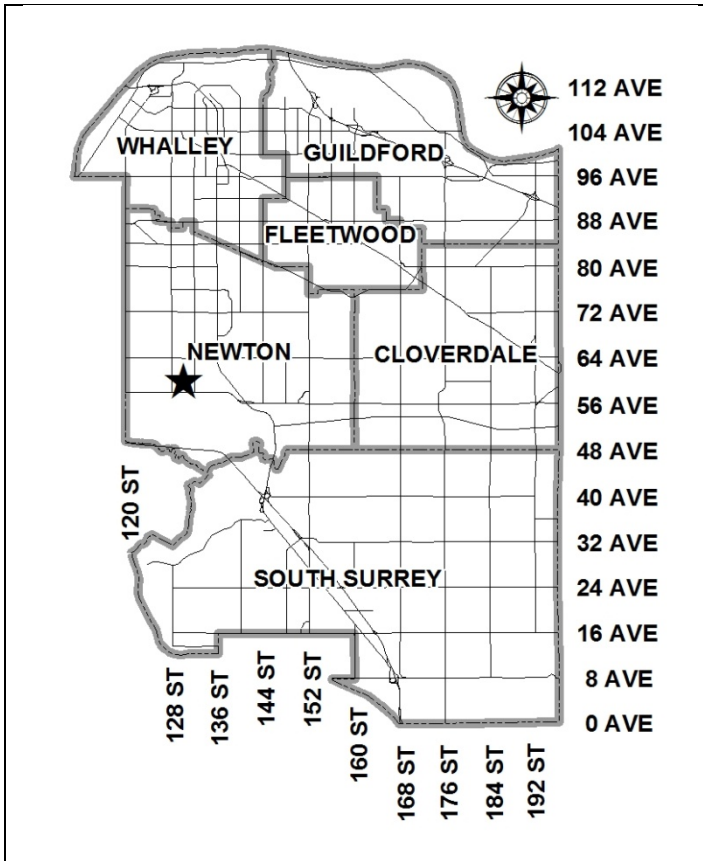


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0185-00

Planning Report Date: December 10, 2012



**PROPOSAL:**

- **Partial NCP amendment** from "Single Family (6 upa)" to "Small Lots (10 upa)"
- **Rezoning** from RF to RF and RF-12

in order to allow subdivision into 2 RF-12 lots and one RF lot.

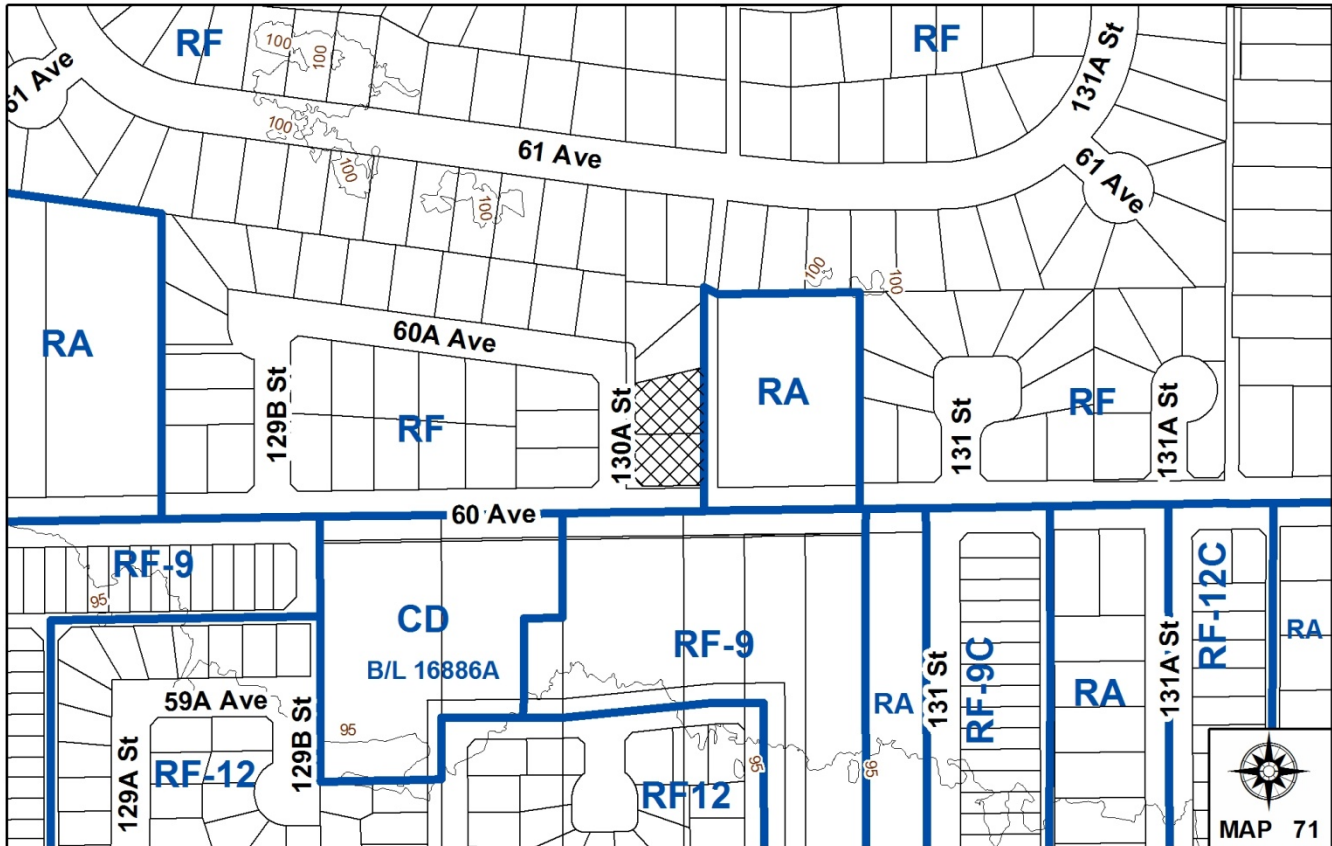
**LOCATION:** 6008 and 6016 - 130A Street

**OWNER:** Varinder Pal Kaur Gill

**ZONING:** RF

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single family (6 upa)



### RECOMMENDATION SUMMARY

- The Planning Department recommends that the proposal to rezone the subject site and amend the West Newton/Highway No. 10 Neighbourhood Concept Plan (NCP), be denied.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is requesting an amendment to the West Newton/Highway No. 10 NCP from "Single Family (6 upa)" to "Small Lot (10 upa)".
- A Development Variance Permit is requested for proposed Lot 1, to reduce the minimum rear yard setback of the RF-12 Zone.

### RATIONALE OF RECOMMENDATION

- Council previously denied a similar RF-12 proposal on the subject site, for the same reasoning outlined in this report.
- Does not comply with the West Newton/Highway No. 10 NCP Designation.
- The proposed rezoning and NCP amendment of the southerly portion of the site to RF-12 is not consistent with the zoning and pattern of development established north of 60 Avenue.
- Undeveloped "Small Lot" designated land is available nearby.
- The proposed RF-12 lots will result in removal of 3 existing trees previously identified for retention under application No. 7906-0088-00, due to the additional building area and access requirements.

RECOMMENDATION

The Planning & Development Department recommends that this application be denied.

Should Council determine that there is merit in allowing the proposal to proceed; the appropriate motions are as follows:

1. a By-law be introduced to rezone Block "A" of the subject site from "Single Family Residential Zone" (RF) (By-law No. 12000) to "Single Family Residential (12) Zone" (RF-12) (By-law No. 12000) and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7911-0185-00 (Appendix XII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum rear yard setback of the RF-12 Zone from 7.5 metres (25 ft.) to 4 metres (13 ft.); and
  - (b) to increase the minimum front yard setback of the RF-12 Zone from 6 metres (20 ft.) to 7.6 metres (25 ft.) across 65% of the width of the "principal building" and to 10.4 metres (34 ft.) across 35% of the width of the "principal building" as shown on a drawing labeled "Schedule A".
3. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, 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) approval from the Ministry of Transportation and Infrastructure;
  - (d) submission of a finalized tree survey and an acceptable arborist report, to the satisfaction of the City Landscape Architect;
  - (e) the applicant address the shortfall in tree retention;
  - (f) discharge and replacement of Restrictive Covenant No. BB1271612; and
  - (g) demolition of a portion of the retained dwelling, and confirmation from a Structural Engineer that the dwelling is sound.
4. Council pass a resolution to amend the West Newton/Highway No. 10 Neighbourhood Concept Plan (Appendix V) to re-designate the land from "Single Family (6 upa)" to "Small Lot (10 upa)" when the project is considered for final adoption.

REFERRALS

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

School District: **Projected number of students from this development:**

1 Elementary students at Panorama Park Elementary School  
0 Secondary students at Panorama Ridge Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by October 2013.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted.

SITE CHARACTERISTICS

Existing Land Use: The subject site consists of two Single Family Residential Zone (RF) lots. The north lot is occupied by a single family dwelling, which was retained under application No. 7906-0088-00. The south lot is vacant.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling.	Urban/Proposed Single Family (6 upa)	RF
East:	Church and walkway.	Urban/Institutional	RA
South (Across 60 Avenue):	Single family dwelling.	Urban/Small Lot with Lane (13 upa), recently rezoned under application No. 7908-0099-00.	RF-9
West (Across 130A Street):	Single family dwelling.	Urban/Proposed Single Family (6 upa)	RF

DEVELOPMENT CONSIDERATIONSBackground

- The site is located in West Newton at the northeast corner of 60th Avenue and 130A Street. It is designated "Urban" in the Official Community Plan (OCP), "Single Family (6 upa)" in the West Newton/Highway No. 10 Neighbourhood Concept Plan (NCP), and currently zoned "Single Family Residential Zone" (RF).

### Previous Application

- The applicant previously submitted a proposal under application No. 7906-0088-00 to rezone the parent property to RF and RF-12 to allow subdivision into 3 RF lots and 2 RF-12 lots. A detailed assessment of the previous proposal is outlined in the Planning report dated April 28, 2008 (Appendix VII).
- Under the previous application (7906-0088-00), staff was not supportive of RF-12 zoning for the following reasons:
  - The proposed "Small Lot (10 upa)" density did not conform to the NCP designation.
  - The proposed RF-12 lot size was incompatible with the RF zoning and pattern of development established on the north side of 60 Avenue.
  - Too few significant trees could be retained on the proposed RF-12 lots.
- To address the concerns with density, lot size incompatibility, and tree retention, staff provided Council with an alternate option to approve four RF lots.
- On April 28, 2008, Council upheld Planning's recommendation to deny the 5-lot RF/RF-12 proposal and approve the 4-lot RF proposal. The applicant proceeded with the 4-lot RF rezoning proposal and completed the subdivision on May 14, 2010.

### Current Proposal

- The applicant wishes to develop the two subject properties to create two new RF-12 lots and one RF lot fronting 130A Street. This requires a partial NCP amendment to the West Newton/Highway No. 10 NCP (Appendix VI) from "Single Family (6 upa)" to "Small Lot (10 upa)", and rezoning a portion of the site shown as Block "A" in Appendix VI from RF to RF-12.
- The applicant proposes to orient the RF-12 lots to 130A Street, which is identical to the 5-lot proposal previously denied by Council under application No. 7906-0088-00. (Appendix VII, p. 14)
- The dimensions and lot area of the RF-12 lots conform to the requirements of the RF-12 Zone; they range in size from 387 square metres (4,166 sq. ft.) to 400 square metres (4,306 sq. ft.). Proposed Lot 1 is 14 metres (46 ft.) wide and Proposed Lot 2 is 13.4 metres (44 ft.) wide.
- The dimensions and area of the proposed RF lot conform to the minimum requirements of the RF Zone but the current lot area is reduced from 715.5 square metres (7,702 sq. ft.) to 560 square metres (6,028 sq. ft.) in order to provide sufficient lot area for two RF-12 lots.
- The existing dwelling will be retained on proposed Lot 3 (6016 – 130A Street). In order to comply with the side yard setback requirements of the RF Zone, a portion of the garage attached to the existing dwelling on Lot 3 will be removed. (Appendix II)

### Proposed Tree Retention

- Under application No. 7906-0088-00, 18 trees on or near the subject site were initially proposed for retention with the 4-lot option. Upon further review and approval from the Trees & Landscaping Division, it was determined that 4 trees would be removed because they either interfered with servicing or were in poor condition. A Section 219 Restrictive Covenant was registered on the lands to protect 14 trees, as shown in Appendix VIII.
- Subsequent to registration of the Covenant, Tree Cutting Permits were issued for 3 additional trees because they either interfered with servicing or were in poor condition. (Appendix IX)
- Of the 11 remaining trees, 8 trees are proposed to be retained; 5 trees on proposed Lot 1, 1 tree on Lot 3, and 2 trees located in the City walkway. However, Trees 15, 16, and 17, located on proposed Lot 2, are proposed to be removed to accommodate a building envelope on proposed Lot 2. (Appendix X)
- Trees No. 15 and 16 are Douglas Fir, and tree No. 17 is a Cedar. All are in fair to good condition.
- The applicant is required to provide 6 replacement trees and proposes replanting 3; cash-in-lieu of \$900.00 would be required to address the tree replacement deficit. An amendment to the Tree Protection Restrictive Covenant currently registered on the site would also be required.

### DISCUSSION

- The following is a summary of the benefits and concerns of supporting the proposed rezoning application:

#### *Pros*

- The applicant has demonstrated that a dwelling of adequate size can be accommodated on proposed Lot 1, (Appendix XI) with variances to the front and rear yard setback to protect existing trees located in the front yard. The variance is discussed later in this report.
- There have been no objections raised by area residents.

#### *Cons*

- The proposal is essentially identical to the one which Council previously denied under application No. 7906-0088-00.
- Undeveloped lands are readily available on the south side of 60 Avenue, where Small Lot (i.e., a mix of RF-12 and RF-9) is anticipated.
- If the current proposal is allowed to proceed, it is anticipated that 3 additional trees will have to be removed to accommodate the building envelope on proposed Lot 2. The trees are 2 Douglas Firs and 1 Cedar in fair to good condition.

- The RF-12 Lot 1 variance results in a significant reduction in useable rear yard space.
- Retaining the existing dwelling on proposed Lot 3 requires eliminating the two car garage in order to create enough lot area to the south for the proposed RF-12 lots, and provide an appropriate side yard setback for the RF Zone. Retrofitting the dwelling to re-orient the garage to the north elevation is not an option the applicant wishes to pursue, as the house is nearing the end of its life cycle.
- The area north of 60 Avenue is predominantly developed into RF lots in compliance with the NCP designation. The RF-12 Zone is inconsistent with the NCP and the established pattern of RF development north of 60 Avenue.

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum rear yard setback of the RF-12 Zone from 6.0 metres (20 ft.) to 4 metres (13 ft.) on Lot 1.

Applicant's Reasons:

- To preserve a stand of 5 trees in the front yard of Lot 1.

Staff Comments:

- Shifting the proposed dwelling to the rear of the lot will protect the trees in the front, but will reduce the overall useable rear yard space for the future resident.
- Impact to adjacent lands to the east is negligible given that a walkway runs along the east boundary of proposed Lot 1, and a church exists beyond.
- Requested Variance:
  - To increase the minimum front yard setback of the RF-12 Zone from 7.5 metres (20 ft.) to a variable 7.63 metres (25 ft.) to 10.47 metres (34 ft.) as shown on a drawing labeled "Schedule A".

Applicant's Reasons:

- To preserve a stand of 5 trees in the front yard of Lot 1.
- Staff Comments:
  - Increasing the front yard setback ensures that no buildings or structures will be placed inside the critical root zones of the trees.

PRE-NOTIFICATION

- Pre-notification letters were sent on February 3, 2012 and no responses were received.

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.	School District Comments
Appendix V.	NCP Amendment Map
Appendix VI.	Survey Block Plan
Appendix VII.	Planning Report 7906-0088-00
Appendix VIII.	Approved Tree Replacement/Retention Plan, 7906-0088-00
Appendix IX.	Trees Removed w/ Tree Cutting Permit Post Subdivision Approval
Appendix X.	Trees Proposed for Retention and Removal
Appendix XI.	Proposed Building Envelope and Tree protection Areas, Proposed Lot 1
Appendix XII.	Development Variance Permit No. 7911-0185-00

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

NA/kms

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## SUBDIVISION DATA SHEET

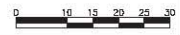
Proposed Zoning: RF-12

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	0.33	
Hectares	0.13	
<b>NUMBER OF LOTS</b>		
Existing	2	
Proposed	3	
<b>SIZE OF LOTS</b>	RF-12	RF
Range of lot widths (metres)	13.40 - 14.00	16.1
Range of lot areas (square metres)	387 - 400	560
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	22.27 uha & 9 upa	
Lots/Hectare & Lots/Acre (Net)		
<b>SITE COVERAGE (in % of gross site area)</b>	RF-12	RF
Maximum Coverage of Principal & Accessory Building	50	40
Estimated Road, Lane & Driveway Coverage	13	7
Total Site Coverage	63	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>	NO	
<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	YES	



5919

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. DVP REQUIRED FOR LOT 1 ON THE REAR YARD FROM 7.5m TO 4.0m. DVP ISSUED ON MAY 12, 2008 FOR LOT 3 ON THE FRONT YARD SETBACK FROM 7.5m TO 6.6m AND THE REAR YARD SETBACK FROM 7.5m TO 2.85m.
  4. HOUSE ON LOT 3 TO BE RETAINED



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



ULTIMATE PROJECTS LTD  
 7067 DUFF STREET, VANCOUVER, B.C. V6P 4B1 PH. 604-780-2608 FAX 604-439-0990

**PRELIMINARY LOT LAYOUT**

SUBDIVISION AT 600B/6016 - 130A STREET, SURREY, B.C.

Scale: 1:1000	Mun. Proj. No. 7911-0185-00	Dwg. No. B1
Drawn: JC	Mun. Dwg. No.	
Designed: GRJ	Job No. 11-2851	Of
P.W. P.V.	Date MAY / 2012	Revision
Approved:		

INTER-OFFICE MEMO

---

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

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

DATE: **March 26, 2012** PROJECT FILE: **7811-0185-00**

---

RE: **Engineering Requirements  
Location: 6008 & 6016 130A St.**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

**REZONE/SUBDIVISION**

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

- Provide 0.500 metre statutory right-of-way on 60 Ave. and discharge existing SROW on proposed lot 1;
- dedicate as lane (By-law Plan 63717).

***Works and Services***

- Provide water, sanitary, and drainage connections to service the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

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



Bob Ambardar, P.Eng.  
Development Project Engineer

BA



Wednesday, February 22, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 11 0185 00

**SUMMARY**

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

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

Elementary Students:	1
Secondary Students:	0

September 2011 Enrolment/School Capacity

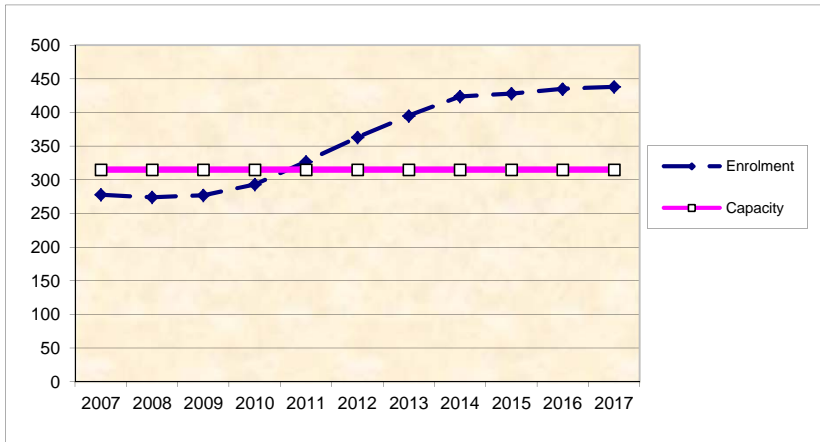
<b>Panorama Park Elementary</b>	
Enrolment (K/1-7):	50 K + 277
Capacity (K/1-7):	40 K + 275
<b>Panorama Ridge Secondary</b>	
Enrolment (8-12):	1531
Nominal Capacity (8-12):	1100
Functional Capacity*(8-12):	1188

**School Enrolment Projections and Planning Update:**

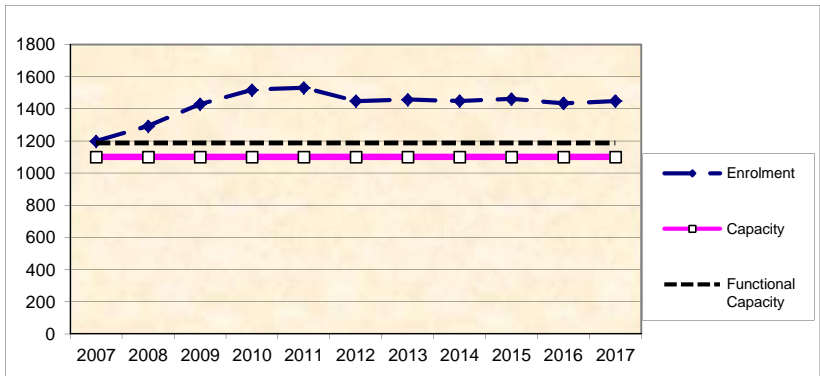
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Panorama Park Elementary is below capacity, but enrolment is projected to grow with new residential development in the Highway #10 Neighbourhood Concept Plan Area. The School District will review options for elementary school boundary moves or the possibility of a future addition to accommodate this growth. The capacity for Panorama Park has been adjusted for the implementation of full day Kindergarten and the inclusion of a "Strongstart" program for preschool age children and their parents. An addition to Panorama Ridge Secondary has been approved as a capital project and is proceeding to the planning and design stage. The proposed development will not have an impact on these projections.

**Panorama Park Elementary**

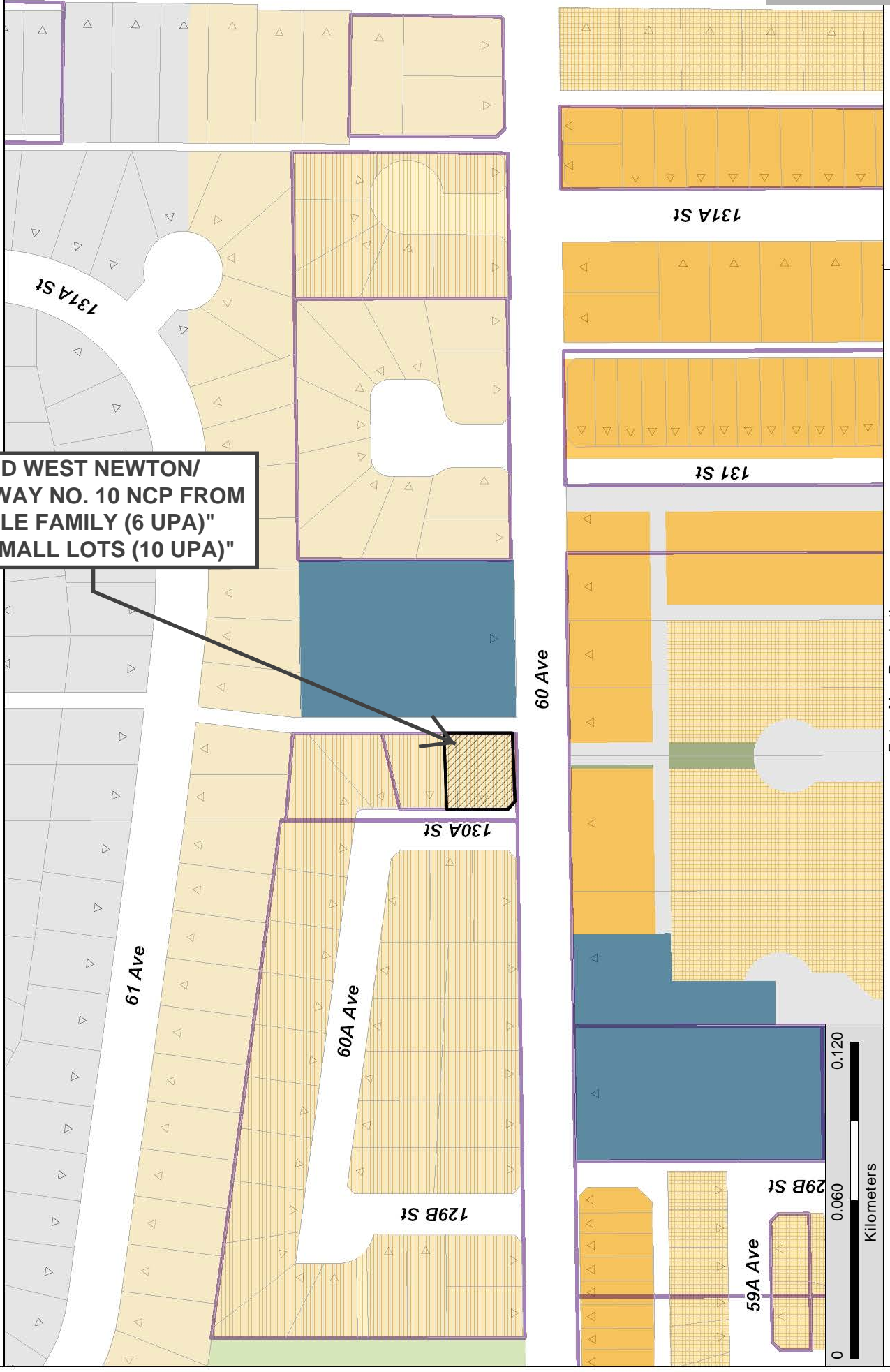


**Panorama Ridge Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

**AMEND WEST NEWTON/  
HIGHWAY NO. 10 NCP FROM  
"SINGLE FAMILY (6 UPA)"  
TO "SMALL LOTS (10 UPA)"**



Enter Map Description

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca.



