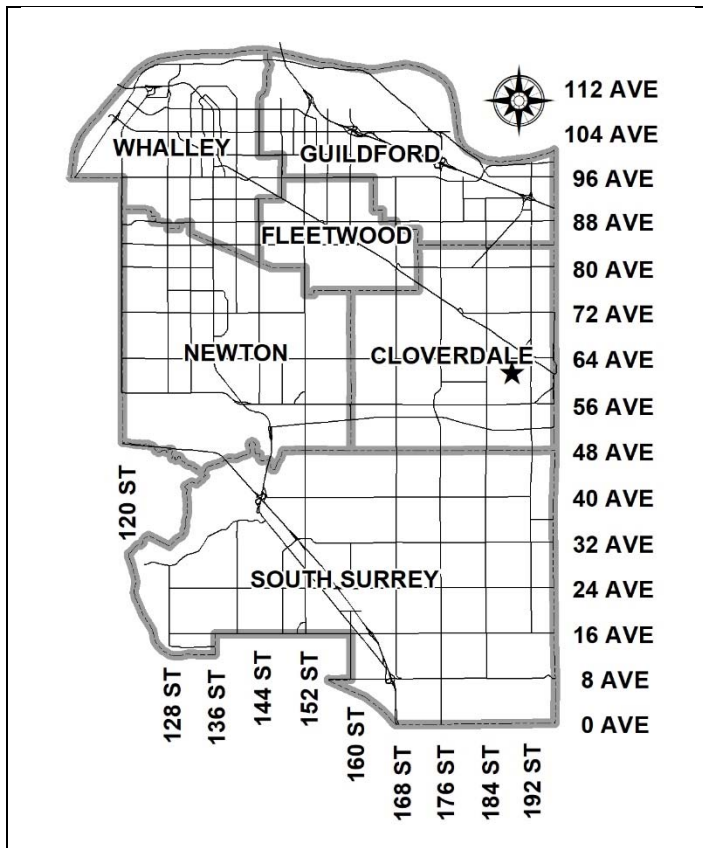


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0006-00

Planning Report Date: January 30, 2019



PROPOSAL:

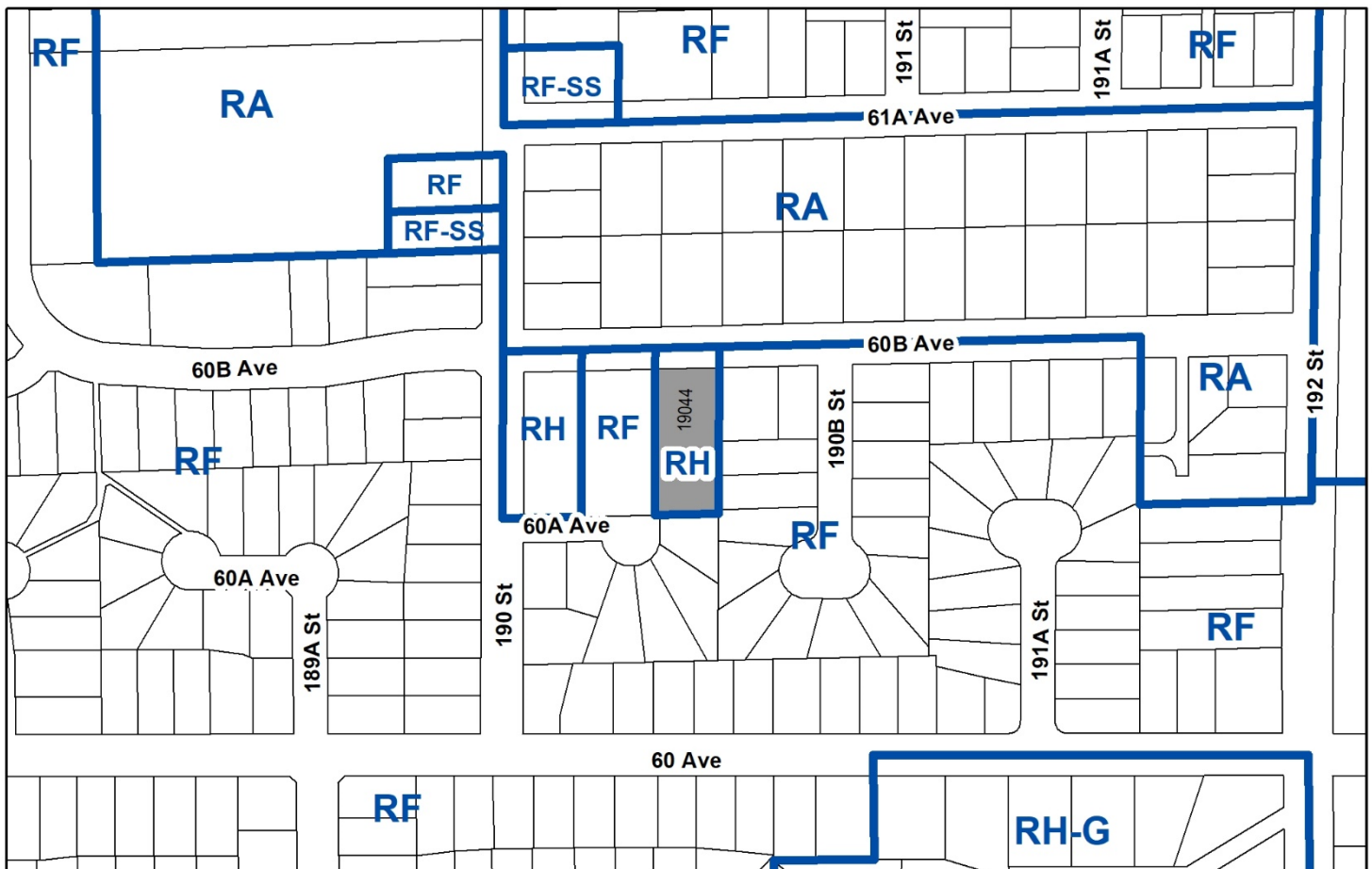
- **Rezoning** from RH to RF
- **Development Variance Permit**

to allow subdivision, with a portion of the adjoining lot to the west (19026 - 60B Avenue), into three (3) single family lots, reduce the rear yard setback for a principal building on proposed Lot 1, and reduce the rear yard setback for an existing house to be retained on proposed Lot 3.

LOCATION: 19044 - 60B Avenue

ZONING: RH

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

- The applicant is seeking to reduce the east (rear) yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for a maximum of 50% of the width of the rear building face and 7.0 metres (23 ft.) for the remaining width of a principal building on proposed Lot 1.
- The applicant is seeking to reduce the south (rear) yard principal building setback of the RF Zone from 7.5 metres (25 ft.) to 2.8 metres (9 ft.) in order to retain the existing dwelling on proposed Lot 3.

