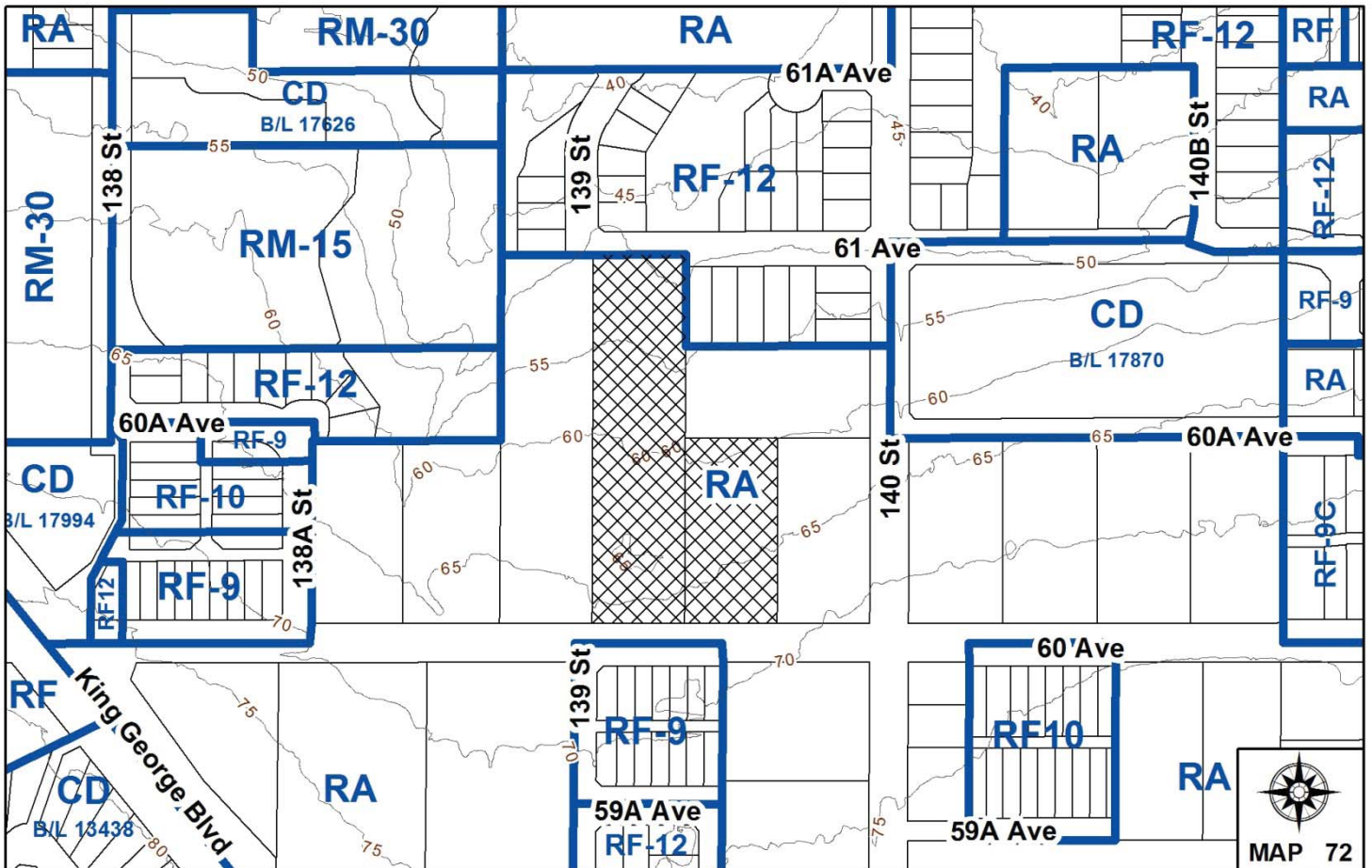
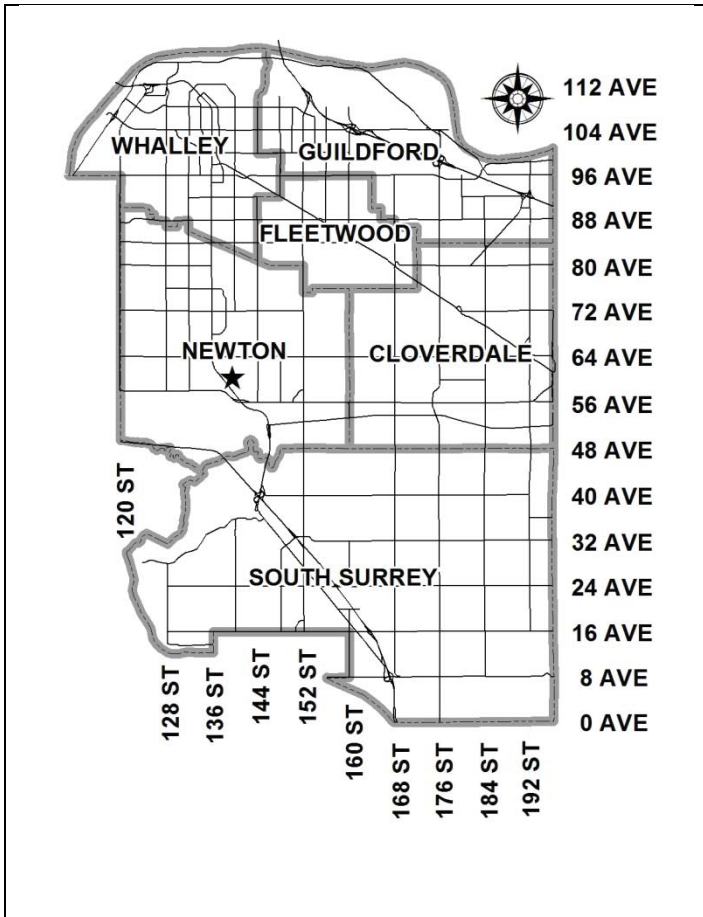
**LOCATION:** 13967 and 13935 - 60 Avenue

**OWNER:** Jagdish K. Nijjer  
 Paramjit S. Nijjer  
 Sarbjit S. Taggar

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Residential Flex 6-14 u.p.a. and Single Family Small Lots



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application proposes an amendment to the South Newton Neighbourhood Concept Plan for changes to the road network.
- A Development Variance Permit (DVP) is proposed to reduce the rear yard setbacks from 6.0 metres (20 ft.) to 5.4 metres (18 ft.) for Lots 1-5.

### RATIONALE OF RECOMMENDATION

- The application complies with the Urban designation in the Official Community Plan (OCP).
- The application complies with the Single Family Residential Flex 6-14.5 u.p.a. and Single Family Small Lots designations in the South Newton Neighbourhood Concept Plan (NCP).
- The proposed density and building form are appropriate for this part of South Newton.
- The proposed variance to the rear yard setback of Lots 1-5 will allow for greater floor space and more functional main floor plans for the proposed single family dwellings.