Scale: 1 : 2,000

Map created on: November-16-12

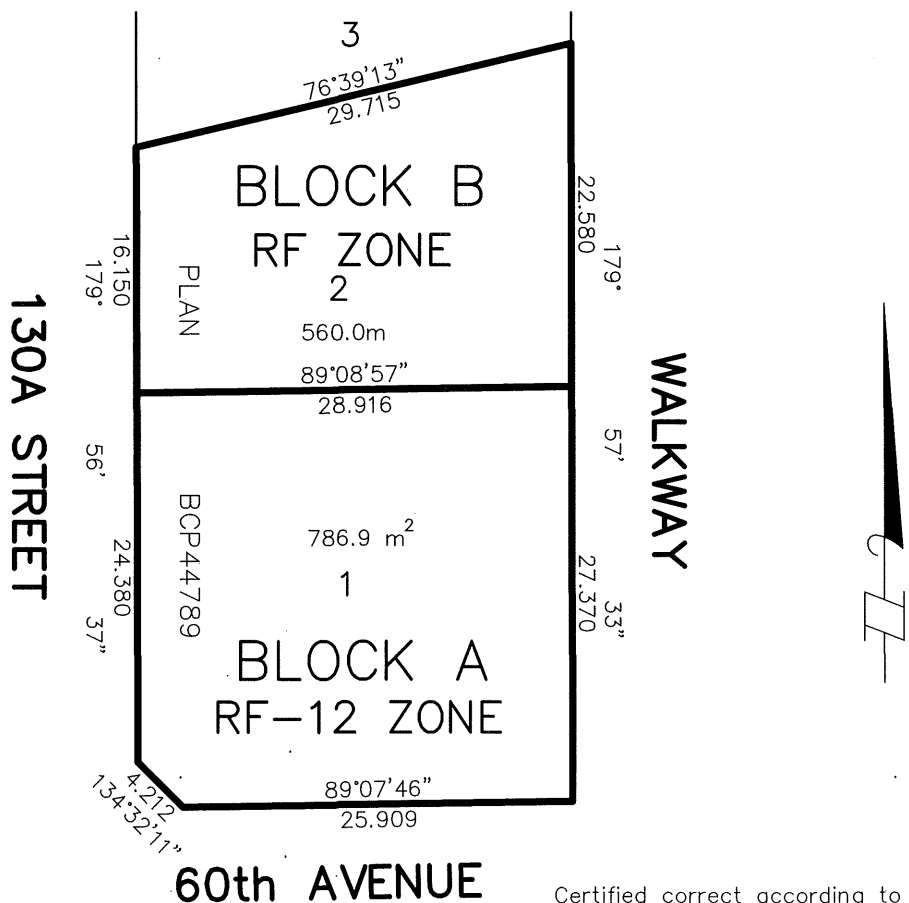
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
 BYLAW NO. \_\_\_\_\_ OVER LOT 1 AND LOT 2  
 BOTH OF SECTION 8 TOWNSHIP 2  
 NEW WESTMINSTER DISTRICT PLAN BCP44789  
 FOR THE PURPOSE OF REZONING**

BCGS 92G.016

SCALE 1:500

BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	AREAS	TOTAL AREA
BLOCK A RF-12 ZONE	LOT 1 SEC. 8 TP. 2 N.W.D. PLAN BCP44789	560.0m <sup>2</sup>	560.0m <sup>2</sup>
BLOCK B RF ZONE	LOT 2 SEC. 8 TP. 2 N.W.D. PLAN BCP44789	786.9m <sup>2</sup>	786.9m <sup>2</sup>



Certified correct according to field survey  
 this 31st day of October, 2012

© COPYRIGHT

**DHALIWAL AND ASSOCIATES**  
 LAND SURVEYING INC.  
 121-13140 80th Avenue  
 Surrey, B.C. V3W 3B2  
 Phone: 604 501-6188  
 Fax: 604 501-6189  
 File: 1204003-Z02.DWG

THIS PLAN LIES WITHIN THE  
 GREATER VANCOUVER REGIONAL DISTRICT

GENE PAUL NIKULA

B.C.L.S. 803

THIS DOCUMENT IS NOT VALID UNLESS  
 ORIGINALLY SIGNED AND SEALED

**PLANNING & DEVELOPMENT REPORT**

File: 7906-0088-00

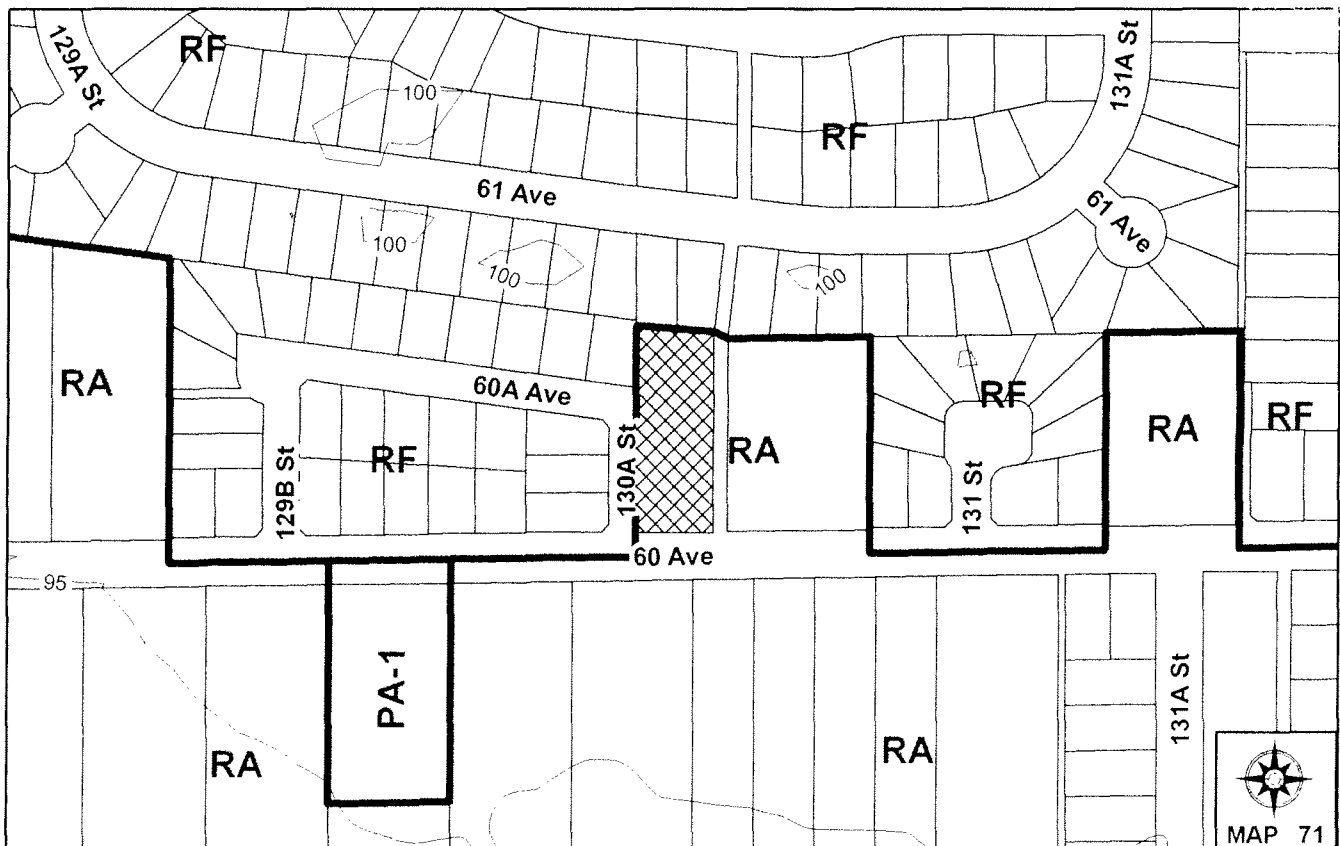
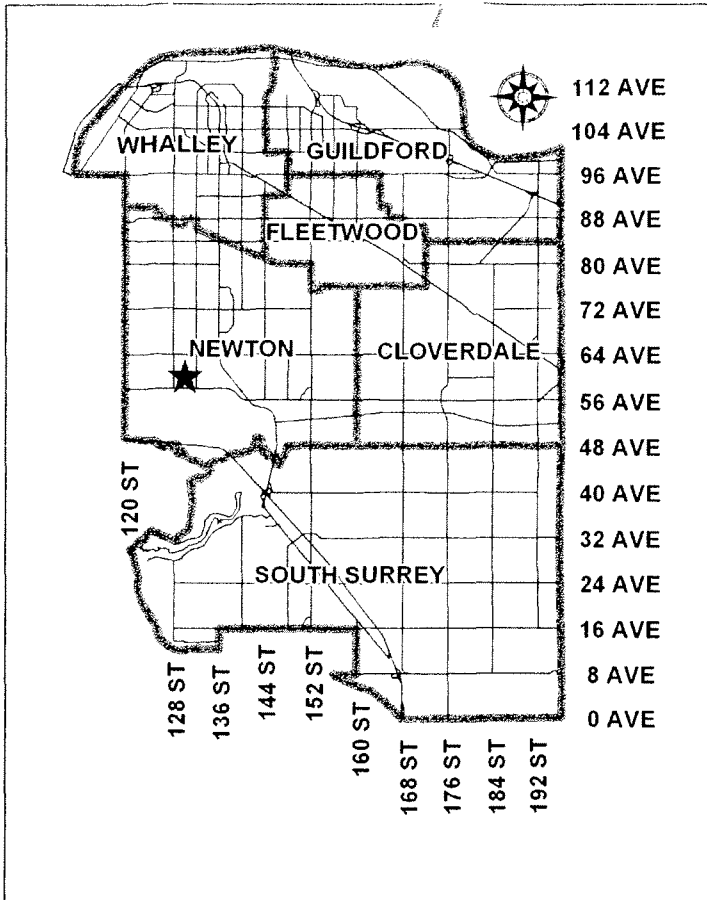
Planning Report Date: April 28, 2008

**PROPOSAL:**

- **Partial NCP Amendment** from Single Family to Small Lot
- **Rezoning** from RA to RF and RF-12
- **Development Variance Permit**

in order to allow subdivision into 3 standard single family lots and 2 single family small lots.

**LOCATION:** 13065 - 60 Avenue  
**OWNER:** Varinder Gill  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Single Family





### RECOMMENDATION SUMMARY

- Deny proposed NCP Amendment and Rezoning of Block "B" to allow for single family small lots (RF-12).
- By-law Introduction and set date for Public Hearing for Rezoning of the entire site (Blocks "A" and "B") to RF.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes an NCP Amendment for the southern portion of the site (Block "B") from "Single Family" to "Small Lot" and rezoning of this portion to RF-12.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed rezoning of the northerly portion of the site (Block "A") to RF complies with the NCP designation and can be supported.
- However, the proposed rezoning and NCP amendment of the southerly portion of the site (Block "B") to RF-12 is not consistent with the zoning and pattern of development north of 60 Avenue.
- The proposed RF-12 lots will result in higher levels of tree impact and removal required, due to the additional building area and access requirements.
- Staff therefore recommends that the entire site (Blocks "A" and "B") be rezoned to RF to allow subdivision into four single family lots in a manner consistent with the existing pattern of subdivision in accordance with the NCP designation.
- Due to the lot size incompatibility with surrounding properties and concerns about tree retention for the 5-lot subdivision, staff recommends that the proposed NCP amendment for Block "B" from Single Family to Small Lot be denied, and that this portion of the property remain under its current NCP designation.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. the rezoning from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) of Block B, as shown on the survey plan attached as Appendix I, be denied.
2. a By-law be introduced to rezone Blocks "A" and "B" shown on the survey plan attached as Appendix I from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
3. Council approve Development Variance Permit No. 7906-0088-00 (Appendix VIII) varying the following to proceed to Public Notification:
  - (a) to vary the RF Zone for proposed Lot 2 to permit reduced front and rear yard setbacks.
4. Council instruct staff to resolve the following issues prior to final adoption
  - (a) ensure that all engineering requirements and issues including restrictive covenants, 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) approval from the Ministry of Transportation;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) completion of an acceptable design and construction for the walkway immediately east of the subject property; and
  - (f) registration of a Section 219 Restrictive Covenant for tree protection on portions of Lots 1, 2 and 4.

## REFERRALS

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

School District: **Projected number of students from this development:**

2 Elementary students at Panorama Park Elementary School  
 1 Secondary student at Panorama Ridge Secondary School

(Appendix IV)

Parks, Recreation & Culture:

The Parks, Recreation & Culture Department supports the rezoning and subdivision into RF zoned lots in order to protect significant trees on site and is willing to accept cash-in-lieu of 5% for this project. Parks also recommends low fencing along the east property line in order to promote "eyes on the park" surveillance of the adjacent walkway.

Min. of Transportation:

The Ministry of Transportation granted preliminary approval for one year as of April 17, 2007. An extension of this approval is required.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be retained on proposed Lot 2.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwellings.	Urban/Suburban Transitional	RF
East:	Church building and parking lot, informal walkway on unopened road allowance.	Urban/Institutional	RA
South (Across 60 Avenue):	Single family dwellings on large lots.	Suburban/Small Lots with Lane	RA
West (Across 130A Street):	Single family dwellings.	Urban/Single Family	RF

DEVELOPMENT CONSIDERATIONS

- The West Newton/Highway 10 NCP (Stage 2) was adopted by Council on July 28, 2004. This site is designated Single Family 6 upa in the NCP.
- The site is located in West Newton, at the north east corner of 60<sup>th</sup> Avenue and 130 A Street.

### Applicant's Proposal (RF and RF-12)

- The applicant proposes to rezone the subject property from One-Acre Residential (RA) to Single Family Residential (RF) on Block "A" for lots 1-3 and to Single Family Residential 12 (RF-12) on Block "B" for lots 4 and 5, for a total of 5 lots.
- The proposed rezoning would result in lots ranging in size from approximately 562 square metres (6,049 square feet) to 773 square metres (8,320 square feet) in the RF zone, and from 371 square metres (3,994 square feet) to 400 square metres (4,305 square feet) in the RF-12 zone (Appendix II). An arborist assessment and tree removal/replacement plan have been prepared for the 5-lot proposal.
- The proposed development of RF lots complies with the NCP. However, the proposed development of RF-12 lots (Block "B") within this site does not conform to the approved NCP.
- There is a single family dwelling proposed to be retained on Lot 3, and the driveway for this home is proposed to be relocated from 60<sup>th</sup> Avenue to 130 A Street (a new driveway for an existing home). Either version of this proposal could allow for re-use of the existing driveway alignment onto 60 Avenue, which facilitates the retention of on-site trees near the corner.
- An exiting City pathway abuts the property along the east side. As part of the proposal, this area would be upgraded from its current state as an informal path to a completed walkway utilizing alternative design standards that would allow retention of existing mature trees (porous paving or a gravel surface on part of the path). The detailed design of this walkway is in process, and is listed as a condition of this subdivision.
- The applicant is proposing higher density based on the interface with the lots across 60 Avenue to the south shown in the West Newton Highway 10 NCP (Appendix VII), and has submitted signatures from surrounding lot owners demonstrating support for this development concept.

### Tree Survey & Arborist Report

- The developer engaged C. Kavolinas & Associates Inc. to prepare the Arborist Report, Tree Preservation and Replacement Plans for this project. The report illustrates two development options (RF only and RF/RF-12 combined) and outlines their impact on tree preservation for the two versions of the proposal. (Summary for the 4 lot version - Appendix VI).
- The City Landscape Architect has reviewed the applicant's Arborist Report and endorses the tree recommendation for the 4-lot option; however, the City Landscape Architect has serious concerns about the tree preservation potential under the 5-lot option.

### 4-Lot Arborist Report Information (Appendix IX)

- The report submitted for the 4 RF lot version of the project proposes the removal of 21 protected trees from the site because they are either within the building envelopes, within the footprint of proposed driveways, roadways or underground services. Trees are generally removed in the centre of the lots, and along the road right-of-way, where there are limited opportunities for retention.

5-Lot Arborist Report Information (Appendix X)

- The Arborist Report submitted in support of the 5-lot version proposes the removal of 27 mature trees as RF-12 sized lots present less opportunity for tree retention. The 5-lot proposal has a much greater likelihood of impact on existing trees at the south-west corner of the site.
- The following Tree Preservation Table (By-law sized trees only) has been provided by the Consulting Arborist in support of both the 4 and 5-lot options:

Tree Species	Total No. of Protected Trees	Total Proposed for Retention – 4 Lot Option	Total Proposed for Removal – 4 Lot Option	Total Proposed for Retention – 5 Lot Option	Total Proposed for Removal – 5 Lot Option
Cedar	16	10	6	8	8
Douglas Fir	35	23	12	10	16
Dogwood	1	0	1	0	1
Cherry	2	0	2	0	2
<b>Total</b>	<b>54</b>	<b>33</b>	<b>21</b>	<b>27</b>	<b>27</b>

- Given the reduced size of proposed RF-12 lots (proposed Lots 1 and 2 under the 5-lot scenario), their shallow depth, and other factors that govern tree retention (driveway requirements, permitted house size, excavation requirements, etc.) it is questionable that few if any of the trees at the southwest corner of Lot 1 will be retained as proposed.
- The Planning and Development Department faces pressure at the time of building permit application to maximize building footprints and square footage under the given zone. Under the 5-lot option, any proposed house would be required to be somewhat under the maximum permitted size in the RF-12 Zone and construction activities would likely impact the health and stability of mature trees now on this property.
- The applicant has provided a conceptual layout for an RF-12 sized dwelling for proposed Lot 1. This house size and placement would require a Development Variance Permit for reduced rear yard setback and would not allow re-use of the existing driveway onto 60 Avenue. This development concept is not deemed realistic for this lot.
- The additional trees that will be removed under the 5-lot scenario are mature and substantial trees (Cedars and Douglas Firs). Their removal will further affect the established residential character and ambience of the area.

Lot Grading

- In-ground basements are proposed based on the lot grading information provided by the applicant. Basements will be achieved with some fill on the lots. The proposed grading plan has been reviewed by staff and found to be acceptable. It should not affect the trees proposed to be retained, as minimal fill is required on the site. The properties as a whole will drain towards the north west.

Proposed Building Scheme

- The developer engaged Tynan Consulting 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. A summary of the proposed design guidelines is attached as Appendix V, which will deviate from some of the older "old urban" homes in the area, in favor of a more contemporary standard similar to what has been built in recent years immediately to the west.
- "Old Urban" housing styles were identified as the predominant older building styles in the area to the south of the subject site, and Neo Classical style homes in the 210 to 240 square metre range (2300 to 2600 square feet) were identified to the immediate west. Neo-Traditional, and Neo-Heritage style will be the design style for the new homes, in keeping with the more modern architectural context.

The highlights of the proposed Building Scheme are as follows:

- Two story dwellings, split level, and bungalows are permitted;
- Basement entry dwellings are not permitted;
- No access to the in-ground basements from outside, other than the rear of the dwellings;
- No secondary suites permitted;
- No more than one kitchen or food preparation area permitted;
- Minimum 7:12 roof pitch;
- Shake profile asphalt or cedar shingles, or shake profile concrete roof tiles in grey or brown tones will be the only roofing materials permitted;
- Only high quality exterior finish and detailing with stucco, vinyl, cedar, "Hardiplank", and brick and stone accent veneers in brown, earth tone, or grey hues are to be used as cladding materials, and;
- A minimum of 20 shrubs (of at least 5 gallon pot size) are to be provided per lot in addition to trees retained and replaced as per the Tree Replacement Plan, and;
- Driveways are to be exposed aggregate, interlocking masonry pavers, or stamped concrete.
- The existing house on the site, which is in good condition, will be retained on Lot 2. Substantial upgrading of the home cannot be undertaken unless the Design Guidelines are followed.

Staff Comments on the Applicant's Proposal

- The subject site is designated "Single Family 6 UPA" in the NCP. The proposed rezoning of Block "A" to RF is in compliance with the adopted NCP. The proposed rezoning of Block "B" to RF-12 does not comply with the NCP designation. The NCP designates Block "B" to also be part of the Single Family designation along the north side of this section of 60 Avenue, near 130A Street.
- The abutting land to the west was developed into RF lots in compliance with the approved NCP in 2003. This site should be regarded as a continuation of the RF development. The RF-12 zone is inconsistent with the remainder of the RF subdivision.
- The site is heavily treed, with 54 protected trees identified by the consulting arborist. Staff have serious concerns about the proposed RF/RF-12 subdivision in terms of how it responds to the mature trees on the property, and the number of additional trees that would require removal under and RF-12 layout at the corner of 60 Avenue and 130A Street.
- Staff therefore recommends that Council deny the NCP redesignation for Small Lots and rezoning to RF-12 on Block "B", and that this portion of the site be rezoned to RF only, for a total of 4 lots. The RF lots are consistent with RF lots already approved and built under another subdivision immediately west (Development Application No 7902-0315-00), as well as with the existing homes to the north.
- Staff also recommends approval of a Development Variance Permit for reduced setbacks on the front and rear of Lot 2 to allow retention of the existing house. The applicant must demonstrate that the house to be retained meets Coverage and Floor Area Ratio requirements of the RF Zone, as well as Fire Separation requirements of the British Columbia Building Code.

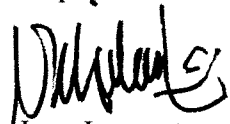
PRE-NOTIFICATION

- Pre-notification letters were sent on September 25, 2006, and to date staff have received two responses.
- The responses (received by telephone) concerned the retention of the walkway on City land immediately east of the subject property. The unbuilt walkway is proposed to be constructed as a result of this Rezoning and Subdivision.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary, Project Data Sheets and Survey Block Plan
- Appendix II. Proposed Subdivision Layout (both 4 lot and 5 lot versions)
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation for the 4 lot version
- Appendix VII. NCP Plan
- Appendix VIII. Development Variance Permit No. 7906-0088-00\
- Appendix IX. Tree Removal Plan - 4-Lot Option
- Appendix X. Tree Removal Plan - 5-Lot Option

  
 for Jean Lamontagne  
 General Manager  
 Planning and Development

TB/kms

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KMS 3/13/08 4:15 PM





## SUBDIVISION DATA SHEET

APPENDIX VII

Page 11 of 26

Proposed Zoning: RF

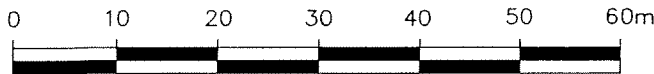
Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.7 ac
Hectares	0.28 sq.m.
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15 m - 21 m
Range of lot areas (square metres)	611 sq.m. - 773 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.7 upa
Lots/Hectare & Lots/Acre (Net)	
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<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	YES
Others	NO

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
BYLAW NO. \_\_\_\_\_ OVER PARTS OF LOT 229  
SECTION 8 TOWNSHIP 2 NWD PLAN 59712.**

B.C.G.S. 92G016  
CITY OF SURREY

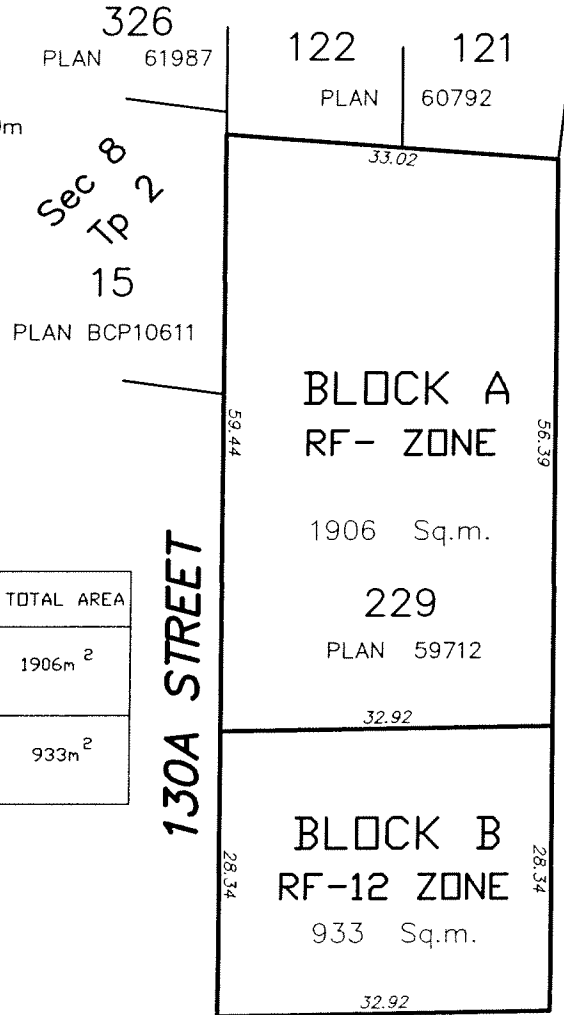
**LEGEND**

**SCALE 1:750**



(All distances are in metres)

*-property dimensions are derived  
from Land Title Office records*



**BOOK OF REFERENCE**

ZONE	LEGAL DESCRIPTION	TOTAL AREA
BLOCK A RF- ZONE	PART LDT 229 SEC 8 TP 2 NWD PLAN 59712	1906m <sup>2</sup>
BLOCK B RF-12 ZONE	PART LDT 229 SEC 8 TP 2 NWD PLAN 59712	933m <sup>2</sup>

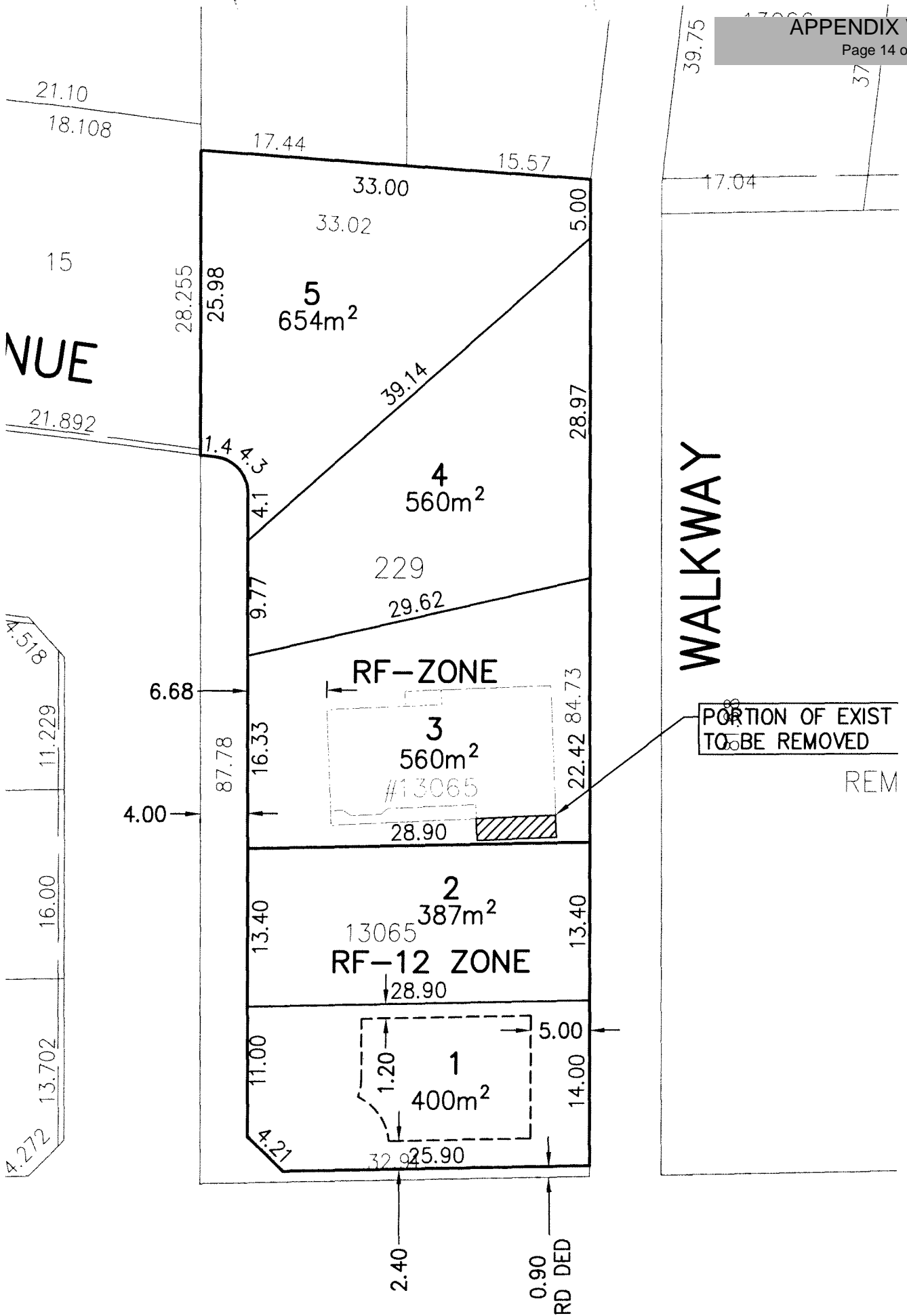
Certified correct according to LTD records  
This 06th day of March, 2008.

GENE PAUL NIKULA B.C.L.S. 803

© COPYRIGHT  
**DHALIWAL AND ASSOCIATES**  
LAND SURVEYING INC.  
121-13140 80th Avenue  
Surrey, B.C. V3W 3B2  
Phone: 604 501-6188  
Fax: 604 501-6189  
File: 0803001-201.DWG

**THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT**      **THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED**







# LAND DEVELOPMENT ENGINEERING REVIEW

**File:** 7806-0088-00

**Location:** 13065 60 Avenue

**Applicant:** CitiWest Consulting Ltd.  
**Address:** 9030 King George Hwy. Unit 101  
**Phone:** 604-591-2213  
**Fax:** 604-591-5518  
**Owner:** Erik Vestergaard

- OCP Amendment
  - Rezone
  - DP
  - NCP Amendment
  - LUC Amendment
  - DVP
  - ALR Exclusion
  - Subdivision
- Existing Land Use: RA  
Proposed Land Use: RF & RF-12
- Existing Lots: 1  
Proposed Lots: 5

**Land Development Engineering Contacts:**  
Dion D. Doepker, E.I.T., Project Manager  
604-591-4515, DDoepker@surrey.ca  
Sam Lau, P.Eng. - Development Services Manager  
604-591-4356, SLau@surrey.ca

**Attachments:**  
Project Layout  
Road Right-of-Way Requirements Sketch

**Distribution:**  
Applicant  
Transportation Manager  
Sewer Engineer  
Water Engineer  
Drainage Planning Manager  
Project Manager, Development Services

No.	Date	Revision
2	September 13, 2007	Surplus lane/walkway deleted
1	August 15, 2007	Original



April 4, 2007

**SCHOOL DISTRICT #36 (SURREY)**

**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.

A major phased enrolment move to the new Panorama Ridge secondary (including French Immersion) is currently being implemented and includes the catchment for Panorama Park Elementary. Enrolment participation at the new school in its first year is higher than projected. The school district is reviewing if enrolment moves or facility expansion may be required in the future. The proposed development will not have an impact on these projections.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 7906 0088 00

**SUMMARY**

The proposed 5 single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	2
Secondary Students:	1

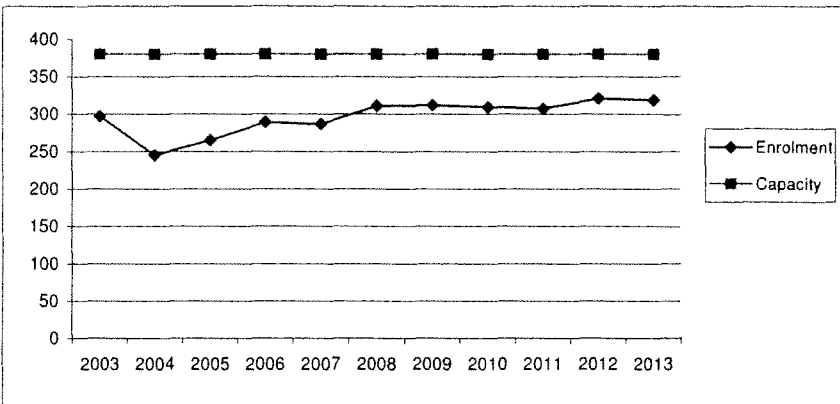
**September 2006 Enrolment/School Capacity**

<b>Panorama Park Elementary</b>	
Enrolment (K/1-7):	31 K + 258
Capacity (K/1-7):	80 K + 300
<b>Panorama Ridge Secondary</b>	
Enrolment (8-12):	880
Capacity (8-12):	1100

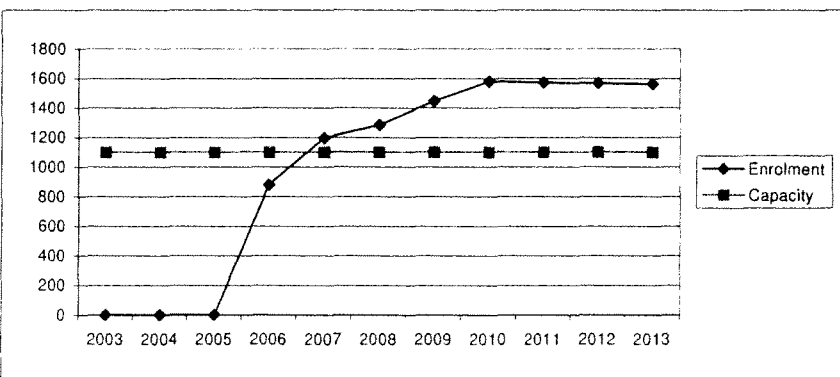
Projected cumulative impact of development in the last 12 months (not including the subject project) in the subject catchment areas:

Elementary Students:	0
Secondary Students:	7
Total New Students:	7

**Panorama Park Elementary**



**Panorama Ridge Secondary**



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## BUILDING GUIDELINES SUMMARY

Surrey Project no: 7906-0088-00  
Project Location: 13065 – 60 Avenue, Surrey, B.C.  
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

### 1. Residential Character

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

The subject site is located in the 13000 block on the north side of 60<sup>th</sup> Avenue. On the south side of 60<sup>th</sup> Avenue there are a variety of 30 to 60 year old homes situated on large "One Acre Residential Zone" (RA) properties. These structures do not meet modern development standards for two main reasons. With the exception of one 60 year old (plus) Rural Heritage Two-Storey home, these homes are all Basement Entry type with box-like massing characteristics resulting from the economical practice of positioning the upper floor directly above the lower floor on all sides of the structure; a practice inconsistent with modern massing design standards. Most homes have low slope common gable or common hip roof forms. Roof surface materials include tar and gravel, cedar shingles (at the end of their service life), and red concrete roof tiles. Landscapes are "old urban", comprised of a few mature shrubs, mature trees, sod, and asphalt or gravel driveways. These homes do not provide suitable context for a year 2008 development.

Adjacent to the west side of the subject site (on the north side of 60 Avenue) is a recently built-out 28 lot RF zoned subdivision identified as Surrey Project 7902-0315-00. Homes constructed at this site are 2300-2600 square foot) neo-classical style Two-Storey homes. Massing is considered "mid-scale", and the massing designs meet a common modern standard. Various architectural elements on the front of the home are proportionally consistent with one another, and mass is distributed evenly over the home. Most homes have a main common hip roof with two or more highly articulated street facing feature gables. Roofs are surfaced with shake profile concrete roof tiles or shake profile asphalt shingles. All homes are generously detailed with masonry accents and/or wood or hardiplank feature panel areas. Furred out wood posts, wood trim, and wood bracket details are all common. Landscapes meet a modern standard, comprised of 15-20 shrubs, at least one front yard tree, sod, and an exposed aggregate concrete driveway. Homes and landscapes provide good context for the subject site.

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

- 1) Old urban character to the south does not provide suitable context. The 28 lot RF development to the west provides specific architectural context.
- 2) "Neo-Traditional" and "Neo-Heritage" style from 28 lot site provides suitable style context.
- 3) Dominance of Two-Storey home type at context site
- 4) Front entrance porticos range from one to 1 ½ storeys in height (the front entrance portico is a significant architectural feature on most new homes in this area).



- 5) Massing: New homes provide desirable massing context.
- 6) Exterior cladding: A wide variety of wall cladding materials means flexibility can be permitted.
- 7) Roof surface: Variety of roof surface materials.
- 8) Roof pitch 7:12 or higher on most new homes.

**Dwelling Types/Locations:** All new homes at the adjacent 28 lot context site to the west are “Two-Storey type.

**Exterior Treatment /Materials:** Main cladding materials at the context site are either stucco or vinyl. Generous brick and/or wood detailing on all new context homes.

**Roof Pitch and Materials:** Homes at context site: Main roof slopes are 7:12 on some homes and 8:12 on others. Roofing materials at the context site are either shake profile asphalt shingles, or are shake profile concrete roof tiles.

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

**Streetscape:** West of subject site: New (less than 5 year old) 2300-2600 square foot Two-Storey type homes with balanced mid-scale massing designs are trimmed and detailed to a high modern standard, and are situated on lots landscaped to a common modern urban standard featuring 20 shrubs and replacement trees. South of subject site: A variety of old urban homes in varying states of condition (mostly box-like basement entry type) are situated on large RA zoned land parcels.

## 2. Proposed Design Guidelines

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

- The new homes will be constructed to a high architectural standard, meeting or exceeding standards found on homes in the adjacent 28 lot “context site” to the west. New homes will be consistent in theme, representation, and character to the context homes and will therefore be readily identifiable as one of the following styles: “Neo-Traditional” or “Neo-Heritage”.
- a new single family dwelling *constructed* on any *lot* meets post-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 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

**Dwelling Types/Location:** Two Storey, Split Levels, Bungalows, No Basement Entry.

**Interfacing Treatment with existing dwellings)** Strong relationship with neighbouring “context homes” in the 13000 block of 60 Avenue and the 13000 block of 60 A Avenue (Surrey project 7902-0315-00). Homes will therefore be “Neo-

Traditional" and "Neo-Heritage" styles only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

**Restrictions on Dwellings  
(Suites, Basement Entry)**

No Basement Entry type.  
No second kitchen or food preparation area;  
Not more than one bedroom on the main floor of a *two-storey single family dwelling*.  
No main floor configuration in which a bedroom, bathroom and games room can be isolated from the remainder of the main floor. No access to the basement from outside other than from the rear of the single family dwelling.  
Not more than one bathroom in the basement;

**Exterior Materials/Colours:**

Stucco, Cedar, Vinyl, 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 such as red, yellow, and blue and "Warm" colours such as pink, rose, peach, salmon are not permitted on main cladding. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

**Roof Pitch:**

Minimum 7:12.

**Roof Materials/Colours:**

Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge cap. Grey or brown only.

**In-ground basements:**

Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

**Treatment of Corner Lots:**

Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

**Landscaping:**

Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 5 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd. Date: March 18, 2008

**Reviewed and Approved by:**



Date: March 18, 2008

## TREE PRESERVATION SUMMARY

**Surrey Project No.:** 7906-0088-00  
**Project Location:** 13065 – 60<sup>th</sup> Avenue, Surrey, B. C.

**Registered Arborist:** Randy Greenizan, ISA Certified Arborist, PN-0712 A

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:

The predominant tree species on this site is Douglas Fir. The Cedar trees are also in good condition.

### 2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.			
Number of Protected Trees Identified		54	(A)
Number of Protected Trees declared hazardous due to natural causes		0	(B)
Number of Protected Trees to be removed		21	(C)
Number of Protected Trees to be Retained	(A-B-C)	33	(D)
Number of Replacement Trees Required	(C-B) x 2	44	(E)
Number of Replacement Trees Proposed		4	(F)
Number of Replacement Trees in Deficit	(E-F)	40	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	37	(H)
Number of Lots Proposed in the Project		4	(I)
Average Number of Trees per Lot	(H/I)	9.25	

### 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:

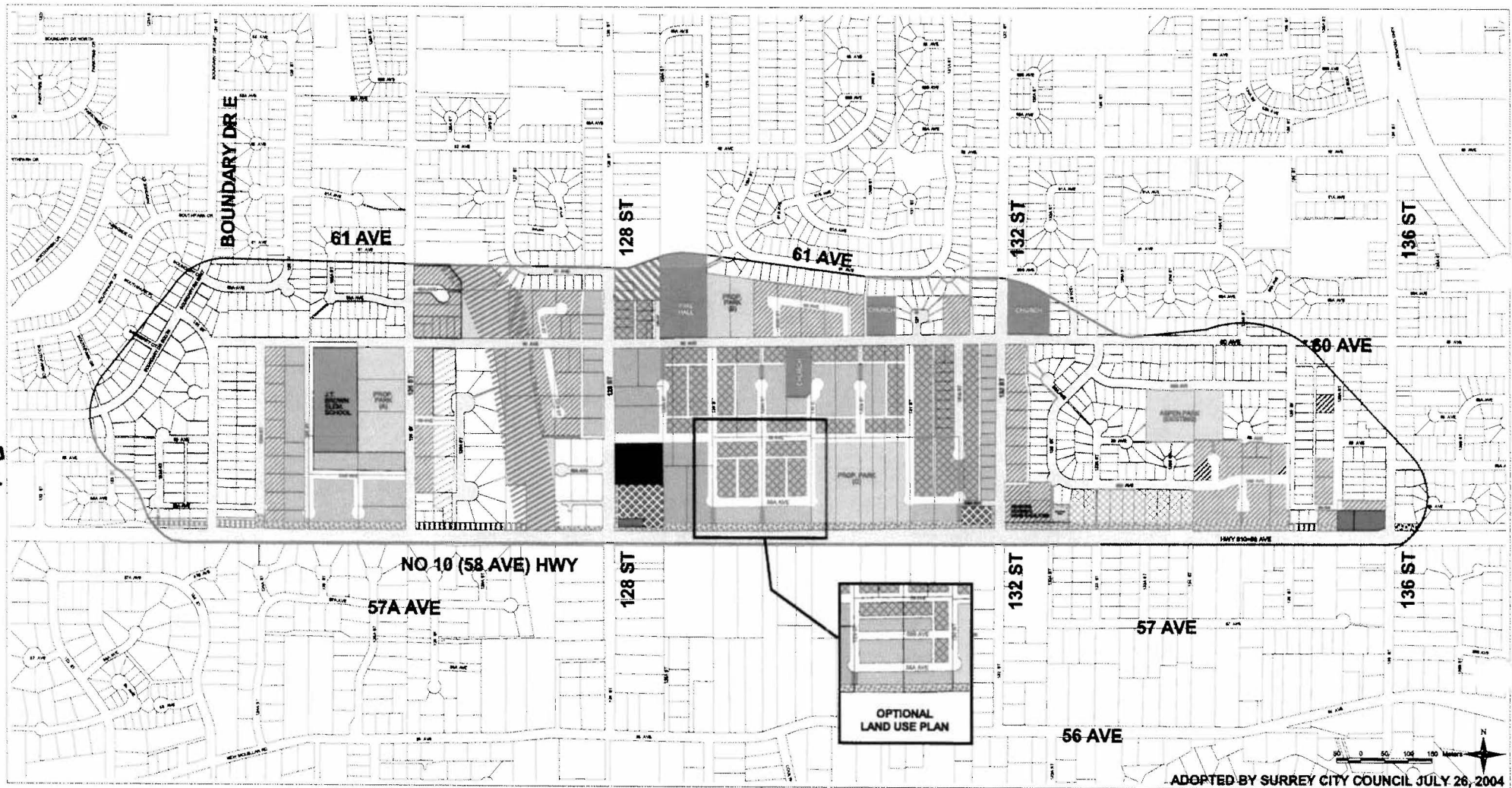
*Randy Greenizan*

April 15, 2008

\_\_\_\_\_  
 Arborist

\_\_\_\_\_  
 Date

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ADOPTED BY SURREY CITY COUNCIL JULY 26, 2004

	EXISTING HALF ACRE LOTS		APPROVED CLUSTER HOUSING (10 UPA)		INSTITUTIONAL		PARKS
	SUBURBAN TRANSITION LOTS		SMALL LOT (10 UPA)		PROPOSED INSTITUTIONAL		WALKWAYS
	EXISTING SUBURBAN TRANSITION LOTS		SMALL LOT WITH LANE (13 UPA)		EXISTING LOCAL COMMERCIAL		WALKWAY BESIDE LANE
	PROPOSED SINGLE FAMILY (6 UPA)		ATTACHED HOUSING (MAX 20 UPA)		PROPOSED LOCAL COMMERCIAL		BUFFERS/GREENWAY
	EXISTING SINGLE FAMILY		SENIORS HOUSING (20 UPA)		SCHOOLS		MUNICIPAL R.O.W. FOR BUFFER
							R.O.W. (BC HYDRO)
							SERPENTINE GREENWAY

**WEST NEWTON/HIGHWAY 10**  
CITY OF SURREY - PLANNING AND DEVELOPMENT DEPARTMENT

**FINAL LAND USE PLAN**

(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO. 7906-0088-00

Issued To: VARINDER PAL KAUR GILL

(the "Owner")

Address of Owner: 7067 Duff Street  
Vancouver, BC  
V5P 4B1

- 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: 005-802-377  
Lot 229 Section 8 Township 2 New Westminster District Plan 59712

13065 - 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 changes, the City Clerk is directed to insert the new civic address for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section F of Part 16 Single Family Residential Zone (RF) the minimum front yard setback is reduced from 7.5 metres (25 ft.) to 6.68 metres (21.9 ft.); and
  - (b) In Section F of Part 16 Single Family Residential Zone (RF) the minimum rear yard setback is reduced from 7.5 metres (25 ft.) to 2.85 metres (9.35 ft.).
  
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. 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.

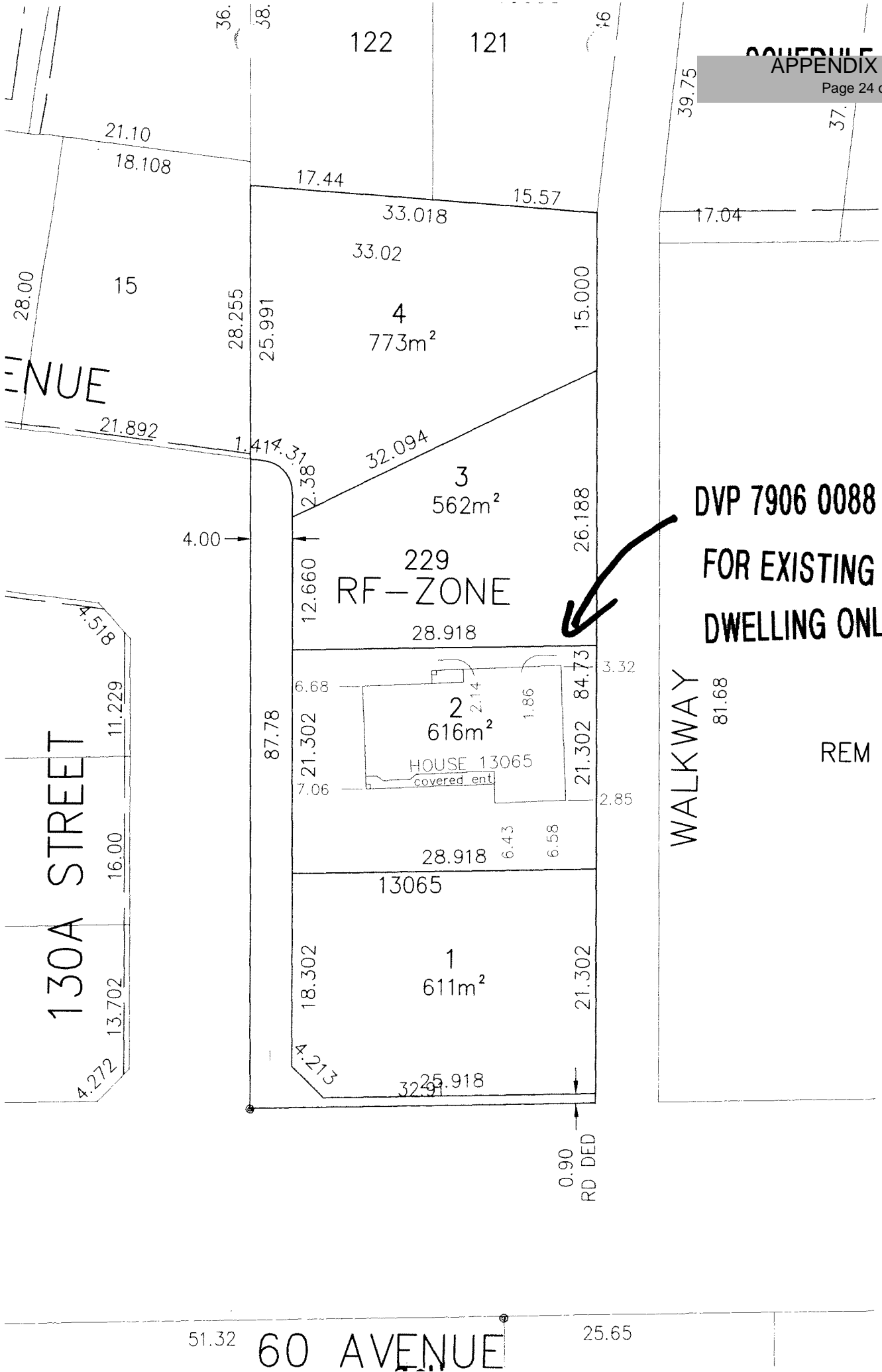
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
 ISSUED THIS      DAY OF      , 20 .

---

Mayor - Dianne L. Watts

---

City Clerk - Margaret Jones



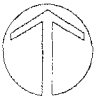
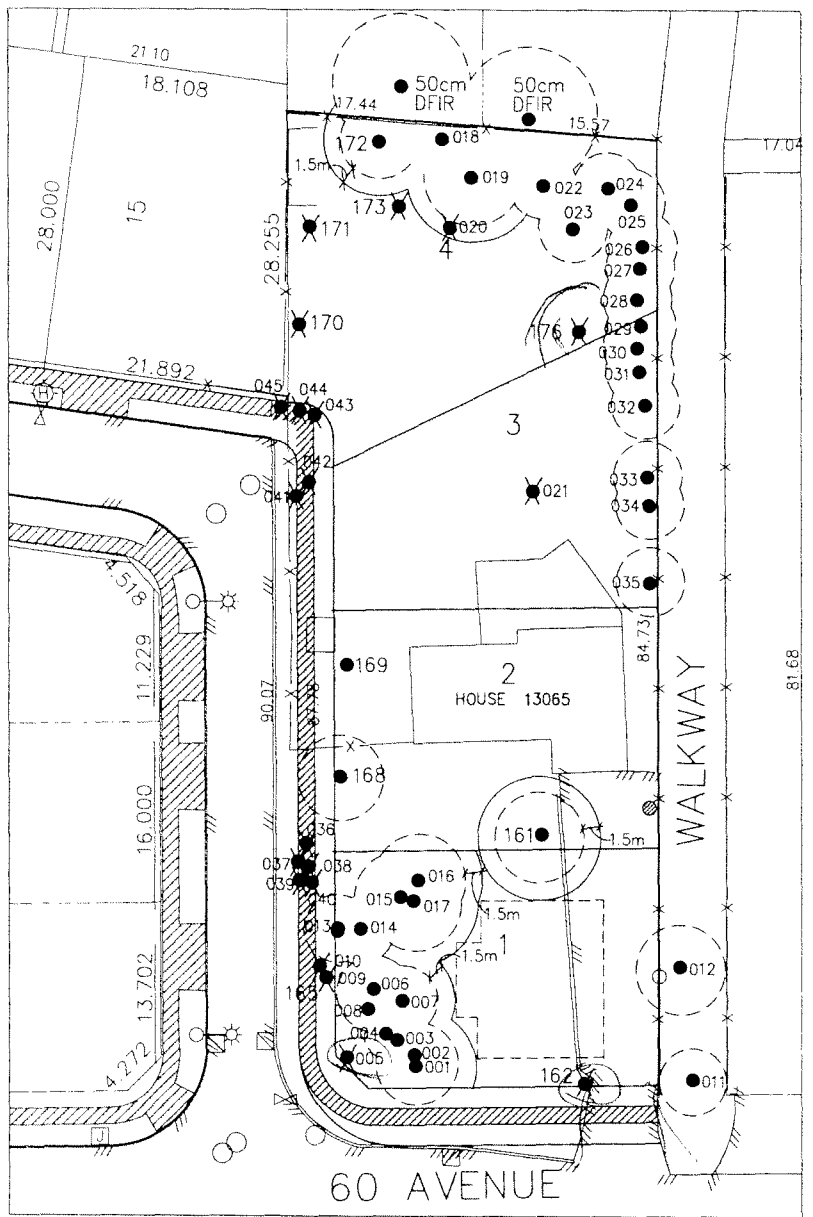
**DVP 7906 0088 00  
FOR EXISTING  
DWELLING ONLY**

WALKWAY

130A STREET

60 AVENUE

205



**LEGEND**

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISION	BY

**C. KAVOLINAS & ASSOCIATES INC.**  
 BCIA CRA  
 2130 - 88 AVENUE,  
 LANGLEY, B.C.  
 V1M 1Z7  
 PHONE (604) 888-2343

**DR. DEELEY ENGINEERING CONSULTANTS LTD.**  
 #101 - 8030 KING GEORGE HIGHWAY  
 SURREY, B.C.  
 V3T 2Y3  
 PHONE (604) 581-2713

**PLAN VIEW**  
 TREE LOCATION PLAN  
 TREE RETENTION PLAN  
 4 LOT SUBDIVISION  
 1:300 - 88 AVENUE  
 SURREY, B.C.

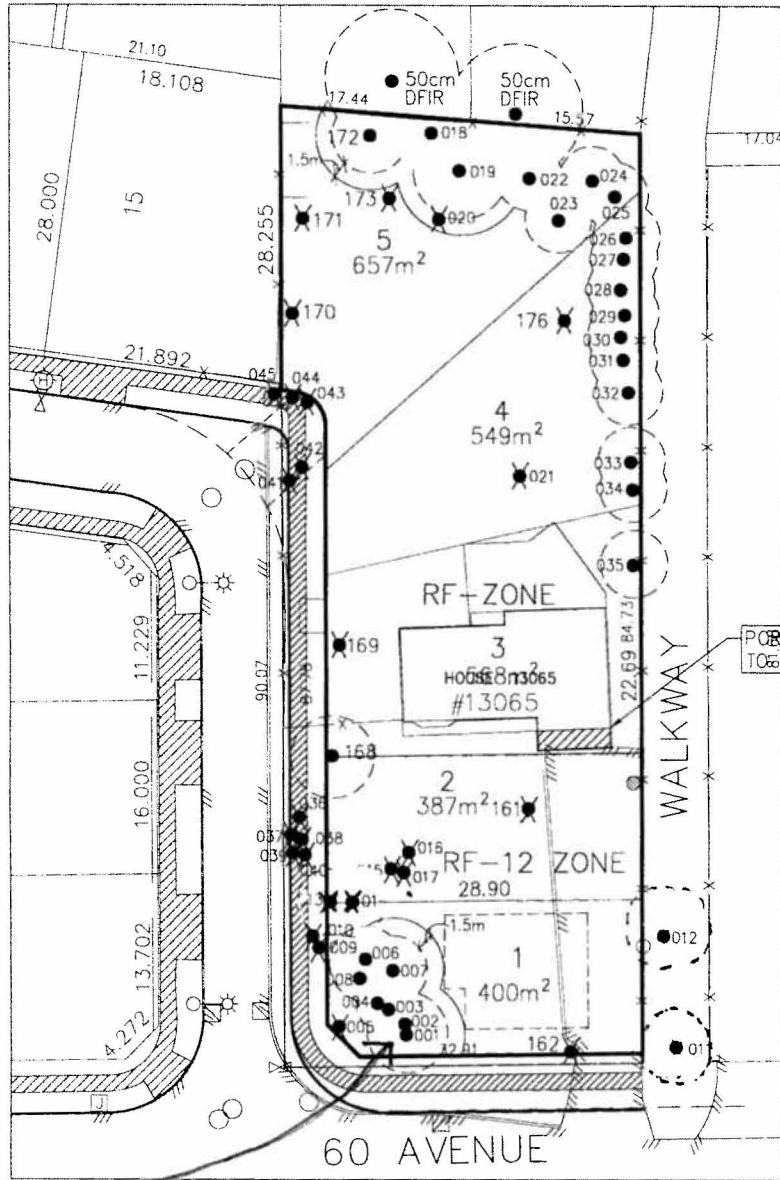
SCALE	1:200	DATE	AKG/DE
DRAWN		CHECKED	
DATE		DATE	
APP'D		IN CHARGE	

PROJECT NO.	
DATE	



206

QUESTIONABLE  
TREE RETENTION



LEGEND

- = TREES TO BE RETAINED
- ✕ = TREES TO BE REMOVED
- = PROTECTION BARRIER

Approved	City of Surrey Request	2
Approved	City of Surrey Request	1
DATE	DATE	DATE

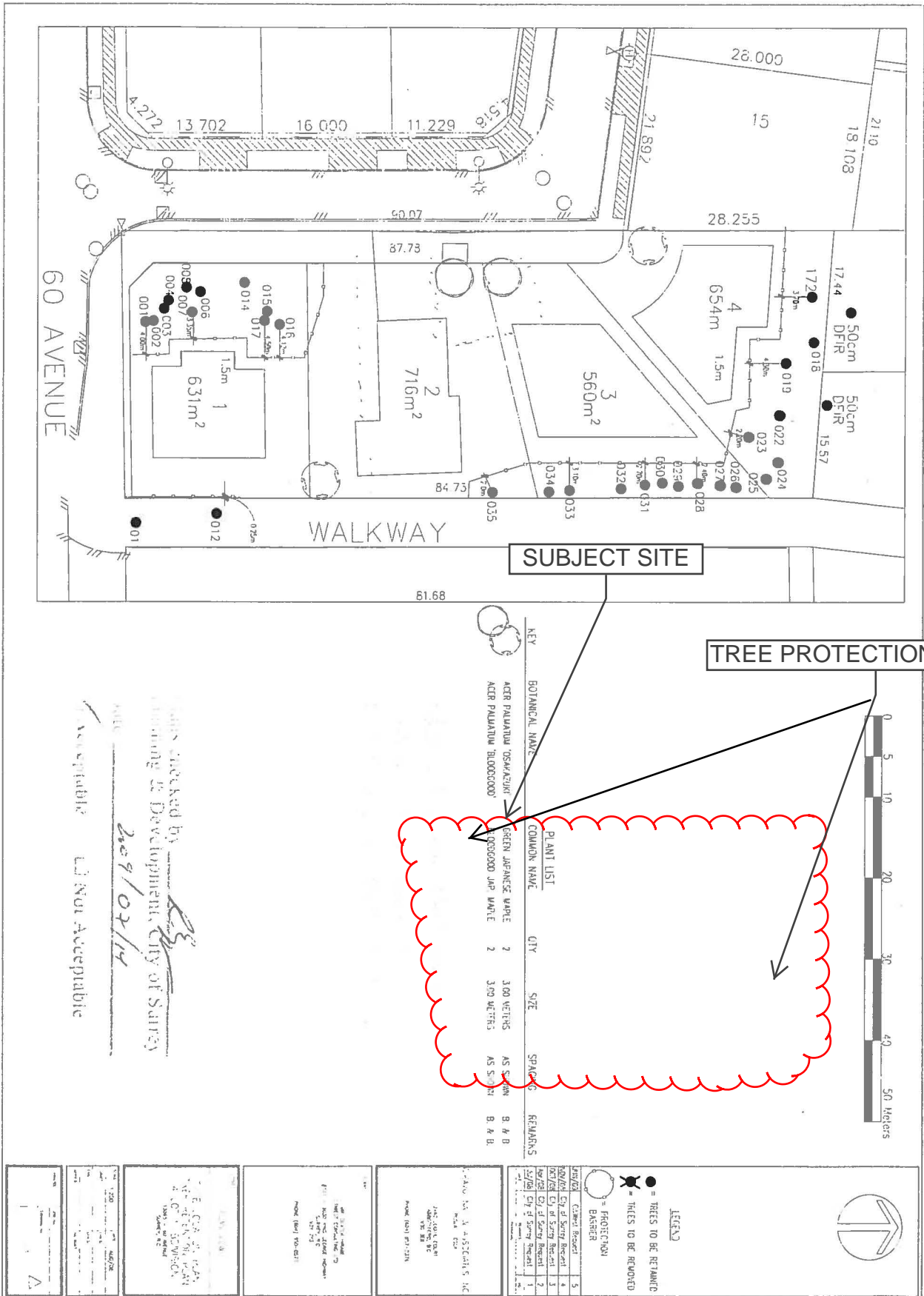
C. KAVOLINAS & ASSOCIATES INC.  
 BOLA CILA  
 21208 - 88 AVENUE  
 LANGLEY, B.C.  
 V1W 1Z7  
 PHONE (604) 880-2363

MR. DEETER HARVE  
 CIVIL ENGINEERING LTD.  
 #101 - 3005 KING GEORGE HIGHWAY  
 SURREY, B.C.  
 V7Y 7Y3  
 PHONE (604) 581-2212

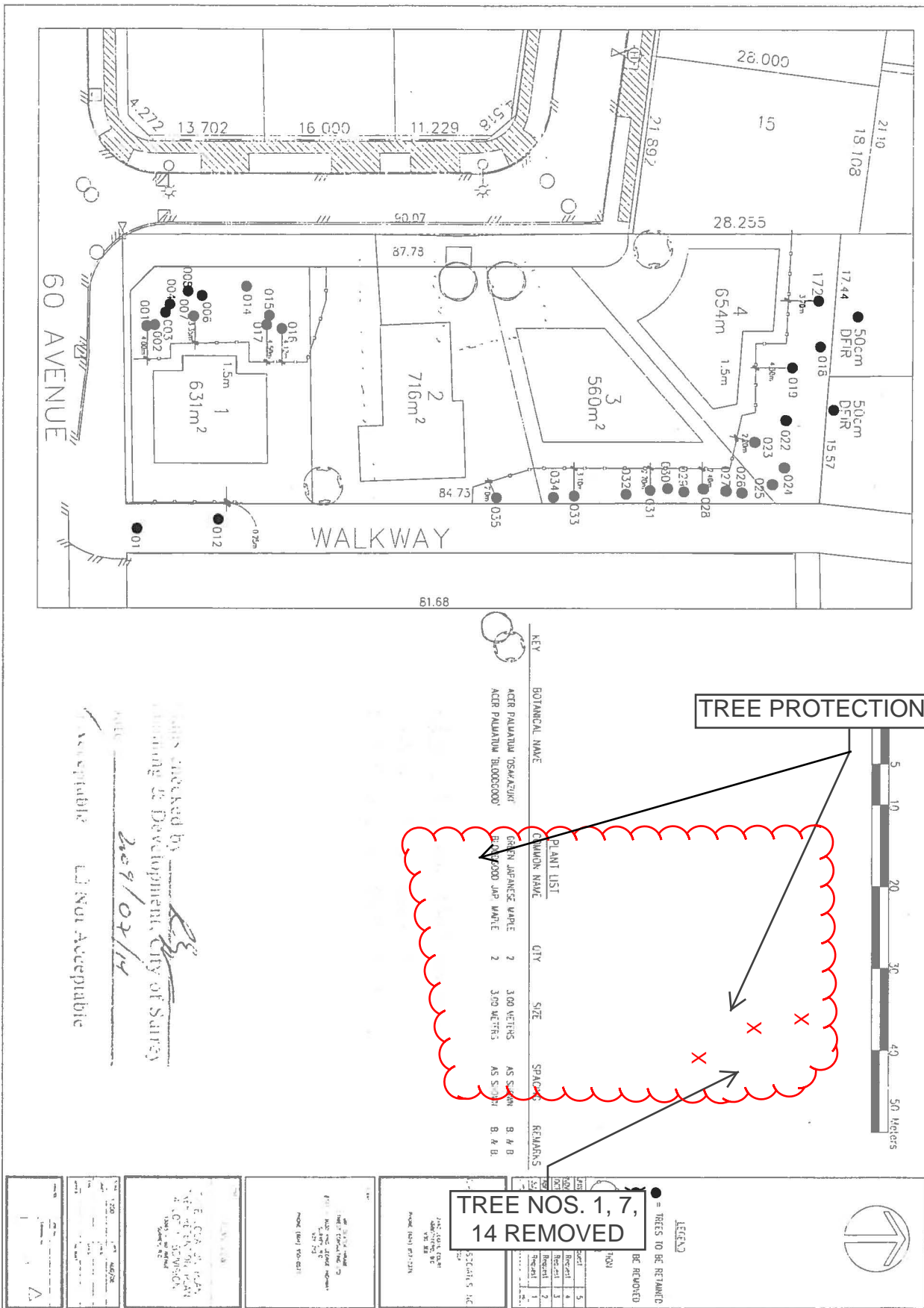
PLAN VIEW  
 TREE LOCATION PLAN  
 TREE RETENTION PLAN  
 5 LOT SUBDIVISION  
 1306 - 60 AVENUE  
 SURREY, B.C.

