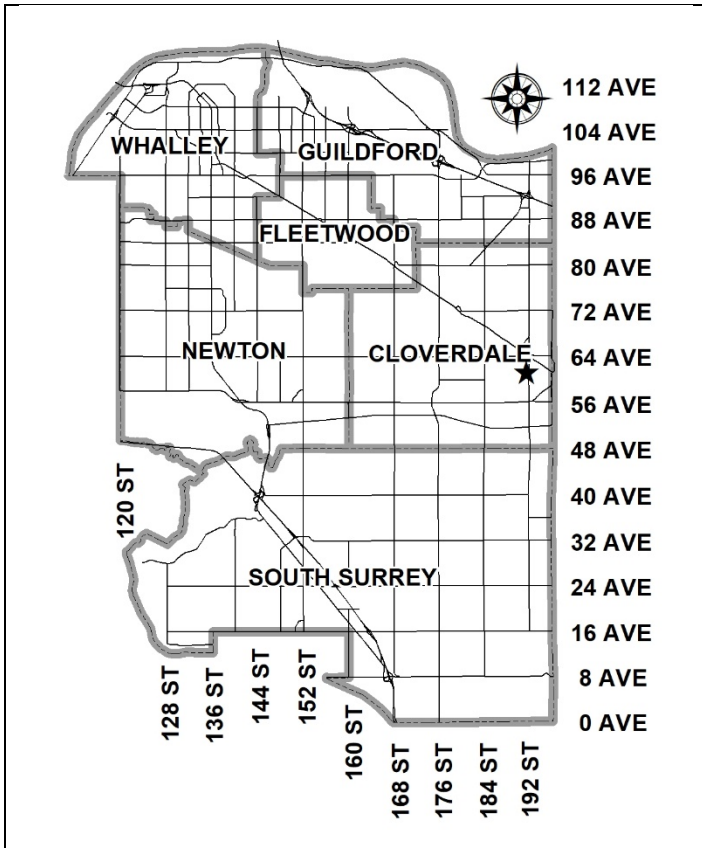


Planning Report Date: March 11, 2019



**PROPOSAL:**

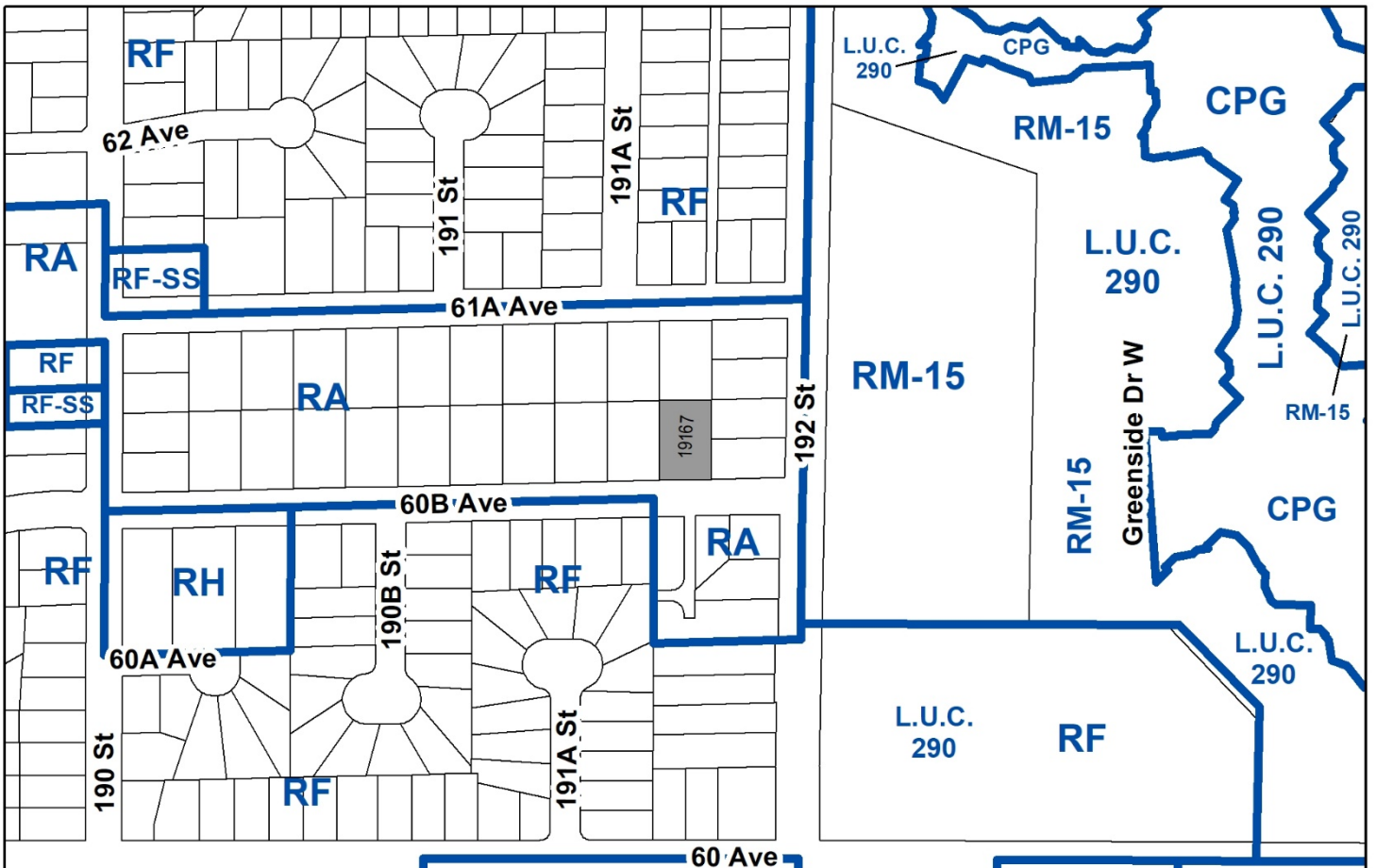
- Rezoning from RA to RF; and
- Development Variance Permit

to allow subdivision into two (2) single family lots with reduced lot width.