RATIONALE OF RECOMMENDATION

- Complies with the "Urban" designation in the Official Community Plan (OCP).
- The existing house on proposed Lot 3 is in good condition and will conform with the maximum lot coverage and floor area ratio (FAR) requirements of the RF Zone, after completion of the subdivision.
- The proposal is consistent with the existing RF-Zone pattern of residential development in the neighbourhood.
- The proposal is consistent with the concept plan provided as part of the rezoning and subdivision of the adjacent property to the immediate west (19026 – 60B Avenue), which was granted Final Adoption by Council on December 17, 2018.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0006-00 (Appendix IX) varying the following, to proceed to Public Notification:
 - (a) to reduce the minimum east rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the width of the rear building face and 7.0 metres (23 ft.) for the remaining width of a principal building on proposed Lot 1; and
 - (b) to reduce the minimum south rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.8 metres (9 ft.) for the existing single family dwelling to be retained on 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 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;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant to require minimum double (side-by-side) garage dimensions of 6.1 metres (20 ft.) in width by 6.4 metres (21 ft.) in depth on proposed Lots 1-3;
 - (g) registration of a Section 219 Restrictive Covenant for 'No-Build' on a portion of proposed Lot 2 until future consolidation with a portion of the adjacent property to the west (19026 – 60B Avenue); and
 - (h) registration of a Section 219 Restrictive Covenant for tree preservation on proposed Lots 1 and 3.

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 Latimer Road Elementary School
1 Secondary student at Clayton 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 Spring 2020.

Parks, Recreation & Culture: Parks supports this application but has some concerns with the pressure the application will place on park amenities in the area. The applicant has agreed to a contribution of \$1,000, which represents a payment of \$500 per newly created lot, and Parks has accepted this amount to address these concerns.

SITE CHARACTERISTICS

Existing Land Use: Residential half-acre lot with one single family dwelling, which will be retained.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 60B Avenue):	Single family dwellings on undersized RA-zoned lots.	Urban	RA
East:	Single family dwellings on urban lots.	Urban	RF
South (Abutting and Across 60A Avenue cul-de-sac bulb):	Single family dwellings on urban lots.	Urban	RF
West:	Half-acre lot under Development Application No. 7917-0178-00 to rezone and subdivide into four (4) single family urban lots (granted Final Adoption by Council on December 17, 2018).	Urban	RF

DEVELOPMENT CONSIDERATIONS

Background and Current Proposal

- The 0.21-hectare (0.52-acre) subject property is located at 19044 – 60B Avenue in Cloverdale. The subject site is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "Half-Acre Residential Zone (RH)".
- The applicant proposes to rezone the subject property from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" in order to consolidate with a portion of the existing RF-Zone lot to the immediate west (19026 – 60B Avenue), currently under Development Application No. 7917-0178-00, and subdivide into three (3) single family lots.
- As a condition of rezoning of the adjoining property to the west, a Section 219 Restrictive Covenant for "No-Build" was registered on a portion of that property with the intention that it would be consolidated with the subject property and re-subdivided.
- The owners of the subject property and the property to the immediate west currently have an agreement in principle for the proposed land-swap and re-subdivision, however, should the agreement not be completed the applicant could still proceed with a two lot subdivision and a Section 219 Restrictive Covenant for 'No-Build' will be registered on the portion of proposed Lot 2 to be assembled until such time as consolidation and re-subdivision with a portion of the adjacent property to the west can proceed.
- Proposed Lot 3 may have the potential to be further subdivided in the future into two (2) RF lots, following consolidation with a portion of an existing RF-Zone lot to the east (19064 - 60B Avenue). This will be subject to a future land development application.
- All of the proposed lots meet or exceed the minimum 560-square metre (6,000-sq.ft.) lot area, 15-metre (50-ft.) lot width and 28-metre (92-ft.) lot depth requirements of the RF Zone.
- The proposed development is consistent with both the pattern of RF-zoned development in the immediate neighbourhood as well as the concept plan provided as part of the rezoning and subdivision of the property to the immediate west (19026 – 60B Avenue) under Development Application No. 7917-0178-00.

Road Dedication and Construction Requirements

- The subject property is currently oriented towards and accessed via 60B Avenue. The applicant proposes to provide access to proposed Lots 1 and 2 via the completed 60A Avenue cul-de-sac to the south. Proposed Lot 3, containing the existing dwelling, will continue to be accessed from 60B Avenue to the north.
- No dedication will be required along 60B Avenue, however, as part of the subject application the applicant will be required to upgrade the south side of 60B Avenue to the Through Local Road standard along the site frontage.
- The applicant will also be required to dedicate and complete the northeast portion of the existing 60A Avenue cul-de-sac.

- The applicant has been informed by staff that the current layout is dependent upon the completion of 60A Avenue dedication and works under Development Application No. 7917-0178-00 to the immediate west. Should the adjacent application not proceed, the applicant will be required to obtain alternative off-site dedication to facilitate access to proposed Lots 1 and 2 or revise the proposed layout.

Neighbourhood Character Study and Building Scheme

- Mike Tynan, of Tynan Consulting Ltd., prepared the Neighbourhood Character Study and Building Scheme for the subject site. The Character Study involved reviewing several existing homes in the neighbourhood in order to establish design guidelines for the proposed development.
- The guidelines, a summary of which is attached (Appendix V), propose "mid-scale" proportional massing, as well as high trim and construction material standards in line with post-2016 RF standards. Preferred styles for dwellings constructed on the subject site include "Neo-Traditional", "Neo-Heritage" and other compatible styles.
- The applicant has agreed to include provisions in the Building Scheme requiring larger, double side-by-side garages on all proposed lots, as requested by the Cloverdale Community Association (see Pre-Notification section).

Proposed Lot Grading

- Preliminary lot grading plans were prepared and submitted by Hub Engineering Ltd. The plans have been reviewed by staff and were found to be acceptable.
- Basements are proposed on both newly created lots (proposed Lots 1 and 2) with minimal cut and fill required. 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

Pre-notification letters were sent out on July 11, 2018 and Development Proposal Signs were installed on the subject property at the 60A Avenue and 60B Avenue lot lines on August 31, 2018. To date staff have received no correspondence from area residents with respect to the proposed development.

The Cloverdale Community Association (CCA) has reviewed the proposal and indicated that they have no objections provided the applicant register a Section 219 Restrictive Covenant and include provisions in the Building Scheme requiring minimum double (side-by-side) garage dimensions of 6.1 metres (20 ft.) wide by 6.4 metres (21 ft.) deep, as measured between the interior face of the side walls of the garage, which the applicant has accepted (Appendix VIII).

TREES

- Trevor Cox, 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)			
Magnolia	1	1	0
Norway Spruce	1	0	1
Plum	1	1	0
Coniferous Trees			
Western Red Cedar	25	9	16
Total	28	11	17
City (Boulevard) Trees	2	0	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		5	
Total Retained and Replacement Trees		22	
Contribution to the Green City Fund		\$6,800.00	

- The Arborist Assessment states that there are a total of 28 mature trees on the site, and no Alder or Cottonwood trees. It was determined that 17 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.
- Of the 28 on-site trees identified in the Arborist Assessment, 24 are Western Red Cedars planted as hedge rows along the eastern and western edges of the subject property and therefore are only suitable for retention as a group. Hedge 1, growing along the western property line of the subject site and containing 21 stems (8 of which are By-law sized) is proposed for removal due to proposed lot grading and encroachment into the building footprint of proposed Lot 2 (see Appendix VI). Hedge 2, growing along the eastern property line and containing 40 stems (16 of which are By-law sized) is proposed to be retained.
- Both the existing City trees adjacent to the subject site, along the 60B Avenue frontage, are proposed to be retained. The proposed alignment of the sidewalk on 60B Avenue will be altered in order to maximize tree preservation on the site and within the 60B Avenue boulevard. This may require suspended slab for the sidewalk and supervision by an arborist during construction, which will be determined by the Engineering Department during the servicing design review process.

- As a condition of final adoption of the Rezoning By-law, the applicant will be required to register a Section 219 Restrictive Covenant against the property identifying those on-site and off-site trees, whose tree protection zones encroach into the subject site, to be retained as well as the tree protection areas on each of the proposed lots.
- 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 22 replacement trees on the site. Since only 5 replacement trees are proposed on the site, the deficit of 17 replacement trees will require a cash-in-lieu payment of \$6,800, 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 \$6,800 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 5, 2018. 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)	<ul style="list-style-type: none"> • The subject site is an infill urban lot, and the proposed subdivision complies with the "Urban" designation in the Official Community Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Secondary suites will be permitted on all three (3) lots, subject to meeting the zoning and building requirements for a secondary suite.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates Low Impact Development Standards as per the requirements of the Cloverdale-McLellan Integrated Stormwater Management Plan (ISMP). This will include the use of dry swales, absorbent soils and other Best Management Practices (BMPs) to manage on-site stormwater.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • No sustainable transit or mobility features are proposed.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The proposed single family dwellings on proposed Lots 1 and 2 will incorporate Crime Prevention Through Environmental Design (CPTED) features, including "eyes on the street".
6. Green Certification (F1)	<ul style="list-style-type: none"> • No green certification rating is proposed.
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Surrounding property owners were notified via a Pre-notification Letter and Development Proposal Sign, as required by the City. • A Public Hearing will be required as part of the rezoning process.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum east (rear) yard setback of the RF Zone from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the width of the rear building face and 7.0 metres (23 ft.) for the remaining width of a principal building on proposed Lot 1.

Applicant's Reasons:

- The proposed variance will ensure that an adequately sized RF-Zone home, with useable rear yard space, can be accommodated on proposed Lot 1 without a reduction to the minimum front yard setback to the attached garage.

Staff Comments:

- In accordance with the RF Zone, for lots fronting on to a cul-de-sac bulb with a frontage of less than 8 metres (26 ft.), as determined by a straight line between the front corners of the lot, the minimum front yard setback is increased to 11 metres (36 ft.) to the front face of an attached garage.
- The applicant is proposing to retain an existing 9-metre (29.5-ft.) high cedar hedge along the eastern lot line of the subject property, which will provide additional visual buffering between the existing and future homes.
- The proposed variance to the rear yard setback will ensure that proposed Lot 1 will be able to accommodate approximately six (6) off-street parking spaces (two (2) side-by-side parking spaces in the garage and four (4) tandem parking spaces in the driveway).
- Staff support the requested variance.

(b) Requested Variance:

- To reduce the minimum south rear yard setback of the RF Zone from 7.5 metres (25 ft.) to 2.8 metres (9 ft.) for the existing single family dwelling to be retained on proposed Lot 3.

Applicant's Reasons:

- The proposed relaxation will allow for retention of the existing dwelling on proposed Lot 3.

Staff Comments:

- The existing dwelling on the area comprising proposed Lot 3 is in good condition.

- The applicant has provided a location certificate from a certified BC Land Surveyor demonstrating that the existing house on the area comprising proposed Lot 3 will conform both maximum lot coverage and floor area ratio (FAR) of the RF Zone, after completion of the proposed subdivision.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary (Confidential) and Project Data Sheet
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.	Neighbourhood Context Photo (COSMOS, April 2018 Aerial)
Appendix VIII.	Comments from Cloverdale Community Association (CCA)
Appendix IX.	Development Variance Permit No. 7918-0006-00

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

CRL/cm

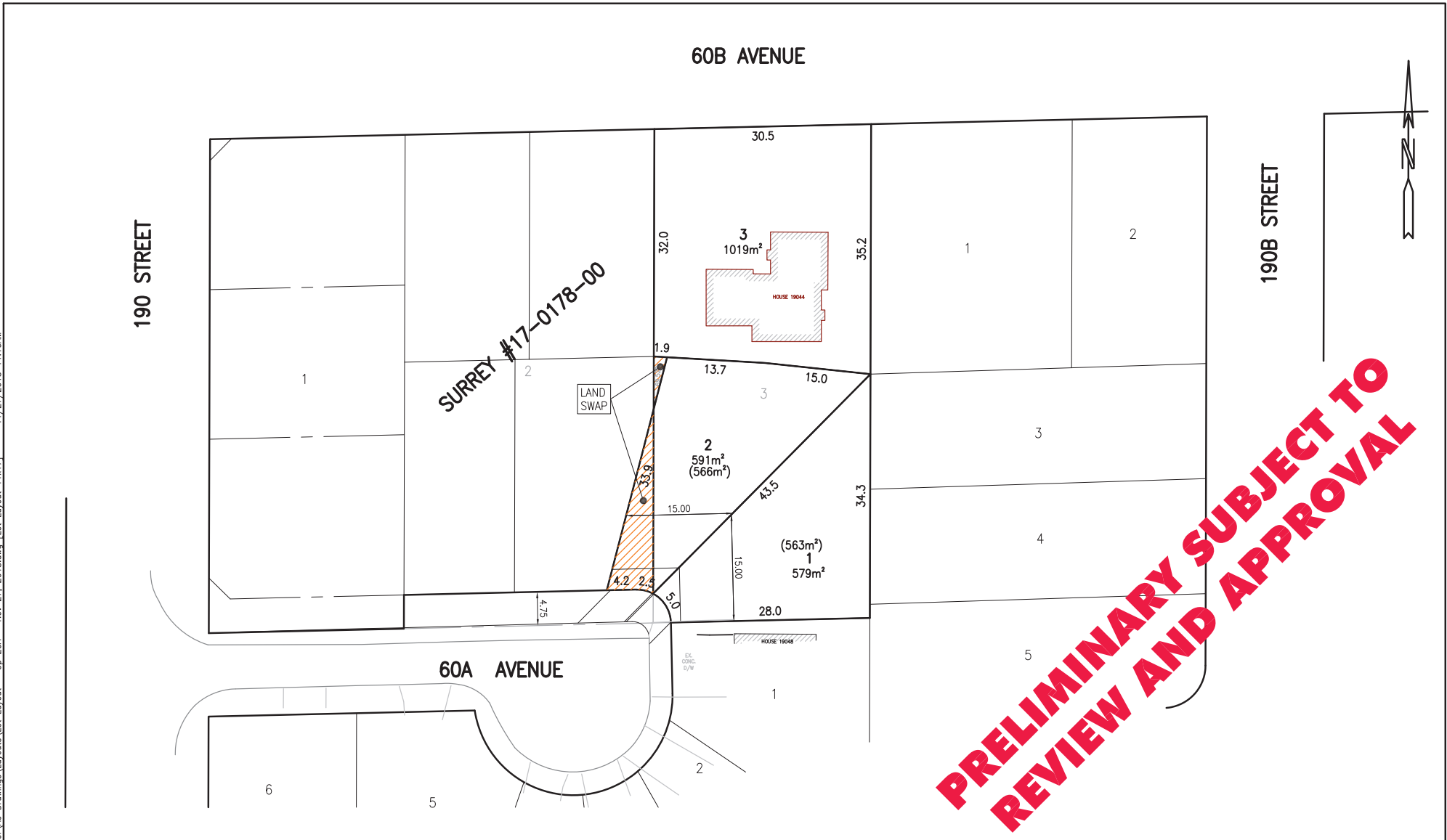
APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.52
Hectares	0.2118
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	15 m – 30.5 m
Range of lot areas (square metres)	563 m ² – 1019 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14.3 lots/ha (5.8 lots/ac)
Lots/Hectare & Lots/Acre (Net)	14.3 lots/ha (5.8 lots/ac)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	25%
Total Site Coverage	65%
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	YES – Rear Yard (proposed Lot 3)
Other	YES – Rear Yard (proposed Lot 1)

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PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

CLIENT:	PROJECT: 19044 60B AVENUE		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No.	DATE	LEGAL:	MUNICIPAL PROJECT No:
18009	NOV 2018		
		SCALE:	1:500
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

Hub Engineering Inc.

Engineering and Development Consultants

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

Member

PACIFIC LAND GROUP



INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jan 11, 2019** PROJECT FILE: **7818-0006-00**

RE: **Engineering Requirements
Location: 19044 60B Avenue**

REZONE AND SUBDIVISION***Property and Right-of-Way Requirements***

- Dedicate necessary lands to complete the offset cul-de-sac on 60A Avenue; and
- Register 0.5m statutory right-of-way for inspection chambers and sidewalk maintenance along 60B Avenue.

Works and Services

- Construct the south side of 60B Avenue to the local road standard including sidewalk;
- Construct the north side of 60A Avenue to achieve 11.0m radius off set cul-de-sac;
- Construct 6.0m concrete driveway for each lot
- Construct 250mm storm main along 60B Avenue;
- Construct storm, sanitary and water service connections to each lot; and
- Register restrictive covenants for stormwater management features necessary to meet the Cloverdale-McLellan Integrated Stormwater Management Plan requirements as determined through detailed design.

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 beyond those noted above.

Tommy Buchmann, P.Eng.
Acting Development Services Manager

SC



Planning

July 17, 2018

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0006 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

Latimer Road Elementary	
Enrolment (K/1-7):	74 K + 401
Operating Capacity (K/1-7)	38 K + 442
Clayton Heights Secondary	
Enrolment (8-12):	1406
Capacity (8-12):	1000

School Enrolment Projections and Planning Update:

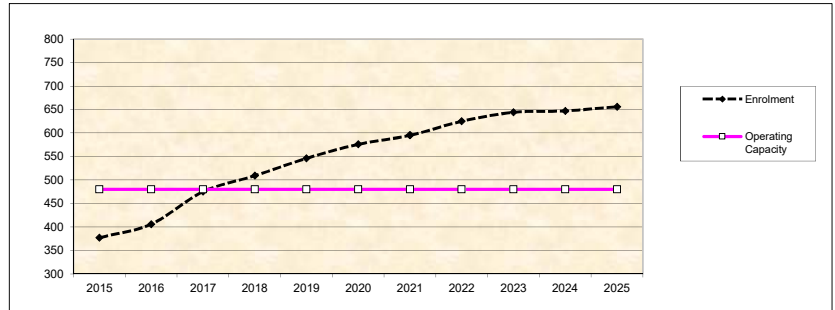
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Latimer Road enrolment has been significantly growing over the last 3 years because of a boundary change in 2015 which started to move new families in the area from Katzie elementary to Latimer Road. The effects of the boundary change have increased the upward growth curve in the 10 year projection trend from last years projection of 559 to this years 693 in 2027. Moreover, in 2013, a Montessori program was offered at the school which has also continued to increase projected future growth even higher.

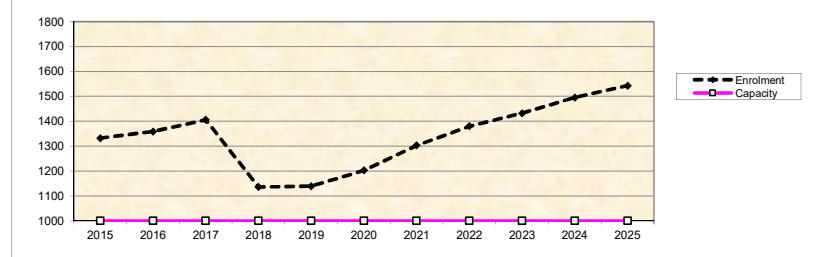
In the fall of 2019, the District will be opening Maddaugh Elementary, a new 655 capacity school; and then in September 2020, another new elementary school, Regent Road, will be opened, also a 655 capacity school. Prior to the opening of the schools, the District will do a public consultation to discuss boundary and program changes for the area. We anticipate that the opening of the new schools will relieve the enrolment pressure in the Clayton area.

École Salish Secondary will be open for September 2018/19 school year. This school has been built to relieve enrolment pressure at both Lord Tweedsmuir and Clayton Heights Secondary. A 500 capacity addition for Clayton Heights Secondary is on the District's current 5 year Capital Plan.

Latimer Road Elementary



Clayton Heights 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: 18-0006-00
 Project Location: 19044 - 60B 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 in an old growth area with a variety of mixed urban and suburban zonings including RA, RH, RF-SS and RF. The site is currently double-fronting, with 60B Avenue at the north side and 60A Avenue, a small cul-de-sac enclave, at the south side.

