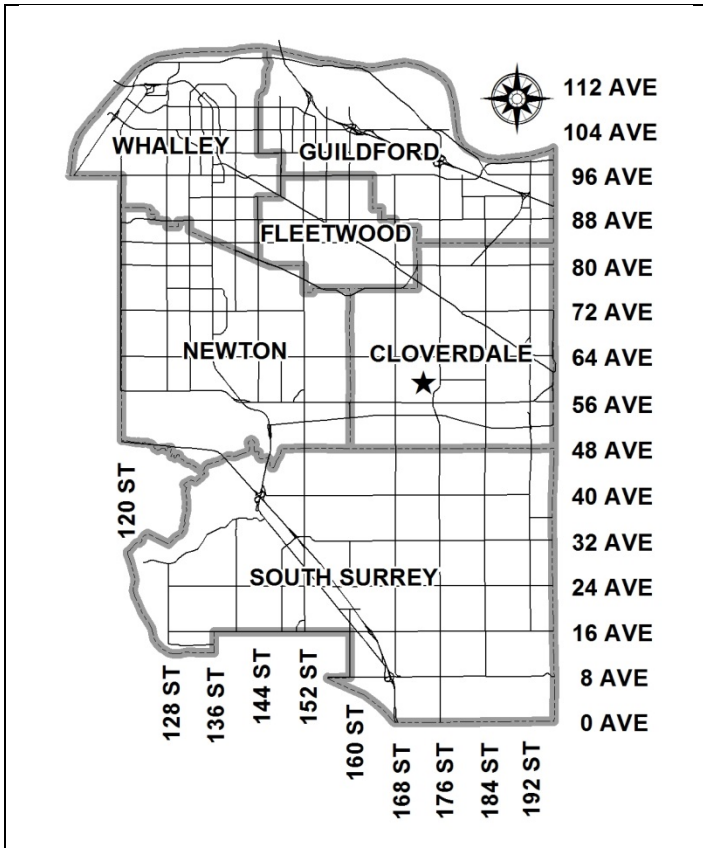


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0404-00

Planning Report Date: May 28, 2018



PROPOSAL:

- **Rezoning** from RF to RF-13
- **Development Variance Permit**

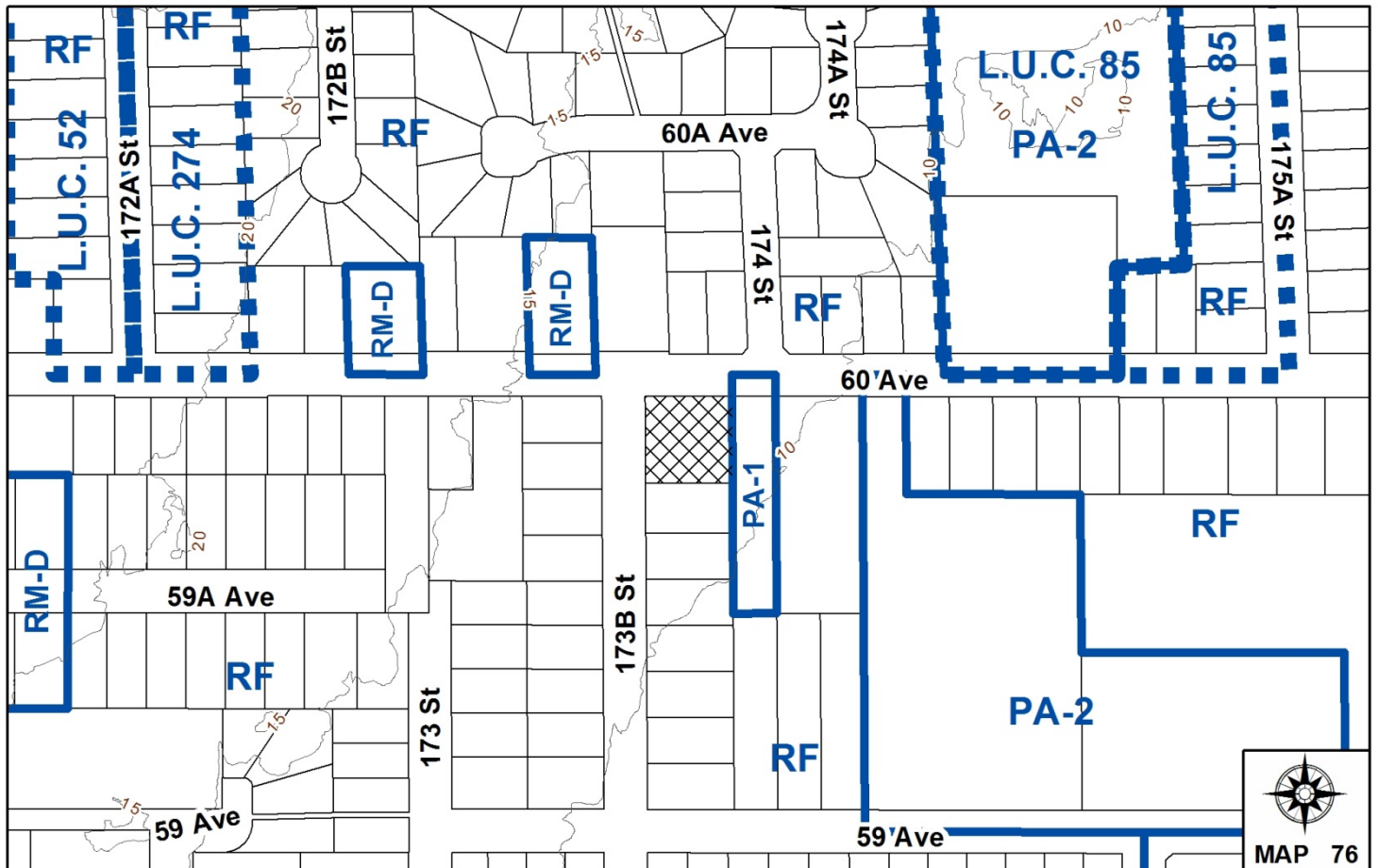
to allow subdivision into 3 single family small lots.

LOCATION: 17378 - 60 Avenue

ZONING: RF

OCF DESIGNATION: Urban

TCP DESIGNATION: Urban Single Family Residential



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 to reduce the minimum front yard setback in the RF-13 Zone from 4.0 metres (13 ft.) to 3.0 metres (10 ft.) for up to 50% of width of the principal building, from 6.0 metres (20 ft.) to 5.0 meters (16ft.) for the remaining width of the principal building, and from 2.0 metres (6 ft. 6 in.) to 1.0 metres (1 ft. 3 in.) for a covered porch or veranda for proposed Lots 2 and 3, impacted by the Part 7 Special Building Setbacks in the Zoning By-law No. 12000.

RATIONALE OF RECOMMENDATION

- Complies with the Urban Single Family Residential Designation of the Cloverdale Town Centre Plan and is supported by a number of the City's OCP policies.
- Generally complies with Policy O-52 – Small Lot Residential Zones.
- The relaxation to the front yard setback will allow for functional building envelopes without impacting future transportation improvements to 60 Avenue.
- Introduces a small-lot pattern at a suitable location in the Cloverdale Town Centre, at the corner of collector and local roads, while maintaining the single family built form that predominates in the vicinity.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7915-0404-00 (Appendix VII) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum front yard setback in the RF-13 Zone from 4.0 metres (13 ft.) to 3.0 metres (10 ft.) for up to 50% of width of the principal building, from 6.0 metres (20 ft.) to 5.0 metres (16ft.) for the remaining width of the principal building, and from 2.0 metres (6 ft. 6 in.) to 1.0 metres (1 ft. 3 in.) for a covered porch or veranda for proposed Lots 2 and 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) Approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (h) registration of a Section 219 Restrictive Covenant to require driveway access to 173B Street only for proposed Lot 2.

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:

2 Elementary students at George Greenway Elementary School
 1 Secondary student at Lord Tweedsmuir Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2019.

Parks, Recreation & Culture:

Parks has some concerns about the pressure this project will place on existing parks, recreation and cultural facilities in the neighbourhood.

The applicant has agreed to a contribution of \$1,500 which represents a payment of \$500 per new lot being created. Parks is agreeable to this contribution to address their concerns.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval of the rezoning is granted by MOTI for 1 year.

SITE CHARACTERISTICS

Existing Land Use: Oversized RF lot occupied by a single family dwelling, which will be removed.

Adjacent Area:

| Direction | Existing Use | OCP/TCP Designation | Existing Zone |
|----------------------------|-------------------------|--|---------------|
| North (Across 60 Avenue): | Single Family Dwellings | Urban (Not in TCP Area) | RF |
| East: | Church | Urban / Institutional in Cloverdale Town Centre Plan | PA-1 |
| South: | Single Family Dwellings | Urban / Urban Single Family Residential in Cloverdale Town Centre Plan | RF |
| West (Across 173B Street): | Single Family Dwellings | Urban / Urban Single Family Residential in Cloverdale Town Centre Plan | RF |

DEVELOPMENT CONSIDERATIONS

Background

- The 0.16-hectare site (0.4-acre) subject property is located south of 60 Avenue on the east side of 173B Street in Cloverdale.
- The subject property is designated Urban in the Official Community Plan (OCP) and is currently zoned "Single Family Residential Zone (RF)".
- The preferred land use designation for the subject site is Urban Single Family Residential in the Cloverdale Town Centre Plan.

Current Proposal

- The applicant is proposing to rezone the subject property from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)", to allow for subdivision into three (3) single family small lots.
- Proposed Lot 1, fronting 173B Street, is proposed to be 479 square metres (5,156 sq. ft.) in area with a width of 14.0 metres (46 ft.) and a depth of 34.2 metres (112 ft.).
- Proposed Lots 2 and 3, fronting 60 Avenue, are proposed to have lot areas of 442 square metres (4,758 sq. ft.) and 417 square metres (4,489 sq. ft.), respectively. The widths of proposed Lots 2 and 3 are 16.5 m (54 ft.) and 17.7 metres (58 ft.). Both Lots will have a depth of 25.3 metres (83 ft.).
- All of the proposed lots meet the minimum area and dimensional requirements of the RF-13 Zone (Type II Lots).
- A Development Variance Permit (DVP) is requested to reduce the minimum front yard setback in the RF-13 Zone from 4.0 metres (13 ft.) to 3.0 metres (10 ft.) for up to 50% of width of the principal building, from 6.0 metres (20 ft.) to 5.0 meters (16ft.) for the remaining width of the principal building, and from 2.0 metres (6 ft. 6 in.) to 1.0 metres (1 ft. 3 in.) for a covered porch or veranda for proposed Lots 2 and 3, impacted by the Part 7 Special Building Setbacks in the Zoning By-law No. 12000.

Policy Considerations

- The proposed development is supported by the following policies of the Official Community Plan:
 - A.1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver *Regional Growth Strategy (RGS)* (2011). (*The proposed development will introduce a more compact and efficient built form into this area of the Cloverdale Town Centre.*)
 - A1.3 – Accommodate urban land development according to the following order of growth management priorities:

- (a) City Centre and Town Centre locations well-served by local services, infrastructure, and transit.
- (b) Serviced infill areas and redevelopment sites in appropriate locations within existing residential neighbourhood, when developed compatibly with existing neighbourhood character.

(The proposed development is located in a well-service area of the Cloverdale Town Centre)

- A3.1 – Permit gradual and sensitive residential infill within existing neighborhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvements to the public realm.

(The proposed development will introduce a moderate increase in density by allowing small-lot residential development adjacent to traditional sized RF lots.)

- A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.

(The regulations of the proposed RF-13 Zone will ensure that an appropriate scale and density is developed on the site. A Character Study and Building Design Guidelines have been submitted by the applicant and will help to ensure that the design of the new homes on the proposed lots will be compatible with the existing neighbourhood character.)

- B6.4 – Ensure new development response to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhood.

(A Character Study and Building Design Guidelines have been submitted by the applicant and will help to ensure that the design of the new homes on the proposed lots will be compatible with the existing neighbourhood character.)

- The proposed development also complies with the intent of the Cloverdale Town Centre Plan's which envisions the subdivision of the existing single-family lots to create fee-simple small-lots at a density of approximately 10 to 15 dwelling units per acre.

(The proposed development utilizes the RF-13 Zone which facilitates the development of small-lot single-family development. The density of the development is proposed to be 18.7 lots per hectare (7.7 lots per acre).)

- The proposed development complies with Policy O-52 – Small Lot Residential Zones which identifies guidelines for the location of small lots.
 - The proposal is consistent with the guidelines of Policy O-52 as the subject site is designated as Urban in the OCP, is within a Town Centre Plan area, and is located near the following amenities:

- William of Orange Christian Elementary School (150 metres / 492 ft.);
 - Cloverdale Catholic Elementary School (210 metres / 688 ft.);
 - George Greenaway Elementary School (305 metres / 1000 ft.);
 - Cloverdale Fairgrounds (445 metres / 1,460 ft.); and
 - Core of the Cloverdale Town Centre (500 metres / 1,640 ft.).
- Appropriate interfaces with the adjacent single family residential dwellings will be ensured through the registration of a Building Scheme and through the regulations of the RF-13 Zone.

Transportation Considerations

- Proposed Lots 1 and 3 will have vehicular access from the rear lane that being constructed through this application. Proposed Lot 2 will be required to provide vehicular access from 173B Street through the registration of a Restrictive Covenant.
- As part of the proposed development, the applicant is being required to construct 60 Avenue to the collector road standard.
- 60 Avenue is subject to the Special Setback provisions within Zoning By-law 12000. The Special Setback regulations protect for future road widening; however, Engineering has no imminent plans to widen 60 Avenue to its ultimate width in the foreseeable future. As such, Engineering supports the front yard setback reduction as it will not impact future infrastructure improvements.
- The proposed development is adjacent to the 60 Avenue east/west bike route and is approximately 425 metres (1,400 ft) from the 176 Street north/south bike route.
- The subject site is approximately 75 metres (245 ft.) from the nearest bus stop located on 60 Avenue which are serviced by TransLink's Route 320. The subject site is also in walking distance to TransLink's other routes that service the Cloverdale Town Centre.
- The applicant will be required to improve the pedestrian realm adjacent to the development through the installation of a sidewalk along 173B Street, street lighting, street trees, and curb bulges to reduce pedestrian crossing distances.

Neighbourhood Character Study and Building Scheme

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes which suggest that the older housing stock in the area does not provide suitable architectural context, and has proposed a set of building design guidelines that recommend updated design standards (Appendix V).

Preliminary Lot Grading

- Preliminary lot grading plans were prepared and submitted by Hub Engineering Inc. The plans have been reviewed by staff and are acceptable.
- Basements are proposed for all lots. Final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

PRE-NOTIFICATION

- In accordance with Council policy, a Development Proposal Sign was installed on the site and Pre-notification letters were sent on February 13, 2018 to inform adjacent property owners about the proposed development. As a result, staff received one phone call. The respondent expressed the following concern (*staff response in italics*):

- Small lots are not a good fit for the neighbourhood. The homes being built on the existing lots are already too large and don't fit the area's aesthetic.

(Staff noted that the proposed lots, exceed the minimum lot area requirements of the RF-13 Zone. The intention of the Cloverdale Town Centre Plan is to encourage the creation of fee-simple small residential lots in the area of the subject site.

- The applicant provided two letters of support for the development from adjacent property owners.
- The Cloverdale Community Association (CCA) was also engaged through the pre-notification process. They initially had concerns about the applicant's suggested development concept to the south of the subject site. The applicant has since revised the concept. The CCA is supportive of the proposed development.

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 |
|--|----------|--------|--------|
| Deciduous Trees (excluding Alder and Cottonwood Trees) | | | |
| Cherry | 1 | 1 | 0 |
| Cherry (Flowering) | 1 | 1 | 0 |
| Willow (Weeping) | 1 | 1 | 0 |
| Coniferous Trees | | | |
| Black Pine | 3 | 0 | 3 |
| Douglas Fir | 11 | 9 | 2 |

| | | | |
|--|----------------|------------|------------|
| Total (excluding Alder and Cottonwood Trees) | 17 | 12 | 5 |
| Additional Trees in the proposed Open Space / Riparian Area | N/A | N/A | N/A |
| Total Replacement Trees Proposed (excluding Boulevard Street Trees) | 6 | | |
| Total Retained and Replacement Trees | 11 | | |
| Contribution to the Green City Fund | \$8,000 | | |

- The Arborist Assessment states that there are a total of seventeen (17) protected trees on the site. There are no Alder and Cottonwood trees. It was determined that five (5) 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 2 to 1 replacement ratio. This will require a total of twenty-four (24) replacement trees on the site. Since only four (4) replacement trees can be accommodated on the site (based on an average of 2 trees per lot less retained trees), the deficit of twenty (20) replacement trees will require a cash-in-lieu payment of \$8,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of eleven (11) trees are proposed to be retained or replaced on the site with a contribution of \$8,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 3, 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.

| Sustainability Criteria | Sustainable Development Features Summary |
|---------------------------------------|--|
| 1. Site Context & Location (A1-A2) | • Within the Cloverdale Town Centre Plan area. |
| 2. Density & Diversity (B1-B7) | • The development will include the potential for Secondary Suites. |
| 3. Ecology & Stewardship (C1-C4) | • The development incorporates Low Impact Development Standards. |

| Sustainability Criteria | Sustainable Development Features Summary |
|---|---|
| 4. Sustainable Transport & Mobility (D1-D2) | <ul style="list-style-type: none"> • N/A |
| 5. Accessibility & Safety (E1-E3) | <ul style="list-style-type: none"> • The development incorporates CPTED principles, such as providing “eyes on the street”. |
| 6. Green Certification (F1) | <ul style="list-style-type: none"> • N/A |
| 7. Education & Awareness (G1-G4) | <ul style="list-style-type: none"> • The surrounding community was notified via a pre-notification letter and a Development Proposal Sign as required by the City. • A Public Hearing will be required as part of the rezoning process. • The Cloverdale Community Association was consulted regarding this project. |

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- Seeking to reduce the minimum front yard setback in the RF-13 Zone from 4.0 metres (13 ft.) to 3.0 metres (10 ft.) for up to 50% of width of the principal building, from 6.0 metres (20 ft.) to 5.0 meters (16ft.) for the remaining width of the principal building, and from 2.0 metres (6 ft. 6 in.) to 1.0 metres (1 ft. 3 in.) for a covered porch or veranda for proposed Lots 2 and 3, impacted by the Part 7 Special Building Setbacks in the Zoning By-law No. 12000.

Applicant's Reasons:

- The applicant wants to ensure that their building envelop is not negatively impacted by the Special Setback provisions of the Zoning By-law No. 12000 that apply to 60 Avenue.

Staff Comments:

- 60 Avenue is subject to the Special Setback provisions within Zoning By-law 12000. The Special Setback regulations protect for future road widening by requiring that buildings and structures be setback one-half of the ultimate highway allowance plus the required setback in the Zone. This requires an additional 1-metre (3 ft.) setback from the front lot line on proposed Lots 2 and 3.

The proposed variance offsets the additional requirement by reducing the setbacks of the RF-13 Zone by a corresponding 1-metre (3 ft.). Engineering has no plans to widen 60 Avenue to its ultimate width in the foreseeable future. Engineering supports the front yard setback reduction as it will not impact future infrastructure improvements.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|----------------|---|
| Appendix I. | Lot Owners, Action Summary (Confidential) and Project Data Sheets |
| Appendix II. | Proposed Subdivision Layout |
| Appendix III. | Engineering Summary |
| Appendix IV. | School District Comments |
| Appendix V. | Building Design Guidelines Summary |
| Appendix VI. | Summary of Tree Survey and Tree Preservation |
| Appendix VII. | Development Variance Permit No. 7915-0404-00 |
| Appendix VIII. | Aerial View of Site |

original signed by Ron Gill

CW/cm

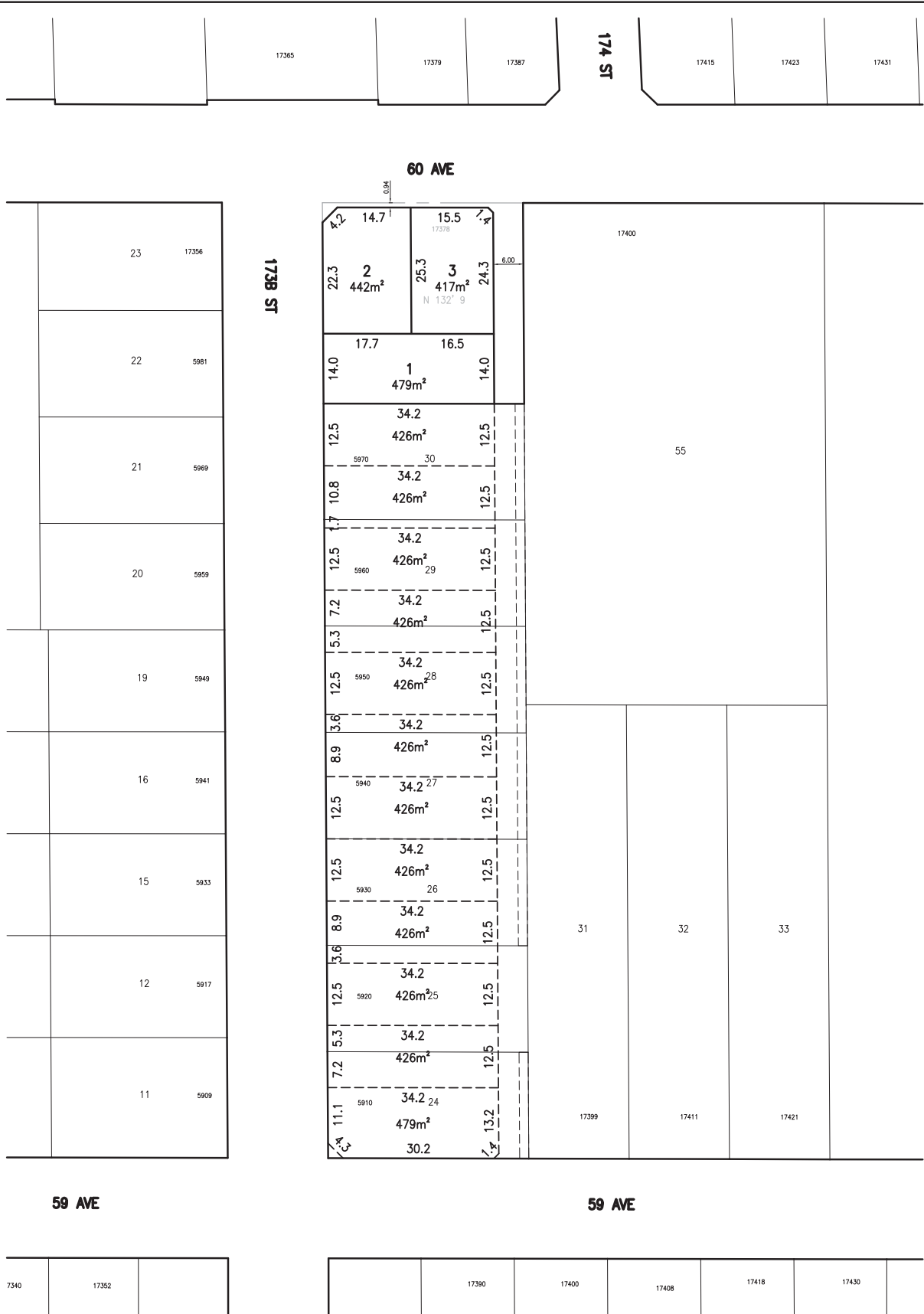
Jean Lamontagne
General Manager
Planning and Development

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

| Requires Project Data | Proposed |
|--|---|
| GROSS SITE AREA | |
| Acres | 0.39 ac |
| Hectares | 0.16 ha |
| | |
| NUMBER OF LOTS | |
| Existing | 1 |
| Proposed | 3 |
| | |
| SIZE OF LOTS | |
| Range of lot widths (metres) | 14.0 m – 17.7 m |
| Range of lot areas (square metres) | 417 m ² – 479 m ² |
| | |
| DENSITY | |
| Lots/Hectare & Lots/Acre (Gross) | 18.7 uph (7.7 upa) |
| Lots/Hectare & Lots/Acre (Net) | 22.4 uph (9.1 upa) |
| | |
| SITE COVERAGE (in % of gross site area) | |
| Maximum Coverage of Principal & Accessory Building | 50% |
| Estimated Road, Lane & Driveway Coverage | 30% |
| Total Site Coverage | 80% |
| | |
| PARKLAND | |
| Area (square metres) | N/A |
| % of Gross Site | N/A |
| | |
| | Required |
| PARKLAND | |
| 5% money in lieu | YES |
| | |
| TREE SURVEY/ASSESSMENT | YES |
| | |
| MODEL BUILDING SCHEME | YES |
| | |
| HERITAGE SITE Retention | NO |
| | |
| FRASER HEALTH Approval | NO |
| | |
| DEV. VARIANCE PERMIT required | |
| Road Length/Standards | NO |
| Works and Services | NO |
| Building Retention | NO |
| Others | YES Front Yard Setback |



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Hub Engineering Inc. Member
Engineering and Development Consultants **PACIFIC LAND GROUP**

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

| | | | |
|-------------------|------------------------------------|------------------------|--------------|
| CLIENT: | PROJECT: 17378 - 60 AVENUE, SURREY | | |
| DRAWING TITLE: | RESIDENTIAL SUBDIVISION | | |
| PROJECT No. 15097 | DATE: MAR 2018 | LEGAL: | SCALE: 1:750 |
| | | MUNICIPAL PROJECT No.: | 7815-0404-00 |

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

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

FROM: **Development Engineer, Engineering Department**

DATE: **May 22, 2018** PROJECT FILE: **7815-0404-00**

RE: **Engineering Requirements
Location: 17378 - 60 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 0.942 m on 60 Avenue toward (ultimate 11.0 m from centerline) Collector Road allowance.
- Dedicate 3.0 m x 3.0 m corner cut at 173B Street and 60 Avenue.
- Dedicate 6.0 m toward lane allowance.
- Dedicate 3.0 m x 3.0 m corner cut at lane and 60 Avenue.
- Register 0.5 m SRW for inspection chambers and sidewalk maintenance at 60 Avenue and 173B Street.


Works and Services

- Construct curb extension on 60 Avenue at lane access.
- Construct east side of 173B Street to Local Through Road standard.
- Construct lane to City standard.
- Construct drainage and sanitary system to service the proposed development.
- Provide on-site stormwater management features to meet Cloverdale-McLellan Integrated Stormwater Management Plan requirements.
- Construct storm, sanitary, and water service connections to each lot

A Servicing Agreement is required prior to Rezone and Subdivision.

DEVELOPMENT VARIANCE PERMIT

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


Tommy Buchmann, P.Eng.
Development Engineer

MB



Planning March 28, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0404 00

SUMMARY

The proposed 3 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

| | |
|----------------------|---|
| Elementary Students: | 2 |
| Secondary Students: | 1 |

September 2017 Enrolment/School Capacity

| | |
|------------------------------------|------------|
| George Greenaway Elementary | |
| Enrolment (K/1-7): | 61 K + 417 |
| Operating Capacity (K/1-7) | 38 K + 396 |
| Lord Tweedsmuir Secondary | |
| Enrolment (8-12): | 2036 |
| Capacity (8-12): | 1400 |

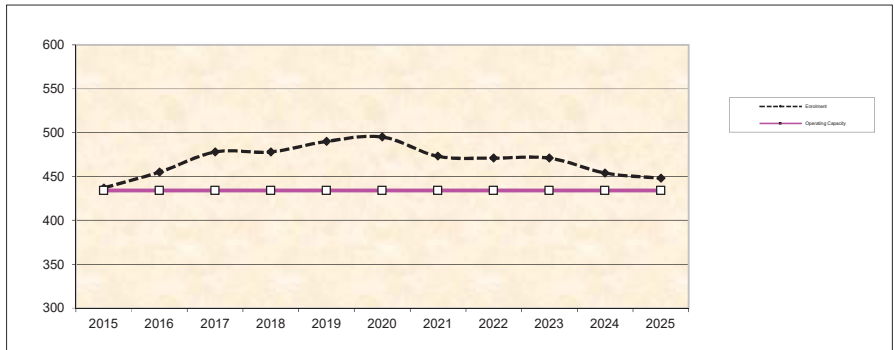
School Enrolment Projections and Planning Update:

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

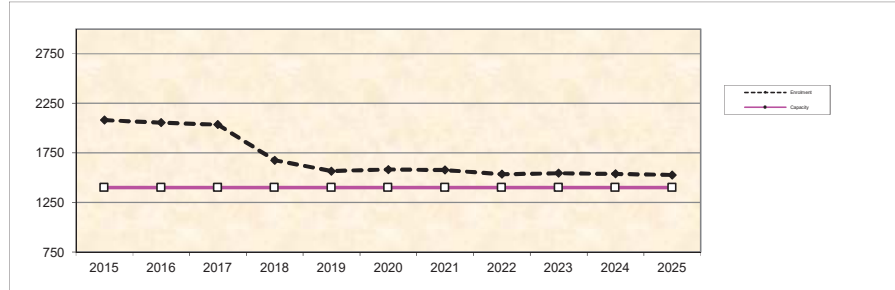
George Greenaway Elementary is in a maturing neighbourhood. The 10 year enrolment projections are showing that in 2020 enrolment will peak and then begin to decline. By 2027, the school is anticipated to be operating at 103% capacity. Because of the rapid decline after 2020, the fluctuation in the enrolment can be managed by portables. There are no current plans to expand the school.

In September 2018, Salish Secondary will open in the Clayton area, north of the Fraser Highway. This new 1500 capacity school was built to relieve the current enrolment pressure at Lord Tweedsmuir and Clayton Heights Secondary. It is the intent of the District to remove extended day programming at Lord Tweedsmuir this September, as many of their students will be reassigned to the new Salish high school once the boundary changes go into affect.

George Greenaway Elementary



Lord Tweedsmuir Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7915-0404-00
Project Location: 17378- 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 located within an old urban (1950's - 1980's) development area. Most surrounding lots are zoned RF, but there are several RM-D zoned properties in the immediate area. There are also two Public Assembly zone sites (one PA-1 zoned church located adjacent to the east side of the subject site, and a PA-2 zone property one block to the east - also a church).

There are a variety of home types including simple small rectangular Bungalows, Two Storey, Split Level, and Basement Entry types. Most homes can be classified as "old urban", "West Coast Traditional", or "Old BC Heritage" styles. Roof slopes range from flat to 9:12 and a wide variety of roof forms have been used including flat, common gable, common hip, Dutch hip, and Boston hip. All homes have an asphalt shingle roof surface (most interlocking tab type) with the exception of one tar and gravel roof on the single flat roof home. Wall cladding materials include vinyl, cedar, stucco, and brick. Landscapes range from modest to average, but yards and homes are well kept. There are however, no homes or yards that provide suitable architectural context for a year 2017 RF / RF-13 zone development.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2016 RF and RF-13 zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character :** Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", "Rural Heritage", and compatible forms of "West Coast Contemporary". Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.

- 3) **Home Types** : There are a wide range of home types evident, and so some flexibility is justified. 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 and RF-13 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 are one storey in height. The recommendation however 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, but also in recognition of the proportionality of a 1 ½ storey front entrance given the expected home size.
- 6) **Exterior Wall Cladding** : A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, 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 year 2016 developments.
- 7) **Roof surface** : This is area in which most 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. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope** : Roof slopes range from flat to 9:12. The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF and RF-13 bylaws. A provision is also recommended to allow slopes less than 6:12 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: Homes in this area include two 1940's "Old BC Heritage" style structures, both 1½ storey type with living area contained within the roof structure, a 1960's old urban Split Level with flat roof, a 1960's Split Level with pitched roofs, one 1950's Bungalow, six 1960's Bungalows, a 1970's high mass, 3000+ sq.ft. Basement Entry home, and a 1970's "Rural Heritage" style Basement Entry home. Most homes have an interlocking tab type asphalt shingle roof, though a few homes have rectangular asphalt shingles and one has a tar and gravel surface. There are several stucco-only and vinyl-only (no masonry veneer) homes. Landscapes range from "modest to average". Overall, most yards and homes are well kept.

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: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", or compatible styles including compatible forms of "West Coast Contemporary" 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 2016'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)

Existing neighbouring homes do not provide suitable context for the proposed new RF and RF-13 type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF and RF-13 developments constructed in Surrey subsequent to the year 2015.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Fibre-Cement Board, 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 providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "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 6:12, 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. Membrane roofs permitted where required by B.C. Building Code. Metal permitted on feature roofs only.

In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, 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. 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.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lot 2 shall have an additional 10 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, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** February 10, 2017

Reviewed and Approved by:  **Date:** February 10, 2017

Table 1. Tree Preservation Summary

TREE PRESERVATION SUMMARY

Surrey Project No:
 Address: 17378 60th ,Surrey BC
 Registered Arborist: Max Rathburn
 ISA Certified Arborist (PN0599A)
 ISA Certified Tree Risk Assessor (159)
 BC Parks Wildlife and Danger Tree Assessor

| On-Site Trees | Number of Trees |
|---|-----------------|
| Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas) | 17 |
| Protected Trees to be Removed | 12 |
| Protected Trees to be Retained (excluding trees within proposed open space or riparian areas) | 5 |
| Total Replacement Trees Required: | |
| - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = | 24 |
| - All other Trees Requiring 2 to 1 Replacement Ratio 11 X two (2) = 24 | 24 |
| Replacement Trees Proposed | 4 |
| Replacement Trees in Deficit | 20 |
| Protected Trees to be Retained in Proposed [Open Space / Riparian Areas] | |
| Off-Site Trees | Number of Trees |
| Protected Off-Site Trees to be Removed | - |
| Total Replacement Trees Required: | |
| - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = - | - |
| - All other Trees Requiring 2 to 1 Replacement Ratio - X two (2) = - | - |
| Replacement Trees Proposed | - |
| Replacement Trees in Deficit | - |

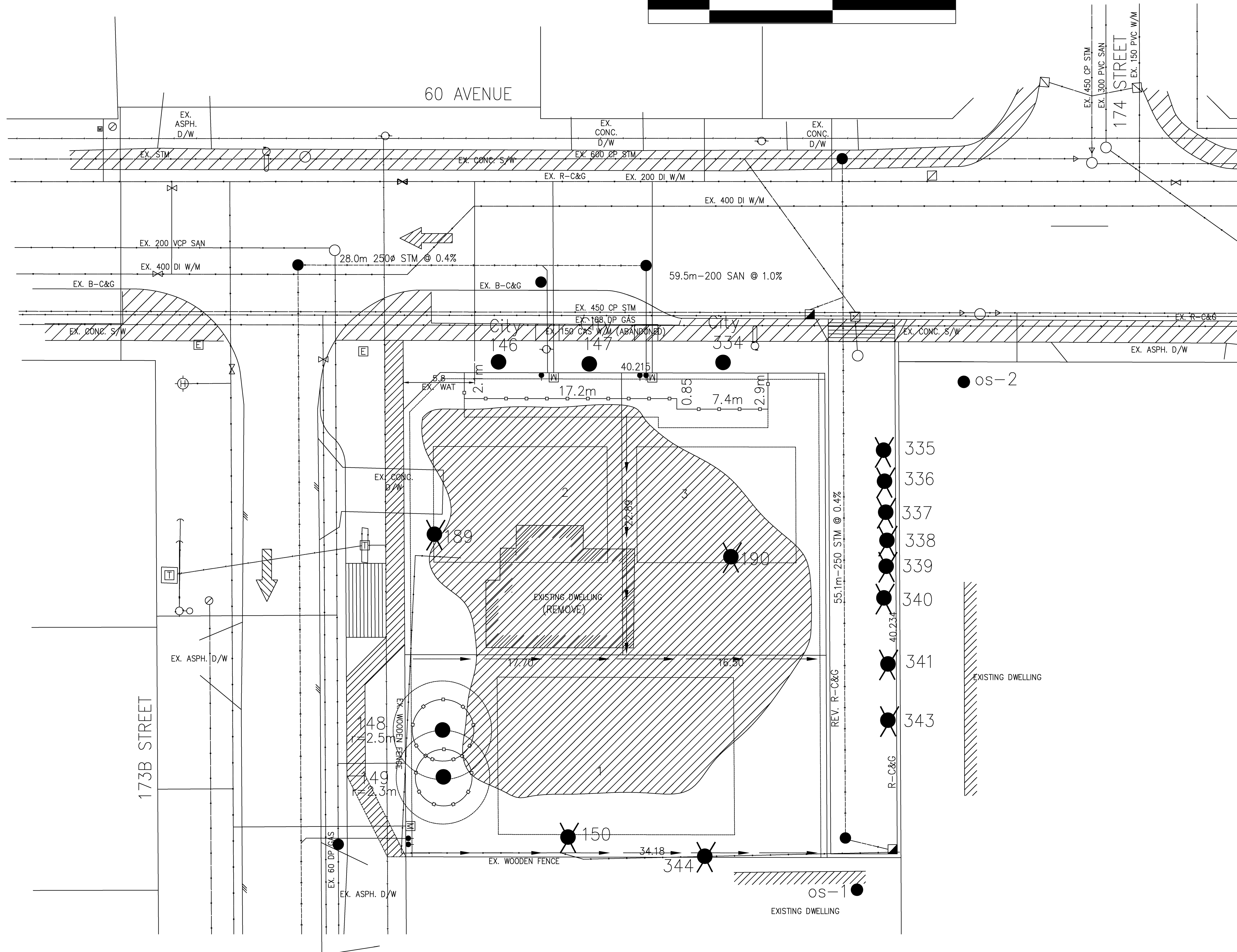
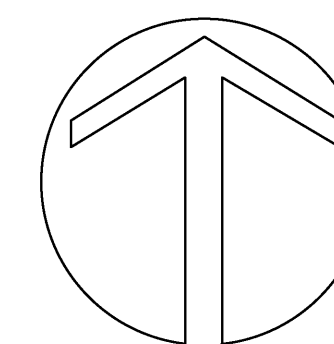
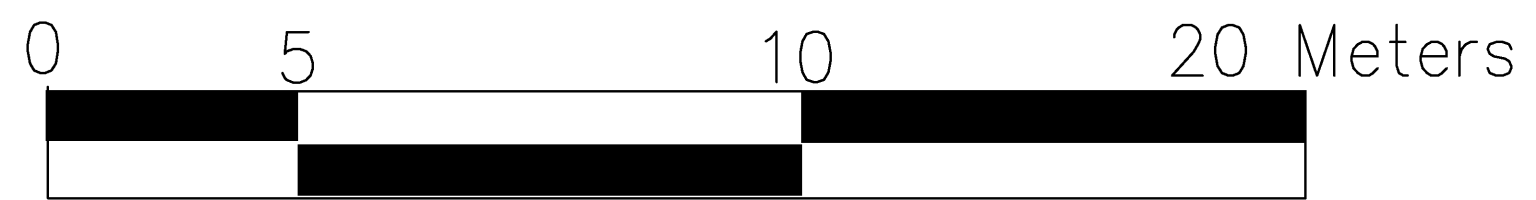
Summary prepared and submitted by:



May 23 2018

Arborist

Date



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER
- ▨ = FILL

| | | |
|--------|-------------|-----|
| AUG/17 | CoS REQUEST | 2 |
| mar/16 | lot layout | 1 |
| DATE | REMARKS | NO. |
| | REVISIONS | |

C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376



CLIENT
 MR. MIKE KOMPTER
 c/o HUB ENGINEERING INC.
 SUITE #101
 7485 - 130th STREET
 SURREY, B.C.
 V3W 1H8

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 2 LOT SPLIT
 1737B 60TH AVENUE
 SURREY, B.C.

| | |
|-------------|-------------|
| SCALE 1:150 | DATE MAR/15 |
| DRAFT | CHK'D |
| ENG. | CHK'D |
| APPR'D | AS BUILT |

| | |
|---------|-------------|
| PRINTED | JOB No. |
| | DRAWING No. |
| | TR-1 |

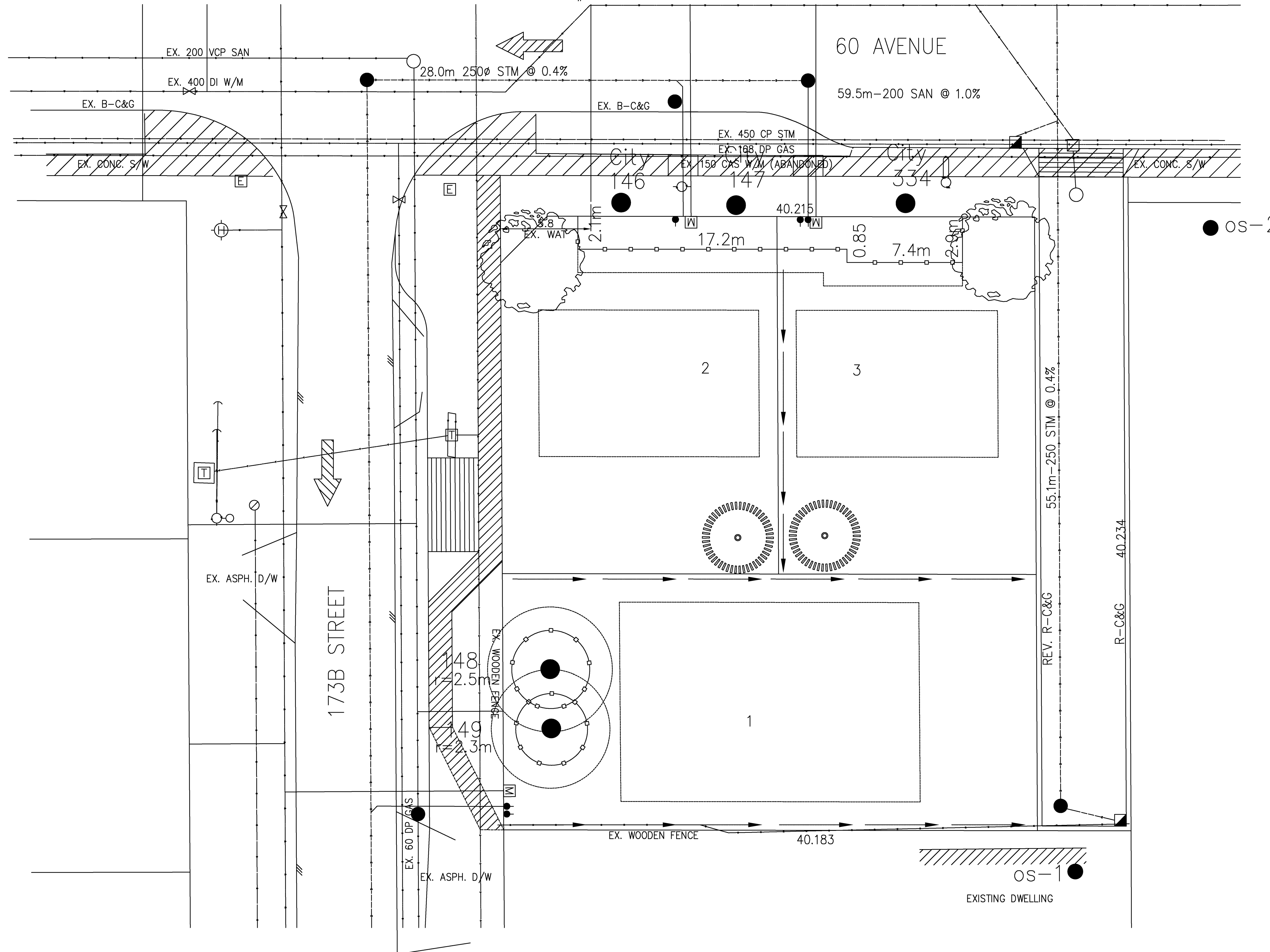
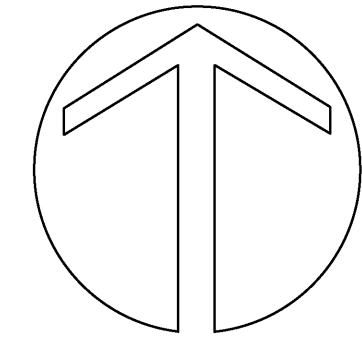
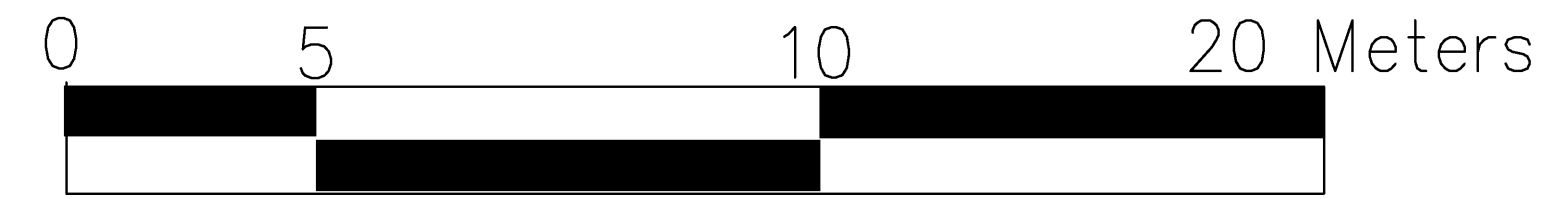
REPLACEMENT TREE LIST

| KEY | BOTANICAL NAME | COMMON NAME | QTY. | SIZE | SPACING | REMARKS |
|---|----------------------------|-----------------|------|-------------|----------|---------|
|  | PRUNUS YEDOENSIS 'AKEBONO' | DAYBREAK CHERRY | 2 | 6 CM. CAL. | AS SHOWN | B. & B. |
|  | PICEA OMORIKA | SERBIAN SPRUCE | 2 | 3.00 METERS | AS SHOWN | B. & B. |

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100



LEGEND

- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER
- = FILL

| DATE | REVISIONS | NO. |
|--------|-------------|-----|
| AUG/17 | CoS REQUEST | 2 |
| mar/16 | lot layout | 1 |

C.KAVOLINAS & ASSOCIATES INC.
 BCSLA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 MR. MIKE KOMPTER
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| | |
|-------------|-------------|
| SCALE 1:150 | DATE MAR/15 |
| DRAFT | CHK'D |
| ENG. | CHK'D |
| APPR'D | AS BUILT |

PRINTED: JOB No. DRAWING No. TR-2

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7915-0404-00

Issued To:

Address of Owner:

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

Parcel Identifier: 009-362-118
North 132 Feet Lot 9 Section 7 Township 8 New Westminster District Plan 10080
17378 - 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:
-

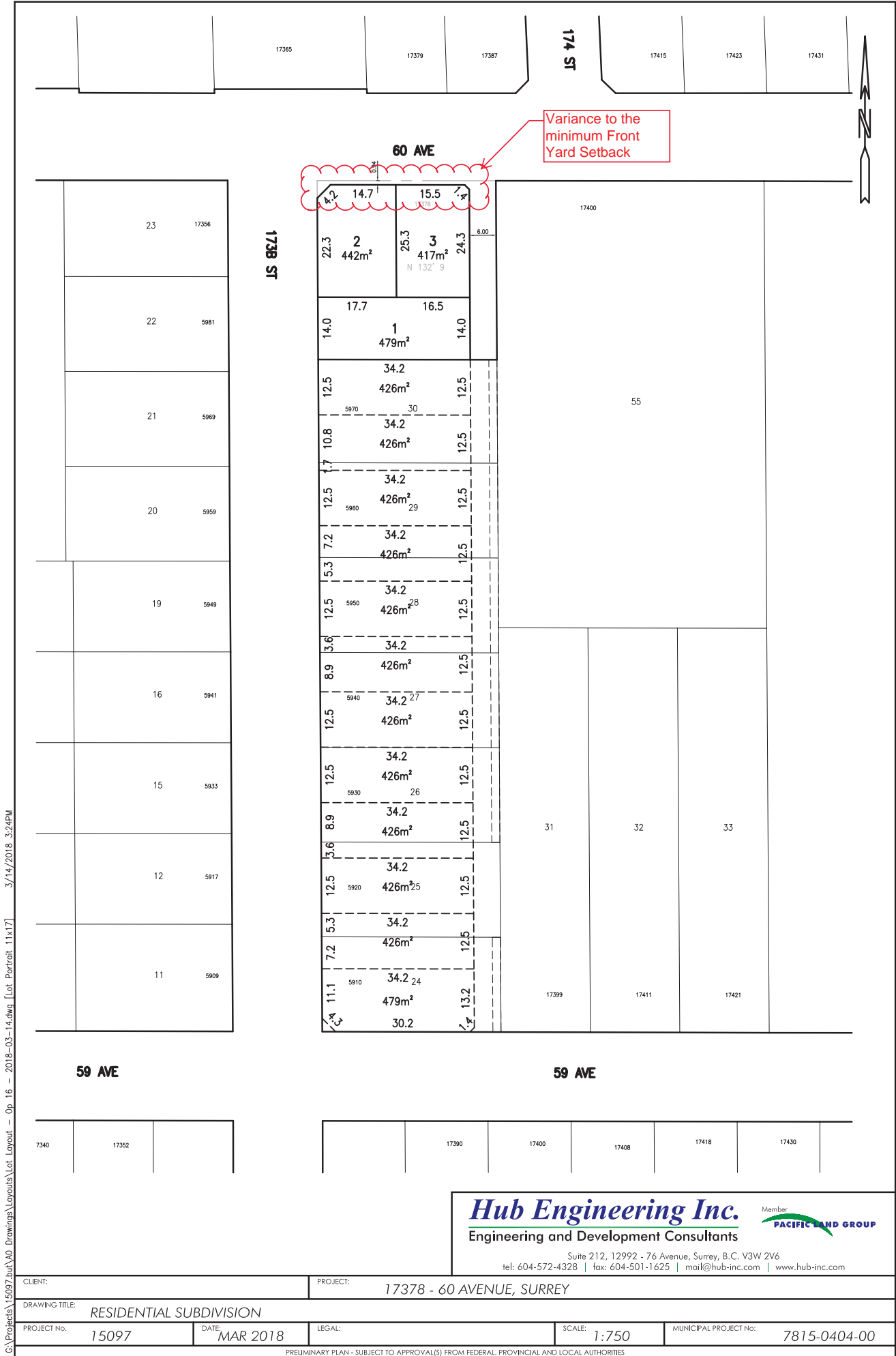
4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F of Part 16B "Single Family Residential (13) Zone (RF-13)" the minimum front yard setback is reduced from 4.0 metres (13 ft.) to 3.0 metres (10 ft.) for up to 50% of width of the principal building, from 6.0 metres (20 ft.) to 5.0 meters (16ft.) for the remaining width of the principal building, and from 2.0 metres (6 ft. 6 in.) to 1.0 metres (1 ft. 3 in.) for a covered porch or veranda for proposed Lots 2 and 3.

5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

Mayor – Linda Hepner

City Clerk – Jane Sullivan



Variance to the minimum Front Yard Setback

G:\Projects\15097\Drawings\Layouts\Lot_Layout - Op. 16 - 2018-03-14.dwg [Lot Portrait 11x17] 3/14/2018 3:24PM

Hub Engineering Inc. Member
Engineering and Development Consultants **PACIFIC LAND GROUP**

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

| | | | |
|--|----------------|------------------------------------|--------------|
| CLIENT: | | PROJECT: 17378 - 60 AVENUE, SURREY | |
| DRAWING TITLE: RESIDENTIAL SUBDIVISION | | | |
| PROJECT No. 15097 | DATE: MAR 2018 | LEGAL: | SCALE: 1:750 |
| | | MUNICIPAL PROJECT No.: | 7815-0404-00 |
| PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES | | | |



7915-0404-00
 17378 60 Avenue
Aerial View of Site