LOCATION: 19167 - 60B Avenue

ZONING: RA

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

- Seeking a reduced lot width for proposed Lots 1 and 2 from 15.0 metres (50 ft.) to 14.4 metres (47 ft.) under the RF Zone.

### RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the Official Community Plan (OCP).
- Complies with the Metro Vancouver Regional Growth Strategy Designation of General Urban.
- The proposed subdivision is consistent with established single family residential lots to the south of 60B Avenue. A similar lot pattern could be achieved to the west through future rezoning and subdivision applications.
- The proposed density and building form are appropriate for this part of East Cloverdale.
- Proposed Lots 1 and 2 exceed both the minimum lot depth and lot area requirements of the RF Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0119-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF Zone from 15 metres (50 ft.) to 14.4 metres (47 ft.) for two proposed single family residential lots.
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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

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 student at Latimer Road Elementary School  
1 Secondary students 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 October 2020.

SITE CHARACTERISTICS

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

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single Family Dwellings	Urban	RA
East:	Single Family Dwellings	Urban	RA
South (Across 60B Avenue):	Single Family Dwellings	Urban	RA & RF
West:	Single Family Dwellings	Urban	RA

DEVELOPMENT CONSIDERATIONSBackground

- The 0.13-hectare site (0.3-acre) subject site is located on the north side of 60B Avenue, just west of 192 Street in Cloverdale.
- The subject site is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".

Current Proposal

- The proposal is to rezone the subject site from "One Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)", to allow subdivision into two (2) single family residential lots. (Appendix II)
- Proposed Lots 1 and 2, fronting 60B Avenue, are proposed to be 637 square metres (6857 sq. ft.) each in area. Both Lots 1 and 2 will have a width of 14.4 metres (47 ft.). Lot 1 will have a depth of 44.05 metres (145 ft.) and Lot 2 will have a depth of 44.07 metres (145 ft.).
- Proposed Lots 1 and 2 will have vehicular access from 60B Avenue.
- Both proposed lots meet the minimum area and lot depth requirements of the RF Zone, however, a Development Variance Permit is requested to reduce the minimum lot width for proposed Lots 1 and 2 from 15.0 metres (50 ft.) to 14.4 metres (47 ft.) under the RF Zone.
- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed subdivision is consistent with established single family residential lots to the south of 60B Avenue. A similar lot pattern could be achieved to the west through future rezoning and subdivision applications.

### Neighbourhood Character Study & Building Scheme

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant.
- The Design Consultant conducted a character study of the surrounding homes which suggest that the older housing stock in the area does not provide suitable architectural context. There are only two newer homes in the area that provide some architectural context for the subject site. These homes influenced the proposed building design guidelines for the subject property, which recommend updated design standards (Appendix V).

### Preliminary Lot Grading

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

### PRE-NOTIFICATION

- In accordance with Council policy, a Development Proposal Sign was installed on the site and Pre-notification letters were sent on May 31, 2018 to inform adjacent property owners about the proposed development. As a result, staff received two emails. The respondents expressed the following comments (*staff response in italics*):
  - It will be unsafe for local elementary school students walking in the area with an increase in cars due to the additional lot.

*(Staff notes that there is an existing sidewalk fronting the subject property for pedestrian safety.)*
  - The rezoning is good for the community because these smaller lots will increase affordability to the area. Younger families will be able to move in and better utilize the existing schools, parks and infrastructure.
- The Cloverdale Community Association (CCA) was also engaged through the pre-notification process. The CCA expressed concern about garage sizes to accommodate large vehicles. That concern was addressed by including a larger garage size provision in the Building Scheme. The CCA is supportive of the proposed development (Appendix VII) on this basis.
- It is noted that prior to submitting the subject application, the applicant canvassed neighbouring property owners to gather support for this proposal. The applicant noted that he was unable to reach many property owners as many neighbouring properties are rented out. Of those properties canvassed, four (4) were not in support of the proposal, two (2) were in support and one (1) was undecided. Since this time, City staff have received minimal response to public notification and as such it appears that generally property owners in this area are not concerned with this proposal.

TREES

- Andrew C. MacLellan, ISA Certified Arborist of BC Plant Health Care Inc. 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 On-site Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b>			
Walnut	1	0	1
Cherry	1	1	0
Holly	1	1	0
<b>Coniferous Trees</b>			
Norway Spruce	6	3	3
Western Red Cedar	7	7	0
<b>Total</b>	<b>16</b>	<b>12</b>	<b>4</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>3</b>	
<b>Total Retained and Replacement Trees</b>		<b>7</b>	
<b>Contribution to the Green City Fund</b>		<b>\$8,400</b>	

- The Arborist Assessment states that there are a total of sixteen (16) protected trees on the site, and no Alder and Cottonwood trees. It was determined that four (4) trees on-site 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.
- There are six (6) off-site protected trees, all of which will be retained.
- The proposed tree preservation on the site will require supervision by an arborist during construction.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of twenty-four (24) replacement trees on the site. Since only three (3) replacement trees can be accommodated on the site, the deficit of twenty-one (21) replacement trees will require a cash-in-lieu payment of \$8,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 7 trees are proposed to be retained or replaced on the site with a contribution of \$8,400 to the Green City Fund.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on March 20, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• Within an urban infill area</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The development will include the potential for Secondary Suites</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The development incorporates Low Impact Development Standards.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• None proposed</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• None proposed</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• None proposed</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• The surrounding community was notified via a pre-notification letter and a Development Proposal Sign as required by the City,</li> <li>• A Public Hearing will be required as part of the rezoning process.</li> <li>• The Cloverdale Community Association was consulted regarding this project.</li> </ul>

**BY-LAW VARIANCE AND JUSTIFICATION**

(a) Requested Variance:

- Seeking a reduced lot width for proposed Lots 1 and 2 from 15.0 metres (50 ft.) to 14.4 metres (47 ft.) under the RF Zone.

Applicant's Reasons:

- To allow subdivision into two (2) RF-zoned lots.

Staff Comments:

- Proposed Lots 1 and 2 exceed both the minimum lot depth and lot area requirements of the RF Zone.

- The proposed lots are 0.53 metres (1.75 ft.) narrower than the minimum 15 metre (50 ft.) width requirement of the RF Zone, which should have minimal impact on the streetscape.
- The proposed subdivision is consistent with established single family residential lots to the south of 60B Avenue. A similar lot pattern could be achieved to the west through future rezoning and subdivision applications.
- Staff support the proposed variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey, Tree Preservation & Tree Replacement
Appendix VII.	Letter from Cloverdale Community Association (CCA)
Appendix VIII.	Development Variance Permit No. 7918-0119-00

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

SJ/cm



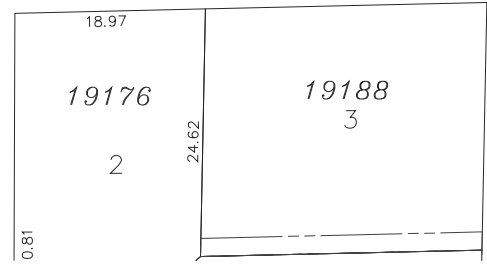
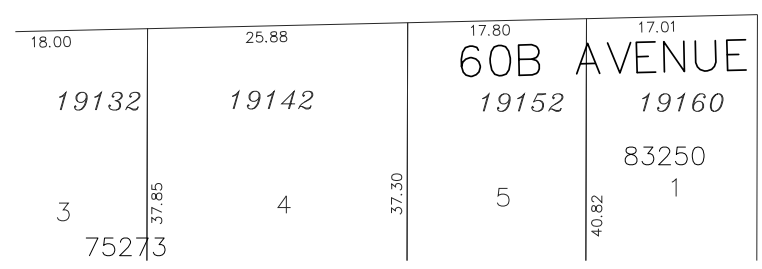
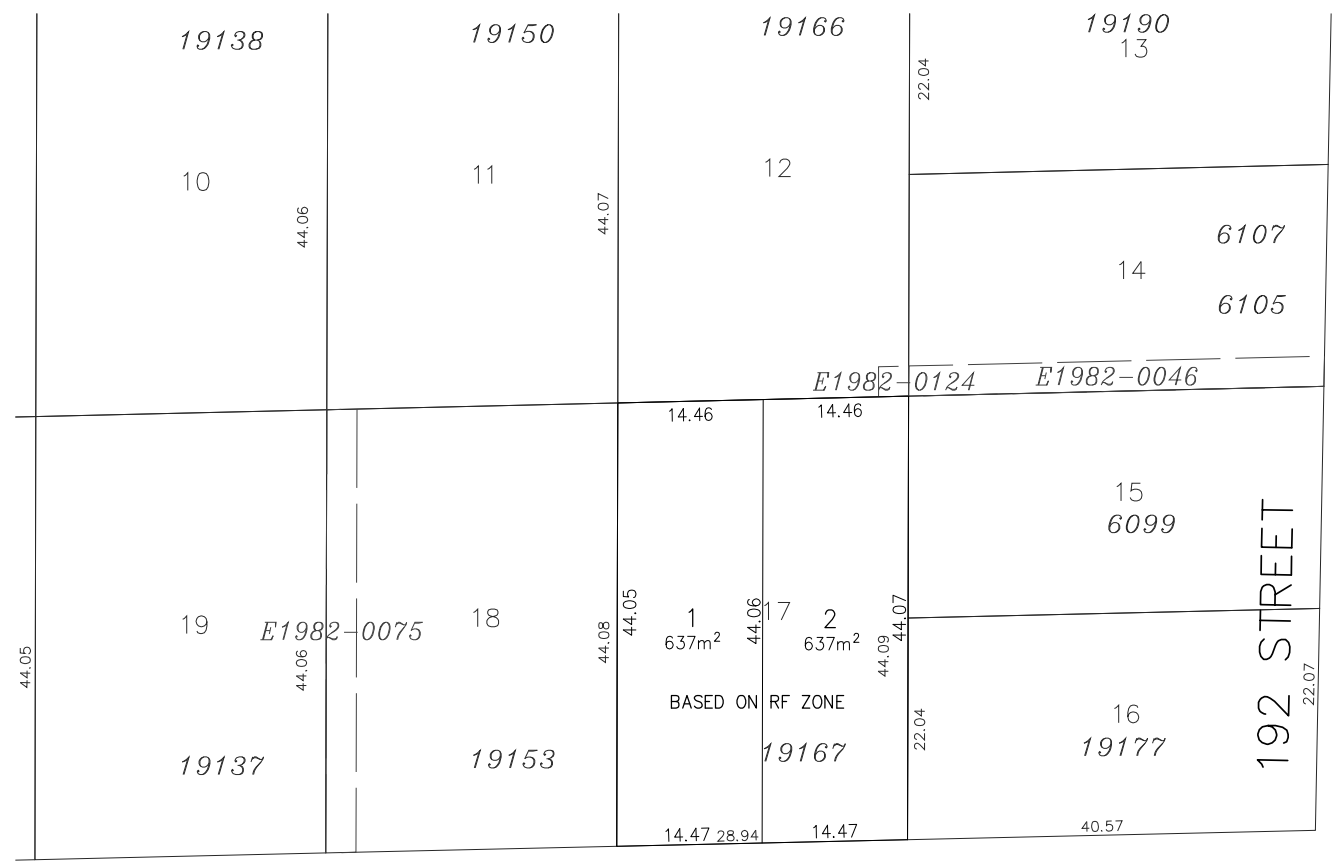
APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Proposed Zoning: RF

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	0.3150
Hectares	0.1275
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	14.4 m
Range of lot areas (square metres)	637 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	15.68 uph (6.34 upa)
Lots/Hectare & Lots/Acre (Net)	16.87 uph (6.83 upa)
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	7%
Total Site Coverage	47%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
	<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	NO
Others	YES Lot Width

BENCHMARK & CONTROL  
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO.  
 ELEV.  
 LEGAL DESCRIPTION OF PROPERTY  
 LOT 17, SEC 9, TWP 8, NWO, PLAN 14700



**NOTES:**  
 1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.  
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.  
 3. EXISTING HOUSE TO BE REMOVED

No.	Date	Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com



VIJAY ATWAL  
 12363 - 75 AVENUE, SURREY, BC V3V 2S7  
**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 19167 - 60B AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A
Designed: NT	Job No. 18-3602	Of
P.W. P.U.	Date JAN/2018	Revision
Approved:	Date	Revision

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

FROM: **Development Engineer, Engineering Department**

DATE: **Jan 07, 2019** PROJECT FILE: **7818-0119-00**

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RE: **Engineering Requirements  
Location: 19167 60B Ave**

### REZONE AND SUBDIVISION

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

- No additional road dedications required

#### *Works and Services*

- Remove existing driveway letdown and reinstate to City Standards;
- Construct a 6.0m driveway letdown to each lot along 60 B Avenue;
- Provide a storm, water and sanitary service connection to each lot; and
- Provide on-site sustainable drainage works to meet the Cloverdale McLellan Integrated Stormwater Management Plan requirements.

A Servicing Agreement is required prior to Rezone and Subdivision.



Tommy Buchmann, P.Eng.  
Acting Development Services Manager

SC



Planning

March 6, 2019

**THE IMPACT ON SCHOOLS**

APPLICATION #: 18 0119 00 (Updated)

**SUMMARY**

The proposed are estimated to have the following impact on the following schools:

2 Single family with suites

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

Elementary Students:	1
Secondary Students:	1

**September 2018 Enrolment/School Capacity**

<b>Latimer Road Elementary</b>	
Enrolment (K/1-7):	82 K + 450
Operating Capacity (K/1-7)	38 K + 442
<b>Clayton Heights Secondary</b>	
Enrolment (8-12):	1096
Capacity (8-12):	1000

**School Enrolment Projections and Planning Update:**

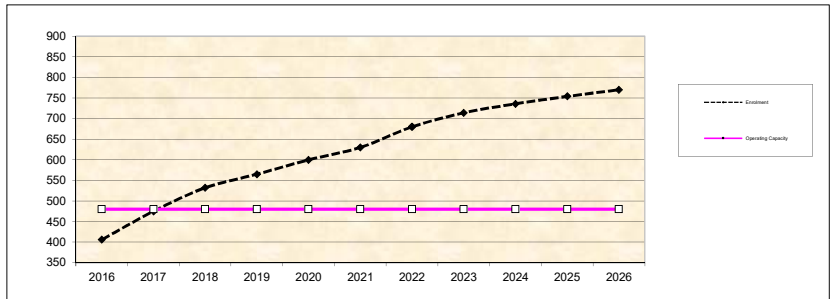
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

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.

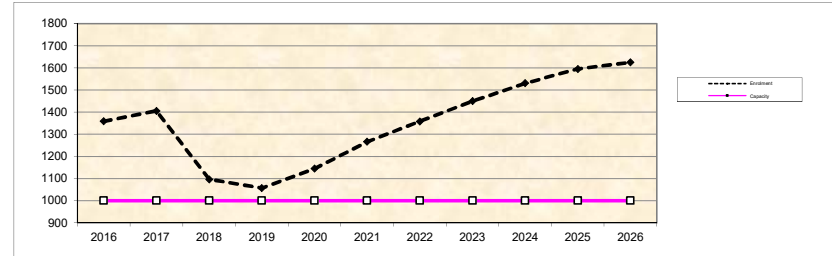
In the fall of 2021, the District will be opening Maddough Elementary, a new 655 capacity school; and another new elementary school, Regent Road which is also a 655 capacity school. Prior to the opening of the schools, the District will do a public consultation to discuss boundary and program changes for the area Spring 2019.

Ecole Salish Secondary opened in September 2018. 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: 18-0119-00  
Project Location: 19167 - 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 on the north side of 60B Avenue (19100 block) within an old urban/suburban development area. Lots on the north side of 60B Avenue are zoned "One Acre Residential Zone" (RA), including the subject lot. Most of these homes were constructed in the 1960's and 1970's and can be described as "old urban", "West Coast Traditional", and "Neo-Traditional" styles. Home types include small simple Bungalows, Basement Entry and Two-Storey type. Some of these homes are nearing the end of their service life.

There are however, two new homes on the north side of 60B Avenue. One of these homes, three blocks west of the subject site at 19123 - 60B Avenue is a 3500(+) sq.ft. "Neo-Heritage" style Two-Storey home with an attractive mid-scale, well balanced massing design in which the bulk of the upper floor wall mass is centered on the structure, stepping down to one storey at each side. The home has a wide covered front entrance veranda in a heritage tradition. Roof slopes range from 4:12 at the veranda to 10:12 for the main roof. Trim and detailing are high quality, with layered fascia, crown moldings, and built out posts. The home is architecturally significant and the yard is landscaped to a high suburban standard, and so can be considered a context home. The other home, located two blocks west of the subject site at 19137 - 60B Avenue is a 4000(+) sq.ft. "Neo-Heritage" Two-Storey home with garage at the basement level. This home would also be considered "architecturally significant" in any neighbourhood in Surrey. Although the home is large, massing is considered midscale, with five proportionally consistent street facing projections allocated so as to produce good balance across the façade. Roof slopes are 12:12 and steeper. Trim and detailing standards are considerably above average, and so is the landscape design. This is also an ideal context home.

Most lots on the south side of 60B Avenue are zoned RF, and most homes were constructed in the late 1980's / early 1990's, with the exception of one 1970's Bungalow. The style of most these homes can be described as "West Coast Traditional", "Old urban", or "Rural Heritage". Home types include Bungalow, Two-Storey, and Basement Entry, ranging in size from 1100 - 2800 sq.ft. Massing designs range from "low" on the Bungalow, to "mid-scale" on the Two-Storey type, and "high to box-like" massing on the Basement Entry homes. These homes have roof slopes in a 4:12 to 12:12 pitch range, and all have an asphalt shingle roof. All seven homes on the south side are clad in vinyl. The trim and detailing standard is considered "modest", as is the landscape standard. Although none of these homes are objectionable, none provide suitable context for a year 2018 RF zone development.

East of the site is a large RM-15 zoned multifamily site comprised of 25 buildings. This site does not provide suitable context for a year 2018 RF zone site.

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

- 1) **Context Homes**: There are only two homes in this area that could be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide a good standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. However given proposed zoning and lot size, the new homes will be narrower and smaller than the two context homes (but likely larger than all other homes in this neighbourhood).
- 2) **Style Character** : There are a mix of styles including "old urban", "West Coast Traditional Neo-Heritage", and "Neo-Traditional". 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 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 porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding** : Cladding materials used in this area, include vinyl (dominant), cedar, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2017 developments.
- 7) **Roof surface** : This is an area in which all homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. 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 upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** On the north side of 60B Avenue are numerous old urban homes situated on RA lots. However, there are two new architecturally significant homes (19123 and 19137 - 60B Avenue) constructed with high quality materials, situated on lots landscaped to an above average standard, that stand out. Homes on the south side of 60B are mostly 1980's "old urban", "West Coast Traditional", or Neo-Heritage' style Basement Entry, Bungalow and Two-Storey homes. These homes are well kept, but are from an era that typically does not meet standards found on new homes.

## 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)**

"Context homes" include 19123 and 19137 - 60B Avenue. Homes will therefore be in a compatible style range, including "Neo-Traditional" and "Neo-Heritage" or compatible styles, which could include "West Coast Contemporary (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roofing materials. Wall cladding, feature veneers and trim treatments will meet similar standards found on the context homes.

**Exterior Materials/Colours:**

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone. However, due to high quality finishes on the two neighbouring homes to the west, the recommendation is to allow no more than 25% of the wall face on the front elevation to be clad in vinyl.

"Natural" colours such as browns, greens, clays, and other



earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

**Roof Pitch:** Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

**Roof Materials/Colours:** Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs 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:** *High modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 25 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:** August 22, 2018

**Reviewed and Approved by:**       **Date:** August 22, 2018

## 11.0 Tree Preservation Summary

Table 4. Tree Preservation Summary

**Surrey Project No:** 7918-0119-00  
**Registered Arborist:** Mitchell Ginter #PR-5112A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>16</b>
<b>Protected Trees to be Removed</b>	<b>12</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>4</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio. $\underline{\quad 0 \quad} \times \text{one (1)} = 0$	<b>24</b>
- All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 12 \quad} \times \text{two (2)} = 24$	
<b>Replacement Trees Proposed</b>	<b>3</b>
<b>Replacement Trees in Deficit</b>	<b>21</b>

Summary, report and plan prepared and submitted by:

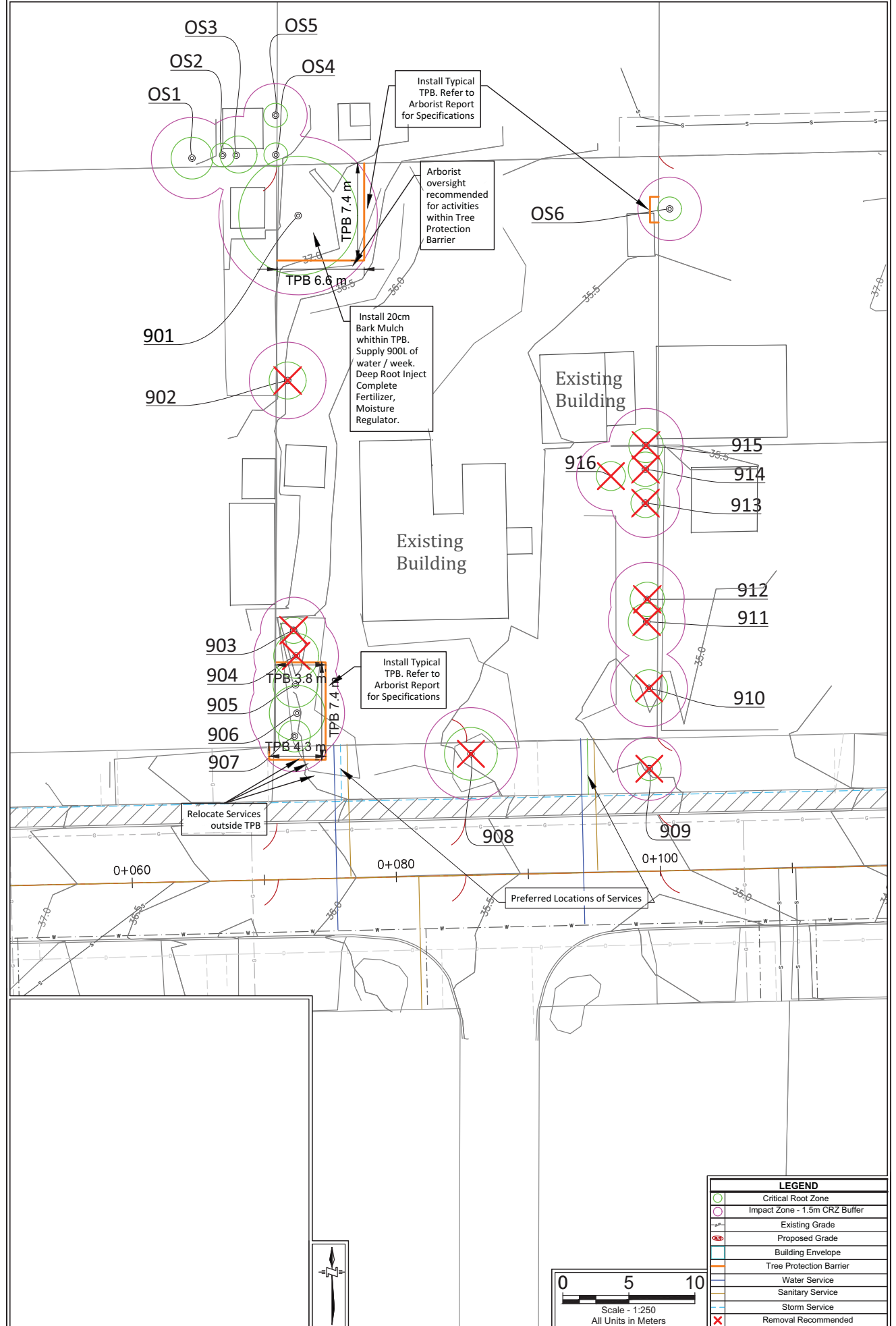


(Signature of Arborist)

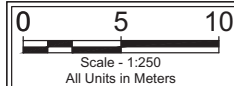
July 30th, 2018

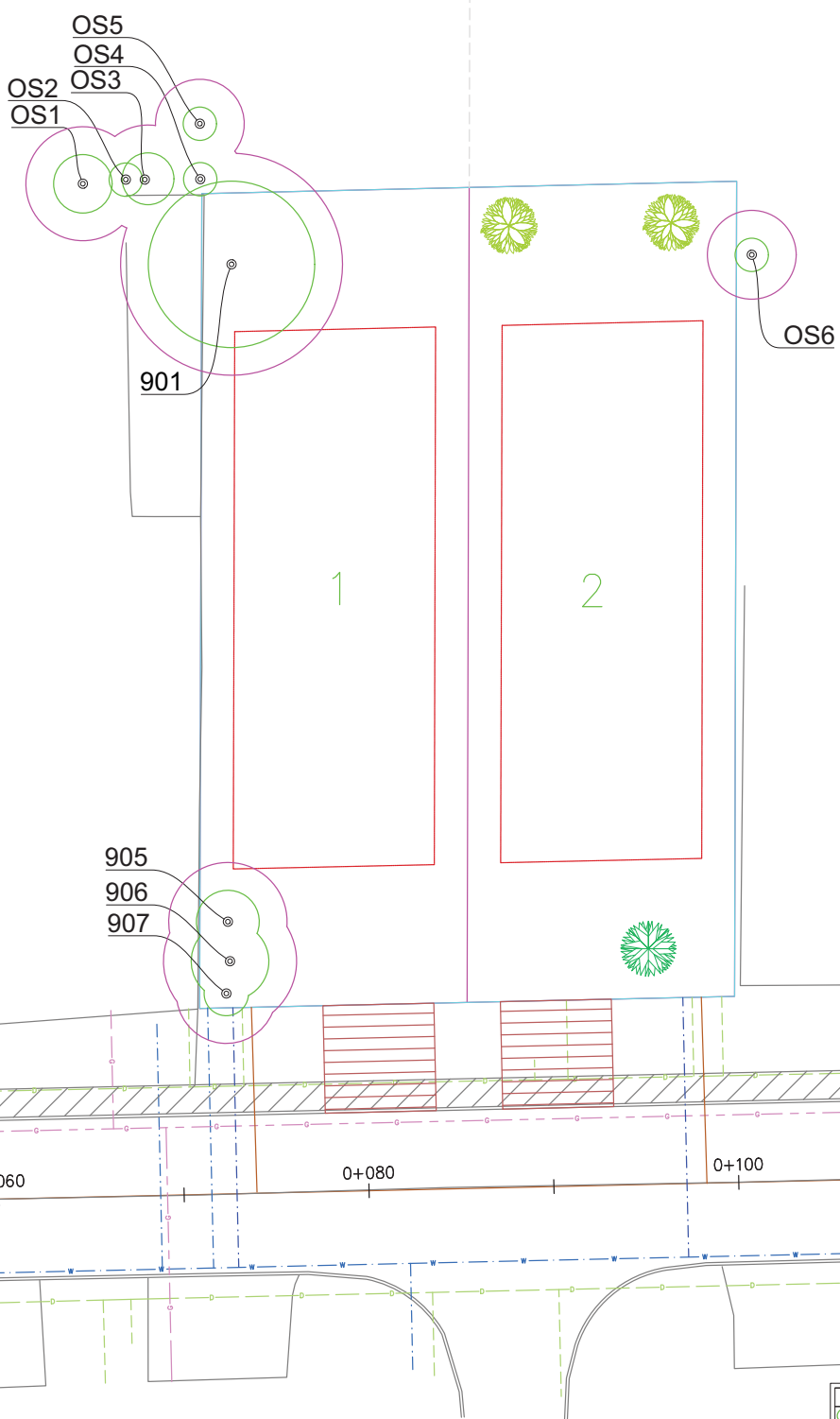
Date

'Surrey Tree Protection Bylaw 16100 Part 9: Section 60', [3] replacement trees are required for each RF lot created greater than or equal to 340m<sup>2</sup>. There are be [4] trees recommended for retention on Lot 1, and [3] replacement trees are recommended for Lot 2.



LEGEND	
	Critical Root Zone
	Impact Zone - 1.5m CRZ Buffer
	Existing Grade
	Proposed Grade
	Building Envelope
	Tree Protection Barrier
	Water Service
	Sanitary Service
	Storm Service
	Removal Recommended





LEGEND	
	Critical Root Zone
	Impact Zone (CRZ 1.5m Buffer)
	(2) <i>Ulmus Americana</i>
	(1) <i>Taxus x media 'Hicksii'</i>
	Property Line
	Building Envelope
	Driveway
	Water Service
	Water Main
	Storm Service
	Storm Main
	Sanitary Service
	Sanitary Main
	Gas Line

Andrew C. MacLellan I.S.A. Certified Arborist #ON-1978A I.S.A. Tree Risk Assessment Qualification Forestry Technician FT(dipl.)		BC Plant Health Care Inc. 18465 53 <sup>rd</sup> Avenue, Surrey, BC. P: 604-575-8727 F: 604-576-2972 E: info@bcplanthealthcare.com 24 Hour Emergency Pager: 604-607-1616		 All Units in Meters <b>SCALE</b> <b>1:400</b> <b>Production Date:</b> <b>August 9, 2018</b>	
<b>Drawing No.</b>	<b>Sheet Title</b>	<b>Surrey Project No.</b>	<b>Project Address</b>		
5 of 5	Replacement Plan	7918-0119-00	19167 60B Avenue, Surrey		
<b>Page</b>	<b>Revision No.</b>	<b>Citwest File No.</b>	<b>Client Name</b>		
23 of 31	N / A	18-3606	Mr. Vijay Atwal		

## 6.0 Recommendations

Table 3. Table of Recommendations

Tree #	Common Name	Diameter (cm)	Retain/Remove	Rationale
901	Walnut Species	149	Retain	3% CRZ overlap with building envelope. Retain behind TPB. Install 20cm Bark Mulch within TPB. Supply 900L of water / week. Deep Root Inject Complete Fertilizer, Moisture Regulator.
902	Norway spruce	46	Remove	11% CRZ conflict with building envelope.
903	Norway spruce	34	Remove	Not suitable for constraints on development
904	Norway spruce	58	Remove	10% crz conflict with building envelope.
905	Norway spruce	55	Retain	Retain behind TPB. Relocate services outside CRZ. Install 20cm Bark Mulch within TPB. Supply 330L of water / week. Deep Root Inject Complete Fertilizer, Moisture Regulator.
906	Norway spruce	70	Retain	Retain behind TPB. Relocate services outside CRZ. Install 20cm Bark Mulch within TPB. Supply 420L of water / week. Deep Root Inject Complete Fertilizer, Moisture Regulator.
907	Norway spruce	39	Retain	Retain behind TPB. Relocate services outside CRZ. Install 20cm Bark Mulch within TPB. Supply 234L of water / week. Deep Root Inject Complete Fertilizer, Moisture Regulator.
908	Cherry	66	Remove	Conflicts with grading alterations (fill >30 cm)
909	Western red cedar	30	Remove	Conflicts with grading alterations (fill >30 cm)

Tree #	Common Name	Diameter (cm)	Retain/Remove	Rationale
910	Western red cedar	45	Remove	Conflicts with grading alterations (fill >30 cm)
911	Western red cedar	46	Remove	Conflict with Building Envelope
912	Western red cedar	44	Remove	Conflict with Building Envelope
913	Western red cedar	35	Remove	Conflict with Building Envelope
914	Western red cedar	44	Remove	Conflict with Building Envelope
915	Western red cedar	43	Remove	Conflict with Building Envelope
916	Ilex sp.	36	Remove	Conflict with Building Envelope
OS1	Douglas fir	60	Retain	Tree located beyond impacts of development
OS2	Douglas fir	30	Retain	Tree located beyond impacts of development
OS3	Douglas fir	45	Retain	Tree located beyond impacts of development
OS4	Douglas fir	30	Retain	Tree located beyond impacts of development
OS5	Douglas fir	29	Retain	Tree located beyond impacts of development
OS6	Spruce	30	Retain	Tree located beyond impacts of development



# Cloverdale Community Association

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

June 21, 2018

Rene Tardif  
City of Surrey  
Planning and Development Department  
13450-104 Avenue  
Surrey BC V3T 1V8

**Re: 7918-0119-00 / 19167-60B Avenue**

Dear Mr. Tardif:

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

While this development maybe considered a standard development, we want to make sure the garage sizes are large enough to accommodate large vehicles. As with other developments, we will only support this development if the inside garage dimensions are **at least** 6.4m deep x 6.1m wide even though the City's minimum dimensions maybe less than what we have requested above.

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

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

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

Thank you.

Sincerely,

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

Mike Bola  
President  
Cloverdale Community Association  
604-318-0381

Cc: Board of Directors

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0119-00

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: 000-847-356  
 Lot 17 Section 9 Township 8 New Westminster District Plan 14700  
 19167 - 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:

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- (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 K of Part 16 "Single Family Residential Zone (RF)" the minimum lot width is reduced from 15.0 metres (50 ft.) to 14.4 metres (47 ft.) for Lots 1 and 2.



5. This development variance permit applies to only the portion of the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
  
6. 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 .

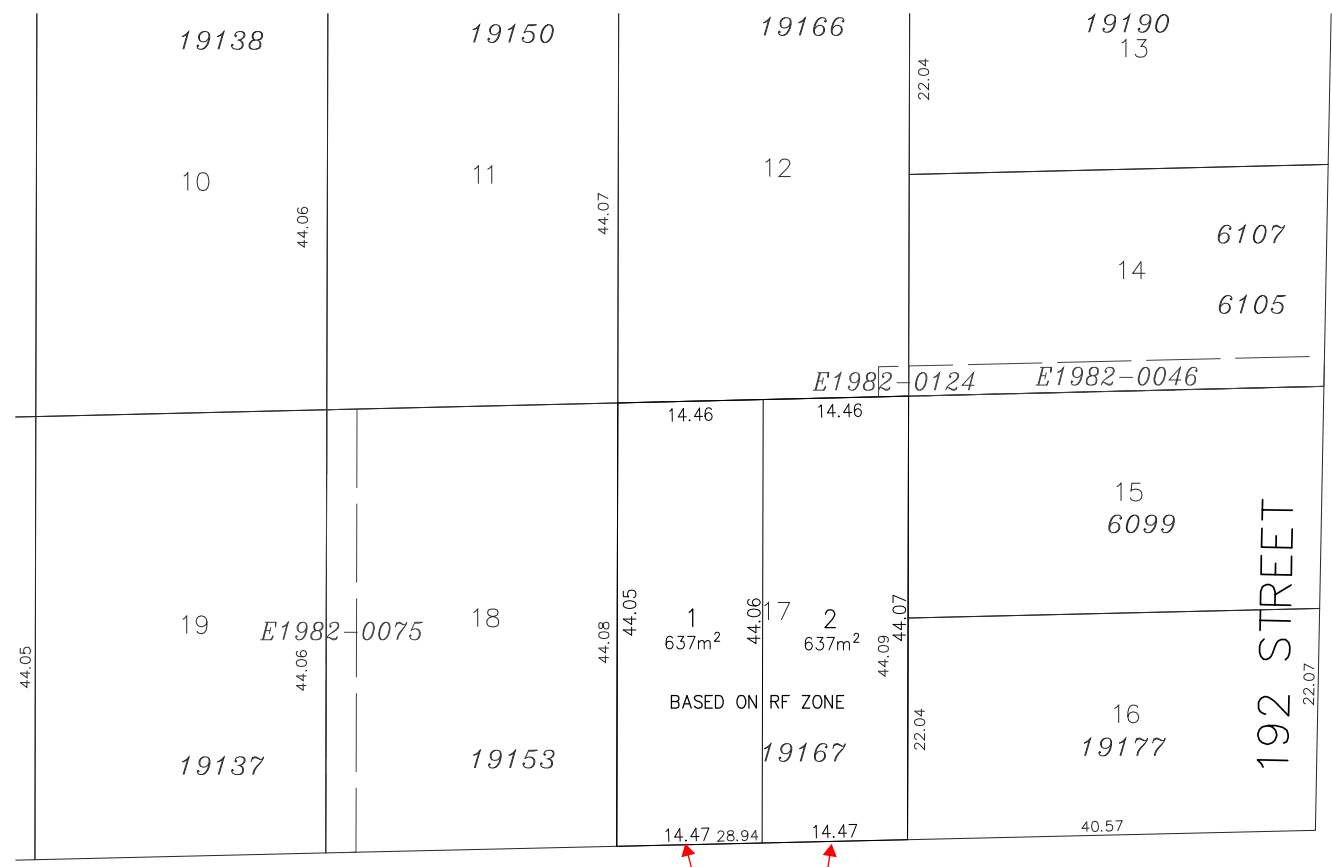
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Mayor – Doug McCallum

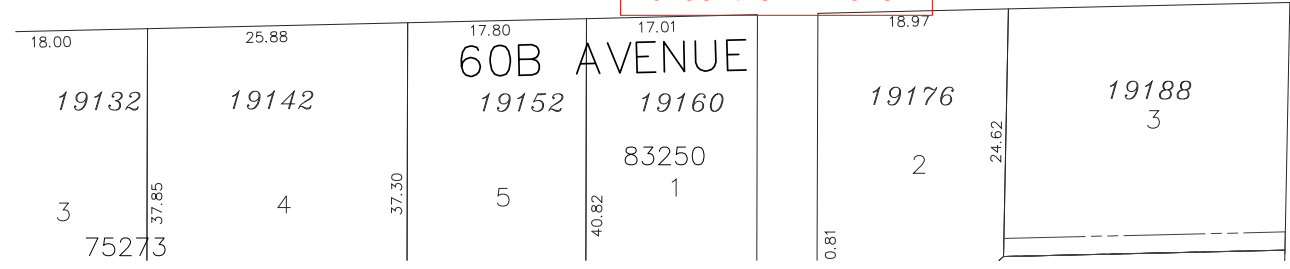
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City Clerk

BENCHMARK & CONTROL  
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO.  
 ELEV.  
 LEGAL DESCRIPTION OF PROPERTY  
 LOT 17, SEC 9, TWP 8, NWO, PLAN 14700



DVP for reduced lot widths from 15m to 14.4m for Lots 1 and 2 under the RF Zone.



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. EXISTING HOUSE TO BE REMOVED

No.	Date	Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com



VIJAY ATWAL  
 12363 - 75 AVENUE, SURREY, BC V3W 2S7  
**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 19167 - 60B AVENUE, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	<b>A</b>
Designed: NT	Job No. 18-3602	
P.W. P.U.	Date JAN/2018	Of
Approved:	Revision	