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)" for Block A on the Survey Plan (attached as Appendix II); "Single Family Residential (10) Zone (RF-10)" for Block B on the Survey Plan; and "Single Family Residential (13) Zone (RF-13)" for Block C on the Survey Plan; and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7915-0357-00 for Hazard Lands and Sensitive Ecosystems, generally in accordance with the Geotechnical Study prepared by Braun Geotechnical Ltd. and the Ecosystem Development Plan prepared by Envirowest Consultants Inc.
3. Council approve Development Variance Permit No. 7915-0357-00 (Appendix VIII), to reduce the minimum rear yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.4 metres (18 ft.) for a maximum 50% of the width of the rear of the principal building for proposed Lots 1-5, to proceed to Public Notification.
4. 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) 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 Lots 8 and 18 for temporary construction of 139 Street until the adjacent property at 13905 - 60 Avenue is developed;
  - (g) registration of a right-of-way for the temporary construction of 139 Street on Lots 8 and 18; and
  - (h) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
5. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) road network 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:**

9 students at Woodward Hill Elementary School  
 4 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 late 2018.

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

**SITE CHARACTERISTICS**

Existing Land Use: Single Family Residence

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 61 Avenue):	Single Family Residences and Park	Urban / Single Family Residential Flex 6-14.5 u.p.a. and Creeks & Riparian Set Backs	RF-12
East:	Single Family Residences	Urban / Single Family Residential Flex 6-14.5 u.p.a. and Single Family Small Lots	RF-12 and RA
South (Across 60 Avenue):	Single Family Residences	Urban / Single Family Small Lots	RF-9 and RA
West:	Single Family Residence	Urban / Single Family Residential Flex 6-14.5 u.p.a. and Single Family Small Lots	RA

### JUSTIFICATION FOR PLAN AMENDMENT

- An NCP amendment is required for changes to the alignment of 139 Street. The amendment is driven in part by previous changes to the road network introduced by Development Application No. 7910-0175-00, which shifted the location of 139 Street to the east by approximately 30 metres (100 ft.) on the south side of 60 Avenue, and under Development Application No. 7910-0245-00 to the north of the subject site which created an L-shaped intersection at 139 Street and 61 Avenue.
- The subject application proposes to align 139 Street with the existing portion of 139 Street at 60 Avenue and extend the road through to 61 Avenue. This deviates from the NCP by extending 139 Street between 60A Avenue and 61 Avenue rather than creating another L-shaped intersection at 139 Street and 60A Avenue.
- The changes to the road network allow for improved vehicle and pedestrian circulation in this area, better align with the existing roads, and increase the efficiency of the subdivision layout.

### DEVELOPMENT CONSIDERATIONS

#### Proposal

- The 1.3 hectare (3.3 acre) site is comprised of two properties located at 13935 and 13967 - 60 Avenue, west of 140 Street in South Newton.
- The site is designated Urban in the Official Community Plan (OCP) and Single Family Residential Flex 6-14.5 u.p.a. and Single Family Small Lots in the South Newton Neighbourhood Concept Plan (NCP). The proposal complies with the NCP designations in terms of use and density.
- The applicant is proposing to rezone the property from "One-Acre Residential Zone (RA)" to a combination of "Single Family Residential (10) Zone (RF-10)", "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential (13) Zone (RF-13)" to permit subdivision into 27 single family lots.
- The proposed lots range in size from 330 sq.m. (3,552 sq. ft.) to 549 sq.m. (5,909 sq. ft.) and comply with the subdivision requirements of the proposed zones.
- A Development Variance Permit (DVP) is also proposed for the rear yard setbacks of Lots 1-5 from 6.0 metres (20 ft.) to 5.4 metres (18 ft.).
- The RF-12 Zone is proposed for Lots 1-5, as the subject application was submitted in October 2015, prior to introduction of the RF-13 Zone. The applicant has requested to proceed with the proposed RF-12 Zone since these lots comply with the subdivision requirements of this Zone in terms of lot width, lot depth and lot size without any variances. The application proposes the RF-13 Zone for Lots 6 and 7 as a transition to potential future RF-13 development to the east of the subject site based on the concept plan provided.

### Hazard Land Development Permit (Steep Slope)

- The site is located within the Development Permit Area for Hazard Lands (Steep Slopes) under the Official Community Plan (OCP) due to steep slopes at the north end of the subject site. In order to address this requirement, the applicant has submitted a geotechnical report prepared by Braun Geotechnical Ltd. dated November 17, 2016.
- The subject site slopes down gently to the north with an over-steepened portion of the site (the Hazards Lands steep slope area) located at the north-east corner, which will be filled or regraded as part of this development.
- The geotechnical report states that the land may be used safely for the intended use.
- The geotechnical report will be incorporated into the requirements of the Hazard Lands Development Permit (DP). Issuance of the DP is required prior to final adoption of the rezoning. At Building Permit stage, staff will require Letters of Assurance from a geotechnical engineer to ensure that building plans comply with the recommendations in the approved geotechnical report.
- The geotechnical report was reviewed by Engineering Department staff and was found acceptable.

### Sensitive Ecosystem Development Permit (Streamside Areas)

- The site is also located within the Development Permit Area for Sensitive Ecosystems under the Official Community Plan (OCP) due to unnamed yellow-coded Class B watercourses located to the west and north of the subject site (tributaries of Archibald Creek). In order to address this requirement, the applicant has submitted an Ecosystem Development Plan prepared by Envirowest Consultants Inc. dated March 27, 2017.
- While the watercourses are within 50 metres (164 ft.) of the subject site, and therefore subject to the Sensitive Ecosystems (Streamside Areas) Development Permit, the top of bank is approximately 42 metres from the nearest point on the subject site, exceeding the maximum 30 metre (98 ft.) setback defined by the Zoning Bylaw for any stream classification.
- The streamside setbacks will have no effect on the proposed development; however, the setbacks will be a consideration for development of the properties to the west located at 13905 and 13887 – 60 Avenue. The applicant has provided a concept plan which demonstrates that these properties remain developable in accordance with the NCP land use designations while accommodating for the required streamside setback of 15 metres (49 ft.) measured from the top of bank and the proposed location of 139 Street. The concept plan provided by the applicant utilizes the flex provision of Part 7A Streamside Protection of the Zoning Bylaw which states that the minimum distance from the top of bank may be reduced by no more than 5 metres (16 ft.) and increased by no more than 10 metres (33 ft.), provided there is no loss in the total size of the streamside setback area.
- The Ecosystem Development Plan will be incorporated into the requirements of the Sensitive Ecosystems (Streamside Areas) Development Permit (DP). Issuance of the DP is required prior to final adoption of the rezoning.

### Lot Grading & Building Scheme

- The applicant retained Michael E. Tynan of Tynan Consulting Ltd. to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines.
- A preliminary lot grading plan, submitted by H.Y. Engineering Ltd., updated March 10, 2017, has been reviewed by staff and found to be generally acceptable. The applicant proposes in-ground basements on all proposed lots. The feasibility of the in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.
- The applicant will be required to register a restrictive covenant on Lot 7 for storm and sanitary sewer pumping. This will need to be noted on the applicant's final engineering drawings.

### PRE-NOTIFICATION

A development proposal sign was installed on the subject site on December 13, 2016 and pre-notification letters were sent on December 7, 2016. Responses were received from adjacent property owners inquiring about the details of the application. Staff responded by providing copies of the proposed subdivision layout and answering specific questions relating to the proposal.