On the northern half of the 60A Avenue cul-de-sac at the south side, the lots are zoned RH (including the subject site), and the homes are oriented to face north (so the rear of the homes face the cul-de-sac). These homes are completely concealed by fencing and hedging, providing no architectural context. Homes on the south side of the 60A Avenue cul-de-sac were constructed in the early 1990's, and include:

- Low mass 3500 sq.ft. "Modern California Stucco" Two-Storey with triple garage
- Low mass 2000 sq.ft "Modern California Stucco" Bungalow w/ stucco pillar detailing
- Mid mass 3300 sq.ft. "Modern California Stucco" Two-Storey with double garage
- Low to mid scale 3000 sq.ft. "Neo-Traditional" Two-Storey. Vinyl siding and brick
- Mid to high scale 2800 sq.ft. "West Coast Traditional - Colonial" Basement Entry vinyl and brick
- Mid to high scale 2800 sq.ft. "West Coast Traditional" Basement Entry vinyl / brick

One of these homes has a cedar shingle roof, and the others have a shake profile asphalt shingle roof surface. Homes and yards are well kept.

Lots on the north side of 60B Avenue, opposite the subject site at the north side are zoned RA. Homes include:

- Low mass 1960's Bungalow with white aluminum siding
- High mass (box-like) 1960's Basement Entry dwelling with double carport, prominent street facing deck over full width of home. White aluminum siding, brick
- High mass, 1960's Bungalow with fully above ground basement. Triple garage. Cedar siding with brick feature.
- Low mass, 1950's 900 sq.ft. Bungalow with horizontal cedar siding
- High mass, 1960's, 3000 sq.ft. Basement Entry home.

Lots on the south side of 60B Avenue (same side as subject site) include:

- Late 1980's, 2400 sq.ft. "West Coast Traditional" Split level with desirable well balanced mid scale massing design. Vinyl siding with brick accent
- Early 1980's, 2400 sq.ft. "Rural Heritage" style Basement Entry home with mid scale massing. Covered entrance veranda. Vinyl siding. Brick. Shutters.

With the exception of one home with a tar and gravel roof, all homes on the north side of the subject site have an asphalt shingle roof.

The lot at 19026 - 60B Avenue, which is adjacent to the west side of the subject site, is under application 17-0178-00 for subdivision from one RH zone lot to 4 RF zone lots. The homes are expected to be 3600 sq.ft. (including garage) Two-Storey homes with in-ground basements. These homes are expected to meet high new (post year 2016) standards for massing design, construction components, and architectural design. The homes implied by the building scheme for this adjacent project will positively affect the character of this area. Therefore, future consistency is best achieved by using "building scheme regulations context" from the adjacent site to the west.

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF zoned subdivisions, rather than to emulate specific components of the context homes.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional", "Neo-Heritage", and compatible styles that provide a style bridge between old urban and modern urban. 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 :** 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 on surrounding homes range from low mass low profile Bungalows to high mass box-like Basement Entry homes. There are numerous Two-Storey homes with low to mid-scale massing characteristics that can be considered to meet modern massing design standards. Massing designs for the subject site should meet new standards for RF 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 are one storey in height on all homes. 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, and to allow for modern emphasis on the entrance element, providing there is not over-emphasis. The 1 - 1 ½ storey range for entrance elements is consistent with regulations for the new site to the west.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, aluminum, stucco, 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 standards for post 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 :** 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 bylaw. 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: At the north side of the site, on the north side of 60B Avenue are small old urban Bungalows and box-like Basement Entry homes situated on large RA zoned lots. On the south side of 60B Avenue (also at the north side of the site) are two box-like Basement Entry homes and one Split Level home with desirable, well balanced mid-scale massing design. Homes at the south side range include two Basement Entry homes, one Bungalow, and three Two-Storey type, which range in size from 2000 - 3500 sq.ft.. Massing designs range from low to high, with numerous homes in the desirable "low to midscale" range. Roof slopes range from 5:12 to 12:12 and all have an asphalt shingle roof (except for one cedar shingle roof). Homes are either clad in stucco only (no masonry accent) or they are clad in vinyl with a brick accent. The colour range is neutral and natural only (no primary colours or derivatives). Homes and yards 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", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, 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)

There are homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2016) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards

commonly found in post year 2016 RF zoned subdivisions, rather than to specifically emulate the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone. If vinyl is used, 75% of the front wall face must be clad in materials other than vinyl (Hardiplank, Stucco, Cedar, and masonry accents).

“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 this development, except on trim. “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 also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

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: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** April 17, 2018

Reviewed and Approved by:  **Date:** April 17, 2018

Table 3. Tree Preservation Summary.

