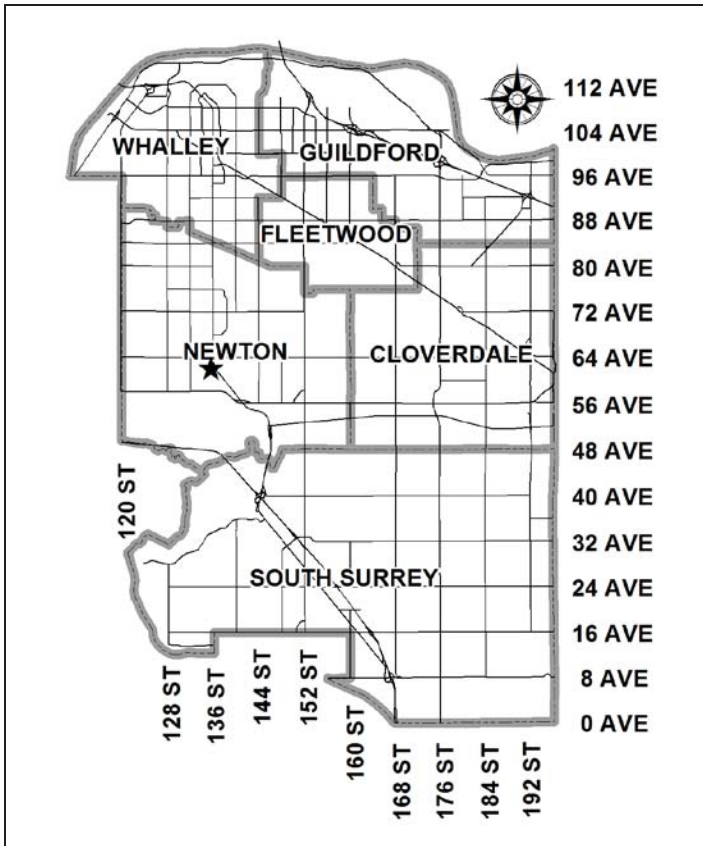


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0072-00

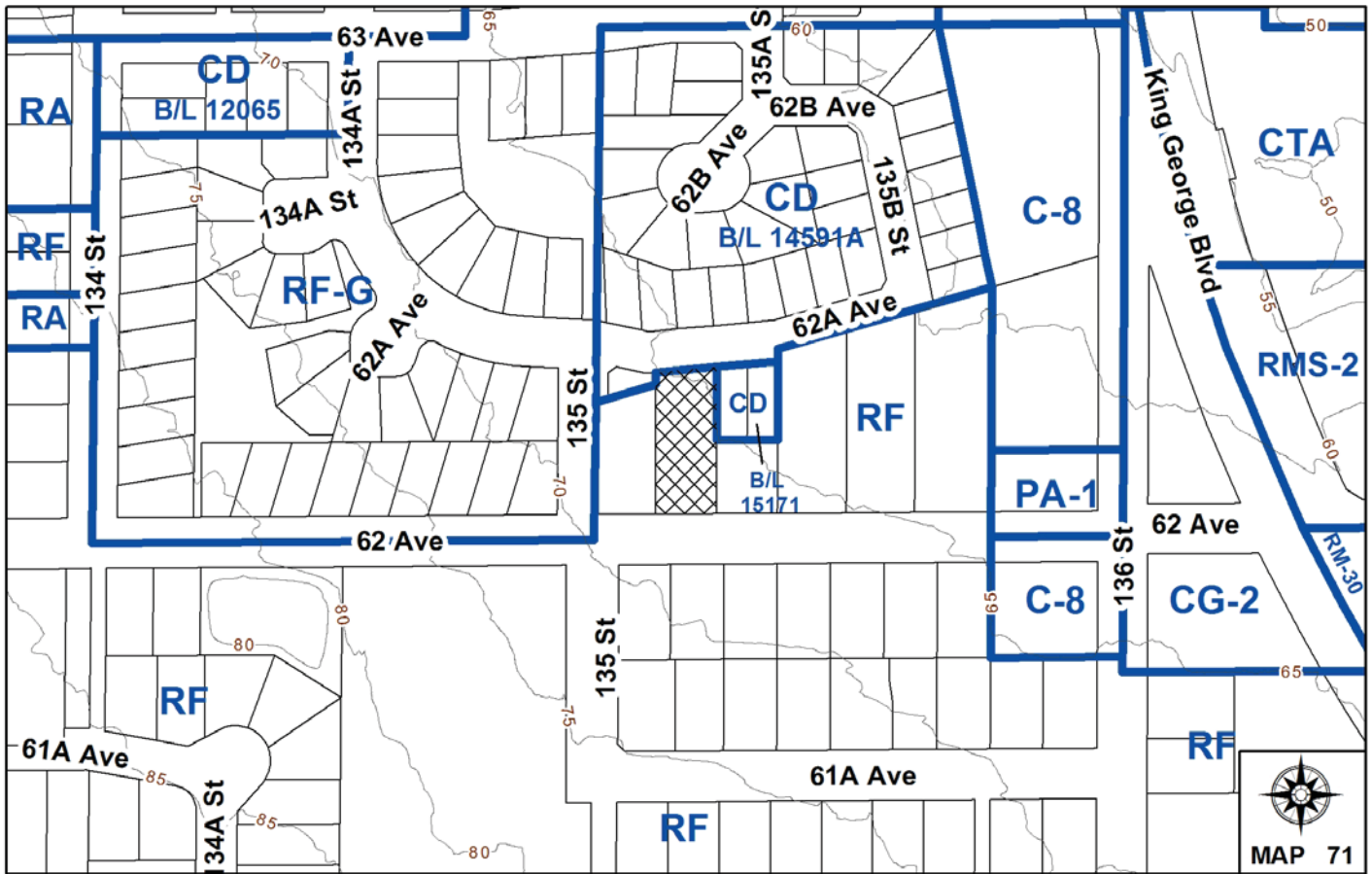
Planning Report Date: July 25, 2016



**PROPOSAL:**

- **Rezoning** of a portion from RF to CD (based on RF-12)
- **Development Variance Permit** to allow subdivision into 3 single family lots.

