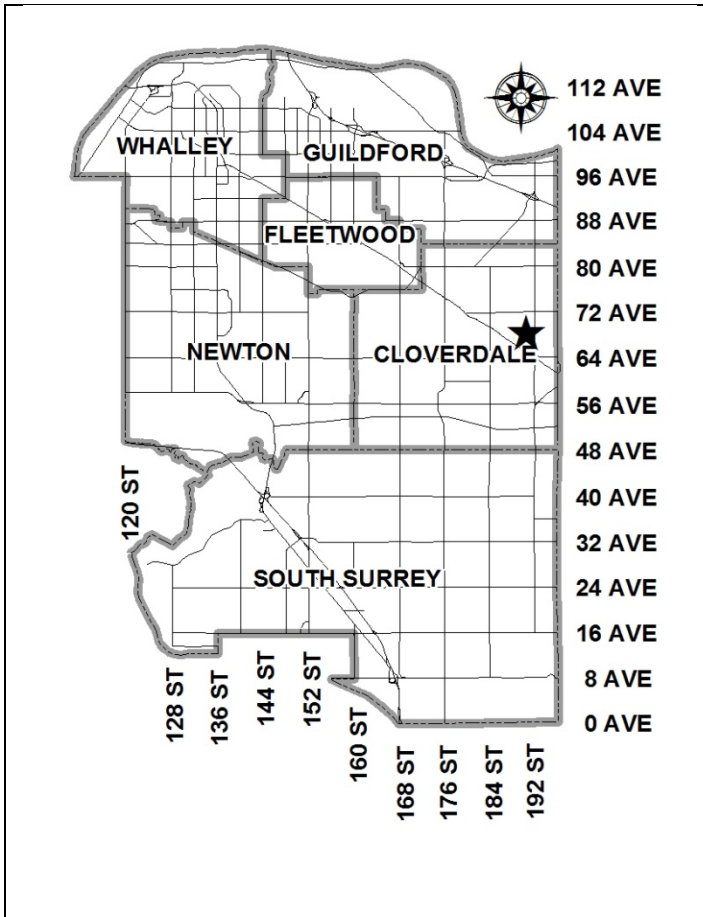


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0161-00

Planning Report Date: November 28, 2011

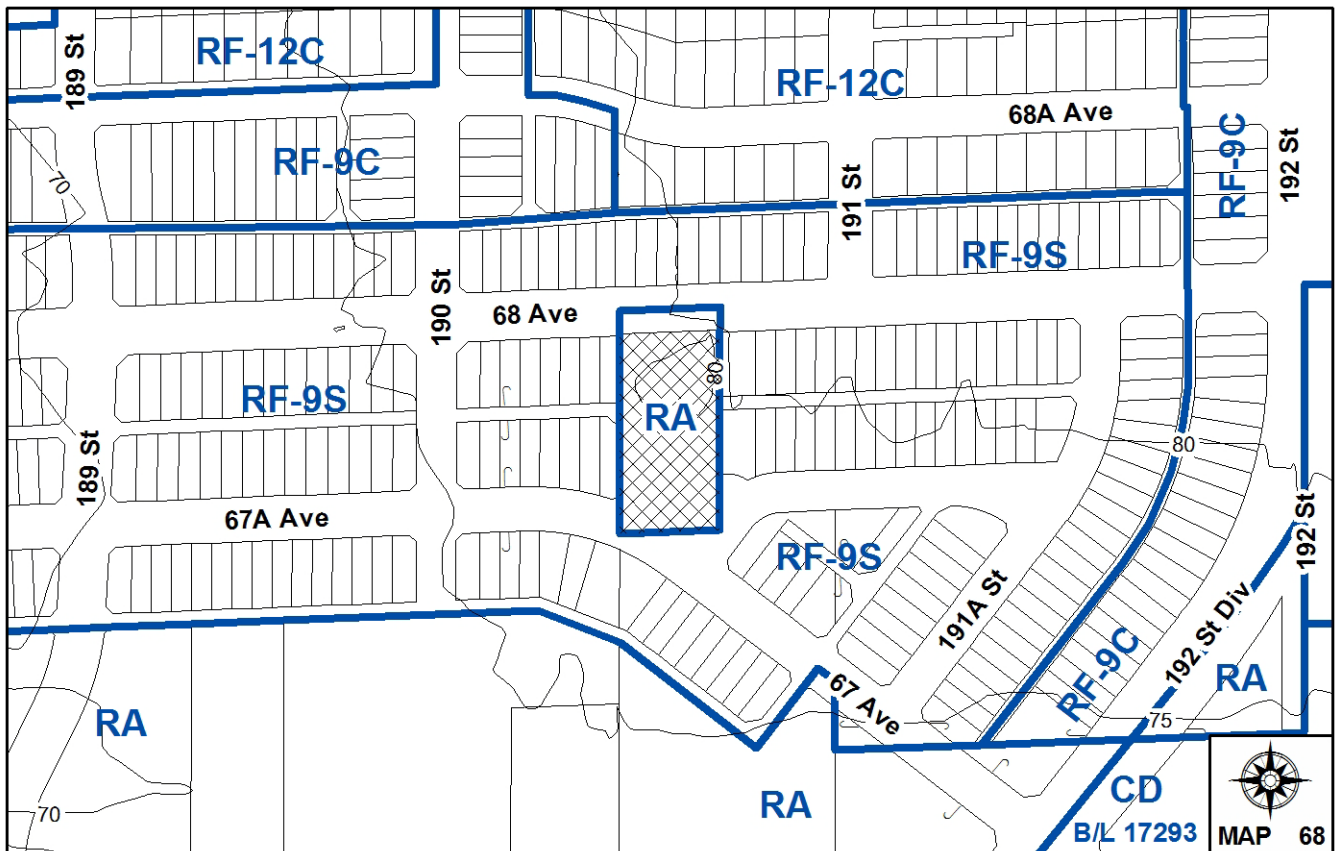


**PROPOSAL:**

- **Rezoning** from RA to RF-9S
- **Development Variance Permit**

in order to allow subdivision with the neighbouring property into eleven (11) special single family small lots.