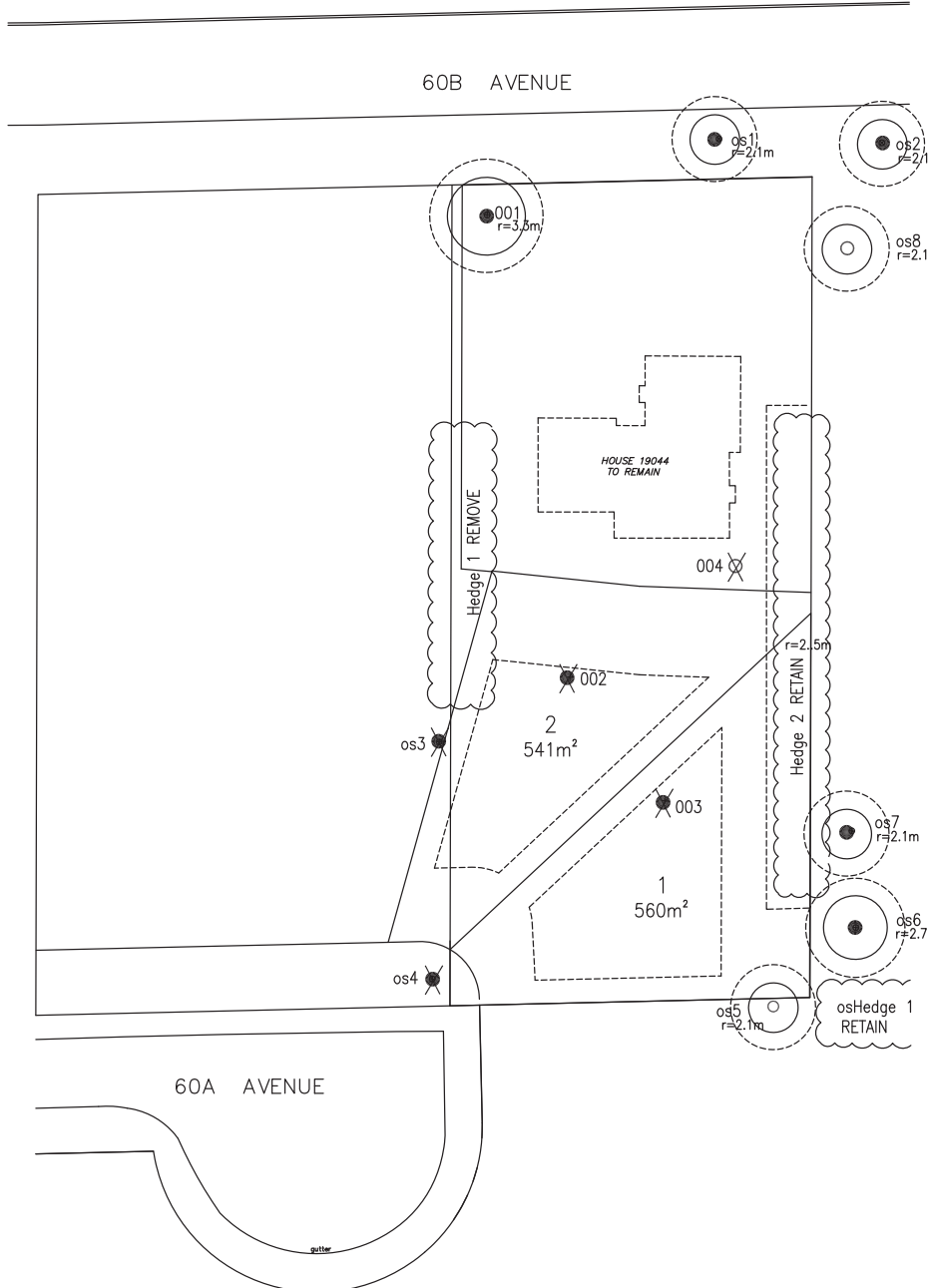
TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	19044 60B Avenue
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Qualified Tree Risk Assessor BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	30
Protected Trees to be Removed	11
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	17
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 11 X two (2) = 22	22
Replacement Trees Proposed	5
Replacement Trees in Deficit	17
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary prepared and
submitted by:


Arborist

December 21,
2017

Date



LEGEND

- = UNSURVEYED TREE
- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- (with cross) = PROTECTION BARRIER

DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC
 BCSLA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3C 3E3
 PHONE (604) 857-2376

CLIENT
 MR. GORDON BRANTING
 c/o HUB ENGINEERING INC.
 SUITE #212
 12992 - 76 AVENUE
 SURREY, B.C.
 V3W 2V6
 604-572-4328

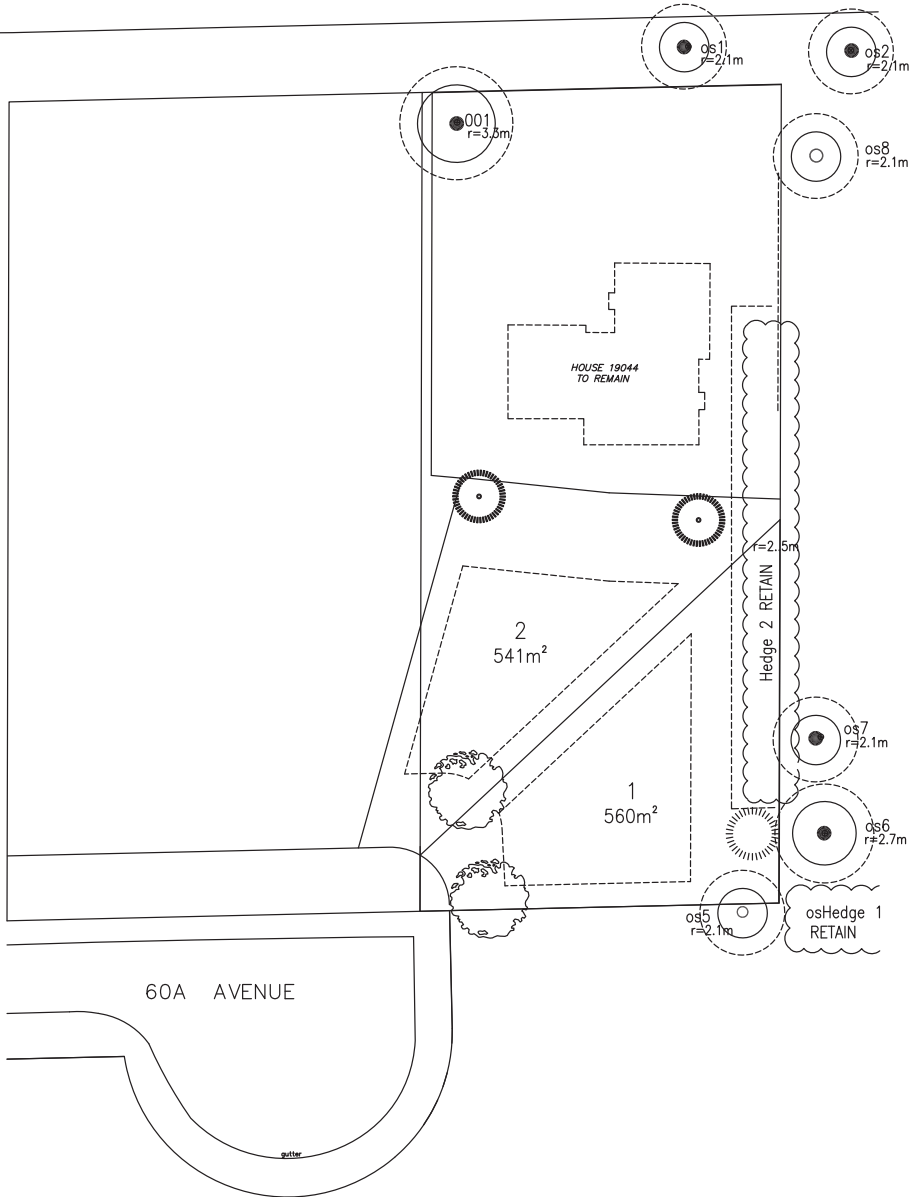
TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 2 LOT SUBDIVISION
 19044 - 60B AVENUE
 SURREY, B.C.

SCALE 1:200	DATE DEC/17
DRAFT	DWTD
ENL	DWTD
APPRD	AS BUILT



PRINTED	JOB No.
	DRAWING No.
	TR-1

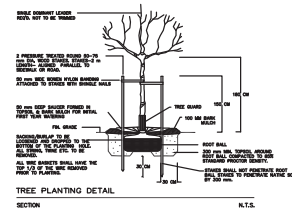
60B AVENUE



KEY	PLANT LIST		QTY.	SIZE	SPACING	REMARKS
	BOTANICAL NAME	COMMON NAME				
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	2	6 CM. CAL.	AS SHOWN	B. & B.
	CHAMEACYPARIS NOOTKATENSIS PENDULA	WEeping NOOTKA CYPRESS	2	3.00 METERS	AS SHOWN	B. & B.
	PICEA PUNGENS GLAUCA	BLUE SPRUCE	1	3.00 METERS	AS SHOWN	B. & B.

NOTES / GENERAL

- PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE SCHEMATIC "LATEST SCHEMATIC". CHANGES SPECIES ARE SPECIFIED AS PER "LATEST SCHEMATIC" FROM PLANT SIZE AND CHANGING SPECIES ARE THE OWNER'S RESPONSIBILITY. SPECIES AND PLANT SIZE MUST BE AVAILABLE FOR APPROVAL FROM THE "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SOURCE TO INCLUDE LOWER BOUNDARY AND PROTECTIVE WALLS. SUBSEQUENT TREE CUTTING MUST BE APPROVED BY THE "LANDSCAPE ARCHITECT" PRIOR TO ANY WORK. ANY SUBSTITUTION TO SPECIFIED MATERIAL, UNLESS OTHERWISE SPECIFIED, SHALL BE SUBJECT TO THE APPROVAL OF THE ARCHITECT PRIOR TO BEING USED FOR CONSTRUCTION. SUBSTITUTIONS ARE SUBJECT TO THE LANDSCAPE SCHEMATIC.
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "TREE-FREE" SOURCES. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "BC LANDSCAPE CONTRACT" PERMITS CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BRITISH COLUMBIA "LANDSCAPE CONTRACT".
- MIN. GRADING MEASUREMENT OVER PROPOSED SURFACE SHALL BE:
 - LAWN AREAS: 100 mm
 - GRASS COVER AREAS: 100 mm
 - DRIVE AREAS: 100 mm
 - WALKWAYS: 100 mm
 - WATER AREAS: 100 mm
 - 100 mm ABOVE FOOT WALL
- GRADING MEASUREMENT SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS SPECIFIED IN THE SCHEMATIC FOR AREAS 1 AND AREAS 2. AREAS 1 AND AREAS 2 SHALL BE CONSIDERED AS ONE UNIT FOR THE PURPOSES OF TESTING. PROPOSED GRADING MEASUREMENT SHALL BE TESTED BY A REGISTERED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL OBTAINED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- SOILS OR IMPROVED SOILS SHALL MEET THE REQUIREMENTS OF THE STANDARD FOR GRADING. SOILS SHALL BE VERTICALLY FREE FROM FOREIGN MATTER INCLUDING PLANT MATERIAL, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM DRIP BENCH.
- PLANT SPECIES AND QUANTITIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVAL OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT HIS OWN COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES, AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AREA IN A CLEAN AND PRESCRIBED CONDITION, FREE FROM ALL OBSTRUCTIONS.



TREE PLANTING DETAIL SECTION N.T.S.



LEGEND

- = UNSURVEYED TREE
- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISIONS	NO.

C. KAVOLINAS & ASSOCIATES INC.
 BCSLA CSA
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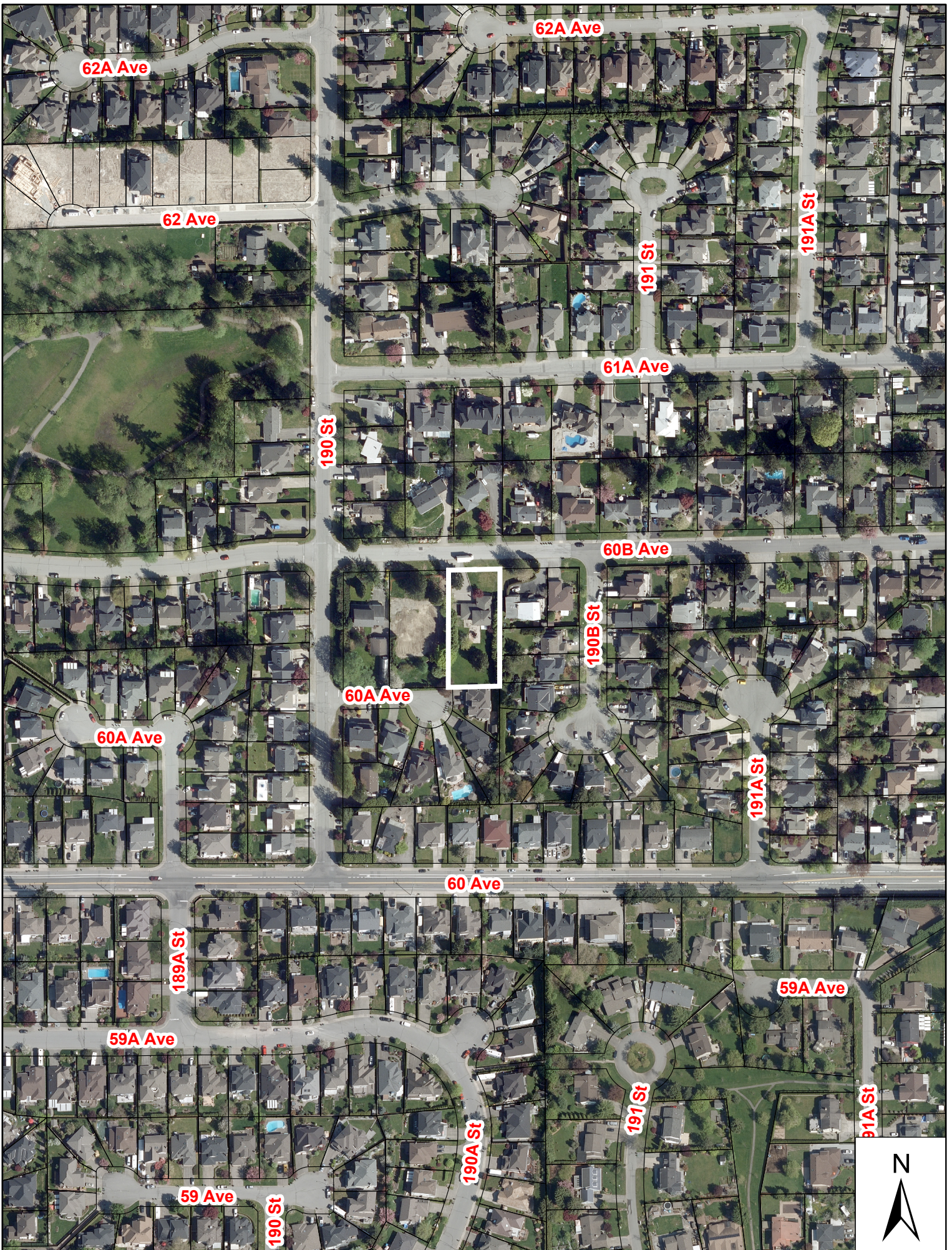
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 SUITE #212
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TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 2 LOT SUBDIVISION
 19044 - 60B AVENUE
 SURREY, B.C.