**LOCATION:** 13521 - 62 Avenue  
**OWNER:** Scott E. Netherton  
**ZONING:** RF  
**OCP DESIGNATION:** Urban



### 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

- A setback relaxation is required to retain the existing dwelling.

### RATIONALE OF RECOMMENDATION

- The proposed development complies with the land use designation of the Official Community Plan.
- The proposed subdivision conforms to the City's infill policy.
- The applicant proposes to retain the existing house on the property. The existing house will comply with the floor area ratio (FAR) and lot coverage requirements of the RF Zone.
- The RF-12 lots proposed on 62A Avenue are consistent with the residential development immediately east and across 62A Avenue. The retention of the existing single family dwelling on the southern portion of the site will help to maintain the single family streetscape along 62 Avenue.
- The proposed CD Zone is consistent with the CD-zoned properties immediately east of the subject site, which were rezoned in 2004 under Development Application No. 7903-0132-00 (CD By-law No. 15171).
- A setback relaxation is required to facilitate the retention of an existing house and will have no additional impact on adjacent residents.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site from "Single Family Residential Zone" (RF) (By-law No. 12000) to "Comprehensive Development Zone (CD)" (By-law No. 12000) for Block A on the Survey Plan (attached as Appendix I) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0072-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard (north) setback of the "Single Family Residential Zone" (RF) from 7.5 metres (25 ft.) to 2.8 metres (9.2 ft.) for proposed Lot 3.
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (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.

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:**

- 1 Elementary students at North Ridge Elementary School
- 0 Secondary students at Panorama Ridge 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 early 2017.

**Parks, Recreation & Culture:**

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant will be required to address these concerns prior to final adoption of the rezoning by-law.

**SITE CHARACTERISTICS**

**Existing Land Use:** Single Family Residential

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North (Across 62A Avenue):	Single Family Residential	Urban	CD (By-law No. 14591A)
East:	Single Family Residential	Urban	North Portion: CD (By-law No. 15171) South Portion: RF
South (Across 62 Avenue):	Single Family Residential	Urban	RF
West:	Single Family Residential	Urban	RF

**DEVELOPMENT CONSIDERATIONS****Background:**

- The subject property is approximately 0.35 acres (0.14 ha) in size. The property is designated “Urban” in the Official Community Plan (OCP) and zoned “Single Family Residential Zone” (RF).
- There is an existing single family house on the property fronting 62 Avenue.

**Current Proposal:**

- The applicant is proposing to rezone the northern portion of the site from “Single Family Residential Zone” (RF) to “Comprehensive Development Zone” (CD) to allow for subdivision into three single family lots.
- The applicant is also proposing a Development Variance Permit (DVP) for a reduced rear yard setback for proposed Lot 3 to allow for the existing house to be retained. The split level house is located 5.75 metres (19 ft) from the proposed rear property line on the west side of the house, and 6.35 metres (21 ft.) on the east side of the house. A low deck extends across approximately 50% of the rear of the house and is located 2.8 metres (9.2 ft.) from the rear property line.
- The southern portion of the site will remain zoned RF and will be occupied by the existing house being retained. The proposed RF lot will be approximately 717 square metres (7,717

sq. ft.) in area and will comply with the minimum lot area, width and depth requirements of the RF Zone.

- The existing house will comply with floor area ratio (FAR), lot coverage and setbacks of the RF Zone, with the exception of the rear yard setback variance, discussed later in this report. Maintaining the current zoning and retaining the existing home on the southern portion of the site will help to maintain the existing character along 62 Avenue, which is predominantly comprised of RF lots along both sides of the road.
- The two proposed CD-zoned lots will front 62A Avenue and will be approximately 337 and 349 square metres in area. The proposed lots correspond to the minimum lot dimensions of Type I “Single Family Residential (12) Zone” (RF-12) lots.
- The proposed CD-zoned lots are consistent with the CD-zoned properties located immediately to the east at 13528 and 13534 62A Street (CD By-law No. 15171). The lots are based on Type I RF-12 lots and are consistent with the lots the east and interface well with the adjacent single family development to the north.

#### Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Apex Design Group Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes which found that the residential character surrounding the subject site is a mix of older homes built in the 1960’s-1990’s, with some newer homes built in the 2000’s. The older housing stock in the area does not provide suitable architectural context, has proposed a set of building design guidelines that recommend an updated design standard that is consistent with the newer homes built on the north side of 62A Avenue (Appendix VI).

#### Proposed Lot Grading

- In-ground basements are proposed for all lots based on the lot grading plan (prepared by Scott Netherton, BC Land Surveyor). Basements will be achieved with minimal cut or fill. The grading information provided has been reviewed by staff and found acceptable.

#### CD By-law

- The applicant is proposing a CD Zone for the site, based on the “Single Family Residential (12) Zone (RF-12). The table below outlines the differences between the RF-12 Zone and the proposed CD Zone:

	<b>RF-12</b>	<b>Proposed CD Zone (Based on RF-12)</b>
Unit Density	25 dwelling units per hectare (10 u.p.a.)	30 dwelling units per hectare (12 u.p.a.)
Minimum Lot Width Required for a Double Garage	13.4 metres (44 ft.)	12.4 metres (41 ft.)

- The CD Zone proposes a unit density of 30 dwelling units per hectare (12 u.p.a.), which is greater than that permitted under the RF-12 Zone.
- The proposed CD zone reduces the minimum lot width required for a double garage in the RF-12 Zone from 13.4 metres (44 ft.) to 12.4 metres (41 ft.).

- The proposed CD Zone is consistent with the CD Zone (By-law No.15171) on the two lots immediately east of the subject property. The only differences are that CD By-law No. 15171 reduced the maximum principal building size from 260 square metres (2,800 sq. ft.) to 223 square metres (2,400 sq. ft.), and does not permit a secondary suite.
- The proposed CD Zone will not reduce the maximum floor area below that permitted under the RF-12 Zone, and secondary suites will be permitted under the proposed CD Zone, given that they are now permitted in all single family residential zones.
- The proposed CD Zone corresponds to all other provisions of the existing RF-12 Zone, including Lot Coverage, Setbacks, and Building Height.

### PRE-NOTIFICATION

- Pre-notification letters were sent on April 5, 2016 to 83 households within 100 metres (328 ft.) of the site, as well as the Heritage Woods Advisory Group and the Newton Community Association. The development proposal sign was erected on April 1, 2016. To date staff have received no responses to the public notification.

### TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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	1	1	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Walnut	1	0	1
<b>Coniferous Trees</b>			
Black Pine	2	0	2
Blue Spruce	1	1	0
Douglas Fir	5	2	3
Deodar Cedar	3	0	3
Western Red Cedar	7	2	5
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>19</b>	<b>5</b>	<b>14</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>8</b>	
<b>Total Retained and Replacement Trees</b>		<b>22</b>	

<b>Contribution to the Green City Fund</b>	<b>\$1,200.00</b>
--	-------------------

- The Arborist Assessment states that there are a total of 19 protected trees on the site, excluding Alder trees. Approximately 5% of the total trees on the site are Alder trees. It was determined that 14 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 trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 11 replacement trees on the site. Since only 8 replacement trees are proposed on the site, the deficit of 3 replacement trees will require a cash-in-lieu payment of \$1,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 22 trees are proposed to be retained or replaced on the site with a contribution of \$1,200 to the Green City Fund.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard (north) setback of the "Single Family Residential Zone" (RF) from 7.5 metres (25 ft.) to 2.8 metres (9.2 ft.) for proposed Lot 3.

Applicant's Reasons:

- A setback relaxation of the required rear yard (north) setback is necessary to allow the existing dwelling and attached deck to be retained.
- The building currently meets the required setbacks of the RF Zone, however, after subdivision, the existing dwelling will encroach into the rear yard setback by approximately 1.75 metres (5.8 ft.) on the west side of the house, and 1.15 metres (3.8 ft.) on the east side of the house.
- The deck extends across approximately 50% of the rear of the house and is located 2.8 metres (9.2 ft.) from the rear property line.

Staff Comments:

- The rear yard of the retained dwelling will continue to have ample useable space despite the proposed rear yard reductions, given the substantial width of the rear yard of the lot.
- The interface between the existing house and the adjacent properties to the east and west will remain unchanged and therefore will not adversely impact the existing neighbours.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary, Project Data Sheets, and Survey Plan
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. Building Design Guideline Summary
- Appendix VII. Development Variance Permit No. 7916-0072-00
- Appendix VIII. Proposed CD By-law

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

RJG/dk



Information for City Clerk

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

1. (a) Agent:      Name:                Scott Netherton  
                         Address:                13521 - 62 Avenue  
  
                         Tel:                        604-590-9513
  
2.      Properties involved in the Application
  - (a)      Civic Address:                13521 - 62 Avenue
  
  - (b)      Civic Address:                13521 - 62 Avenue  
                         Owner:                        Scott E. Netherton  
                         PID:                                026-633-655  
                         Lot 1 Section 8 Township 2 Plan Bcp22975 New Westminster District
  
3.      Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.
  
  - (b)      Proceed with Public Notification for Development Variance Permit No. 7916-0072-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

## SUBDIVISION DATA SHEET

Proposed Zoning: CD based on RF-12

Requires Project Data	Proposed		
<b>GROSS SITE AREA</b>			
Acres	0.35		
Hectares	0.14		
<b>NUMBER OF LOTS</b>			
Existing	1		
Proposed	3		
<b>SIZE OF LOTS</b>			
	RF	CD	
Range of lot widths (metres)	24.4 m.	12.24 m.	
Range of lot areas (square metres)	716.9 m <sup>2</sup>	336.8 m <sup>2</sup> – 339.2 m <sup>2</sup>	
<b>DENSITY</b>			
	RF	CD	Total
Lots/Hectare & Lots/Acre (Gross)	5.6 upa 13.9 uph	12.0 upa 29.6 uph	8.6 upa 21.4 uph
Lots/Hectare & Lots/Acre (Net)			
<b>SITE COVERAGE (in % of gross site area)</b>			
	RF	CD	
Maximum Coverage of Principal & Accessory Building	36 %	50 %	
Estimated Road, Lane & Driveway Coverage			
Total Site Coverage			
<b>PARKLAND</b>			
	n/a		
Area (square metres)			
% of Gross Site			
<b>Required</b>			
<b>PARKLAND</b>			
5% money in lieu	NO		
<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	YES		
Others	NO		

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No. \_\_\_\_\_**  
**OVER A PORTION OF LOT 1 SECTION 8 TOWNSHIP 2**  
**NEW WESTMINSTER DISTRICT PLAN BCP22975**  
**BCGS 92G.016**

**LEGEND**

- ⊙ DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- ⊙ DENOTES CONCRETE POST FOUND
- (c) DENOTES CALCULATED

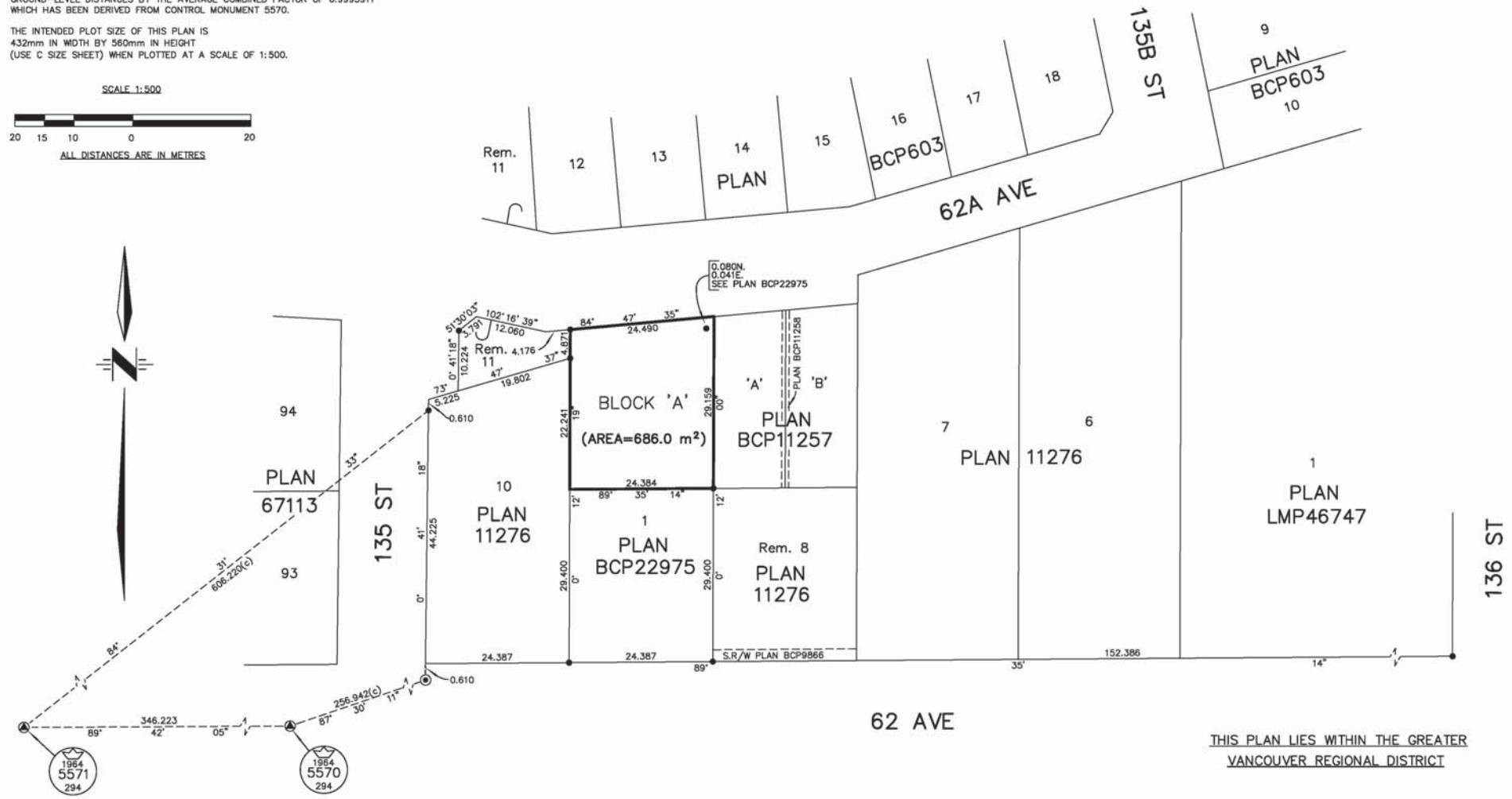
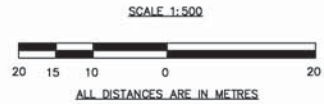
BOOK OF REFERENCE		
BLOCK	DESCRIPTION	AREA
BLOCK 'A'	PORTION OF LOT 1 SECTION 8 TOWNSHIP 2 NWD PLAN BCP22975	686.0 m <sup>2</sup>

**INTEGRATED SURVEY AREA NO. 1, SURREY, NAD83 (CSRS) 4.0.0.BC.1.GVRD**

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
 GEODETIC CONTROL MONUMENTS 5571 AND 5570.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS  
 OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY  
 GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995911  
 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENT 5570.

THE INTENDED PLOT SIZE OF THIS PLAN IS  
 432mm IN WIDTH BY 560mm IN HEIGHT  
 (USE C SIZE SHEET) WHEN PLOTTED AT A SCALE OF 1:500.



**THIS PLAN LIES WITHIN THE GREATER  
 VANCOUVER REGIONAL DISTRICT**

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY,  
 DATED THIS 14th DAY OF JUNE, 2016.

SCOTT E. NETHERTON, BCLS

SCOTT NETHERTON, BCLS  
 13521 - 62 Avenue, Surrey, BC  
 V3X 2J3  
 TEL. (604) 590-9513

# SITE PLAN FOR PROPOSED SUBDIVISION OF LOT 1 SECTION 8 TOWNSHIP 2 NWD PLAN BCP22975

CIVIC ADDRESS: 13521 - 62 Avenue

SCALE 1:250

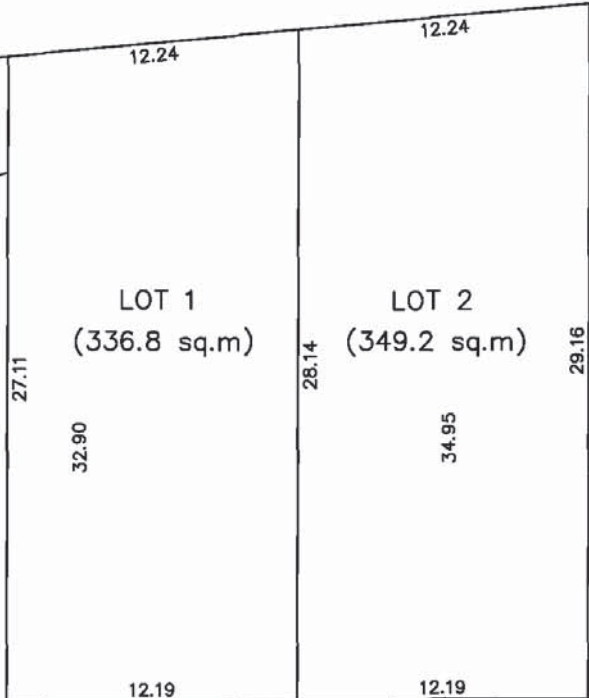


ALL DISTANCES ARE IN METRES



## 62'A' AVE.

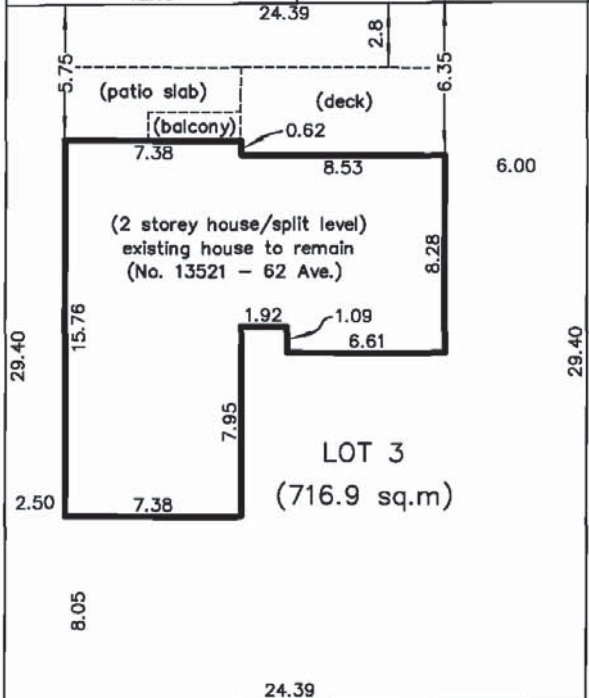
Rem.  
11  
PLAN BCP603



'A'  
PLAN  
BCP11257

SEC 8  
TP 2

10  
PLAN 11276



REM.  
8  
PLAN  
11276

## 62 AVE.

JUNE 27, 2016

site\_sketch plan.dwg

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

FROM: **Development Project Engineer, Engineering Department**

DATE: **July 25, 2016** PROJECT FILE: **7916-0072-00**

---

RE: **Engineering Requirements  
Location: 13521- 62 Ave**

**REZONE/SUBDIVISION**

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

- provide 0.5 metre ROWs fronting 62 Avenue and 62A Avenue.

***Works and Services***

- construct north side of 62 Avenue to a through local standard.
- provide service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Robert Cooke, Eng.L.  
Development Project Engineer

LRt



Thursday, March 17, 2016  
**Planning**

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16 0072 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.  
 The North Ridge Elementary catchment is within the Panorama Ridge Secondary catchment. Enrolment at North Ridge is currently under capacity however in September 2014 a catchment change was implemented that moved part of the Woodward Hill catchment to North Ridge (across King George Blvd) that will slowly add to enrolment. There are some enrolment pressures at Panorama Ridge but a recent addition to increase the capacity from 1100 to 1475 (plus a Neighbourhood Learning Centre) has helped to reduce secondary space shortages.

**SUMMARY**

The proposed 3 single family lots are estimated to have the following impact on the following schools:

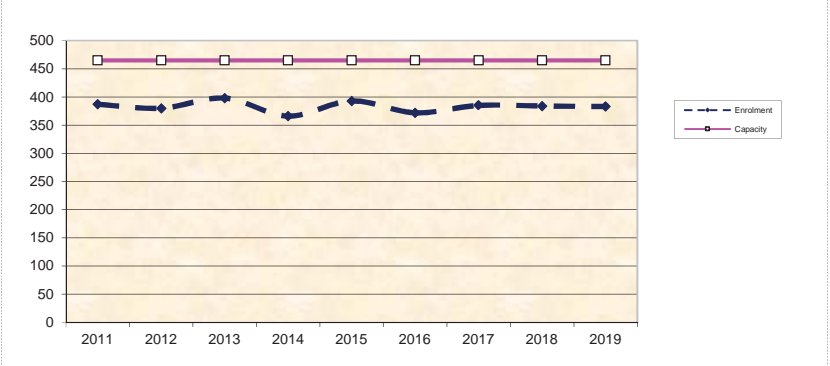
**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	0

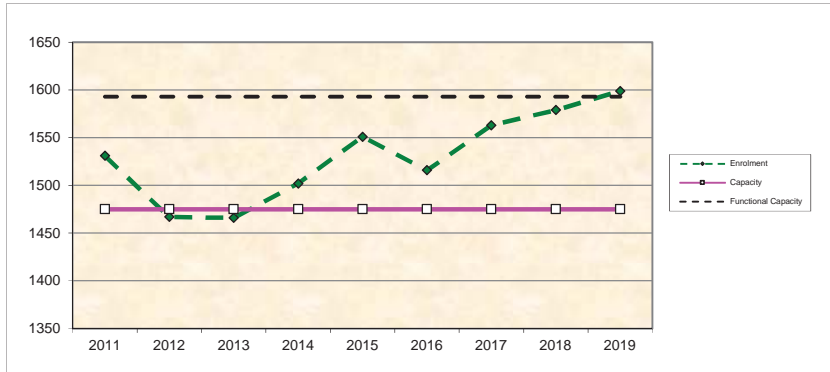
September 2015 Enrolment/School Capacity

<b>North Ridge Elementary</b>	
Enrolment (K/1-7):	42 K + 351
Capacity (K/1-7):	40 K + 425
<b>Panorama Ridge Secondary</b>	
Enrolment (8-12):	1551
Nominal Capacity (8-12):	1475
Functional Capacity*(8-12):	1593

**North Ridge Elementary**



**Panorama Ridge 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.

## Tree Preservation Summary

**Surrey Project No:**

**Address:** 13521 62 Avenue

**Registered Arborist:** Terry Thrale, PN 6766A, Woodridge Tree Consulting

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)	20
<b>Protected Trees to be Removed</b>	05
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>    1    </u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>    05    </u> X two (2) = 0	11
<b>Replacement Trees Proposed</b>	08
<b>Replacement Trees in Deficit</b>	03
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>          </u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>          </u> X two (2) = 0	0
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	0

Summary, report and plan prepared and submitted by:

*Terry Thrale*  
 \_\_\_\_\_  
 (Signature of Arborist)

July 4, 2016  
 \_\_\_\_\_  
 Date



**BUILDING GUIDELINES SUMMARY****V.1.0**

**Surrey Project no.:** 16-0072-00 (Netherton)  
**Property Location:** 13521-62 Ave., Surrey, B.C

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

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

## **1. Residential Character**

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

The area surrounding the subject site is an old urban area built out in the 1960'-90's with newer homes built in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 97% of the homes having a one storey front entry.

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

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

Landscaping is of a moderate planting standard with 28% of the homes having Exposed Aggregate driveways.

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

Most of the newer homes located in the study area have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.



**Dwelling Types/Locations:** “Two-Storey” 28.0%  
“Basement Entry/Cathedral Entry” 13.0%  
“Rancher (Bungalow)” 59.0%  
“Split Levels” 0.00%

**Dwelling Sizes/Locations:** Size range: 72.0% under 2000 sq.ft excl. garage  
**(Floor Area and Volume)** 28.00% 2001 - 2500 sq.ft excl. garage  
0.00% over 2501 sq.ft excl. garage

**Exterior Treatment** Cedar: 28.0% Stucco: 19.0% Vinyl: 53.0%  
**/Materials:** Brick or stone accent on 3.0% of all homes

**Roof Pitch and Materials:** Asphalt Shingles: 97.0% Cedar Shingles: 0.00%  
Concrete Tiles: 3.00% Tar & Gravel: 0.00%  
50.00% of all homes have a roof pitch 6:12 or lower.

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

**Streetscape:** A variety of simple “Two Story”, 10-50 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Shingles Roof Tiles on most of the homes. Most homes are clad in Vinyl.

**Other Dominant Elements:** None

## 2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a **character similar to the newer homes built on the North side of 62A Avenue will be maintained and are constructed to 2000’s standard.** Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

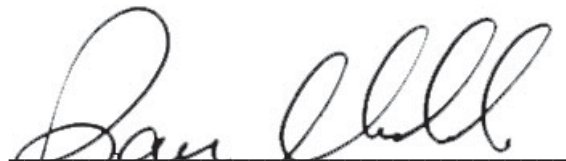
### 2.2 Proposed Design Solutions:

**Dwelling Types/Locations:** Two-Storey, Split Levels and Ranchers (Bungalows).

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

<b>Exterior Treatment /Materials:</b>	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
<b>Exterior Materials /Colours:</b>	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
<b>Roof Pitch:</b>	Minimum 7:12
<b>Roof Materials/Colours:</b>	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00

**Summary prepared and submitted by:**



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

July 18, 2016

Date

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0072-00

Issued To: Scott E Netherton  
(the Owner)

Address of Owner: 13521 62 AVE  
SURREY BC V3X 2J3

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: 026-633-655  
026-633-655 LOT 1 SECTION 8 TOWNSHIP 2 PLAN BCP22975 NWD  
13521 62 Ave

(the "Land")

3. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

(a) In Section F, Yards and Setbacks, of Part 16 Single Family Residential Zone, the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 2.8 metres (9.2 ft.) for proposed Lot 3.

4. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.

6. This development variance permit shall lapse 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.
  
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
8. This development variance permit is not a building permit.

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

---

Mayor – Linda Hepner

---

City Clerk – Jane Sullivan

# SITE PLAN FOR PROPOSED SUBDIVISION OF LOT 1 SECTION 8 TOWNSHIP 2 NWD PLAN BCP22975

CIVIC ADDRESS: 13521 - 62 Avenue

SCALE 1:250



ALL DISTANCES ARE IN METRES



62'A' AVE.

Rem.  
11  
PLAN BCP603

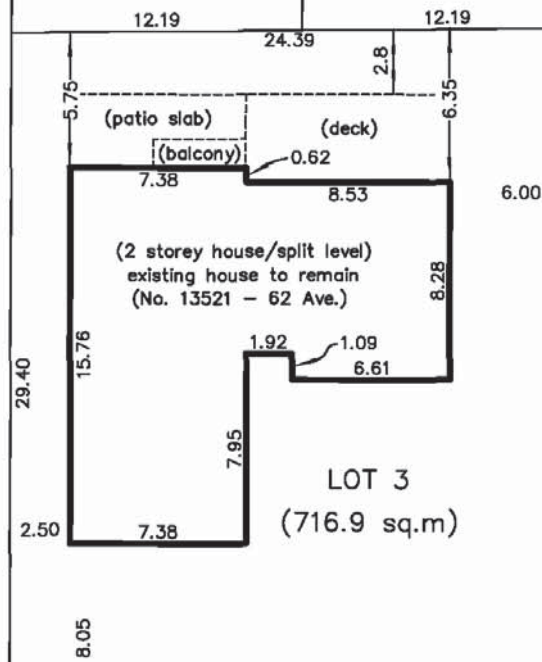
LOT 1  
(336.8 sq.m)

LOT 2  
(349.2 sq.m)

'A'  
PLAN  
BCP11257

SEC 8  
TP 2

10  
PLAN 11276



24.39

62 AVE.

JUNE 27, 2016

site\_sketch plan.dwg

CITY OF SURREY

BYLAW NO. \_\_\_\_\_

A by-law to amend Surrey Zoning By-law, 1993, No. 12000, as amended  
.....

THE CITY COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: SINGLE FAMILY RESIDENTIAL ZONE (RF)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 026-633-655  
Lot 1 Section 8 Township 2 Plan Bcp22975 New Westminster District as shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Scott Netherton, B.C.L.S. on the 14th day of June, 2016, containing 686.0 square metres, called Block A:

Portion of 13521 - 62 Avenue

(hereinafter referred to as the "*Lands*")

- 2. The following regulations shall apply to the *Lands*:

**A. Intent**

This Comprehensive Development Zone is intended to accommodate and regulate the development of *single family dwellings* on small *urban lots* at least 12.0 metres [40 ft.] wide.

**B. Permitted Uses**

The *Lands* and *structures* shall be used only for one *single family dwelling*, which may contain 1 *secondary suite*, on each *lot*.

**C. Lot Area**

Not applicable to this Zone.

#### **D. Density**

1. For the purpose of subdivision the maximum *unit density* shall not exceed 29 *dwelling units* per hectare [12 u.p.a.] and the dimensions of the *lots* created in a subdivision shall be in accordance with Section K of this Zone.
2. (a) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of the Surrey Zoning Bylaw, 1993, No. 12000, as amended all covered areas used for parking shall be included in the calculation of *floor area ratio* unless the covered parking is located within the *basement*; and  
  
(b) For *building* construction within a *lot*:
  - i. The *floor area ratio* shall not exceed 0.70, provided that, of the resulting allowable floor area, 35 square metres [380 sq.ft.] shall be reserved for use only as a garage or carport, which may be reduced to 20 square metres [215 sq.ft.] for a single attached garage or carport and further provided that the garage meets the dimensional requirements of Section H.5 of this Zone;
  - ii. The maximum floor area of a second storey of the *principal building* shall not exceed 80% of the floor area of the first storey including attached garage. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from either the front or side walls at the first storey level or a combination thereof; and
  - iii. Notwithstanding Sub-section D.2(b)i of this Zone, the maximum *principal building* size, inclusive of a garage or carport, shall be 260 square metres [2,800 sq. ft.].

#### **E. Lot Coverage**

The *lot coverage* shall not exceed 50%.

#### **F. Yards and Setbacks**

*Buildings* and *structures* shall be sited in accordance with the following minimum *setbacks*:

<b>Use</b>	<b>Setback</b>	<b>Front Yard</b>	<b>Rear Yard</b>	<b>Side Yard</b>
<i>Principal Building</i>		6.0 m. <sup>1</sup> [20 ft.]	7.5 m. [25 ft.]	1.2 m. [4 ft.]
<i>Accessory Buildings and Structures</i>		– <sup>2</sup>	1.0 m. <sup>3</sup> [3 ft.]	0.0 m. [0 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. The *front yard setback* of the *principal building* may be reduced to a minimum of 4.0 m [13 ft.] for up to 50% of the width of the front of the *principal building*, or for the entire first storey or part thereof of the *principal building*, or for a *principal building* not exceeding 5.0 m [16 ft.] in *building height*, provided that the *front yard setback* of a garage or carport shall be a minimum of 6.0 m [20 ft.]. The minimum 6.0 m [20 ft.] and the permitted 4.0 m [13 ft.] *front yard setbacks* may be further reduced to a minimum of 4.0 m [13 ft.] and 2.0 m [6 ft. 6 in.] respectively for an unenclosed and uninhabitable space such as a porch or veranda, provided that the said porch or veranda is covered from above and is an integral part of the *principal building*.
2. *Accessory buildings and structures* are not permitted within the *front yard setback*.
3. A minimum *separation* of 5 m [16 ft.] is required between the *principal building* and *accessory buildings and structures* exceeding 3.0 m [10 ft.] in *building height*. The minimum *separation* may be reduced to 3.0 metres [10 ft.] at the main floor level for stairs that consist of 3 risers or less and outdoor space such as a *deck* or patio that occupies a maximum of 14 square metres [150 sq. ft.] and may be covered by a sloped roof.

## **G. Height of Buildings**

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. *Principal building*:
  - a) The *building height* shall not exceed 9.5 metres [31 ft]; and
  - b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. *Accessory buildings and structures*: The *building height* shall not exceed 3.0 metres [10 ft]. except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal*



*building*, the *building height* of the *accessory building* may be increased to 5.0 metres [16 ft.].

## H. Off-Street Parking

1. Resident and visitor *parking spaces* shall be provided in accordance with Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. A minimum of 3 off-street *parking spaces* shall be provided, 2 of which may be in the *driveway*.
3. The width of a *driveway* on the *lot* shall not exceed 6.0 metres [20 ft.].
4. Notwithstanding the width of the *parking space* required for a single garage and a double garage in Section B.1 of Part 5 Off-Street Parking and Loading/Unloading, of Surrey Zoning By-law, 1993, No. 12000, as amended, a single garage to accommodate only one *vehicle* or a double garage to accommodate two *vehicles* parked side by side in this Zone shall meet the following requirements:
  - (a) Single garage that accommodates one *vehicle* only: The maximum width of a garage shall be 4.0 metres [13 ft.] measured between the interior faces of the side walls of the garage
  - (b) Double garage that accommodates two *vehicles* parked side by side: The maximum width of a garage shall be 5.5 metres [18 ft.] measured between the interior faces of the side walls of the garage provided that the garage door opening must accommodate a garage door that is a minimum of 5.0 metres [16 ft.] wide garage door
5. A triple garage to accommodate three *vehicles* parked side by side is not permitted.
6. Outside parking of *vehicles* ancillary to a residential use shall be limited to a maximum of 2 cars or trucks.
7. Outside parking or storage of *campers*, boats, or *house trailers* shall not be permitted.

## I. Landscaping

1. All portions of the *lot* not covered by *buildings*, *structures*, and non-porous or paved surfaces shall be landscaped. This *landscaping* shall be maintained.

2. Non-porous or paved surfaces, including a *driveway*, shall not cover more than 30% of the *lot* area that is not occupied by the *principal* and *accessory buildings* or *structures*.
3. At least 50% of the area of the required *front yard* shall be landscaped, which shall not include any non-porous or paved surfaces.

**J. Special Regulations**

1. Basement access and basement wells are permitted only between the *principal building* and the *rear lot line* and must not exceed a maximum area of 14 square metres [150 sq.ft.], including the stairs.
2. A *secondary suite* shall:
  - (a) Not exceed 90 square metres [968 sq. ft.] in floor area; and
  - (b) Occupy less than 40% of the habitable floor area of the *building*.

**K. Subdivision**

*Lots* created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
336 sq. m. [3,595]	12 metres [40 ft.]	27 metres [89 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.

**L. Other Regulations**

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

1. Definitions are as set out in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of Surrey Zoning By-law, 1993, No. 12000, as amended and in accordance with the servicing requirements for the RF-12 Zone as set forth in the Surrey Subdivision and Development By-law, 1986, No. 8830, as amended.

3. General provisions are as set out in Part 4 General Provisions of Surrey Zoning By-law, 1993, No. 12000, as amended.
4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
5. Sign regulations are as set out in Surrey Sign By-law, 1999, No. 13656, as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of Surrey Zoning By-law, 1993, No. 12000, as amended.
7. *Building* permits shall be subject to the Surrey Building Bylaw, 2012, No. 17850, as amended.
8. Subdivisions shall be subject to the applicable Surrey Development Cost Charge Bylaw, 2016, No. 18664, as may be amended or replaced from time to time, and the development cost charges shall be based on the RF-12 Zone.
10. Tree regulations are set out in Surrey Tree Protection Bylaw, 2006, No. 16100, as amended.
11. Development permits may be required in accordance with the Surrey *Official Community Plan* By-law, 2013, No. 18020, as amended.
12. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

3. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, \_\_\_\_\_, No. \_\_\_\_\_."

PASSED FIRST READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED SECOND READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

PASSED THIRD READING on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ th day of \_\_\_\_\_, 20 .

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No. \_\_\_\_\_**  
**OVER A PORTION OF LOT 1 SECTION 8 TOWNSHIP 2**  
**NEW WESTMINSTER DISTRICT PLAN BCP22975**  
**BCGS 92G.016**

**LEGEND**

- ⊙ DENOTES CONTROL MONUMENT FOUND
- DENOTES STANDARD IRON POST FOUND
- ⊙ DENOTES CONCRETE POST FOUND
- (c) DENOTES CALCULATED

BOOK OF REFERENCE		
BLOCK	DESCRIPTION	AREA
BLOCK 'A'	PORTION OF LOT 1 SECTION 8 TOWNSHIP 2 NWD PLAN BCP22975	686.0 m <sup>2</sup>

**INTEGRATED SURVEY AREA NO. 1, SURREY, NAD83 (CSRS) 4.0.0.BC.1.GVRD**

GRID BEARINGS ARE DERIVED FROM OBSERVATIONS BETWEEN  
 GEODETIC CONTROL MONUMENTS 5571 AND 5570.

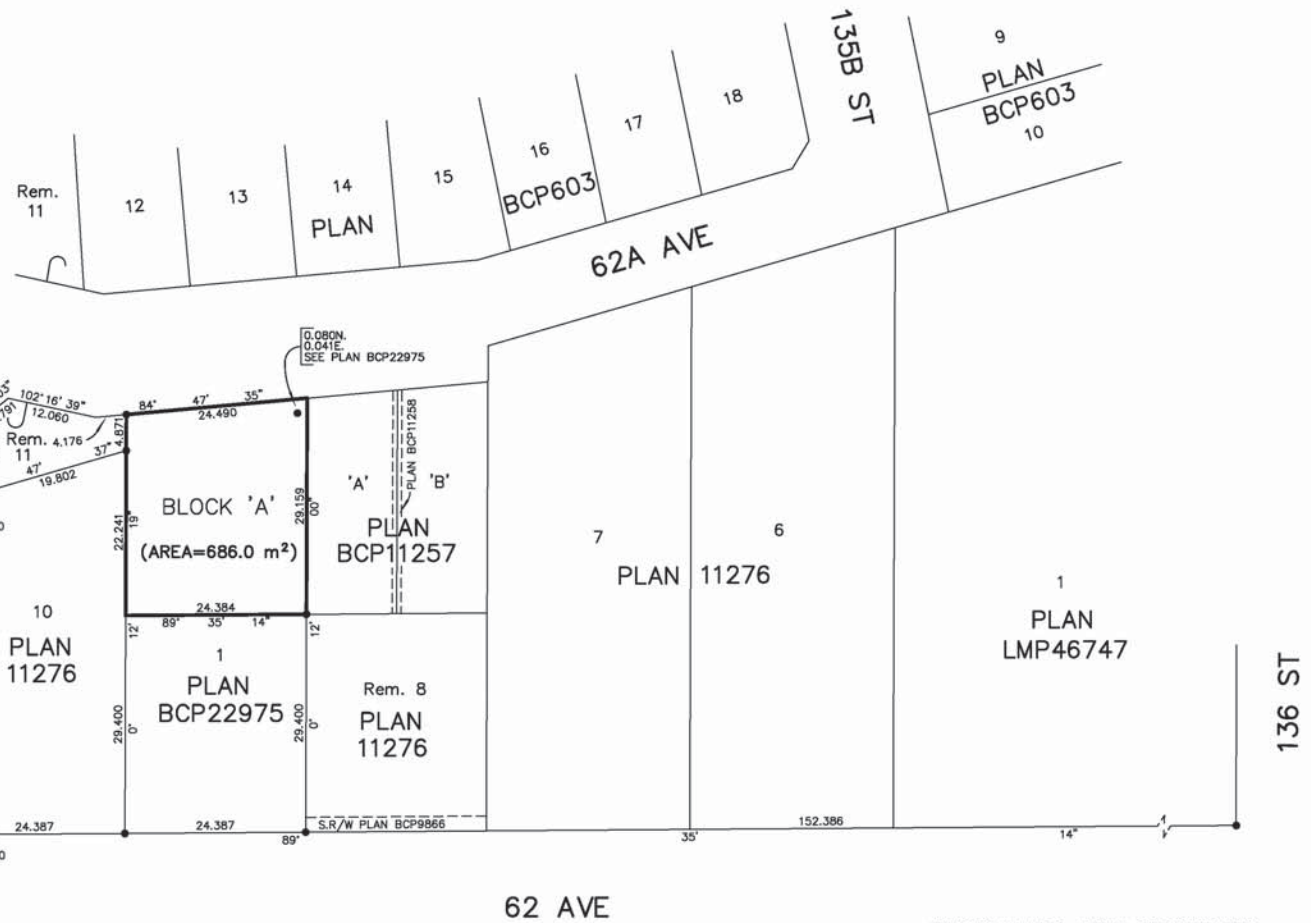
THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES UNLESS  
 OTHERWISE SPECIFIED. TO COMPUTE GRID DISTANCES, MULTIPLY  
 GROUND-LEVEL DISTANCES BY THE AVERAGE COMBINED FACTOR OF 0.9995911  
 WHICH HAS BEEN DERIVED FROM CONTROL MONUMENT 5570.

THE INTENDED PLOT SIZE OF THIS PLAN IS  
 432mm IN WIDTH BY 560mm IN HEIGHT  
 (USE C SIZE SHEET) WHEN PLOTTED AT A SCALE OF 1:500.

SCALE 1:500



ALL DISTANCES ARE IN METRES



**THIS PLAN LIES WITHIN THE GREATER  
 VANCOUVER REGIONAL DISTRICT**

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY,  
 DATED THIS 14th DAY OF JUNE, 2016.

SCOTT E. NETHERTON, BCLS

SCOTT NETHERTON, BCLS  
 13521 - 62 Avenue, Surrey, BC  
 V3X 2J3  
 TEL. (604) 590-9513