- The owner of the property to the west located at 13905 – 60 Avenue has expressed opposition to the proposed development application on the grounds that the streamside setbacks and proposed location of 139 Street will impact their lot yield. This property owner was informed of the proposed development prior to the application being submitted in October 2015 and has been in contact with the developer, their agent and City staff throughout the application process. The developer advises that he has offered to work together with this property owner but the property owner declined.
- This adjacent property owner has also met with City staff to discuss their concerns. City staff have responded to the owner explaining that the applicant has demonstrated through a concept plan that the property at 13905 – 60 Avenue remains developable under the current proposal and staff have encouraged this property owner to explore alternate layouts that can be submitted for staff review if they feel that more lots can be achieved than has been demonstrated by the applicant. Although this message has been conveyed to the property owner several times, to date the owner has not submitted a viable alternate layout that complies with current bylaws, plans and policies.
- Based on the NCP road network and land use designation allowing up to 14.5 units per acre, staff estimates the maximum number of lots that may be achieved at 13905 – 60 Avenue, net of road dedications and streamside areas is 11 lots, whereas with the proposed changes to the road network, the applicant's concept plan shows development potential for 12 lots with some partial lots shared with the property to the east at 13887 – 60 Avenue. The actual number of lots that can be achieved must be demonstrated by the owner through a development application which includes a proposed subdivision layout.



TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	2	2	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Cherry	5	5	0
Pacific Dogwood	2	2	0
Bigleaf Maple	1	1	0
<b>Coniferous Trees</b>			
Black Pine	1	1	0
Douglas Fir	56	56	0
Norway Spruce	1	1	0
Pyramid Cedar	1	1	0
Western Red Cedar	58	56	2
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>125</b>	<b>123</b>	<b>2</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>27</b>	
<b>Total Retained and Replacement Trees</b>		<b>29</b>	
<b>Contribution to the Green City Fund</b>		<b>\$88,400</b>	

- The Arborist Assessment states that there are a total of 125 protected trees on the site, excluding Alder and Cottonwood trees. Two (2) of the existing trees are Alder and Cottonwood trees. It was determined that two (2) Western Red Cedar trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For 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 248 replacement trees on the site. Since only 27 replacement trees can be accommodated on the site (based on an average of 1 tree per lot), the deficit of 221 replacement trees will require a cash-in-lieu payment of \$88,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 29 trees are proposed to be retained or replaced on the site with a contribution of \$88,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 1, 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>• Subject site is located on 60 Avenue west of 140 Street in the South Newton Neighbourhood Concept Plan (NCP).</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed development is consistent with the Urban Designation in the OCP and the Single Family Residential Flex 6-14 u.p.a. and Single Family Small Lots designations in the NCP.</li> <li>• The proposed gross density is 19.8 units per hectare (8 units per acre)</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• N/A</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>• N/A</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• A development proposal sign was installed on the subject site on December 13, 2016 and pre-notification letters were sent on December 7, 2016. The application is subject to a Public Hearing.</li> </ul>

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- to reduce the minimum rear yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 5.4 metres (18 ft.) for a maximum 50% of the width of the rear of the principal building for Lots 1-5 (Type II lots).

Applicant's Reasons:

- Additional floor space is needed to create a functional building envelope and main floor plan for the proposed single family dwelling.

**Staff Comments:**

- The RF-12 Zone requires a minimum rear yard setback of 7.5 metres (25 ft.) with a permitted reduction to 6 metres (20 ft.) for 50% of the principal building for Type II lots. The requested variance would reduce the rear yard setback to 5.4 metres (18 ft.) for 50% of the principal building.
- A basement stairwell can be accommodated within the permitted setbacks in order to maintain a functional rear yard. As such, no additional variances are anticipated to permit a suitable sized dwelling and functional building envelope.
- The lot depth variances are considered minor and will have minimal impact on adjacent Lots 6 and 7 within the proposed development.

**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.	Survey Plan and 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.	NCP Plan
Appendix VIII.	Development Variance Permit No. 7915-0357-00

**INFORMATION AVAILABLE ON FILE**

- Geotechnical Study Prepared by Braun Geotechnical Ltd. Dated November 17, 2016
- Environmental Report Prepared by Envirowest Consultants Inc. Dated March 27, 2017

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

EM/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-10, RF-12, RF-13

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	3.368
Hectares	1.363
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	27
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9-18.5 m
Range of lot areas (square metres)	330 m <sup>2</sup> – 549 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	8.016 lots per acre / 19.8 lots per hectare
Lots/Hectare & Lots/Acre (Net)	10.96 lots per acre / 27.01 lots per hectare
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	47.9%
Estimated Road, Lane & Driveway Coverage	37.3%
Total Site Coverage	85.2%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	n/a
<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
Rear Yard Setbacks (Lots 1-5)	YES

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
BYLAW No: \_\_\_\_\_ OVER**

SCHEDULE \_\_\_\_\_

**LOT 23 PLAN 48173**

**LOT 9 EXCEPT: PARCEL "A" (EXPLANATORY PLAN 32391), PLAN 27504  
BOTH OF SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT**

FOR THE PURPOSE OF REZONING  
BCGS 92G.016

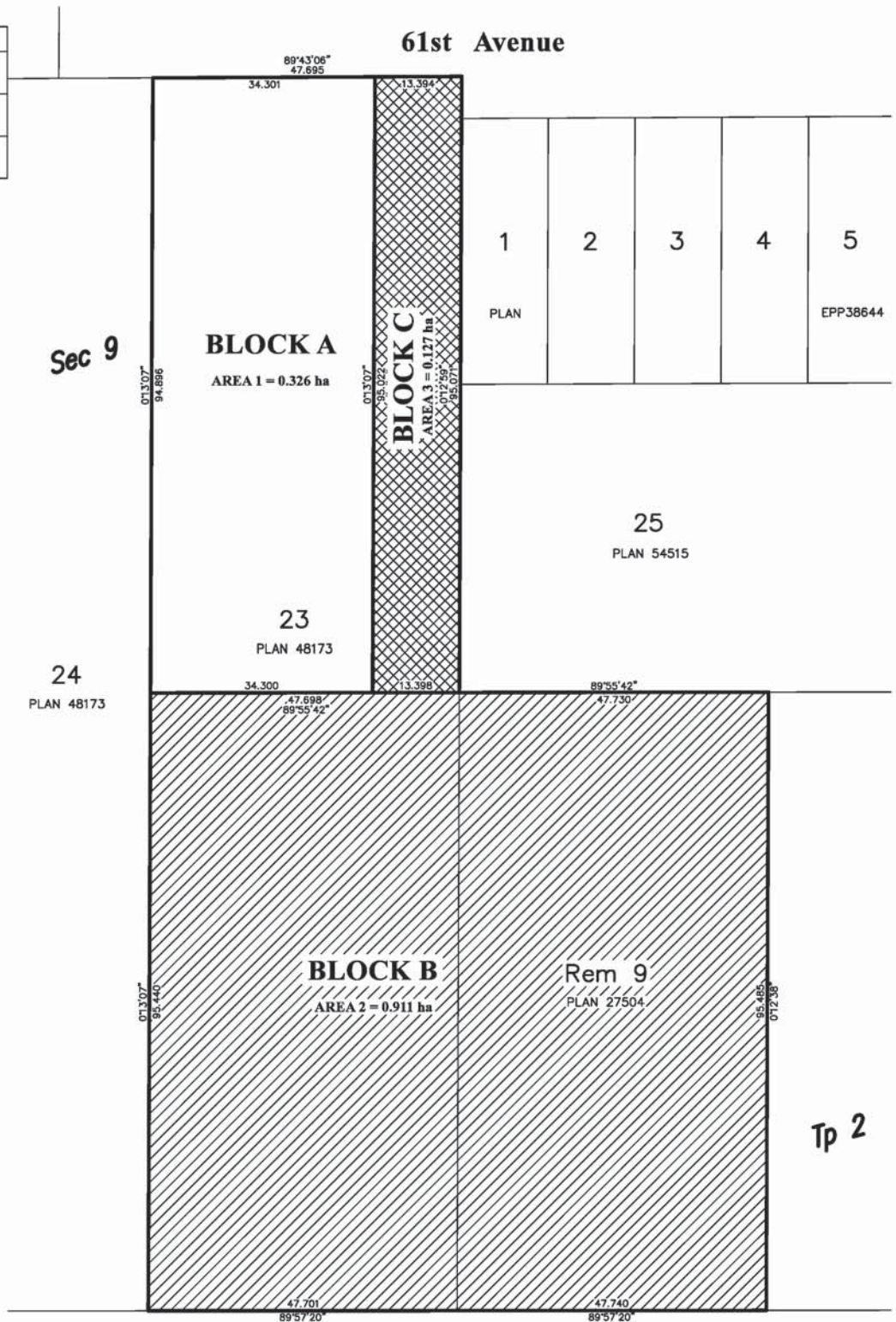
BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	AREAS
BLOCK A	PART LOT 23 SEC 9 TP 2 NWD PLAN 48173	AREA 1 0.326 ha
BLOCK B	PART LOT 23 PLAN 48173, AND REM 9 PLAN 27504 BOTH SEC 9 TP 2 NWD	AREA 2 0.911 ha
BLOCK C	PART LOT 23 SEC 9 TP 2 NWD PLAN 48173	AREA 3 0.127 ha

SCALE 1:500



ALL DISTANCES ARE IN METRES  
THE INTENDED PLOT SIZE OF THIS PLAN IS 432 mm IN WIDTH BY  
560 mm IN HEIGHT (C SIZE) WHEN PLOTTED AT A SCALE OF 1:500



**H.Y. AND ASSOCIATES  
LAND SURVEYING LTD.**  
200, 9128 - 152nd Street  
Surrey, B.C.  
V3R 4E7  
(ph): 583-1616  
(fx): 583-1737  
File: 154178\_BK2.DWG

**60th Avenue**

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY  
DATED THIS 23rd DAY OF NOVEMBER, 2016.



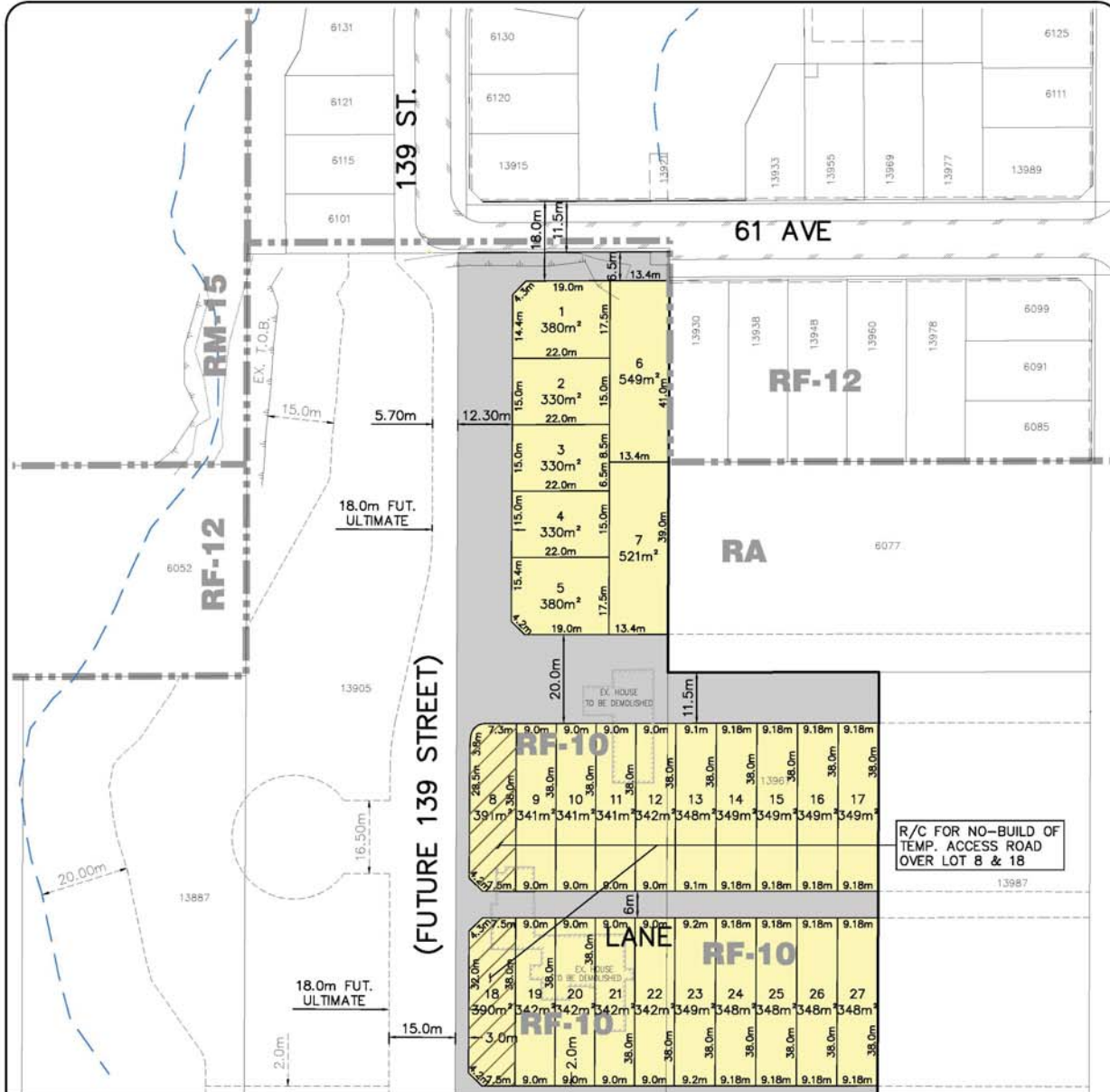
Planning & Development Department  
 13450 - 104th Avenue, Surrey  
 British Columbia, Canada V3T 1V8  
 Tel. (604) 591-4441 Fax. (604) 591-2507

# PROPOSED SUBDIVISION LAYOUT

File No: 7915-0357-00  
 MAP #: 72  
 EXIST. ZONE: RA  
 PROP. ZONE: RF-12/RF-10



CIVIC ADDRESS: 13935 & 13937 - 60TH AVENUE, SURREY, B.C.  
 LEGAL: LOT 9 PLAN 27504 AND LOT 23 PLAN 48173, SECTION A TOWNSHIP 2 N.W.D.



GROSS SITE AREA: 13,630.64sqm (3.36ac)  
 ROAD DEDICATION AREA: 3,636sqm

### LEGEND

- EXISTING HOUSE (TO REMAIN)
- FUTURE LOTS
- PROPOSED PROPERTY LINE
- PROPOSED LOTS
- PROPOSED ROAD R.O.W. DEDICATION
- TEMPORARY ACCESS ROAD

NOTE: PROPOSED BUILDING FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY



#200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616  
 Website: www.hyengineering.com • FAX 604-583-1737

H.Y.#: 154178 | ALTERNATIVE# 03 | DATE: 02 MAY/17 | SCALE: 1:1000

Please dimension lot frontages & areas, name existing roads and indicate north  
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric  
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\154178\PLANNING\ALTO3.DWG

INTER-OFFICE MEMO

---

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

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

**DATE: May 3, 2017** PROJECT FILE: **7815-0357-00**

---

**RE: Engineering Requirements  
Location: 13935/13967 - 60 Avenue**

**NCP AMENDMENT**

Engineering requirements relative to the NCP Amendment are captured below.

**REZONE/SUBDIVISION**

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

- Dedicate 1.942 metres fronting 60 Avenue for the ultimate 24 metre collector road.
- Dedicate varying widths along 60A Avenue for the ultimate 20 metre local road.
- Dedicate 6.5 metres fronting 61 Avenue for the ultimate 18 metre local road.
- Dedicate 11.5 metres on 139 Street north of 60A Avenue for an ultimate 18 metre local road.
- Dedicate 3.0 metres on 139 Street south of 60A Avenue for an ultimate 18 metre local road.
- Dedicate a 6.0 metre east/west lane complete with 1.0m x 1.0m corner cuts.
- Dedicate a 5.0m x 5.0m corner cut at the intersection of 60 Avenue and 139 Street.
- Dedicate 3.0m x 3.0m corner cuts at 60A Avenue, 61 Avenue and 139 Street.
- Provide a 0.5 metre ROW fronting 139 Street, 60A Avenue and 61 Avenue.

***Works and Services***

- Construct the south half of 61 Avenue to a local road standard
- Construct the north half of 60 Avenue to a collector standard.
- Construct east half of 139 Street to a through local road
- Construct 60A Avenue to a through local standard.
- Construct watermains, drainage mains and sanitary sewers in support of the proposed development.
- Construct temporary lane access with corresponding legal documents.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Permit/  
Development Variance Permit beyond the comments noted above.



Rémi Dubé, P.Eng.  
Development Services Manager

M51

NOTE: Detailed Land Development Engineering Review available on file





Monday, March 06, 2017  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15-0357 00

**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. 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 was reduced further with a move to Goldstone Park. The District is also reducing the incoming French Immersion Kindergarten cohorts to one class from two from September 2017 onwards. The District has received funding approval for additions to Woodward Hill and Sullivan Elementary (up to 8 classrooms each). The Five-Year Capital Plan outlines, as a high priority, a request for another new elementary school in South Newton. There are also extreme enrolment pressures at Sullivan Heights Secondary and the District has requested a 700 student addition to this school as a high priority in the Capital Plan. Incoming enrolment at Sullivan Heights Secondary was capped for the 2016/17 school year (and will be for the foreseeable future) which means all new in-catchment registrants are held on a waitlist and admitted as space permits. Enrolment pressures will remain until new space is approved and constructed.

Surrey is a rapidly growing urban centre and as NCPs build out and densities increase the school district is concerned that capital investment approvals will not be available in a timely manner to support this local growth. Approved NCP densities are the basis on which school sites and capital projects are requested and higher than projected densities create a capital planning challenge and increase enrolment pressures. As required, the school district will continue to work with the City and Province to adjust our capital plans to request additional school spaces and land to meet local demands.

**SUMMARY**

The proposed 27 single family lots are estimated to have the following impact on the following schools:

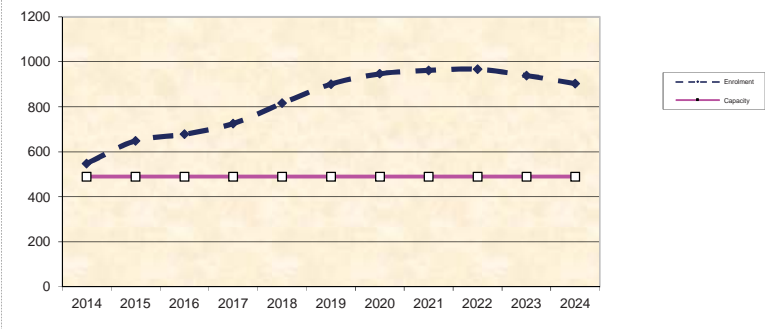
**Projected # of students for this development:**

Elementary Students:	9
Secondary Students:	4

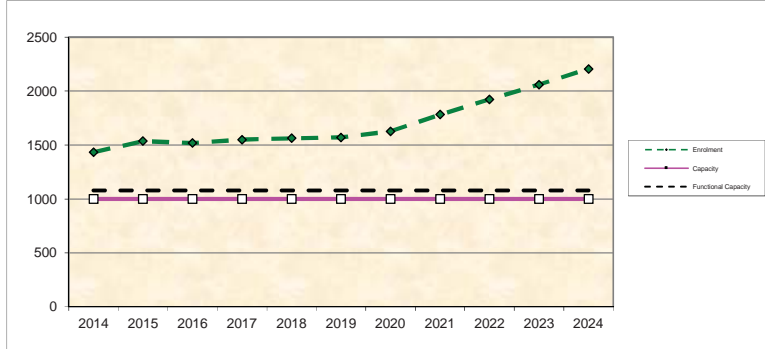
September 2018 Enrolment/School Capacity

<b>Woodward Hill Elementary</b>	
Enrolment (K/1-7):	99 K + 579
Capacity (K/1-7):	40 K + 450
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1518
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**

Surrey Project no: 7915-0357-00  
Project Location: 13935 - 60 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:**

The subject site is an infill situation within a new growth area, in which there is an obvious and consistent development pattern. All homes are 2800 sq.ft. Neo-Traditional and Neo-Heritage style Two-Storey type with steeply sloped roofs surfaced with shake profile asphalt shingles, vinyl cladding at the sides and rear, and horizontal Hardiplank, wall shingles, and stone on the front.

All homes in this area were built subsequent to the year 2000, and all of these homes have a floor area in the 2501 - 2800 sq.ft. size range, in conformance with the upper size limits of the underlying RF-12 zoning, which provides suitable architectural context for proposed lots 1 - 7. Styles found in this area include: "Neo-Heritage" (10%), and "Neo-Traditional" (90%). All homes are Two-Storey type. Context for proposed RF-10 lots 8 - 27 can be provided by the RF-9 development (10-0175-00) located due south of the subject site, on the south side of 60 Avenue. These homes are 1700 sq.ft. "Neo-Heritage" Two-Storey type with desirable mid-scale massing characteristics.

Massing scale (front wall exposure) characteristics include: mid-scale massing (60%), and mid to high scale massing (40%). The scale (height) range for front entrance structures include: One storey front entrance (40%), and 1 ½ storey front entrance (60%). All homes have a front access double garage.

The range of roof slopes found in this area is: 8:12 (43%), 10:12 (5%), 12:12 (24%), and greater than 12:12 (29%). Main roof forms (largest upper floor truss spans) include: common hip roof (80%), and common gable roof (20%). Feature roof projection types include: common gable (83%), and Dutch Hip (17%). All roof surfaces are shake profile asphalt shingles.

The main wall cladding materials on all homes is horizontal vinyl siding. Feature wall trim materials used on the front facade include: stone feature veneer (36%), wood wall shingles accent (36%), and horizontal Hardiplank accent (28%). Wall cladding and trim colours include: Neutral (75%), and Natural (25%).

Half of neighbouring yards have a modest, modern urban landscape standard with sod and a few shrubs only. The other half, have an average modern urban landscape standard. Landscapes are not suitable for emulation. Driveways are constructed from exposed aggregate.

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

- 1) **Context Homes:** The character of this area has been clearly defined by the new and aesthetically desirable housing stock. New homes at the subject site should be similar in theme, representation, and character with the existing homes, or should be architecturally compatible as determined by the design consultant.
- 2) **Style Character :** Existing surrounding homes are of styles typical of those found in modern compact lot developments. Styles recommended for this site include “Neo-Traditional”, “Neo-Heritage”, and compatible styles. 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 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 and RF-10 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 for RF-12 lots 1 - 7 inclusive, and to one storey for RF-10 lots 8 - 27 to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including 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 2015 compact lot 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 :** Roof slopes of 8:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range. A provision is also recommended to allow slopes less than 8:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** In the area surrounding the subject site, there is obvious continuity of appearance. All homes are 2500-2800 square foot "Neo-Traditional" / "Neo-Heritage" style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have one to 1 ½ storey high front entrances. Main roof forms are common hip or common gable at an 8:12 slope, with roof slopes on feature gables at steeper than 12:12 slopes. All homes have common gable projections articulated with cedar shingles. All homes have a shake profile asphalt shingle roof. All are clad in vinyl on the sides and rear, and all have stone feature veneers, horizontal Hardiplank, and wood or wood lookalike shingles in gable ends. The colour range includes only natural and neutral hues. Landscaping meets a "low to average" modern urban standard.

## 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 ½ storeys on lots 1 - 7 inclusive, and one storey on lots 8 - 27 inclusive.

### 2.2 Proposed Design Solutions:

**Interfacing Treatment with existing dwellings)**

Strong relationship with neighbouring "context homes". Homes will therefore be in a compatible style range, including "Neo-Traditional", "Neo-Heritage", and compatible styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar or compatible roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on 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 are not recommended for main cladding materials (trim only). “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.
- 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:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. On RF-12 corner lots 1 and 5, one-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements. On RF-10 corner lots 8 and 18, one-storey elements on the new home shall comprise a minimum of 20 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.6 metres [2'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size on RF-12 lots 1 - 7, and a minimum of 12 shrubs on RF-10 lots 8 - 27. Corner lots shall have an additional 8 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete permitted where garages access a rear lane.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** Oct. 24, 2016

**Reviewed and Approved by:**       **Date:** Oct. 24, 2016

## Tree Preservation Summary

**Surrey Project No:**

**Address:** 13935/67 60th Avenue Surrey

**Registered Arborist:** Glenn Murray

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>127</b>
<b>Protected Trees to be Removed</b>	<b>125</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>2</b>
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{\quad 2 \quad} \times \text{one (1)} = 2</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{\quad 123 \quad} \times \text{two (2)} = 246</math></li> </ul>	<b>248</b>
<b>Replacement Trees Proposed</b>	<b>27</b>
<b>Replacement Trees in Deficit</b>	<b>221</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>0</b>
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio  <math>\underline{\quad 2 \quad} \times \text{one (1)} = 2</math></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio  <math>\underline{\quad 1 \quad} \times \text{two (2)} = 2</math></li> </ul>	<b>4</b>
<b>Replacement Trees Proposed</b>	<b>0</b>
<b>Replacement Trees in Deficit</b>	<b>4</b>

Summary, report and plan prepared and submitted by:

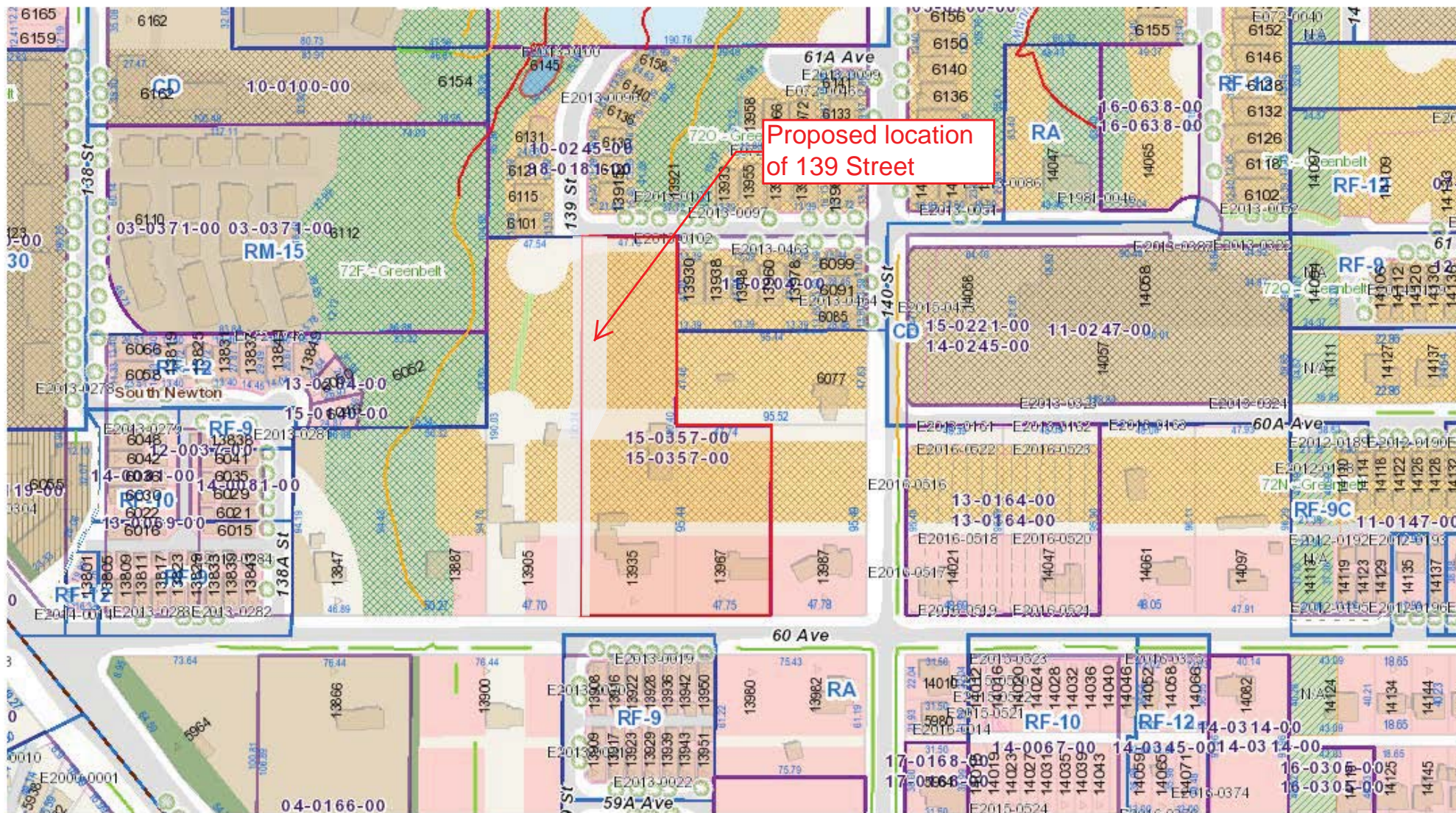


\_\_\_\_\_  
(Signature of Arborist)