SCALE: 1:200	DATE: DEC/17
DRAWN: DWD	DATE: DWD
ENL: DWD	DATE: DWD
APPROVED: AS BUILT	DATE: DWD

PRINTED: **TR-2**
 DRAWING No.







Cloverdale Community Association

Website: www.cloverdalecommunity.org

January 14, 2019

Christopher Lumsden
City of Surrey
Planning and Development Department
13450-104 Avenue
Surrey BC V3T 1V8

Re: 7918-0006-00 / 19044 - 60B Avenue

Dear Mr. Lumsden:

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

After obtaining more information from the City and also working with the developer's consultant, the consultant has agreed to incorporate the following modifications into the building scheme:

1. Increase the minimum clear interior width of the garage to 6.1m (20'-0") and a minimum clear interior depth of 6.4m (21'-0").

Please keep us updated with any changes which may occur after this letter has been received by you.

We trust the above information is satisfactory and as always, we expect our comments to be added in the planning report and project file for council to review.

Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Bola".

Mike Bola
President
Cloverdale Community Association
604-318-0381

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0006-00

Issued To:

(the "Owner")

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: 003-749-461
Lot 3 Section 9 Township 8 New Westminster District Plan 66234

19044 - 60B 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:

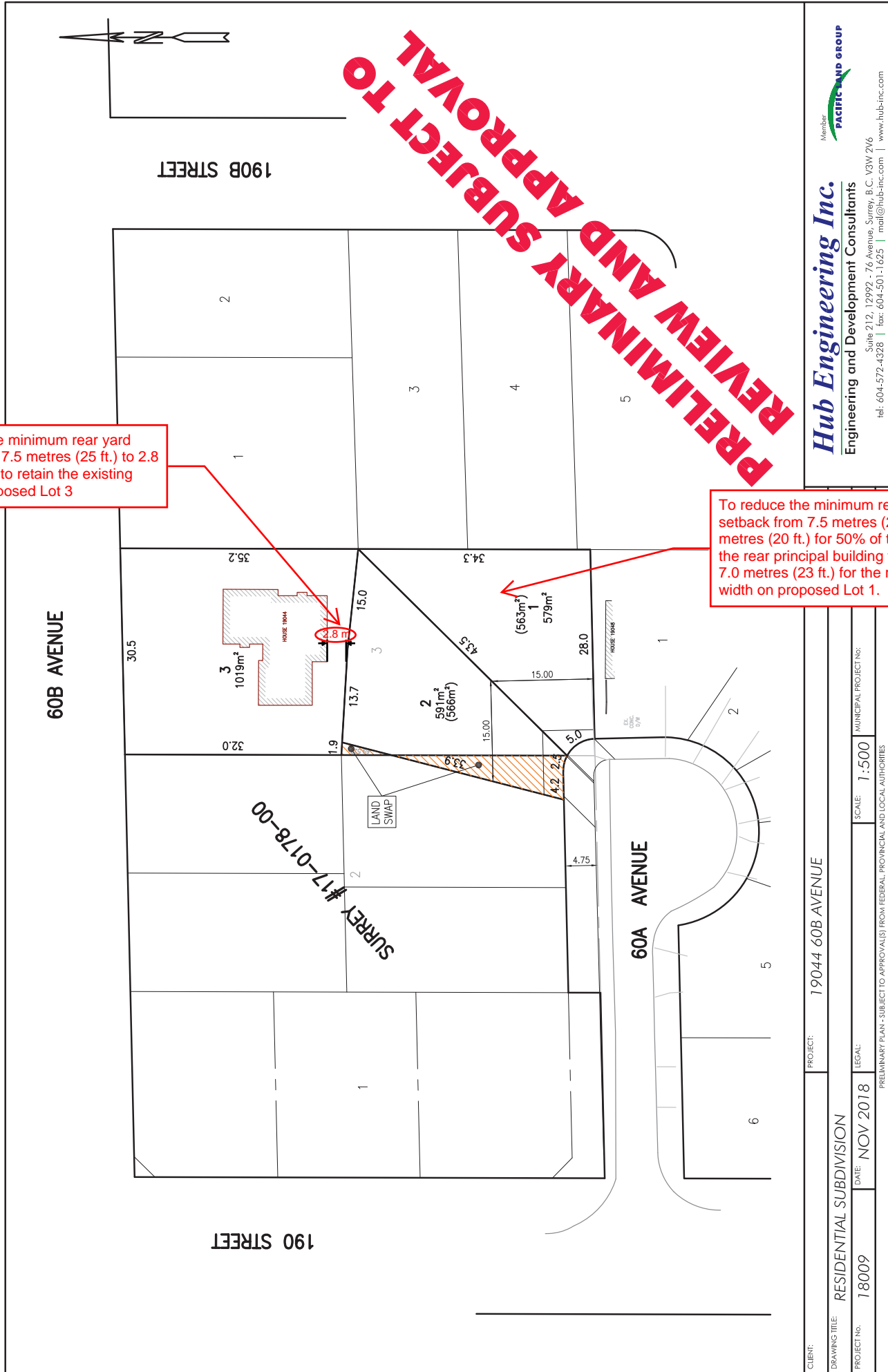
- (b) If the civic address(es) change(s), the City Clerk is directed to insert the new civic address(es) for the Land, as follows:

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
 - (a) In Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)" the minimum rear yard setback for a principal building on proposed Lot 1 is reduced from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the width of the rear building face and 7.0 metres (23 ft.) for the remaining width; and
 - (b) In Section F Yards and Setbacks of Part 16 "Single Family Residential Zone (RF)" the minimum rear yard setback for the principal building to be retained on proposed Lot 3 is reduced from 7.5 metres (25 ft.) to 2.8 metres (9 ft.).
5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A, which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

Mayor – Doug McCallum

City Clerk



To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 2.8 metres (9 ft.) to retain the existing home on proposed Lot 3

To reduce the minimum rear yard setback from 7.5 metres (25 ft.) to 6.0 metres (20 ft.) for 50% of the width of the rear principal building face and 7.0 metres (23 ft.) for the remaining width on proposed Lot 1.

Member
PACIFIC HUB GROUP
Hub Engineering Inc.
 Engineering and Development Consultants
 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:	19044 60B AVENUE
DRAWING TITLE:	LEGAL:	RESIDENTIAL SUBDIVISION
PROJECT NO.:	DATE:	18009 NOV 2018
SCALE:	MUNICIPAL PROJECT NO.:	1:500
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES		