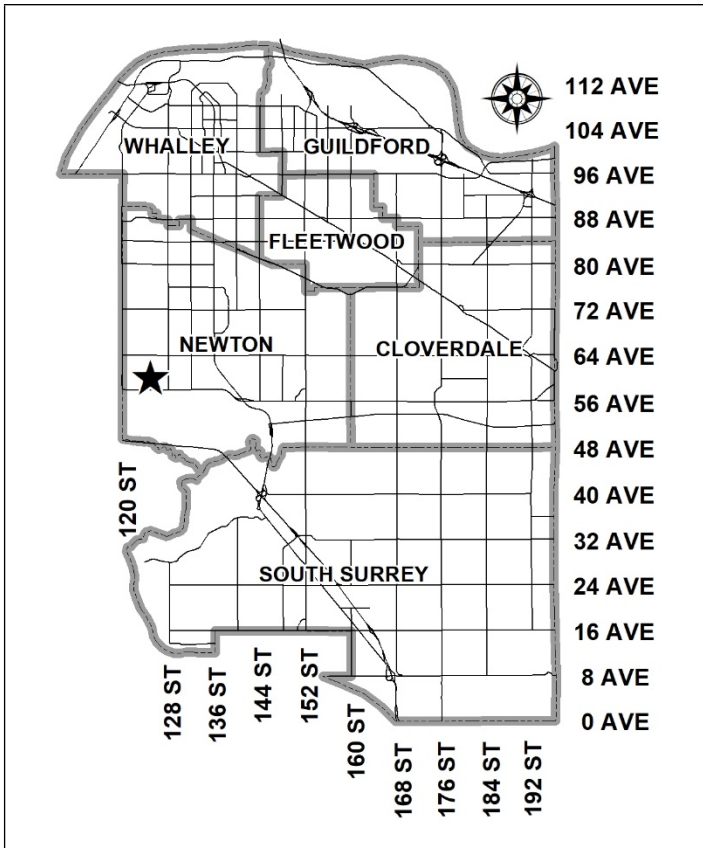


City of Surrey  
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0188-00

Planning Report Date: May 27, 2024



PROPOSAL:

- Development Variance Permit

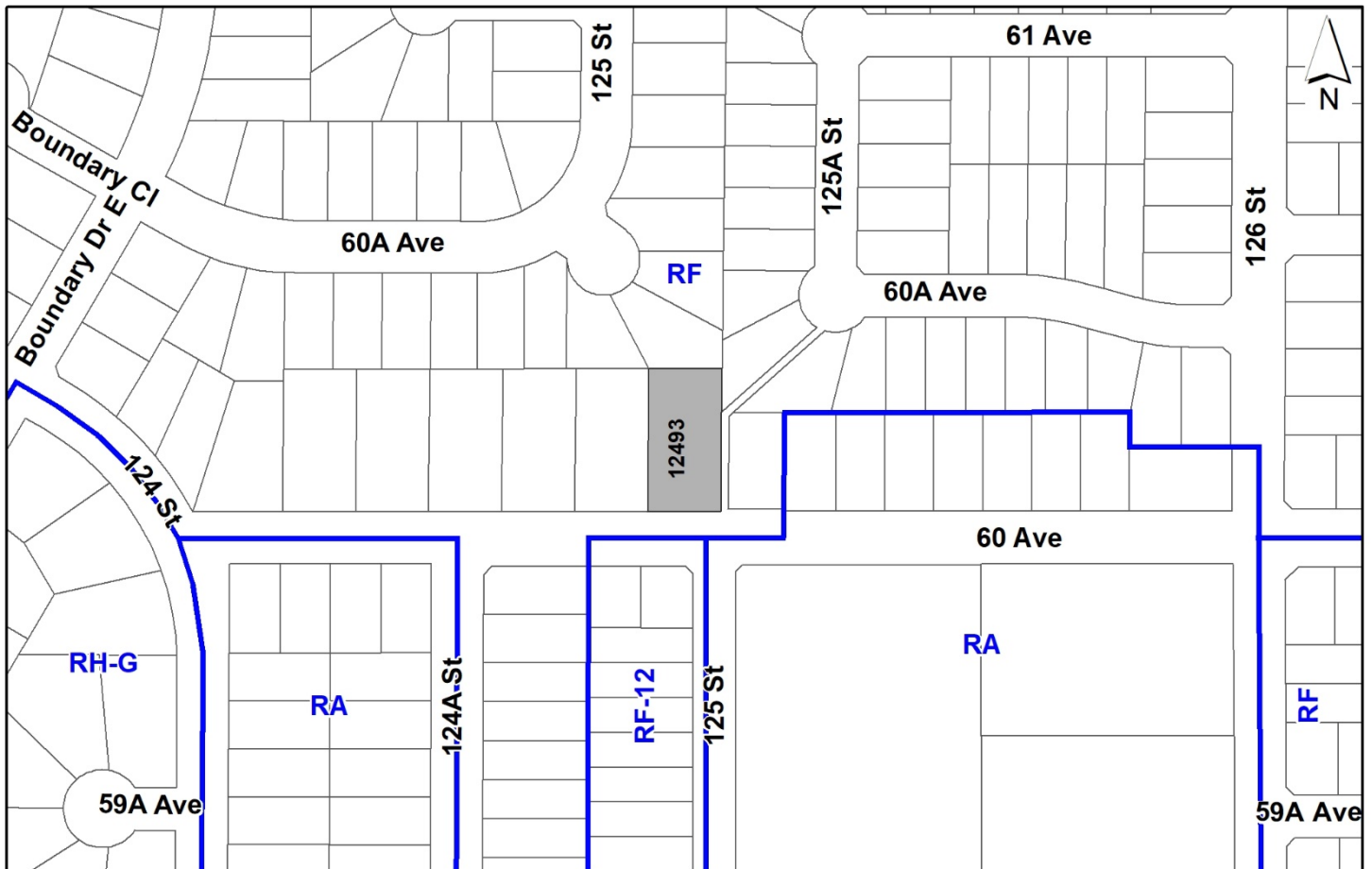
To allow subdivision into two single-family lots.

LOCATION: 12493 60 Avenue

ZONING: RF

OCP DESIGNATION: Urban

NCP DESIGNATION: Existing Single Family



**RECOMMENDATION SUMMARY**

- Approval for Development Variance Permit to proceed to Public Notification.

**DEVIATION FROM PLANS, POLICIES OR REGULATIONS**

- Proposing to reduce the minimum lot width and side yard requirements of the “Single Family Residential Zone (RF)”.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed subdivision meets minimum density requirements under the existing “Single Family Residential Zone (RF)”. The lots will be deeper than standard RF lots and reduced side yard setbacks will mitigate the narrower lot widths.
- The proposal would permit gradual and sensitive residential infill proximate to school and parkland amenities. The proposed RF lots would be larger and deeper than adjacent developments on 124A Street and 125 Street in the West Newton / Highway 10 NCP.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council approve Development Variance Permit No. 7923-0188-00 (Appendix VI) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum side yard (Proposed Lot 1, east side; Proposed Lot 2, west side) setback of the RF Zone from 1.8 metres to 1.2 metres to the principal building face; and
  - (b) to reduce the minimum lot width of the RF Zone from 15 metres to 14.08 metres for proposed Lots 1 and 2.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	West Newton / Highway 10 NCP Designation	Existing Zone
Subject Site	Single Family Residential	Existing Single Family	RF
North:	Single Family Residential	Existing Single Family	RF
East:	Single Family Residential	Existing Single Family	RF
South (Across 60 Ave.):	Single Family Residential; J.T. Brown Elementary School	Small Lot (10 u.p.a.) Schools	RF-12; RA
West:	Single Family Residential	Existing Single Family	RF

### Context & Background

- The subject property is 1,549 square metres in area, is located on the north side of 60 Avenue in the West Newton / Highway 10 Neighbourhood Concept Plan (NCP) and falls under the “Single Family Residential Zone (RF)”.
- The subject property is on the border of the “Existing Single Family” area in the NCP. The north side of 60 Avenue, between 124 Street and 125 Street, is characterized by larger and deeper “Single Family Residential (RF) Zone” lots. These lots are larger than the majority of parcels in the “Existing Single Family” designation area.

- The subject property sits west of a pedestrian pathway connecting 60 Avenue and 60A Avenue. The site is across from the J.T. Brown Elementary School and Corrigan Park.
- The majority of development in this area of the NCP has taken place south of 60 Avenue, on the block between 124A Street and 125 Street. These properties developed under rezonings to “Single Family Residential (12) Zone (RF-12)” and “Single Family Residential (13) Zone (RF-13)”, which corresponds to the “Single Family (10 u.p.a.) NCP designation.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant is proposing to vary the minimum width of the “Single Family Residential Zone (RF)” to permit subdivision into two (2) single family lots.
- The proposed development would have an area of 1,469 square metres after dedication. The proposed lots would each be 734.5 square metres in area, which significantly exceeds the minimum 560 square metre lot area of the RF Zone. Rezoning is not required as the proposed density conforms with the minimum RF requirements.
- Similarly the proposed 52.18 metre lot depth of the lots would significantly exceed the minimum 28 metre lot depth of the RF Zone.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1,549 square metres
Road Dedication:	80 square metres
Net Site Area:	1,469 square metres
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	13.61 units per hectare / 5.51 units per acre
<b>Range of Lot Sizes</b>	734.5 square metres
<b>Range of Lot Widths</b>	14.08 – 14.09 metres
<b>Range of Lot Depths</b>	52.18 metres

### Referrals

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix II.

School District: The School District has advised that there will be approximately 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

1 Elementary student at J.T. Brown Elementary School  
1 Secondary student at Tamanawis Secondary School

(Appendix III)

Parks, Recreation & Culture: Panorama Park is the closest active park with amenities including, a bike park, playground, and is 900 metres walking distance from the development. Corrigan Park is the closest park with natural area and is 300 metres walking distance from the development.

## POLICY & BY-LAW CONSIDERATIONS

### Official Community Plan

#### Land Use Designation

- The proposal complies with the “Urban” designation in the Official Community Plan (OCP).

#### Themes/Objectives

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

*(The proposed development is representative of an urban single-family type of development that will provide an appropriate transition between higher-density Single Family (10 u.p.a.) parcels to the south and existing “Single Family Residential Zone (RF)” to the north. The proposed development is adjacent to an elementary school and parkland, and will facilitate construction of a sidewalk on the north side of 60 Avenue.*

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

*(The proposed development results in a density below 6 units per acre, which is established in this part of West Newton. The property sits across from Single Family (10 u.p.a.) designated land to the south. The applicant has provided a Building Scheme and Design Guidelines for the proposed development based on a Character Study evaluating the form and character of the residential neighbourhood.*

#### Lot Width/Setback Variances

- The applicant is requesting the following variances:

- to reduce the minimum side yard (Proposed Lot 1, east; Proposed Lot 2, west) setback of the RF Zone from 1.8 metres to 1.2 metres to the principal building face; and
- to reduce the minimum lot width of the RF Zone from 15 metres to 14.08 metres for proposed Lots 1 and 2.
- The proposed subdivision meets minimum density requirements under the existing “Single Family Residential Zone (RF)”.
- The side yard setback reduction minimizes impacts to abutting properties by proposing to vary the setbacks of the shared lot line between both proposed lots. The reduction will mitigate the narrower lot widths proposed.
- The proposed reduction in lot width would result in single family lot dimensions higher than those which have been established across 60 Avenue to the south.
- Staff support the requested variances to proceed for consideration.

#### Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- Recommendations for this site include reference to adjacent “traditional west coast” and “neo-traditional” homes, use of earth-tone, neutral, and subdued primary colours, and use of stucco, vinyl, hardiplank, brick, and stone materials.
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation, and dated June 7, 2023 has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City’s Engineering Department has reviewed and accepted the applicant’s final engineering drawings.

#### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City’s Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City’s Annual Five-Year Capital Financial Plan. A fee update has been approved in April 2024, under Corporate Report No.R032;2024.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,227.85 per new unit.

- The proposed development is not subject to the Tier 2 Capital Plan Project CACs for proposed density greater than the Secondary Plan designation, as the proposal does not require rezoning.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,113.92 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects. A fee update has been approved in April 2024, under Corporate Report No. Ro32; 2024.
- The applicant will be required to contribute \$1,113.92 per new lot to support the development of new affordable housing.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on August 11, 2023 and the Development Proposal Signs were installed on November 16, 2023. Staff received one (1) response from a neighbouring resident objecting to the project.
- The resident highlighted concerns regarding the limited capacity of street parking in the area, which they identified as being worsened by new lots having shallow driveways and adding density. They commented that excessive street parking was resulting in a narrower road that is more difficult to traverse, which poses dangers to residents and users of the area, particularly parents / students at the adjacent school.

*(The "Single Family Residential Zone (RF)" is required to have a minimum of three (3) off-street parking spaces per lot. The applicant has provided plans indicating that each lot will have a minimum of four (4) legal parking spaces. The proposed development is also subject to Engineering requirements, such as a highway dedication of 0.942 metres width and reconstruction of the north side of 60 Avenue with partial construction of a sidewalk. Development on the north side of 60 Avenue would gradually enhance pedestrian infrastructure and support traffic calming through establishment of a curb separating pedestrian and vehicle traffic.)*

## TREES

- Francis Klimo, ISA Certified Arborist of Klimo & Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Horse Chesnut	1	0	1
Common Pear	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	1	1	0
Norway Spruce	1	1	0
<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>4</b>	<b>3</b>	<b>1</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)		<b>4</b>	
<b>Total Retained and Replacement Trees Proposed</b>		<b>5</b>	
<b>Estimated Contribution to the Green City Program</b>		<b>\$1,100.00</b>	

- The Arborist Assessment states that there are a total of four (4) mature trees on the site. The north side of 60 Avenue has multiple mature trees along the block. This includes a Western Red Cedar and Norway Spruce fronting the subject property.
- The applicant proposes to retain 1 tree as part of this development proposal. No off-site or City tree removal is proposed. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Multiple site servicing concepts were reviewed to determine whether the fronting trees could be retained with construction of the boulevard and servicing. The Arborist Assessment ultimately advises that the Western Red Cedar and Norway Spruce cannot be retained as their critical root zones will fall substantially within the works area for grading, excavation for servicing, and construction of the road and sidewalk. The applicant does propose cash-in-lieu for a portion of the sidewalk that would fall within the protection area of an off-site Copper Beech tree on the south-east corner of 12475 60 Avenue. This will be confirmed at the detailed design stage.
- 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 proposed total of six (6) replacement trees on the site. Since the proposed 4 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the proposed deficit of 2 replacement trees will require an estimated cash-in-lieu payment of \$1,100.00, representing \$550 per tree, to the Green City Program, in accordance with the City's Tree Protection By-law.



- In addition to the replacement trees, boulevard street trees will be planted on the north side of 60 Avenue. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of five (5) trees are proposed to be retained or replaced on the site with an estimated contribution of \$1,100.00 to the Green City Program.
- The proposed tree retention and replacement strategy will be refined as the applicant works through the detailed design process.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

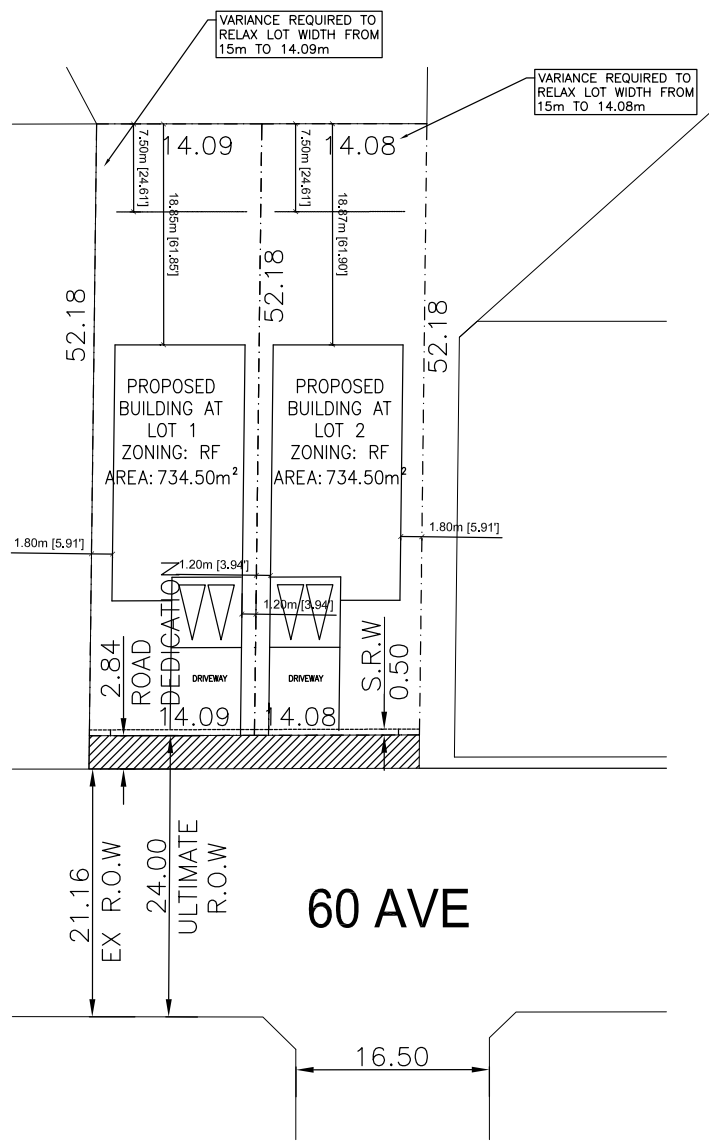
Appendix I.	Site Plan
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Design Guidelines Summary
Appendix VI.	Development Variance Permit 7923-0188-00

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development

JK/ar

ON 12493 60 AVENUE, SURREY, BC



60 AVE

LOT 1	
MAX LOT COVERAGE PERMITTED (36.2%)	= 2862.00 SF
LOT COVERAGE PROPOSED	= 2860.00 SF
MAX FSR PERMITTED	= 4267.00 SF
FSR PROPOSED	= 4260.00 SF
PROPOSED GARAGE	= 420.00 SF

LOT 2	
MAX LOT COVERAGE PERMITTED (36.2%)	= 2862.00 SF
LOT COVERAGE PROPOSED	= 2860.00 SF
MAX FSR PERMITTED	= 4267.00 SF
FSR PROPOSED	= 4260.00 SF
PROPOSED GARAGE	= 420.00 SF

PLAN: 7917-0456-00

DRAWN: MZ

SCALE:

DATE: SEP 21, 2023



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

FROM: **Acting Development Support Manager, Engineering Department**

DATE: **October 10, 2023** PROJECT FILE: **7823-0188-00**

---

RE: **Engineering Requirements  
Location: 12493 60 Ave**

#### NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment beyond those listed below.

#### SUBDIVISION

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

- Register 0.5m wide statutory right of way (SRW) along 60 Avenue.
- Dedicate 0.942m towards 60 Avenue.

##### ***Works and Services***

- Construct north side of 60 Avenue.
- Construct storm, sanitary, and water service connections for each lot.
- Provide storm and sanitary catchment analyses and construct upgrades as identified.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Subdivision.

#### DEVELOPMENT VARIANCE PERMIT

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



Daniel Sohn, P.Eng.  
Acting Development Support Manager

RK

Department: **Planning and Demographics**  
Date: **October 24, 2023**  
Report For: **City of Surrey**

**Development Impact Analysis on Schools For:**

Application #: **23 0188 00**

The proposed development of **2** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

<b>School-aged children population projection</b>	<b>2</b>
---	----------

<b>Projected Number of Students From This Development In:</b>	
Elementary School =	1
Secondary School =	1
<b>Total Students =</b>	<b>2</b>

<b>Current Enrolment and Capacities:</b>	
<b>J T Brown Elementary</b>	
Enrolment	265
Operating Capacity	298
# of Portables	0
<b>Tamanawis Secondary</b>	
Enrolment	1485
Operating Capacity	1125
# of Portables	6

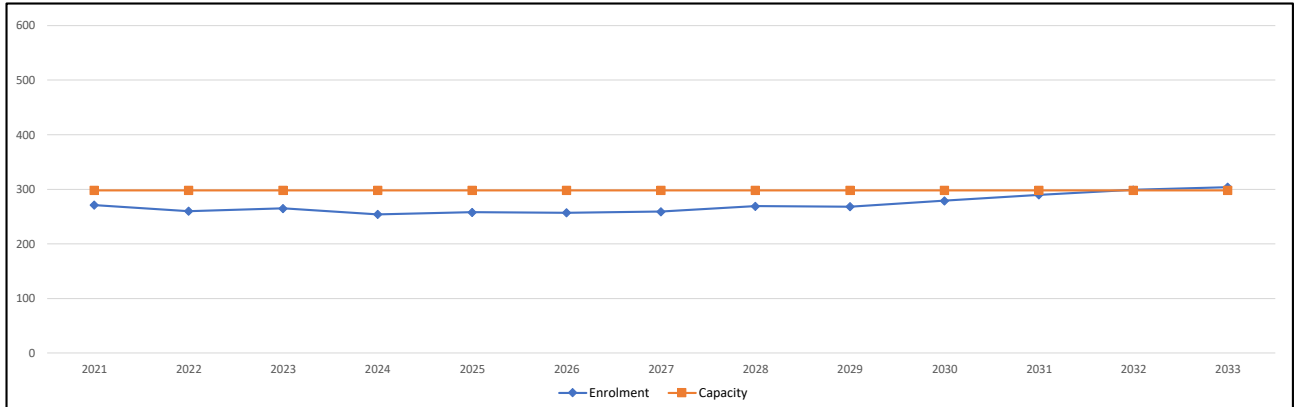
**Summary of Impact and Commentary**

The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

According to the District's enrolment projections, JT Brown is projected to slowly grow over the next 10 years. Like most neighbourhoods that are mature, projected growth will not be greater than 1% in total. This type of growth can be accommodated by portables. There are no current plans to expand the school.

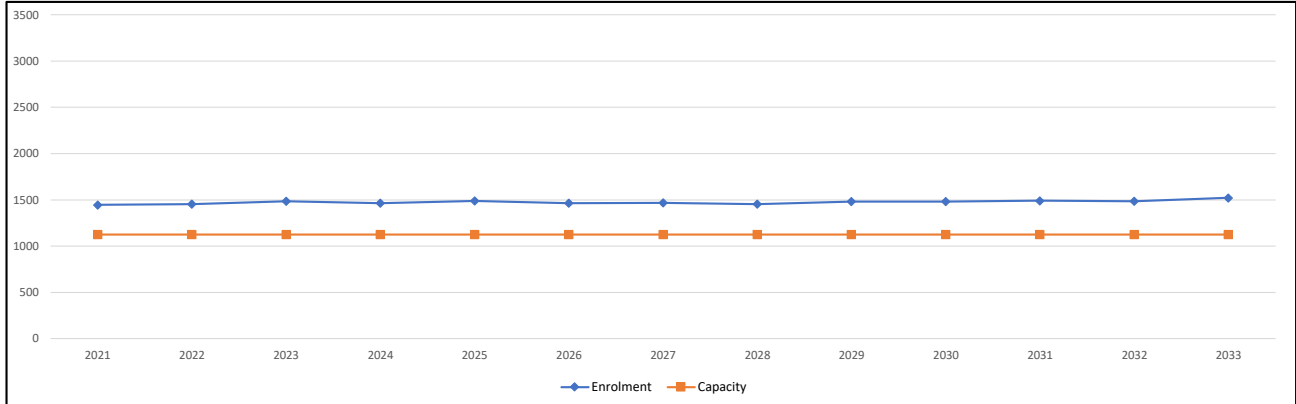
Tamanawis Secondary is currently operating at 132%. The 10-year projections show that the school will continue to grow and operate at even higher percentage over time. In March 2020, the Ministry of Education supported the District's capital request for a new 575 capacity addition. No funding has been approved to move the project into design and construction. The addition is targeted to open 2027.

**J T Brown Elementary**



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**Tamanawis Secondary**



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

**Population** : The projected population of children aged 0-17 impacted by the development.

**Enrolment**: The number of students projected to attend the Surrey School District ONLY.

**9.0 TREE PRESERVATION SUMMARY**

Surrey Project No: N/A

Address: 12493 60 Ave, Surrey, B.C., V3X 2K7

Registered Arborist: Francis Klimo

On-Site Trees	Number of Trees
Protected Trees Identified <i>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas and non-bylaw protected trees)</i>	<b>4</b>
Protected Trees to be Removed	<b>3</b>
Protected Trees to be Retained <i>(Excluding trees within proposed open space or riparian areas)</i>	<b>1</b>
Total Replacement Trees Required:	
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio  0 X one (1) = 0	<b>0</b>
All other Trees Requiring 2 to 1 Replacement Ratio  3 X two (2) = 6	<b>6</b>
<b>Replacement Trees Proposed</b>	<b>4</b>
<b>Replacement Trees in Deficit</b>	<b>2</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>N/A</b>

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

Summary, report and plan prepared and submitted by:

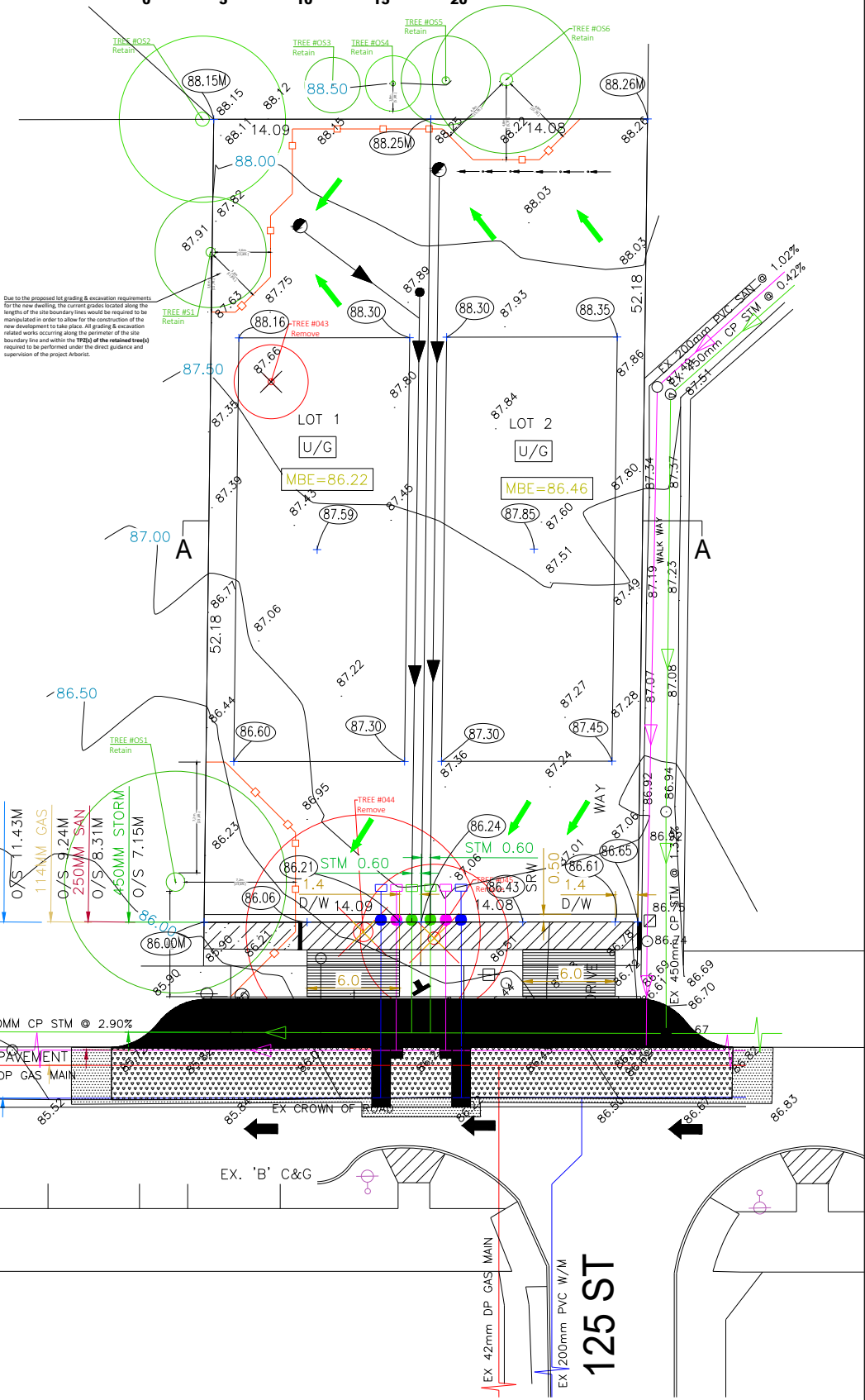
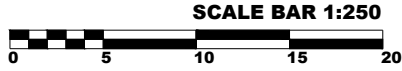
*Francis Klimo*

March 20, 2024

(Signature of Arborist)

Date

# Klimo & Associates



Due to the proposed lot grading & excavation requirements for the new dwelling, the current grade located along the length of the site boundary lines would be required to be manipulated in order to allow for the construction of the new development to take place. All grading & excavation related works occurring along the perimeter of the site boundary line and within the 192(s) of the retained trees) required to be performed under the direct guidance and supervision of the project Arborist.

Revisions	
No.	Date
	February 27, 2024
Consultants	

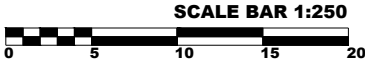
## 12493 60 AVE, SURREY

Project Title	TREE MANAGEMENT PLAN
Project Number	

Francis R. Klimo  
 ISA Certified Arborist #PN-8149A  
 ISA Certified Tree Risk Assessor (TRAQ)  
 BC Wildlife Danger Tree Assessor #7193

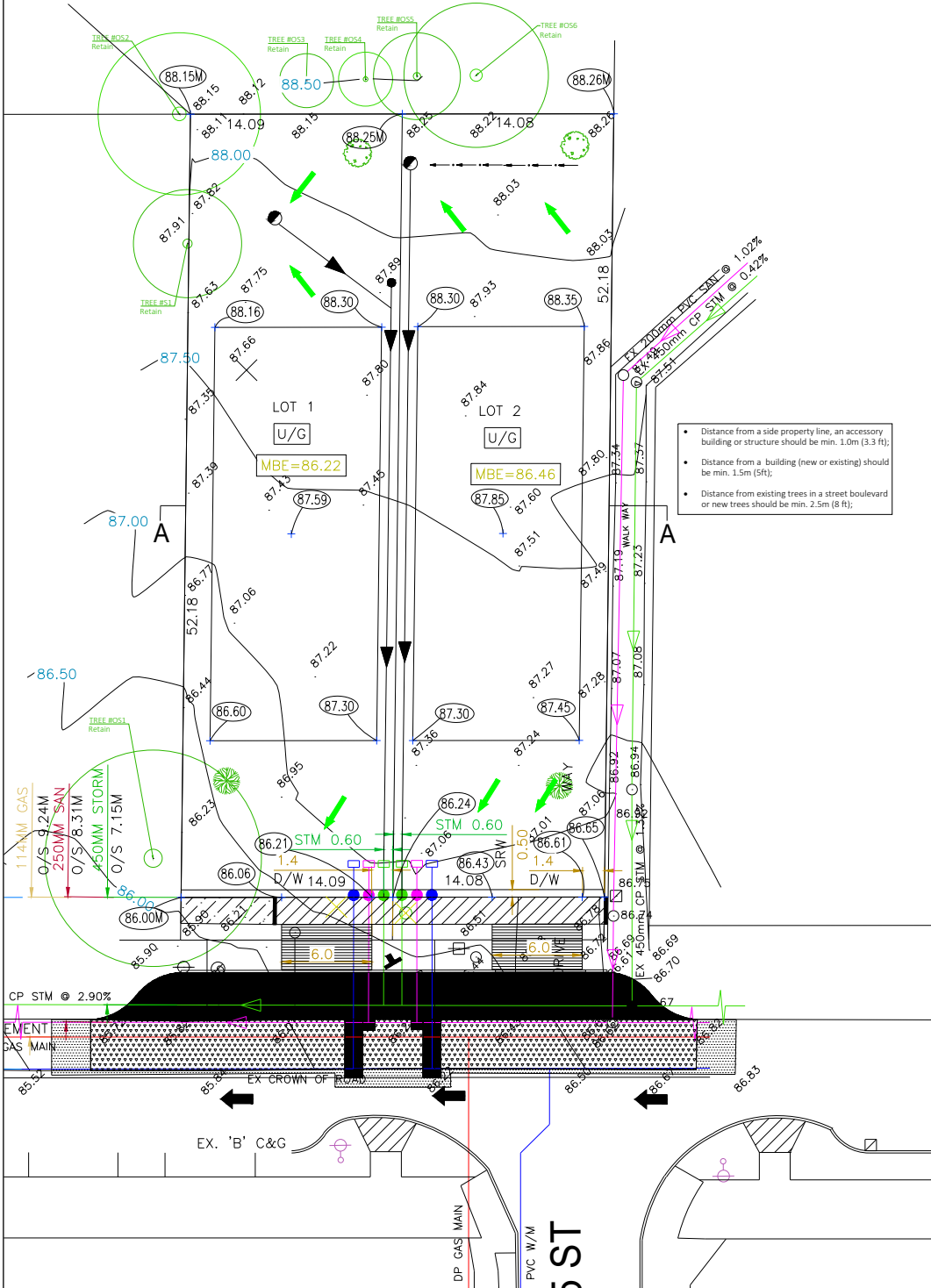
Date	June 5, 2023	Sheet #
Scale	1:250	
Drawn	Dimitri	
Checked		

REMOVAL OF THREE (3) TREES AS PER ARBORIST REPORT. TREES #043-045 TO ACCOMMODATE CONSTRUCTION OF PROPOSED HOUSE AS PER ATTACHED APPENDIX A. REPLACEMENT OF FOUR (4) TREES ACCEPTABLE TO CITY OF SURREY STANDARDS. REPLACEMENT TREES MUST NOT BE PLANTED WITHIN 3M OF A FOUNDATION OR WHERE THEIR MATURE SIZE WILL INTERFERE WITH UTILITIES, ESPECIALLY OVERHEAD BC HYDRO SERVICE/TRANSMISSION LINES. NOTE THAT TREES OBVIOUSLY PLANTED AS HEDGEROWS WILL NOT BE COUNTED AS REPLACEMENT TREES. ALL OTHER TREES TO BE RETAINED, MAINTAINED (ESPECIALLY WATERED) AND PROTECTED FOR THE DURATION OF CONSTRUCTION. THE BARRIERS MAY ONLY BE REMOVED WITH THE PERMISSION OF THE CITY ARBORIST OR AT THE SPECIFIC INTERVALS IDENTIFIED IN THE LETTER OF UNDERTAKING. ALL WORK CARRIED OUT AFTER BARRIERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES. NO HEAVY EQUIPMENT (INCLUDING BOBCATS) IS TO ENTER CRITICAL ROOTZONES. STUMPS AND UNDERLYING ROOTS OF "TREES TO BE REMOVED" TO REMAIN INSITU IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF "TREES TO BE RETAINED". THEY MAY BE GROUND TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.



LIST OF PROPOSED PLANTS/TREES

CODE	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE/CALIPER
03	2	Parrotia persica	Persian Ironwood	6cm.
04	2	Cornus florida	Flowering Dogwood	6cm.



- Distance from a side property line, an accessory building or structure should be min. 1.0m (3.3 ft);
- Distance from a building (new or existing) should be min. 1.5m (5ft);
- Distance from existing trees in a street boulevard or new trees should be min. 2.5m (8 ft);

Revisions		
No.	Date	Description
	February 27, 2024	

12493 60 AVE, SURREY

Project Title  
**TREE REPLACEMENT PLAN**

Project Number

Francis R. Klimo  
ISA Certified Arborist #PN-8149A  
ISA Certified Tree Risk Assessor (TRAQ)  
BC Wildlife Danger Tree Assessor #7193

Date	June 5, 2023	Sheet #
Scale	1:250	
Drawn	Dimitri	
Checked		

REMOVAL OF THREE (3) TREES AS PER ARBORIST REPORT. TREES #043-045 TO ACCOMMODATE CONSTRUCTION OF PROPOSED HOUSE AS PER ATTACHED APPENDIX A. REPLACEMENT OF FOUR (4) TREES ACCEPTABLE TO CITY OF SURREY STANDARDS. REPLACEMENT TREES MUST NOT BE PLANTED WITHIN 3M OF A FOUNDATION OR WHERE THEIR MATURE SIZE WILL INTERFERE WITH UTILITIES, ESPECIALLY OVERHEAD BC HYDRO SERVICE/TRANSMISSION LINES. NOTE THAT TREES OBVIOUSLY PLANTED AS HEDGEROWS WILL NOT BE COUNTED AS REPLACEMENT TREES. ALL OTHER TREES TO BE RETAINED, MAINTAINED (ESPECIALLY WATERED) AND PROTECTED FOR THE DURATION OF CONSTRUCTION. THE BARRIERS MAY ONLY BE REMOVED WITH THE PERMISSION OF THE CITY ARBORIST OR AT THE SPECIFIC INTERVALS IDENTIFIED IN THE LETTER OF UNDERTAKING. ALL WORK CARRIED OUT AFTER BARRIERS REMOVED MUST BE DONE BY HAND IN CRITICAL ROOTZONES. NO HEAVY EQUIPMENT (INCLUDING BOBCATS) IS TO ENTER CRITICAL ROOTZONES. STUMPS AND UNDERLYING ROOTS OF "TREES TO BE REMOVED" TO REMAIN INSITU IF THEY ARE WITHIN THE CRITICAL ROOTZONE RADIUS OF "TREES TO BE RETAINED". THEY MAY BE GROUND TO THE SURFACE WITH A STUMP GRINDER. CRITICAL ROOTZONE RADIUS DETERMINATION IS DESCRIBED IN BARRIER DETAIL DRAWING ON THE BACK OF TREE CUTTING PERMIT APPLICATIONS.

## BUILDING GUIDELINES SUMMARY

Surrey Project #: 7917-0456-00  
 Project Location: 12493 60 Avenue, Surrey, B.C.  
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

**This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms 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:

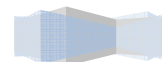
The area surrounding the subject property consists of a mixture of styles of homes single family homes built anywhere from 5 years to 30 years. For the purpose of this report we will use more of the newer homes as context homes. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 3500sf up to 5000 sf.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style two-family homes with mid-scale massing characteristics. These homes have various roof pitches from 6:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents.

#### 1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2-3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 5) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 6) Roof pitch is a minimum 6:12 for the newer context homes.





**Dwelling Types/Locations:** 2 storey, two-family homes.

**Exterior Treatment /Materials:** Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

**Roof Pitch and Materials:** A variety of roofing products have been used, and a variety could be permitted.

**Window/Door Details:** Rectangle or arched.

**Streetscape:** The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

## 2. Proposed Design Guidelines

### 2.1 Proposed Design Solutions:

**Dwelling Types/Location:** 2 storey or 3 storey split levels.

**Interfacing Treatment with existing dwellings** Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

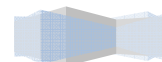
**Restrictions on Dwellings** No basement entry homes

**Exterior Materials:** Stucco, Vinyl, Hardiplank, Brick, and Stone.

**Colours:** "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

**Roof Pitch:** Minimum roof pitch must be 4:12.

**Roof Materials:** Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.



**In-ground basements:** Permitted subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

**Landscaping:** Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.

**Tree Planting Deposit:** **\$1,000** (to developer)  
- 50% will be refunded after inspection by developer  
- Remaining 50% one year after completion of construction

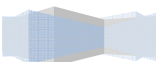
**Compliance Deposit:** **\$5,000** (to developer)

**Summary prepared and submitted by:** Simplex Consultants Ltd.

Date: May 26, 2023

**Reviewed and Approved by:** Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

\_\_\_\_\_  
Date: May 26, 2023



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7923-0188-00

Issued To:

(the Owner)

Address of Owner:

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: 011-412-119  
 LOT 1 EXCEPT: PART SUBDIVIDED BY PLAN 81417; SECTION 7 TOWNSHIP 2 NEW  
 WESTMINSTER DISTRICT PLAN 9774  
 12493 60 Avenue

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once title(s) has/have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - to reduce the minimum side yard (Proposed Lot 1, east side; Proposed Lot 2, west side) setback of the RF Zone from 1.8 metres to 1.2 metres to the principal building face; and
  - to reduce the minimum lot width of the RF Zone from 15 metres to 14.08 metres for proposed 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. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
9. This development variance permit is not a building permit.

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

ISSUED THIS DAY OF , 20 .

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Mayor – Brenda Locke

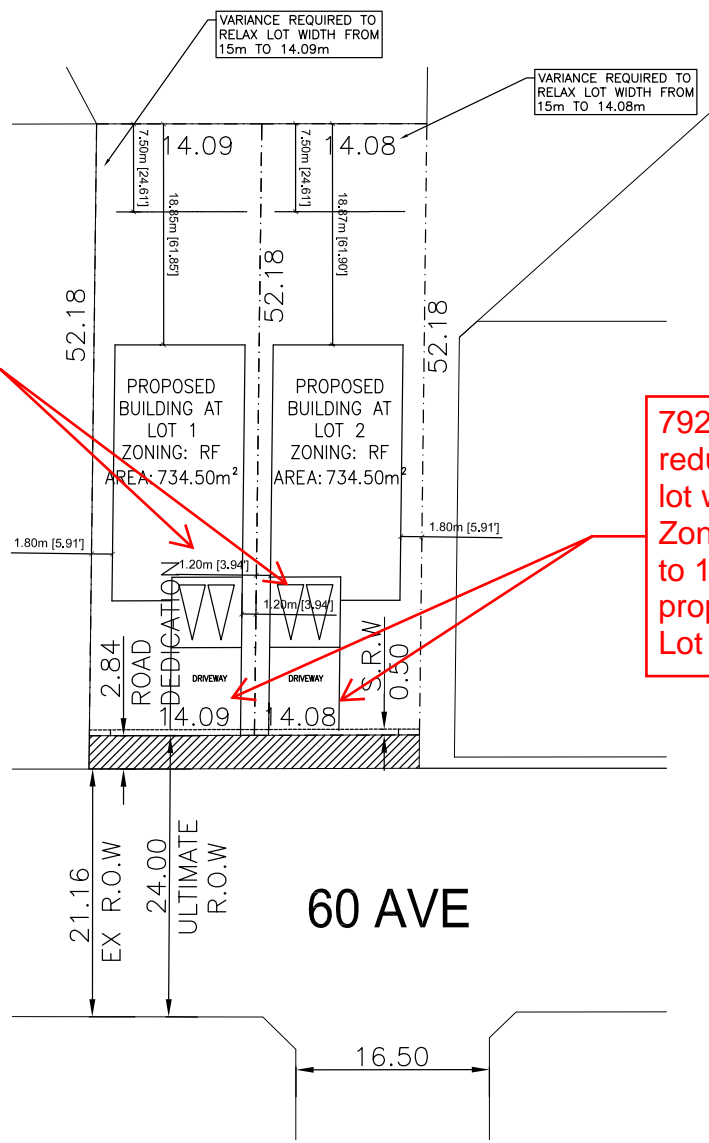
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City Clerk and Director of Legislative Services  
Jennifer Ficocelli

ON 12493 60 AVENUE, SURREY, BC

7923-0188-00: to reduce the minimum side yard (Proposed Lot 1, east; Proposed Lot 2, west) setback of the RF Zone from 1.8 metres to 1.2 metres to the principal building face

7923-0188-00: to reduce the minimum lot width of the RF Zone from 15 metres to 14.08 metres for proposed Lot 1 and Lot 2



VARIANCE REQUIRED TO RELAX LOT WIDTH FROM 15m TO 14.09m

VARIANCE REQUIRED TO RELAX LOT WIDTH FROM 15m TO 14.08m

60 AVE

LOT 1	
MAX LOT COVERAGE PERMITTED (36.2%)	= 2862.00 SF
LOT COVERAGE PROPOSED	= 2860.00 SF
MAX FSR PERMITTED	= 4267.00 SF
FSR PROPOSED	= 4260.00 SF
PROPOSED GARAGE	= 420.00 SF

LOT 2	
MAX LOT COVERAGE PERMITTED (36.2%)	= 2862.00 SF
LOT COVERAGE PROPOSED	= 2860.00 SF
MAX FSR PERMITTED	= 4267.00 SF
FSR PROPOSED	= 4260.00 SF
PROPOSED GARAGE	= 420.00 SF

PLAN: 7917-0456-00

DRAWN: MZ

SCALE:

DATE: SEP 21, 2023



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