SCALE	1:200	DATE	APR/76
DRAWN	DATE	CHECKED	DATE
APPROVED	DATE	BY	DATE


L-1



TREES REMOVED W/ TREE CUTTING PERMIT POST SD PLAN SIGNING





LEGEND:  
 TREES TO BE REMOVED

NOTES:  
 1. ALL DIMENSIONS ARE APPROXIMATE, ONLY BASED ON MASTER PLANS.  
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.  
 3. DWP REQUIRED FOR LOT 1 ON THE REAR YARD FROM 7.5m TO 5.0m. DWP ISSUED ON MAY 12, 2008 FOR LOT ON THE FRONT YARD SETBACK FROM 7.5 TO 6.8m AND THE REAR YARD SETBACK FROM 7.5m TO 2.85m.

No.	Date	Revision	Dr	Ch
1	12/06/07	ADDED HOUSE PLAN TO LOT 1	JC	GRJ

**CITIWEST CONSULTING LTD.**  
 No. 101-9030 KING GEORGE HWY., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citwest.com

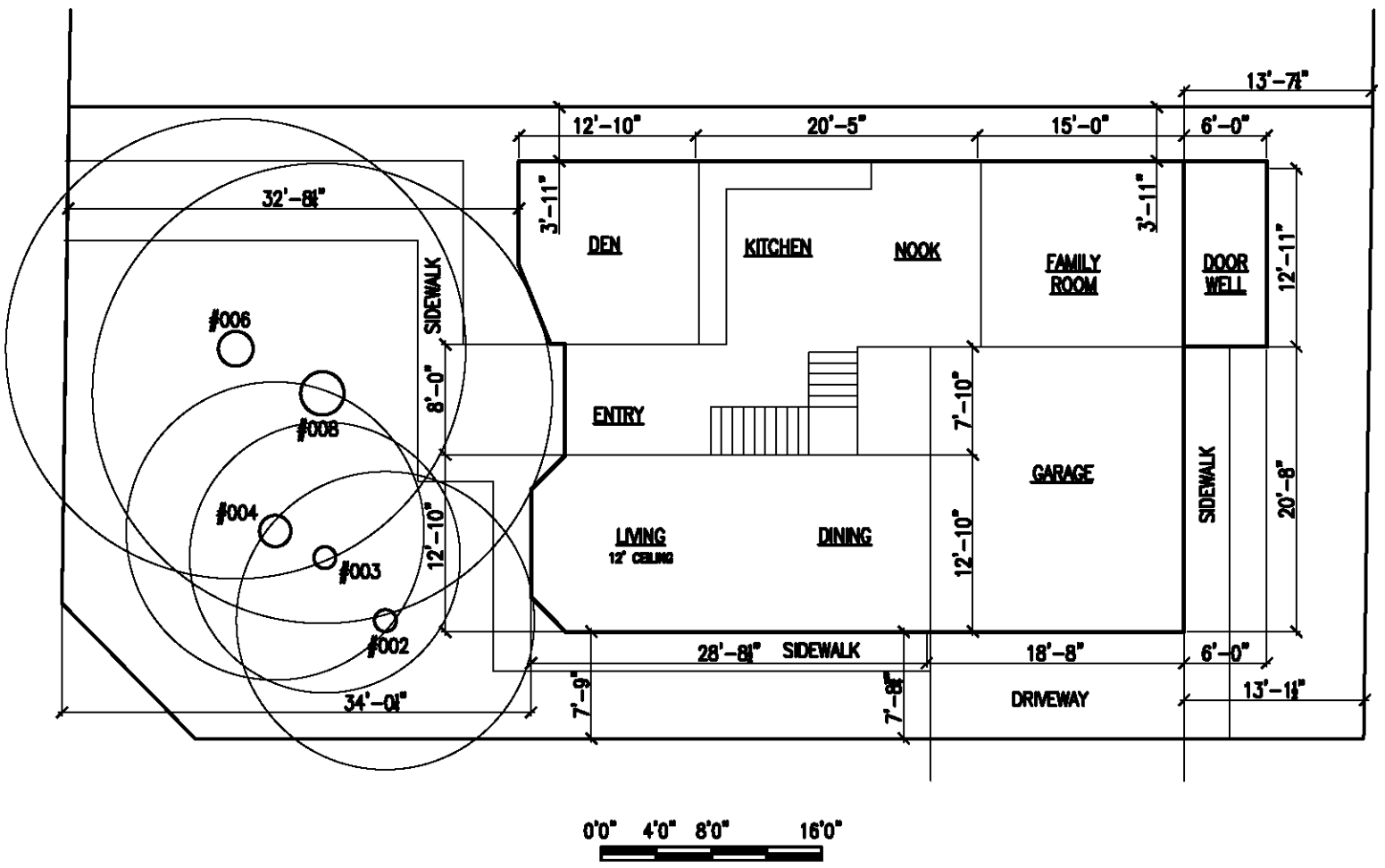


ULTIMATE PROJECTS LTD  
 7067 DUFF STREET, VANCOUVER, B.C. V5P 4B1 PH. 604-780-5608 FAX 604-439-0990  
**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 6008/6016 - 130A STREET, SURREY, B.C.

Scale: 1:500  
 Drawn: JC  
 Designed: GRJ  
 P.W. P.U.  
 Approved:

Mun. Proj. No. 7811-0185-00  
 Mun. Dwg. No. B  
 Job No. 11-2851 Of  
 Date MAY / 2012 Revision 1

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.



(the "City")

**DEVELOPMENT VARIANCE PERMIT**

NO.: 7911-0185-00

Issued To: VARINDER P GILL  
("the Owner")

Address of Owner: 7067 Duff Street  
Vancouver BC  
V5P 4B1

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: 028-227-581  
Lot 1 Section 8 Township 2 New Westminster District Plan BCP44789

6008 - 130A Street

Parcel Identifier: 028-227-590  
Lot 2 Section 8 Township 2 New Westminster District Plan BCP44789

6016 - 130A Street

(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 for proposed Lot 1 as follows:
  - (a) In Part 17A (F), the minimum rear yard setback of the RF-12 Zone is reduced from 7.5 metres (25 ft.) to 4 metres (13 ft.); and
  - (b) In Part 17A (F), the minimum front yard setback of the RF-12 Zone is increased from 6 metres (20 ft.) to a minimum 7.6 metres (25 ft.) across 65% of the width of the front of the "principal building", and to 10.4 metres (34 ft.) for 35% of the width of the front of the "principal building", as shown on a drawing labeled "Schedule A".
  
5. The landscaping and the siting of buildings and structures shall be in accordance with the drawing numbered A (the "Drawing") which is attached hereto and forms part of this development variance permit.
  
6. 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.
  
7. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
  
8. 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.
  
9. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
  
10. This development variance permit is not a building permit.

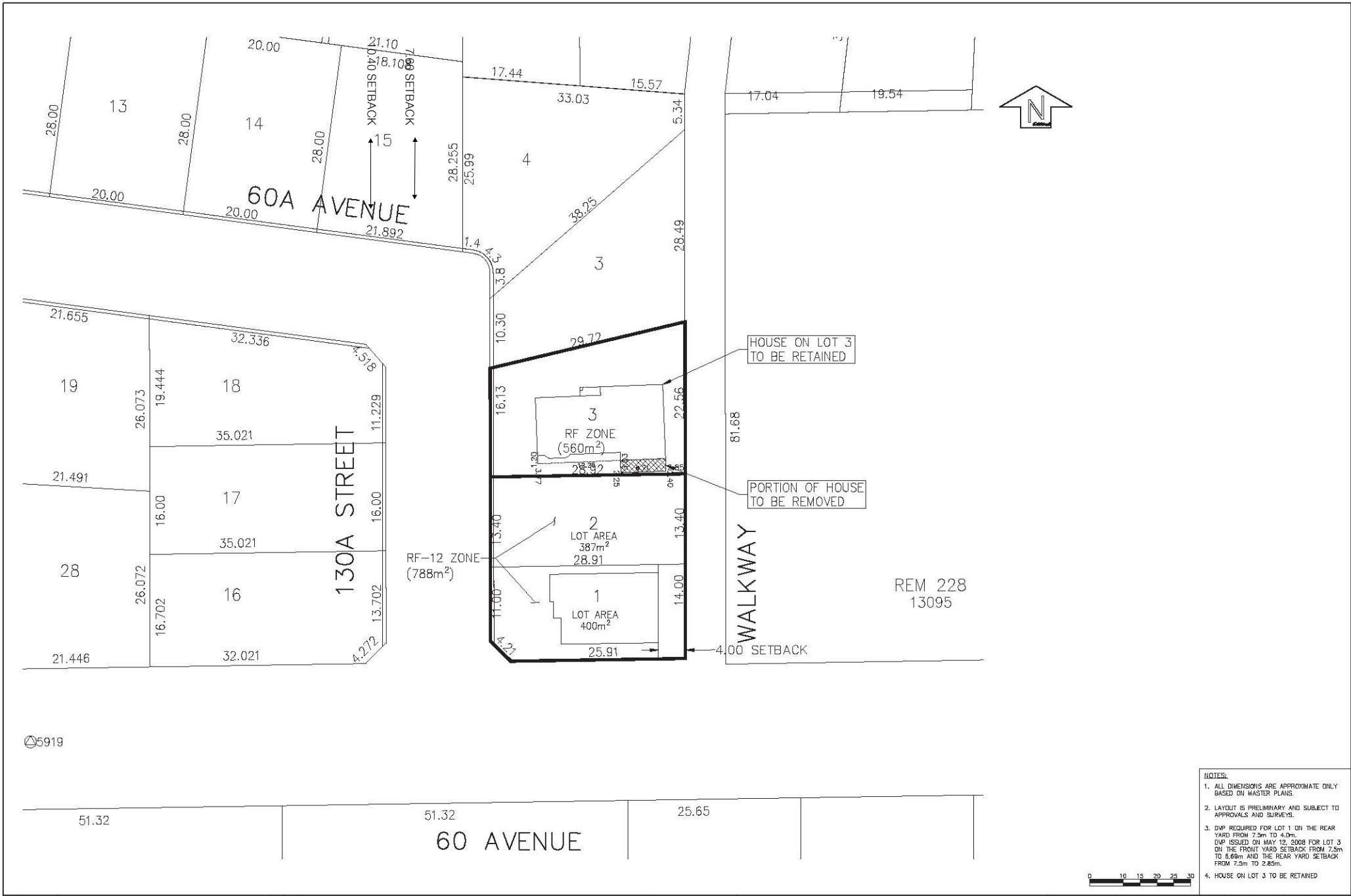
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
 ISSUED THIS      DAY OF      , 20   .

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan



5919

- NOTES:
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. DVP REQUIRED FOR LOT 1 ON THE REAR YARD FROM 7.5m TO 4.0m. DVP ISSUED ON MAY 12, 2008 FOR LOT 3 ON THE FRONT YARD SETBACK FROM 7.5m TO 6.6m AND THE REAR YARD SETBACK FROM 7.5m TO 2.85m.
  4. HOUSE ON LOT 3 TO BE RETAINED



No.	3	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



ULTIMATE PROJECTS LTD  
 7067 DUFF STREET, VANCOUVER, B.C. V6P 4B1 PH. 604-780-2608 FAX 604-439-0990

**PRELIMINARY LOT LAYOUT**

SUBDIVISION AT 600B/6016 - 130A STREET, SURREY, B.C.

Scale: 1:1000	Mun. Proj. No. 7911-0185-00	Dwg. No. B2
Drawn: JC	Mun. Dwg. No.	
Designed: GRJ	Job No. 11-2851	Of
P.W. P.V.	Date MAY / 2012	Revision
Approved:		