7-Jan-17

\_\_\_\_\_  
Date

# Proposed South Newton NCP Amendment



Proposed location of 139 Street

## SOUTH NEWTON

### NEIGHBOURHOOD CONCEPT PLAN

City of Surrey Planning & Development Department

Apartments 45 upa max	Row Housing	Commercial	Proposed School and Park	Buffers
Townhouses 30 upa max	Single Family Residential Flex 6 to 14.5	Institutional	Parks	Detention Ponds
Townhouses 25 upa max	Single Family Residential	Office Park	Proposed Park and Walkway	Utility R/W Greenway
Townhouses 20 upa max	Suburban Residential 1/2 Acre	Industrial	Recreational	Creeks and Riparian Set-back
Townhouses 15 upa max	Mixed Com/Res Apartments	Schools	Proposed School	WALKWAY
Single Family Small Lots	Mixed Com/Res Townhouse			

Map scale: 0 to 1,000 Meters

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 as 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.: 7915-0357-00

Issued To: JAGDISH K. NIJJER  
PARAMJIT S. NIJJER

Address of Owner: 13935 - 60 Avenue  
Surrey, BC V3X 2M9

Issued To: SARBJIT S. TAGGAR

Address of Owner: 13139 - Coulthard Drive  
Surrey, BC V3X 3E5

(collectively referred to as the "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: 007-212-763

Lot 9 Except: Parcel "A" (Explanatory Plan 32391), Section 9 Township 2 New Westminster  
District Plan 27504

13967 - 60 Avenue

Parcel Identifier: 006-219-241

Lot 23 Section 9 Township 2 New Westminster District Plan 48173

13935 - 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 Section F. Yards and Setbacks of Part 17A Single Family Residential (12) Zone (RF-12) the minimum rear yard setback for the principal building is reduced from 6.0 metres (20 ft.) to 5.4 metres (18 ft.) for 50% of the width of the principal building for Lots 1-5 (Type II lots).

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule B 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 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 – Linda Hepner

---

City Clerk – Jane Sullivan



Planning & Development Department  
 13450 - 104th Avenue, Surrey  
 British Columbia, Canada V3T 1V8  
 Tel. (604) 591-4441 Fax. (604) 591-2507

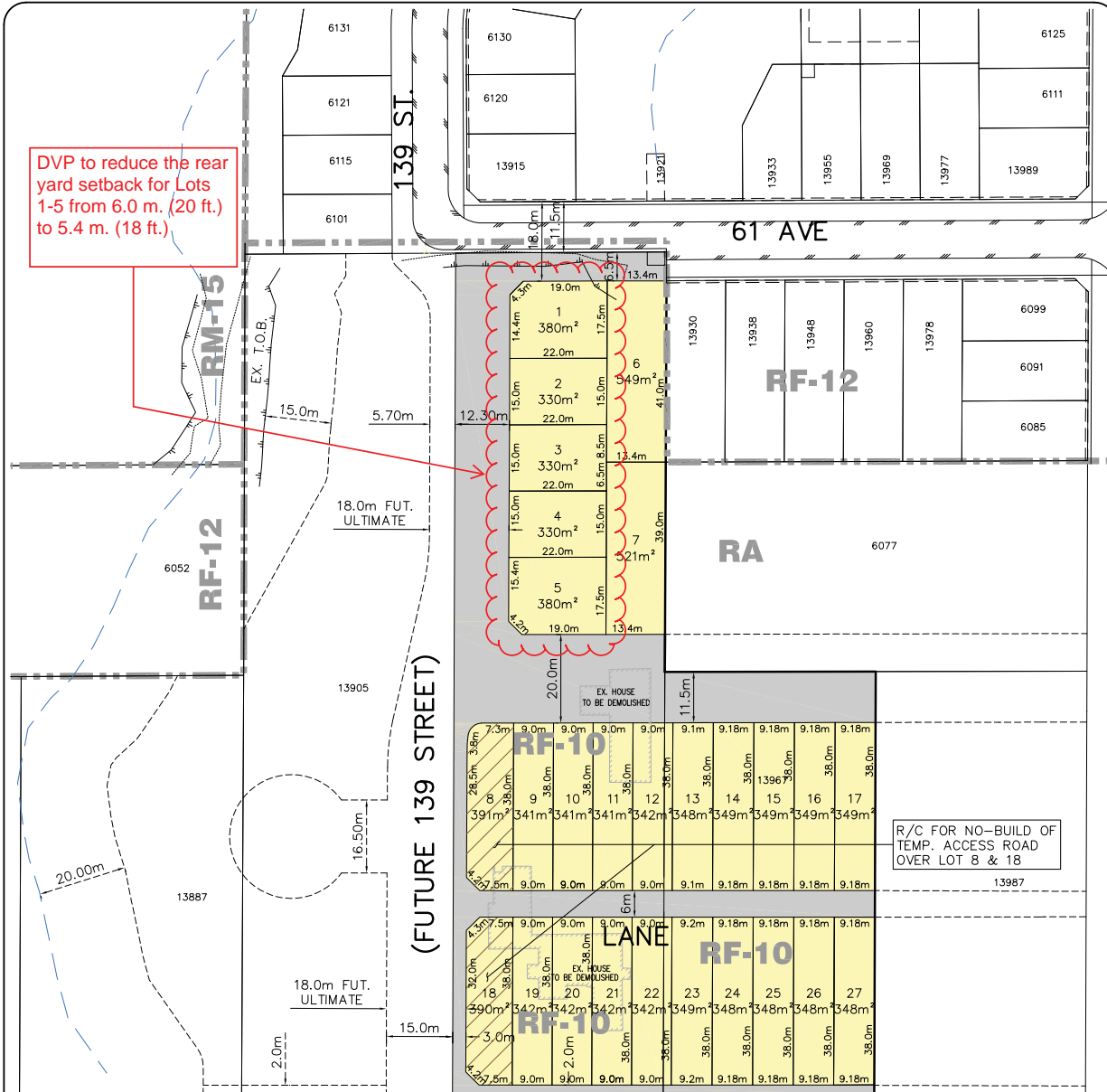
# PROPOSED SUBDIVISION LAYOUT

File No: 7915-0357-00  
 MAP #: 72  
 EXIST. ZONE: RA  
 PROP. ZONE: RF-12/RF-10

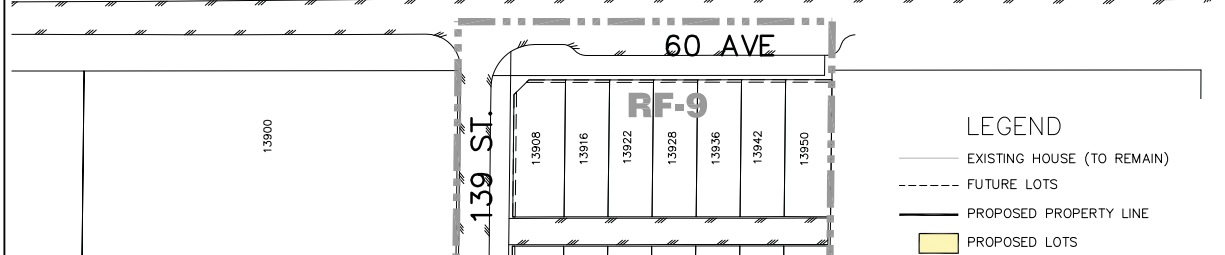


CIVIC ADDRESS: 13935 & 13937 - 60TH AVENUE, SURREY, B.C.  
 LEGAL: LOT 9 PLAN 27504 AND LOT 23 PLAN 48173, SECTION A TOWNSHIP 2 N.W.D.

DVP to reduce the rear yard setback for Lots 1-5 from 6.0 m. (20 ft.) to 5.4 m. (18 ft.)



R/C FOR NO-BUILD OF TEMP. ACCESS ROAD OVER LOT 8 & 18



### LEGEND

- EXISTING HOUSE (TO REMAIN)
- FUTURE LOTS
- PROPOSED PROPERTY LINE
- PROPOSED LOTS
- PROPOSED ROAD R.O.W. DEDICATION
- TEMPORARY ACCESS ROAD



• #200-9128-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616  
 • Website: [www.hyengineering.com](http://www.hyengineering.com) • FAX 604-583-1737

GROSS SITE AREA: 13,630.64sqm (3.36ac)  
 ROAD DEDICATION AREA: 3,636sqm

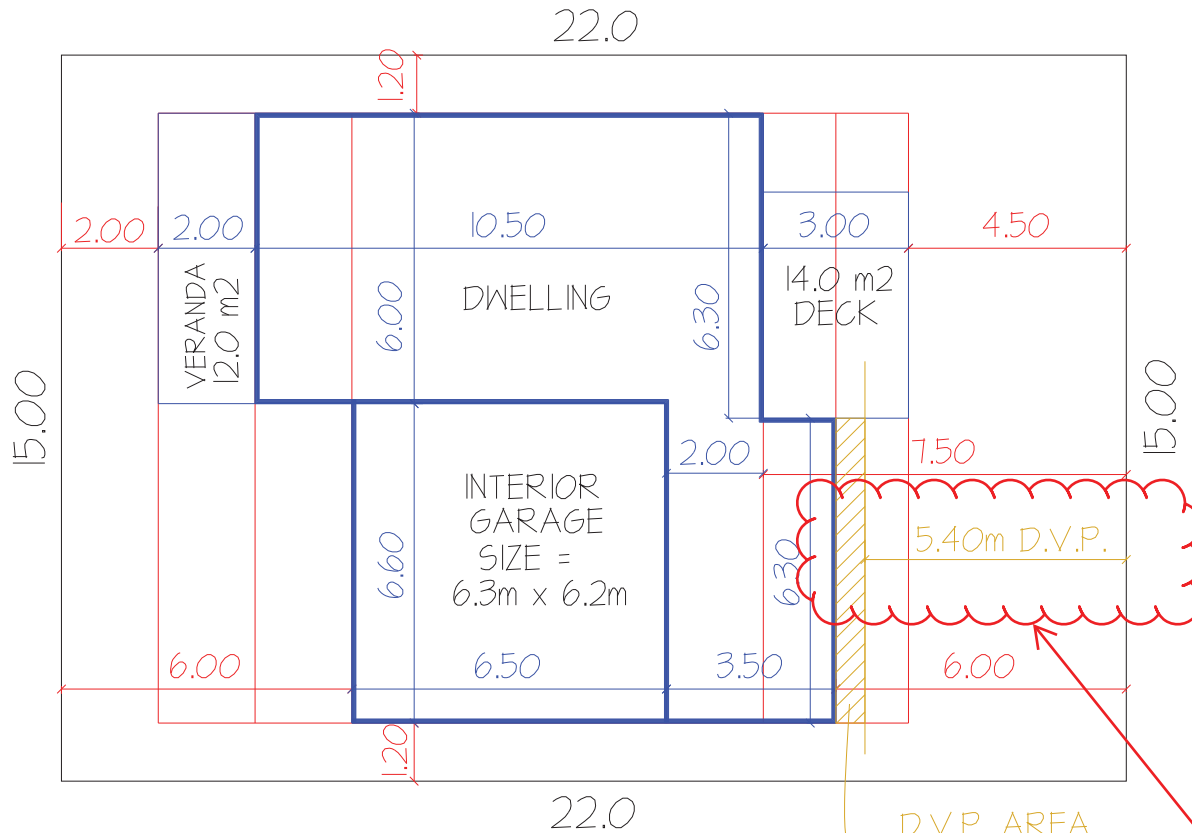
NOTE: PROPOSED BUILDING FOOTPRINTS ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

H.Y.#: 154178 | ALTERNATIVE# 03 | DATE: 02 MAY/17 | SCALE: 1:1000

Please dimension lot frontages & areas, name existing roads and indicate north  
 Preferred scales: 1:500, 1:1000, 1:2500, 1:10,000 Metric  
 Larger format drawings may be attached as required

H.Y. DWG. No. E:\PROJECTS\154178\PLANNING\AL703.DWG

RF-12 TYPE II



LOT AREA = 330 m<sup>2</sup>  
 BYLAW MAX. LOT. COV. @ 50% = 165.0 m<sup>2</sup>  
 LOT COVERAGE ACHIEVABLE = 154.54 m<sup>2</sup>

MAX. FLOOR AREA AT 0.72 = 237.6 m<sup>2</sup> (2557 SQ.FT.)

FLOOR AREA ACHIEVABLE WITH NO DVP :

MAIN FLR INCL. GARAGE = 128.54 m<sup>2</sup> (1383.6 SQ.FT.)  
 UPPER FLOOR = 102.83 m<sup>2</sup> (1107 SQ.FT.)  
 TOTAL = 231.4 m<sup>2</sup> (2490 SQ.FT.)

FLOOR AREA ACHIEVABLE WITH DVP :

MAIN FLR INCL. GARAGE = 132.32 m<sup>2</sup> (1424 SQ.FT.)  
 UPPER FLOOR = 105.28 m<sup>2</sup> (1133 SQ.FT.)  
 TOTAL = 237.6 m<sup>2</sup> (2557 SQ.FT.)

MAXIMUM FLOOR AREA ACHIEVED USING SMALLEST MAIN FLOOR FOOTPRINT AND SMALLEST REDUCTION IN REAR YARD SETBACK.

D.V.P. AREA (HATCHED) :  
 3.78 m<sup>2</sup> (40.7 SQ.FT.)

**DVP to reduce the rear yard setback from 6.0 m. (20 ft.) to 5.4 m. (18 ft.)**