**LOCATION:** 19054 - 68 Avenue  
**OWNER:** 0918627 B.C. Ltd., Inc. No. BC0918627  
**ZONING:** RA and RF-9S  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** 10 - 15 u.p.a. Special Residential



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduced lot width in the RF-9S Zone from 9 metres (30 ft.) to 7.9 metres (26 ft.) for proposed Lots 4 and 5.
- Seeking reduced side yard setback for the garage in the RF-9S Zone from 2.8 metres (9 ft.) to 1.5 metres (5 ft.) for proposed Lots 4 and 5.
- Seeking reduced side yard setback for a coach house in the RF-9S Zone from 2.4 metres (8 ft.) to 1.5 metres (5 ft.) on proposed Lots 4 and 5.
- Minor revision to the road network envisioned in the East Clayton Neighbourhood Concept Plan (NCP).

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the land use envisioned in the East Clayton NCP.
- The proposed variances will allow proposed Lots 4 and 5 to achieve a coach house.
- The proposed development is consistent with the pattern of development in the area.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Special Single Family Residential (9) Zone (RF-9S)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0161-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot width of the RF-9S Zone from 9 metres (30 ft.) to 7.9 metres (26 ft.) for proposed Lots 4 and 5; and
  - (b) to reduce the minimum side yard setbacks in the RF-9S Zone for a garage from 2.8 metres (9 ft.) to 1.5 metres (5 ft.) and for a coach house from 2.4 metres (8 ft.) to 1.5 metres (5 ft.) where the opposite side yard setback is 0.6 metre (2 ft.), for proposed Lots 4 and 5.
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 an acceptable tree survey and a statement regarding tree preservation;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) completion of the road closure and acquisition of the portion of cul-de-sac bulb fronting 19079 – 67A Avenue and the corner cuts on the easterly portion of 19047-67A Avenue;
  - (f) registration of a Section 219 Restrictive Covenant for a "no build" on the easterly portion of 19054 – 68 Avenue for future consolidation with the adjacent property (19076 – 68 Avenue);
  - (g) registration of a Section 219 Restrictive Covenant requiring all building permit plans be sealed by a registered professional, indicating that the building plans are in compliance with the range of uses permitted in the RF-9S Zone and the British Columbia Building Code;
  - (h) registration of a no-build Section 219 Restrictive Covenant to increase the following:
    - i. the front yard setback on proposed Lot 4, to 9 metres (30 ft.) to the building face and to 7.5 metres (25 ft.) to the porch or veranda;

- ii. the front yard setback on proposed Lot 5, to 5 metres (16 ft.) to the building face and to 3.5 metres (11 ft.) to the porch or veranda; and
- iii. the rear yard setback of the garage and coach house on proposed Lots 4 and 5, to 10.2 metres (33 ft.);
- (i) address the shortfall in tree replacement; and
- (j) indication of support by Council of Development Variance Permit No. 7911-0161-00.

**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:**

- 4 Elementary students at Hazelgrove Elementary School
- 2 Secondary students at Clayton Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by October 2012.

**Parks, Recreation & Culture:** Parks will accept cash-in-lieu for the 5% park dedication requirement.

**SITE CHARACTERISTICS**

**Existing Land Use:** Acreage residential parcel with house and accessory structures which will be demolished.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 68 Avenue):	Houses on small single family lots created under development application No. 7903-0060-00.	Urban/10-15 u.p.a. Special Residential	RF-9S
East:	Houses with coach houses on small single family lots created under development application No. 7905-0384-00.	Urban/10-15 u.p.a. Special Residential	RF-9S

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South (Across 67A Avenue):	Houses with coach houses on small single family lots created under development application No. 7905-0384-00.	Urban/10-15 u.p.a. Special Residential	RF-9S
West:	Houses with coach houses on small single family lots created under development application No. 7908-0094-00.	Urban/10-15 u.p.a. Special Residential	RF-9S

### DEVELOPMENT CONSIDERATIONS

- The subject property, located at 19054-68 Avenue, is currently zoned "One-Acre Residential" (RA) and is designated 10-15 u.p.a. Special Residential in the East Clayton Neighbourhood concept plan (NCP).
- The applicant proposes rezoning 19054-68 Avenue from RA to Special Single Family Residential (9) Zone (RF-9S) to permit subdivision into eleven single family lots together with a portion of the neighbouring property to the east at 19079-67A Avenue, which is already zoned RF-9S.
- The application proposes a slight modification to the road network shown in the East Clayton NCP:
  - The remaining portion of the half cul-de-sac bulb shown in the East Clayton NCP near the intersection of 67A Avenue and 67 Avenue is not proposed. Consequently, the cul-de-sac portion fronting 19079 - 67A Avenue will be required to be closed as a condition of final adoption. This adjacent lot is included in the associated subdivision application.
  - The planned north/south lane is proposed north of the east/west lane to connect to 68 Avenue instead of south to 67A Avenue. Consequently, the two corner cuts along the eastern property line of 19047 - 67A Avenue will need to be closed. The applicant has been instructed to contact this property owner to begin the road closure process.
  - 68 Avenue between 190 Street and 191A Street is approximately 280 metres (918 ft.) long. Therefore, staff support the proposal to locate the north/south lane on the north side of the east/west lane to provide additional connectivity to 68 Avenue.
- The proposed subdivision is consistent with the pattern of development in the area.
- The proposed lots range in size from 263 square metres (2,830 sq. ft.) to 451 square metres (4,850 sq. ft.). The lot depths range from 29.4 metres (96 ft.) to 54 metres (177 ft.). The lot widths range from 7.9 metres (26 ft.) to 9.5 metres (31 ft.).

- Proposed Lots 4 and 5 are 7.9 metres (26 ft.) wide and do not meet the minimum 9-metre width requirement of the RF-9S Zone (see By-law Variance Section). Typically, a lot must be a minimum of 9 metres (30 ft.) wide to accommodate a two-car garage and a third parking space for the coach house. The applicant retained Mike Tynan of Tynan Consulting Ltd. to illustrate how proposed Lots 4 and 5 can accommodate a coach house and the required parking despite these lots being quite narrow (Appendix VII).
- Proposed Lots 4 and 5 have sufficient lot depth to accommodate a longer building footprint, private yard space, a two-car garage, and a third parking space for the coach house (Appendix VII).
- Proposed Lot 11 is a hooked lot. A "no-build" Restrictive Covenant will be registered on the easterly portion of the lot so that it can be consolidated with 19076 – 68 Avenue to create a future RF-9S lot.
- The existing single family dwelling on the adjacent lot to the east, 19079 - 67A Avenue (proposed Lot 1), will be retained. A location certificate provided by the applicant indicates that the combined area of the house, garage and coach house is within the maximum allowable floor area of the RF-9S Zone. The house and garage footprint shown on the location certificate is consistent with the approved building permit.
- An existing "no-build" Section 219 Restrictive Covenant (BB845519) registered on 19079 - 67A Avenue for future lot consolidation will be discharged as a condition of the associated subdivision.
- Due to the irregular lot shape and to achieve a consistent streetscape, the front yard setback of proposed Lots 4 and 5 will be increased in accordance with the recommendation of the applicant's design consultant (Mike Tynan). The recommendation is to increase the front yard setback of proposed Lot 4 to 9 metres (30 ft.) and of proposed Lot 5 to 4 metres (16 ft.) as measured to the building face (Appendix VII).

### Building Code Implications

- The RF-9S Zone permits either a coach house or a secondary suite, but not both. The RF-9S Zone also permits a wider range of home-based businesses. Examples of home-based businesses include the selling of goods and services, operating an eating establishment or a bakery, craft making and similar uses. However, in order to pursue any of these "work" activities in combination with the single family dwelling use, the owners will be required to build the house in compliance with the requirements of the BC Building Code for mixed-use dwellings.
- To ensure that future owners are aware of the Building Code requirements for "live-work" options, the applicant will be required to register a Section 219 Restrictive Covenant requiring all building permit plans be sealed by a registered professional, indicating that the building plans are in compliance with the range of uses permitted and the British Columbia Building Code.
- There are approximately six business licenses issued within the area bound by 68 Avenue to the north, 67A Avenue to the south, 190 Street to the west and 191A Street to the east. Some of the uses include an art gallery, art studio, and general contracting.

### Neighbourhood Character Study and Building Scheme

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision.
- In order to reflect the established character of newer homes within the neighbourhood, the design consultant identified specific styles of homes which form the basis for interpreting the Building Scheme regulations. These styles include, "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", or "Rural Heritage".
- Opportunities to increase the design standards of the coach houses, such as applying greater articulation and higher quality materials are under review by the applicant.

### Lot Grading

- Preliminary lot grading plans were prepared by Hub Engineering Inc. The plans were reviewed by staff and found generally acceptable.
- The applicant proposes in-ground basements on all lots. However, 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.

### Tree Survey and Preservation Plan

- Trevor Cox of Diamond Head Consulting Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans. They have been submitted to the City Landscape Architect and are under review.
- The chart below provides a preliminary summary of tree retention and removal by species:

Tree Species	Total No. of Trees	Total Proposed for Retention	Total Proposed for Removal
Bigleaf Maple	1	0	1
Black Cottonwood	13	0	13
Cherry/Plum	1	0	1
Douglas-fir	2	0	2
Hiba aborvitae	1	1	0
Japanese Maple	2	0	2
Katsura	1	0	1
<b>Total</b>	<b>21</b>	<b>1</b>	<b>20</b>

- All 20 trees proposed for removal are either hazardous or are located within, or near the building envelope or road dedication. 13 of the existing trees are Black Cottonwood.
- The preliminary report indicates that of the 21 trees, 20 are to be removed. Based upon the 20 trees to be removed, 27 replacement trees are required. The development proposes 10 replacement trees, leaving a deficit of 17 replacement trees. Cash-in-lieu will be provided for the trees in deficit. The average number of trees proposed per lot is 1.3.

### PRE-NOTIFICATION

Pre-notification letters were sent on October 27, 2011 and staff received two responses.

- Due to the lack of parking in the area, one resident was opposed to the proposed subdivision and another resident questioned where people would park.

*(The proposed development will comply with the minimum parking requirements of the RF-9S Zone. Proposed Lots 4 and 5 can each accommodate two or more additional off-street parking spaces within the driveway. There is potential for proposed Lots 3 and 6 to accommodate additional parking in the driveway depending on how far back the garage is located from the rear lane.*

*The resident's comments were forwarded to the Engineering Department.)*

### BY-LAW VARIANCES AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the RF-9S Zone from 9 metres (30 ft.) to 7.9 metres (26 ft.) for proposed Lots 4 and 5.

Applicant's Reasons:

- Given the excessive depth (nearly double the minimum depth required) of proposed Lots 4 and 5, these two lots can still meet all off-street parking requirements of the RF-9S Zone.
- The large lot depth of proposed Lots 4 and 5 allows the coach house to be shifted far enough from the rear lane to provide a single parking stall at the lane and easy passage past the stall to a two-vehicle garage.

Staff Comments:

- The RF-9 Zone allows 7.9-metre (26 ft.) wide Type II lots for a maximum of 33% of the lots created. The RF-9 Zone does not permit coach houses.
- The applicant retained Mike Tynan of Tynan Consulting Ltd. to demonstrate on the two narrow lots that vehicles can enter/exit a two car garage without conflicting with a vehicle parked in the coach house parking stall (Appendix VII).
- A typical RF-9S house can be constructed without any side yard setback variances.
- Due to proposed Lots 4 and 5 being excessively deep, staff support the requested variance.



## (b) Requested Variance:

- To reduce the minimum side yard setbacks in the RF-9S Zone for a garage from 2.8 metres (9 ft.) to 1.5 metres (5 ft.) and for a coach house from 2.4 metres (8 ft.) to 1.5 metres (5 ft.) where the opposite side yard setback is 0.6 metre (2 ft.), for proposed Lots 4 and 5.

## Applicant's Reasons:

- The reduced side yard setback will allow the maximum sized garage and coach house to be built on these two lots.
- It would be an inefficient use of land if a coach house was not permitted.
- All other proposed lots within the subject site are permitted to have coach houses. Permitting coach houses on proposed Lots 4 and 5 would contribute to internal continuity and neighbourhood consistency.
- Some parking relief will be provided to the neighbourhood because two to four additional cars can be parked in the driveway space between the lane and coach house, meaning that guest parking for proposed Lots 4 and 5 will not spill into the lane or onto the fronting street.
- If the coach house is situated 10.2 metres (33 ft.) from the rear lane, the residual rear yard space will be more than double the length found on most RF-9S-zoned lots.
- Natural light will easily pass into the rear yards of proposed Lots 2-7 due to substantial separation between the principal dwelling and the coach house on all of these lots.

## Staff Comments:

- The setback relaxation is required for the garage to meet the minimum 5.5-metre (18 ft.) width requirement measured from the inside face of the side walls while maintaining a 0.6 metre (2 ft.) setback on the opposite side yard.
- Zones that permit secondary suites require a 2.8-metre (9 ft.) side yard setback from the garage to allow for a third parking stall. Proposed Lots 4 and 5 have sufficient lot depth to accommodate all parking requirements within a narrower lot width (Appendix VII).
- The coach house on proposed Lot 4 will be situated 0.6 metre (2 ft.) from the east lot line, resulting in no windows on the east side of the coach house as per the BC Building Code. Therefore, views from the coach house on proposed Lot 4, into the neighbouring lot to the east (Lot 3), will not negatively impact the privacy of that lot.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. Building Design Guidelines Summary
- Appendix V. Summary of Tree Survey and Tree Preservation
- Appendix VI. East Clayton NCP Plan
- Appendix VII. Plans showing potential building footprints, parking and increased setbacks on proposed Lots 4 and 5
- Appendix VIII. Development Variance Permit No. 7911-0161-00

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/kms

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. 11/24/11 9:19 AM

Information for City Clerk

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

1. (a) Agent:      Name:                 Mike Kompter  
    Hub Engineering Inc.  
    Address:                 #101 - 7485 - 130 Street  
    Surrey, B.C. V3W 1H8  
  
    Tel:                        604-572-4328

2. Properties involved in the Application

- (a) Civic Address:                 19054 - 68 Avenue
- (b) Civic Address:                 19054 - 68 Avenue  
Owner:                                0918627 B C Ltd., Inc. No. BC0918627  
Director Information:  
Kevin Singh Dhesa

No Officer Information Filed

PID:                                        005-779-332  
Lot 1 Section 16 Township 8 New Westminster District Plan 73388

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone a portion of the property.
- (b) Proceed with Public Notification for Development Variance Permit No. 7911-0161-00 and bring the Development Variance Permit forward for an indication of support by Council. If supported, the Development Variance Permit will be brought forward for issuance and execution by the Mayor and City Clerk in conjunction with the final adoption of the associated Rezoning By-law.

## SUBDIVISION DATA SHEET

**Proposed Zoning: RF-9S**

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.15 acres
Hectares	.46 ha
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	11
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	7.9 metres - 9.0 metres
Range of lot areas (square metres)	263 m <sup>2</sup> - 451 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	28.3 lots/ha. / 11.3 lots/ac.
Lots/Hectare & Lots/Acre (Net)	31 lots/ha. / 12.5 lots/ac.
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	67%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Setbacks and Lot Width	YES

Member  
**PACIFIC HUB GROUP**  
 LAND USE, DEVELOPMENT & ENVIRONMENTAL STRATEGISTS

**Hub Engineering Inc.**  
 Engineering and Development Consultants

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8  
 Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com



CLIENT:	19054 68 AVE, SURREY		
DRAWING TITLE:	10 LOT SUBDIVISION (RF-9S)		
PROJECT No.	11031	DATE:	SEP 06/11
LEGAL:		SCALE:	1:500
SURREY PROJECT No.:		PRELIMINARY PLAN - SUBJECT TO APPROVALS FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES	

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

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

DATE: **November 23, 2011** PROJECT FILE: **7811-0161-00**

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RE: **Engineering Requirements  
Location: 19054 68 Ave**

### REZONE/SUBDIVISION

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

- Dedicate 0.942 metres on 68 Avenue.
- Purchase the 67A Avenue cul-de-sac bulb.
- Dedicate the remainder portion 67A Avenue.
- Dedicate 6.00 metre width for the east-west lane.
- Dedicate 6.00 metre width for the north-south lane.
- Dedicate 5.00 metre x 5.00 metre corner cut at the intersection of the lanes.
- Provide 0.5 metre wide SRW on 68 Avenue and 67A Avenue.

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

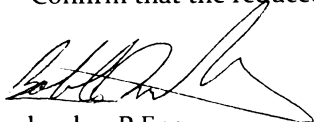
- Construct the south side of 68 Avenue.
- Construct the east-west and north-south lanes.
- Complete 67A Avenue.
- Construct sanitary, storm and water systems to service the proposed development.
- Provide onsite and on-road sustainable drainage features, including soil preservation and infiltration devices as per the NCP (Section 4: *Green Infrastructure Performance Standards and Guidelines.*)
- Construct sanitary sewers to service the proposed lots.
- Pay Water, Sanitary, Storm and Road Latecomer charges relative to 57/58/59/6103-0060-00-1
- Pay one Sanitary Connection Fee at \$2,200.00 per connection relative to 7803-0060-00-1.
- Pay 100% cash payment of Sanitary DCC relative to 8207-0055-00-1.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT VARIANCE PERMIT

The following issues are to be addressed as a condition of issuance of the Development Variance Permit:

- Confirm that the reduced setbacks allows for onsite sustainability as required in the NCP

  
Bob Ambardar, P.Eng.  
Development Project Engineer

IK1

NOTE: Detailed Land Development Engineering Review available on file

## BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0161-00  
 Project Location: 19054 - 68 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 an infill development in an area in which all neighbouring lots for blocks in all directions are zoned RF-9S or RF-9. The housing stock in this area is new, desirable, and highly homogenous. All of these new (and under-construction) homes are 1500-1700 sq.ft. "Neo-Traditional" and "Neo-Heritage" style Two-Storey type. The homes have well balanced, correctly proportioned, low to mid-scale massing designs. All homes have a one storey high covered porch or covered front entrance veranda. Main roofs are common gable or common hip type with two or more street facing common gable projections at roof slopes ranging from 8:12 to 10:12. All homes have a shake profile asphalt shingle roof surface. Homes are clad with horizontal vinyl siding. All homes have either 1x4 wood battens over Hardipanel, or wood shingles in gable ends. A few homes have a modest stone accent. Colours are all in a neutral / natural range. Landscaping standards range from "modest" to "above-average". In many cases 1.2 metre high hedge cedars have been used to partially conceal entrances to the basement level at the front of the home, consistent with "light commercial" businesses encouraged by the RF-9S zone.

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

- 1) Context Homes: All homes in the surrounding area provide desirable architectural context for the subject site. The character for this area has been clearly established by the existing housing stock. There is no opportunity to introduce a new character into this area. New homes should be consistent in theme, representation, and character with existing neighbouring homes.
- 2) Style Character : "Neo-Traditional" and "Neo-Heritage" styles are characteristic of this area.
- 3) Home Types : Dominance of Two-Storey home type. All homes in the surrounding area are Two-Storey type. There are no Basement Entry homes or other home types in this area.
- 4) Massing Designs : Surrounding new homes provide desirable massing context. The homes are well balanced and correctly proportioned and have low to mid-scale massing characteristics.
- 5) Front Entrance Design : All homes have a single storey high entrance configured as either a covered entrance veranda or as a covered porch.

- 6) Exterior Wall Cladding : Vinyl has been used as the main cladding material on all surrounding homes. Feature materials in gable ends include 1x4 wood battens over gable ends or wood shingles. A few homes have a modest stone accent.
- 7) Roof surface : Roof surfaces are shake profile asphalt shingles.
- 8) Roof Slope : Roof pitch 8:12 or higher on most new homes.

<b>Dwelling Types/Locations:</b>	Two-Storey.....	100%
	Basement Entry/Cathedral Entry	0%
	Rancher (bungalow).....	0%
	Split Levels.....	0%

**Exterior Treatment /Materials:** Context homes are clad in vinyl with wood wall shingles or Hardipanel with 1x4 vertical wood battens at gable ends. Only a few homes have a brick or stone accent.

**Roof Pitch and Materials:** All surrounding homes have a shake profile asphalt shingle roof.

**Window/Door Details:** Rectangular dominant.

**Streetscape:** There is obvious continuity of appearance throughout this neighbourhood. All homes are 1500-1700 square foot “Neo-Heritage” or “Neo-Traditional” style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have a one storey high covered entrance veranda or covered entrance porch. Main roof forms are common hip or common gable type at an 8:12 slope. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof surface and all are clad in vinyl. The colour range includes only natural and neutral hues. Landscaping meets a common modern urban standard.

## 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: “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, or “Rural Heritage”. 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 2000'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 one storey.

## 2.2 Proposed Design Solutions:

<b>Interfacing Treatment with existing dwellings)</b>	Strong relationship with neighbouring “context homes” in the 19000 block of 67A Avenue and the 19000 block of 68 Avenue. Homes will therefore be “Neo-Traditional” and “Neo-Heritage” styles, or compatible “heritage” styles only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.
<b>Exterior Materials/Colours:</b>	Cedar, Vinyl, Stucco, Hardiplank, Brick, and Stone.  “Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue 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.
<b>Roof Pitch:</b>	Minimum 8:12.
<b>Roof Materials/Colours:</b>	Only shake profile asphalt shingles with a minimum 30 year warranty and a manufactured raised ridge cap are permitted. Grey, brown, or black only
<b>In-ground basements:</b>	Permitted, subject to determination that service invert locations are sufficiently below grade.
<b>Treatment of Corner Lots:</b>	Not applicable - there are no corner lots
<b>Landscaping:</b>	<i>Moderate modern urban standard:</i> Tree planting as specified on Tree Replacement Plan plus minimum 12 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: broom finish concrete, exposed aggregate, interlocking masonry pavers, or stamped concrete.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd. Date: September 25, 2011

**Reviewed and Approved by:**



Date: September 25, 2011



**TREE PRESERVATION SUMMARY**

Surrey Project No.: \_\_\_\_\_  
 Project Location: 19054 68<sup>th</sup> Avenue, Surrey BC  
 Registered Arborist: Trevor Cox, MCIP  
 ISA Certified Arborist (PN1920A)  
 Certified Tree Risk Assessor (43)  
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of an Arborist’s Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site: 1.06 acre parcel with a residence and large shop upon it. Lot divided into two halves one well maintained with ornamental species and one unmaintained with pioneer species.

2. Summary of Proposed Tree Removal and Placement:

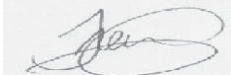
The summary will be available before final adoption.

Number of Protected Trees Identified		<u>24</u>	(A)
Number of Protected Trees declared high risk due to natural causes		<u>0</u>	(B)
Number of Protected Trees to be removed		<u>20</u>	(C)
Number of Protected Trees to be Retained	(A-B-C)	<u>4</u>	(D)
Number of Replacement Trees Required	( C-B ) x 2	<u>27</u>	(E)
Number of Replacement Trees Proposed		<u>10</u>	(F)
Number of Replacement Trees in Deficit	( E-F )	<u>17</u>	(G)
Total Number of Protected and Replacement Trees on Site	( D+F)	<u>14</u>	(H)
Number of Lots Proposed in the Project		<u>11</u>	(I)
Average Number of Trees per Lot	(H / I)	<u>1.30</u>	

3. Tree Survey and Preservation / Replacement Plan

- Tree Survey and Preservation / Replacement Plan is attached \_\_\_\_\_
- This plan will be available before final adoption \_\_\_\_\_

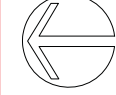
Summary prepared and submitted by:



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Arborist Date

Sep. 12, 2011



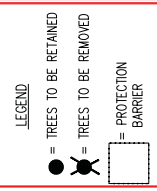
PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
○	ACER PALMATUM 'OSAKAZUKI'	GREEN JAPANESE MAPLE	5	4.00 METERS	AS SHOWN	B. & B.
○	ACER PALMATUM 'BLOODGOOD'	BLOODGOOD MAPLE	5	4.00 METERS	AS SHOWN	B. & B.

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

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

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



LINE	SYMBOL	DESCRIPTION	NO.

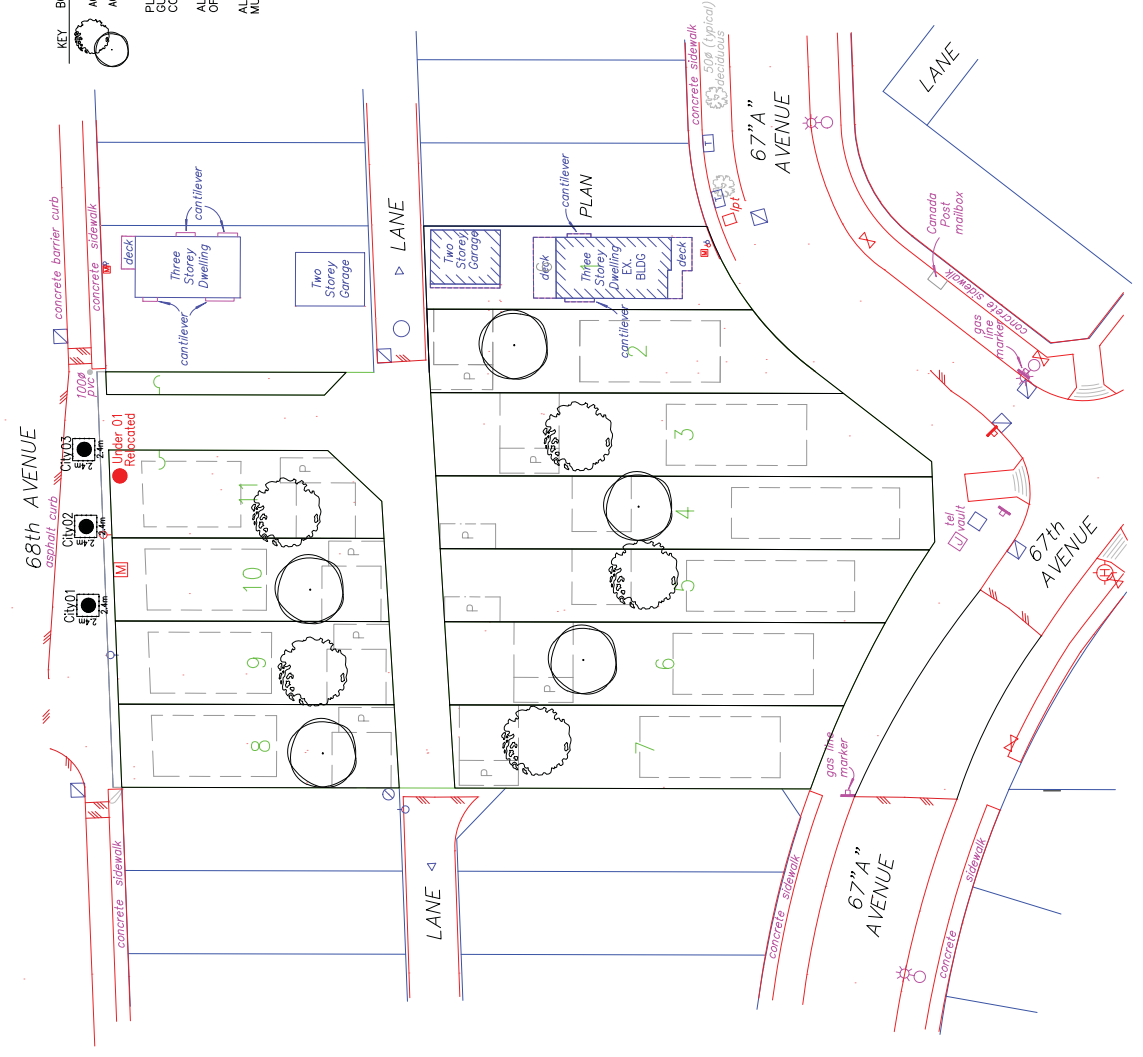
**C. KANOLINIS & ASSOCIATES INC.**  
 BCSLA, CSA  
 2462 ANNDAL COURT  
 SURREY, B.C.  
 V3T 2B9  
 PHONE (604) 857-2576

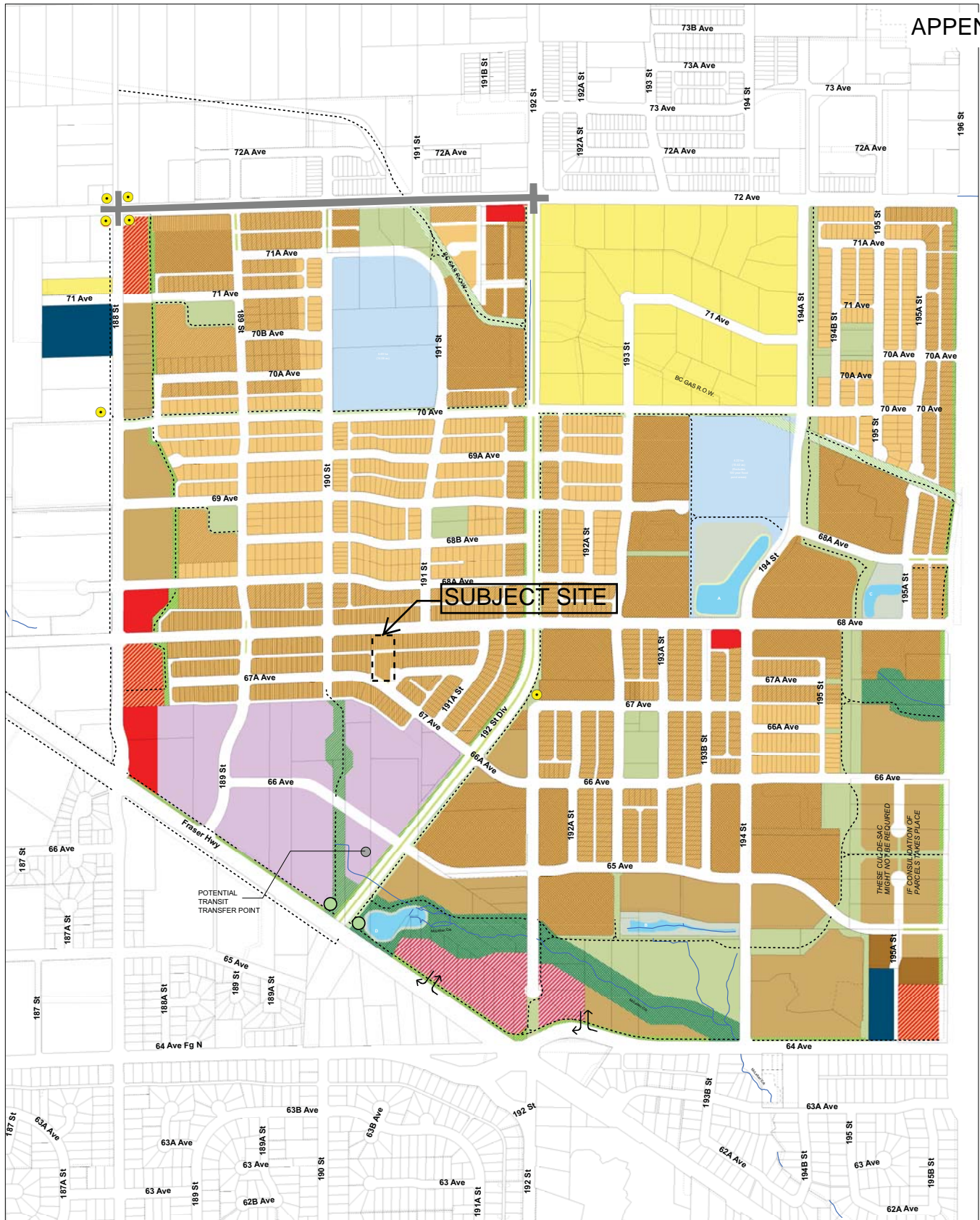
MR. MIKE KUMPTER  
 H&B ENGINEERING INC.  
 SUITE #101  
 7465 151 STREET  
 SURREY, B.C.  
 PHONE (604) 857-5777

PLAN VIEW  
 TREE LOCATION PLAN  
 TREE REPLACEMENT PLAN  
 11 LOT SUBDIVISION  
 1804 - 68 AVENUE  
 SURREY, B.C.

SCALE	1:250	DATE	SEP/11
DRAWN		CHECKED	
DATE		DATE	
APP'D		DATE	

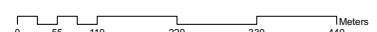
JOB NO.  
 DRAWING NO.  
 TR-2





- |                                    |   |  |
|------------------------------------|---|--|
| Half Acre Residential              | Commercial / Residential  | Natural Area   |
| 6-10 u.p.a. (Low Density)          | Specialty Community - Oriented Commercial                               | Public Open Space / Park   |
| 10-15 u.p.a. (Medium Density)      | Utility - Open Space  | Open Space / Park on Private Property  |
| 10-15 u.p.a. Special Residential   | Institutional (church, schools, civic buildings, seniors housing, etc.) | Special Setback and Landscaping Buffers (landscaped area on private property)  |
| 15-25 u.p.a. (Medium-High Density) | Storm Water Ponds (100 year flood event)                                | Urban Landmark / Reference Point   |
| 22-45 u.p.a. (High Density)        | Storm Water Pond on Private Property                                    | Neighbourhood Gateway Feature  |
| 30-70 u.p.a. (High Density)        | School & Park   | Multi Use Pathway on Public Land or on Private Property with Public Use R.O.W. |
| Business Park                      | Riparian Protection Area  |  |
| Neighbourhood Commercial           |   |  |

**EAST CLAYTON LAND USE PLAN**  
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.



1 PLAN 73388

PLAN

LAN

7 PLAN

6 AV

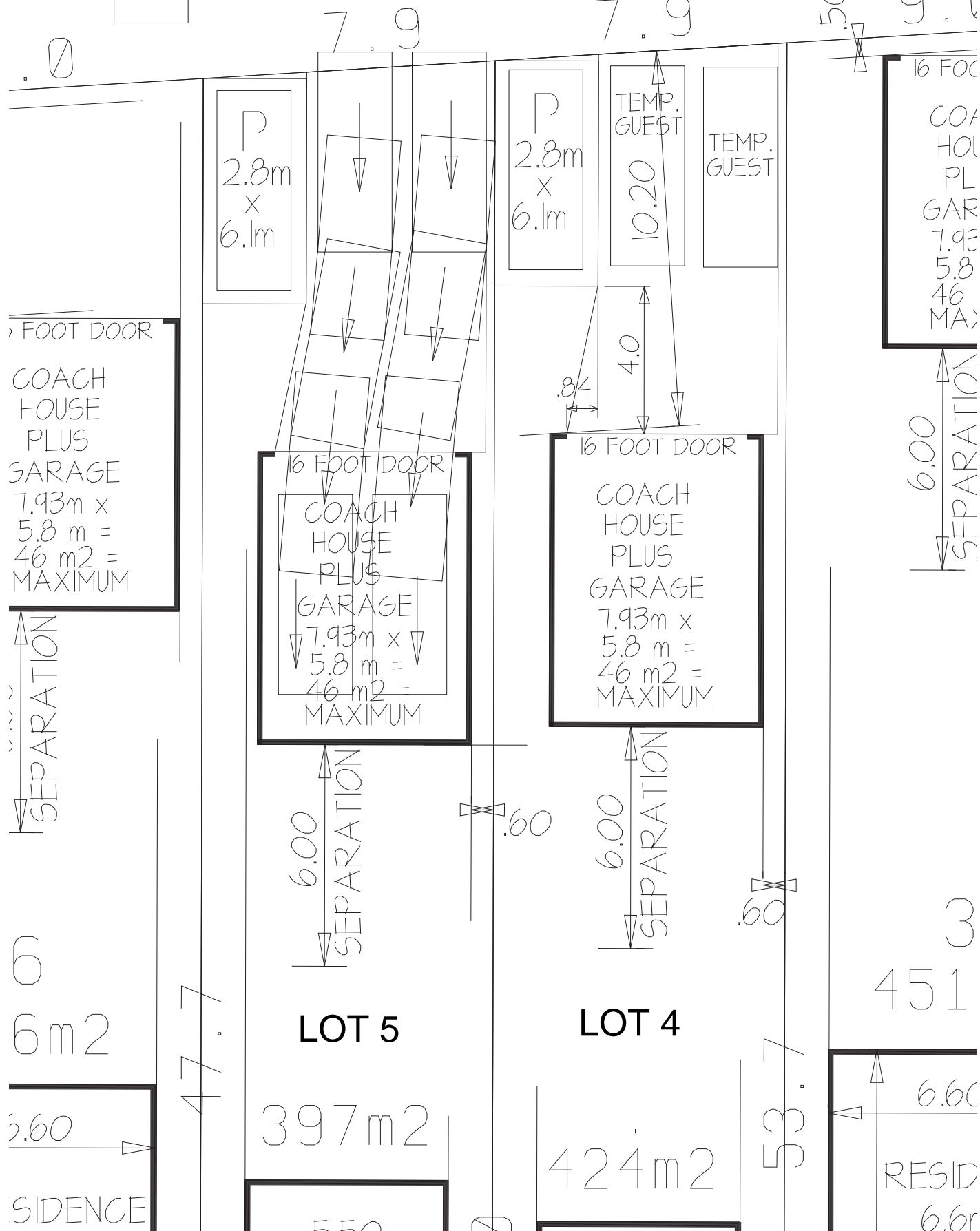
1:

2011 FORD F150 PICK UP TRUCK  
 78.9"x23.1" (2.004m x 5.413m)  
 RECTANGLE INCLUDES MIRRORS

PLAN

7338

9.0



16 FOOT DOOR  
 COACH HOUSE PLUS GARAGE  
 7.93m x 5.8 m = 46 m2 = MAXIMUM

2.8m x 6.1m

2.8m x 6.1m

TEMP. GUEST  
 10.20

TEMP. GUEST

16 FOOT DOOR  
 COACH HOUSE PLUS GARAGE  
 7.93m x 5.8m = 46 m2 = MAXIMUM

16 FOOT DOOR  
 COACH HOUSE PLUS GARAGE  
 7.93m x 5.8 m = 46 m2 = MAXIMUM

16 FOOT DOOR  
 COACH HOUSE PLUS GARAGE  
 7.93m x 5.8 m = 46 m2 = MAXIMUM

SEPARATION

6.00 SEPARATION

6.00 SEPARATION

6.00 SEPARATION

6.60

6.60

SIDENCE

47.7

397m2

LOT 5

.60

424m2

LOT 4

.60

53.7

451

6.60

RESID

6.60

3

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7911-0161-00

Issued To: 0918627 B.C. LTD., INC. NO. BCo918627  
("the Owner")

Address of Owner: 5338 Station Road  
Surrey, BC  
V3X 3B8

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: 005-779-332  
Lot 1 Section 16 Township 8 New Westminster District Plan 73388

19054 - 68 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) to reduce the minimum lot width of the RF-9S Zone from 9 metres (30 ft.) to 7.9 metres (26 ft.) for proposed Lots 4 and 5.

- (b) to reduce the minimum side yard setbacks in the RF-9S Zone for a garage from 2.8 metres (9 ft.) to 1.5 metres (5 ft.) and for a coach house from 2.4 metres (8 ft.) to 1.5 metres (5 ft.) where the opposite side yard setback is 0.6 metre (2 ft.), for proposed Lots 4 and 5.
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 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.
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 – Dianne L. Watts

---

City Clerk – Jane Sullivan



# SCHEDULE A



Reduced lot width to 7.9 metres (26 ft.) for proposed Lots 4 and 5.

Reduced side yard setbacks for the garage and coach house to 1.5 metres (5 ft.) where the opposite side is 0.6 metre (2 ft.) for proposed Lots 4 and 5.

Member  
**PACIFIC HUB GROUP**  
*land use, development & planning strategists*

**Hub Engineering Inc.**  
 Engineering and Development Consultants

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8  
 Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

CLIENT:	PROJECT:	19054 68 AVE, SURREY
DRAWING TITLE:	10 LOT SUBDIVISION (RF-9S)	
PROJECT No.:	DATE:	SCALE:
11031	SEP 06/11	1:500
	LEGAL:	SURREY PROJECT NO.:
PRELIMINARY PLAN - SUBJECT TO APPROVALS FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES		