

**PROPOSAL:**

- **NCP Amendment** from "Townhouse (15 upa)" and "Single Family Residential" to "Small Lots"
- **Rezoning** portions from RA to RF-SD and RF-12
- **Development Variance Permit**

in order to permit the development of 6 semi-detached (duplex-style) residential buildings on 12 small single family lots and 6 additional single family lots.

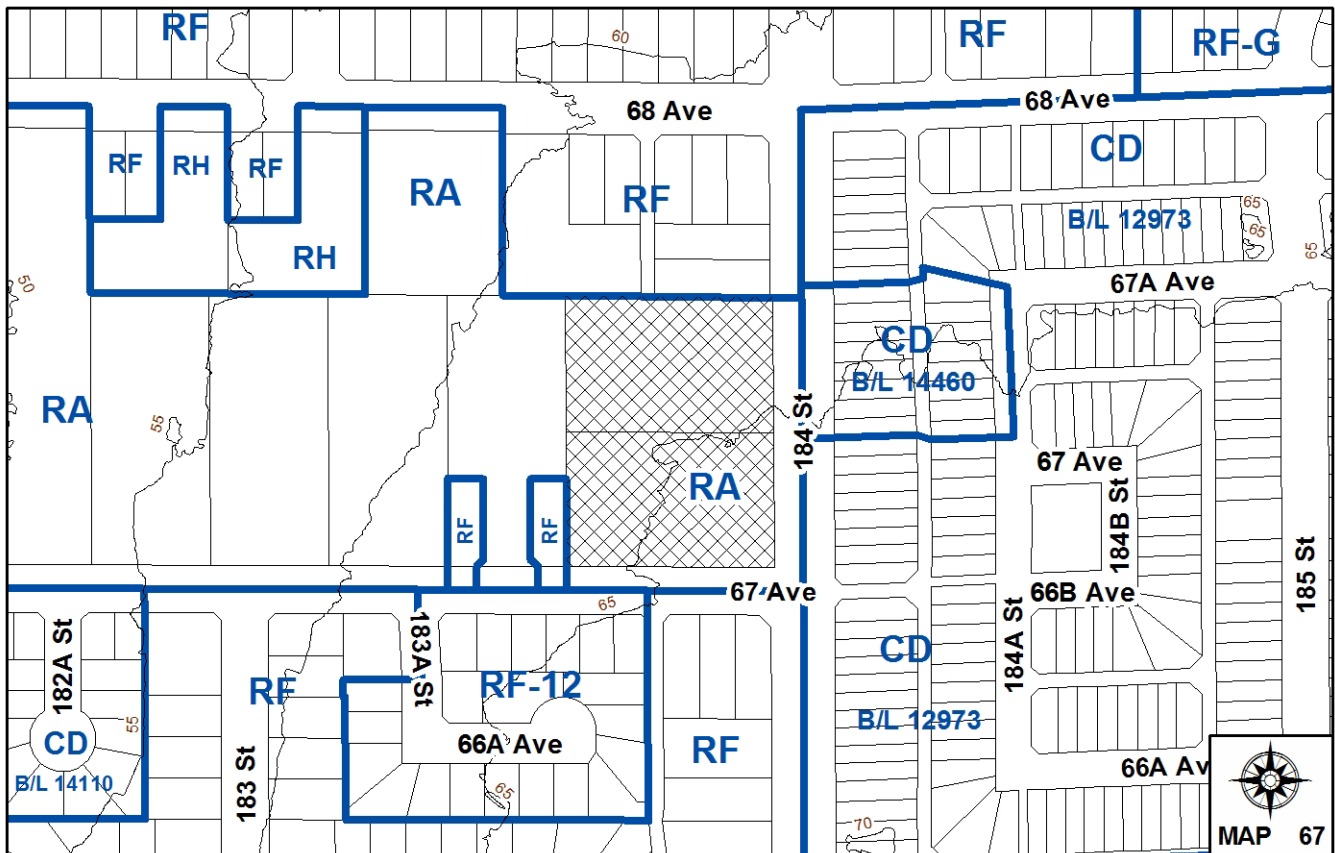
**LOCATION:** 18375 - 67 Avenue and 6739 - 184 Street

**OWNER:** Lois S. Jeffrey

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Townhouse (15 upa) and Single Family 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 an amendment to the North Cloverdale West Neighborhood Concept Plan (NCP) from "Townhouse (15 upa)" and "Single Family Residential" to "Small Lots" and a revision to the road network.
- Seeking a variance to permit vehicle access to a double garage (two vehicles parked side by side) from the fronting street on a Type I corner lot for proposed Lot 13.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposal is consistent with existing development within the vicinity of the subject site, on the east side of 184 Street and the south side of 67 Avenue.
- The proposal is consistent with an application to the immediate west.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone portions of the property shown as Blocks "B" and "D" on the Survey Plan (Appendix I) from "One-Acre Residential" (RA) (By-law No. 12000) to "Semi-Detached Residential Zone" (RF-SD) (By-law No. 12000) and Block "E" on the Survey Plan from "One-Acre Residential" (RA) (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. 7911-0264-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to vary the RF-12 Zone to permit vehicle access to a double garage (two vehicles parked side by side) from the fronting street on a Type I corner lot for proposed Lot 13.
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) the applicant address the shortfall in replacement trees to the satisfaction of the Planning and Development Department;
  - (e) removal of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a statutory right-of-way along a portion of the western property line protecting the future road, as shown on the proposed layout;
  - (g) registration of a Section 219 Restrictive Covenant to increase the rear yard setback of detached garages on proposed Lots 1-12 to 6.5 metres (21 ft.);
  - (h) registration of a Section 219 Restrictive Covenant for "no build" on the rear portion of proposed Lot 18;
  - (i) the applicant address the shortfall in NCP amenity contributions to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (j) application No. 7911-0163-00, which proposes a similar NCP amendment, receive final adoption prior to or concurrently with the subject application;
  - (k) registration of the following Section 219 Restrictive Covenants on proposed Lots 1-12 for:

- i. structural independence; and
  - ii. no building permit is issued until a registered professional approves and certifies the plans comply with the British Columbia Building code; and
- (l) registration of the following easements on proposed Lots 1-12 for:
  - i. maintenance of exterior finishes and drainage facilities; and
  - ii. party wall.
- 4. Council pass a resolution to amend the North Cloverdale West Neighbourhood Concept Plan to redesignate the site from "Townhouse (15 upa)" and "Single Family Residential" to "Small Lots" 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:**

6 Elementary students at Adams Road Elementary School  
3 Secondary students at Lord Tweedsmuir 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 early 2013.

**Parks, Recreation & Culture:** The applicant is required to pay the NCP amenity contributions on a density basis as per the Townhouse (15 upa) designation in the North Cloverdale West NCP.

### SITE CHARACTERISTICS

**Existing Land Use:** Acreage parcels with single family dwellings which will be demolished.

**Adjacent Area:**

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwellings.	Townhouse (15 upa) and Single Family Residential.	RF
East (Across 184 Street):	Semi-detached (duplex-style) single family dwellings.	Single Family Residential.	CD (By-laws No. 12973 and 14460)

Direction	Existing Use	NCP Designation	Existing Zone
South (Across 67 Avenue):	Single family dwellings.	Single Family Residential and Small Lots.	RF-12 and RF
West:	Acreage parcel with single family dwelling (under application No. 7911-0163-00) and RF zoned lot with single family dwelling.	Townhouse (15 upa) and Single Family Residential.	RA and RF

### JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing an amendment to the North Cloverdale West Neighbourhood Concept Plan (NCP) to redesignate the site from "Townhouse (15 upa)" and "Single Family Residential" to "Small Lots".
- In support, the applicant provided the following justification:
  - The proposed RF-SD lots along 184 Street provide a matching streetscape to the existing duplex-type homes on the east side of 184 Street.
  - The substantial depth of the proposed RF-SD lots allows for the garages to be set back 6.5 metres (21 ft.) from the rear property line in order to accommodate two-car parking within the driveway.
  - The streetscape of the proposed RF-12 lots will match the RF-12-zoned lots and the RF-zoned lots along the south side of 67 Avenue.
  - Application No. 7911-0163-00 proposes a similar NCP amendment to "Small Lots" consistent with the RF-12 Zone.
  - The applicant under application No. 7911-0163-00 hosted a Public Information Meeting (PIM) in the fall of 2011 and the neighbours who attended this PIM were in support of the NCP being amended to "Small Lots".
  - Allowing "Small Lots" instead of RF lots (as per the NCP) is a more efficient use of land.
- The proposed NCP amendment is consistent with surrounding development.
- Application No. 7911-0163-00, to the west of the subject site, proposes a similar NCP amendment.

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site consists of two (2) properties totaling 1 hectare (2.5 ac.).
- The site is split-designated "Single Family Residential" and "Townhouse (15 upa)" in the North Cloverdale West Neighbourhood Concept Plan (NCP).

### Current Proposal

- The applicant is proposing to rezone portions of the property shown as Blocks "B" and "D" on Appendix I from "One-Acre Residential" (RA) to "Semi-Detached Residential Zone" (RF-SD) and Block "E" on Appendix I from "One-Acre Residential" (RA) to "Single Family Residential (12) Zone" (RF-12), and to amend the North Cloverdale West NCP from "Townhouse (15 upa)" and "Single Family Residential" to "Small Lots."
- A total of 12 RF-SD lots, 5 RF-12 lots and 1 lot that is split-zoned RF-12 and RA are proposed for the subject site.
- Proposed Lots 1-12 meet the minimum size requirements of the RF-SD Zone. Although each lot only meets the minimum lot width of the RF-SD Zone, the lots are excessively deep. Given that these lots front 184 Street, which is an arterial street with no on-street parking, the rear yard setback for the detached garage will be increased to 6.5 metres (21 ft.) in order to accommodate two-car parking within the driveway.
- Proposed Lots 13-18 meet the minimum dimensional requirements of Type I RF-12 lots.
- The proposed split-zoned lot (proposed Lot 18), will permit one RF-12 home fronting 67 Avenue. The remnant RA portion is anticipated to develop into RF-12 lots in the future subject to a rezoning application. The NCP amendment to "Small Lots" for this remnant portion is, however, proposed at this time.
- Garage access to proposed Lots 13, 14, 17, and 18 will be from 67 Avenue. The remaining lots will gain access from the lane.
- A Development Variance Permit is required to allow a double garage (side by side parking) on proposed Lot 13 (see By-law Variance Section).
- The remaining portion of the north/south lane that connects 67 Avenue to 68 Avenue will be constructed as part of this project.

### Context

- 6767 and 6777 – 184 Street, to the north of the subject site, meet the dimensional requirements to subdivide and rezone into two RF-SD lots each, if the existing homes are removed.

- The east side of 184 Street, contains lots similar to the RF-SD Zone, and are zoned Comprehensive Development (CD) (By-law No. 12973). These lots range in width from 7.5 metres (25 ft.) to 8.1 metres (27 ft.).
- The existing lots fronting the south side of 67 Avenue, across from the subject site, range in width from 14.3 metres (47 ft.) to 15.2 metres (50 ft.). Proposed Lots 13-18 range in width from 12 metres (40 ft.) to 14.77 metres (48 ft.).
- The adjacent lot to the west, 18359 – 67 Avenue, is zoned RF and is 15.15 metres (50 ft.) wide. Although this property is zoned RF, the home was constructed in compliance with the RF-12 Zone in anticipation of future development occurring in the area.
- Neighbouring properties to the west are currently under land development application No. 7911-0163-00, which proposes to amend the NCP to "Small Lots."
- A portion of the surrounding lands which are not under application, will remain designated as "Townhouse (15 upa)" and "Single Family Residential". These properties are anticipated to develop into RF-12 lots in the future, if the subject application, along with applications No. 7911-0163-00 and 7911-0264-00 are approved. A concept plan demonstrating how the surrounding lands can redevelop is attached as Appendix IX.

#### Tree Survey and Tree Preservation

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

Tree Species	Total No. of Trees (On-site)	Total Proposed for Retention (On-site)	Total Proposed for Removal (On-site)
Cherry	1	0	1
Deodar Cedar	1	0	1
Douglas-fir	1	1	0
Grand-fir	3	0	3
Horsechestnut	1	0	1
Juniper	1	0	1
Maple (Big leaf)	1	0	1
Maple (Red)	3	0	3
Maple (Silver)	1	0	1
Monkey Puzzle	1	0	1
Mountain Ash	1	0	1
Red Alder	6	0	6
Western Red Cedar	2	0	2
<b>Total</b>	<b>23</b>	<b>1</b>	<b>22</b>

- All 22 trees proposed for removal are either hazardous, are located within, or near the building envelope or road dedication, or are only suitable for retention within a group of trees.

- The preliminary report indicates that of the 23 trees, 22 are to be removed. Based upon 22 trees to be removed, 40 replacement trees are required. The development proposes 26 replacement trees, leaving a deficit of 14 replacement trees. Cash-in-lieu will be provided for the trees in deficit. The average number of trees proposed per lot is 1.5.

### Building Scheme and Lot Grading

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing a number of existing homes in the neighborhood in order to establish suitable design guidelines for the proposed subdivision.
- A summary of the proposed building design guidelines is attached as Appendix V.
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd. is under review by staff.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

### PRE-NOTIFICATION

Pre-notification letters were sent on November 4, 2011 and staff received one response:

- The caller commented that Surrey is too development-friendly and the penalty for illegally removing a tree is not high enough.

*(Council-approved policies and by-laws are in place to guide future development. The penalties for illegal tree removal are outlined in the Tree Protection By-law, 2006 No. 16100).*

### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To vary the RF-12 Zone to permit vehicle access to a double garage (two vehicles parked side by side) from the fronting street (67 Avenue) on a Type I corner lot for proposed Lot 13.

Applicant's Reasons:

- Proposed Lot 13 fronts 67 Avenue.
- Normally, a garage can be located on the flanking street, however, since the flanking street is 184 Street which is an arterial road, driveway access to 184 Street is not permitted.



- The width of proposed Lot 13 is 14.73 metres (48 ft.) which exceeds the minimum required lot width of 14 metres (46 ft.) for a Type I corner lot in the RF-12 Zone.
- The subject properties are dedicating additional road allowance along 184 Street in order to meet the new road requirements of an arterial road.

Staff Comments:

- Section H.6 of the RF-12 Zone does not permit a double garage to accommodate two vehicles parked side by side on a Type I corner lot unless the garage has access from a side street or rear lane.
- Proposed Lot 13 is not serviced by a rear lane and cannot gain access from the side street (184 Street) which is an arterial road.
- Proposed Lot 13, being 14.77 metres (48.5 ft.) wide, has sufficient width to accommodate a double garage.
- A home constructed on proposed Lot 13 can be approximately 0.17 metre (0.5 ft.) wider than a home constructed on proposed Lot 14. Proposed Lot 14 to the immediate west, which is 13.4 metres (44 ft.) wide, can accommodate a front-loaded double garage.
- A front-loaded double garage on proposed Lot 13 will provide a more consistent streetscape compared to a front-loaded single garage.
- Staff support the requested variance.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary, Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation
Appendix VII.	NCP Plan
Appendix VIII.	Development Variance Permit No. 7911-0249-00
Appendix IX.	Concept Plan Proposed Under Application No. 7911-0163-00
Appendix X.	Context Map with Addresses
Appendix XI.	NCP Amendment Map

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/kms

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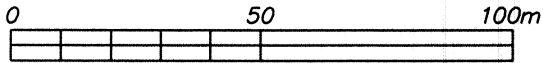
## SUBDIVISION DATA SHEET

Proposed Zoning: RF-SD and RF-12

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	2.477	
Hectares	1	
	<b>RF-SD</b>	<b>RF-12</b>
<b>NUMBER OF LOTS</b>		
Existing	2	
Proposed	12	6
<b>SIZE OF LOTS</b>		
Range of lot widths (metres)	7.2 m.	- 14.73 m.
Range of lot areas (square metres)	289 m <sup>2</sup> - 335 m <sup>2</sup>	330 m <sup>2</sup> - 429 m <sup>2</sup> plus a 2998 m <sup>2</sup> remainder area
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	27.5 lots/ha & 23 lots/ac.	
Lots/Hectare & Lots/Acre (Net)		
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	60%	50%
Estimated Road, Lane & Driveway Coverage	23%	16%
Total Site Coverage	83%	66%
<b>PARKLAND</b>		
Area (square metres)	na	
% of Gross Site	na	
	<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	
Others (double garage on Type I corner lot)	YES	

# SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. \_\_\_\_\_ OF LOTS 17 AND 18, SECTION 17, TOWNSHIP 8, NWD, PLAN 56845

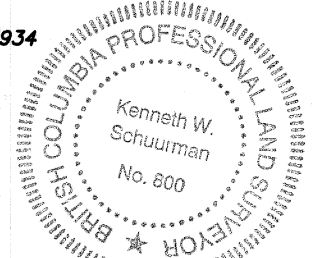
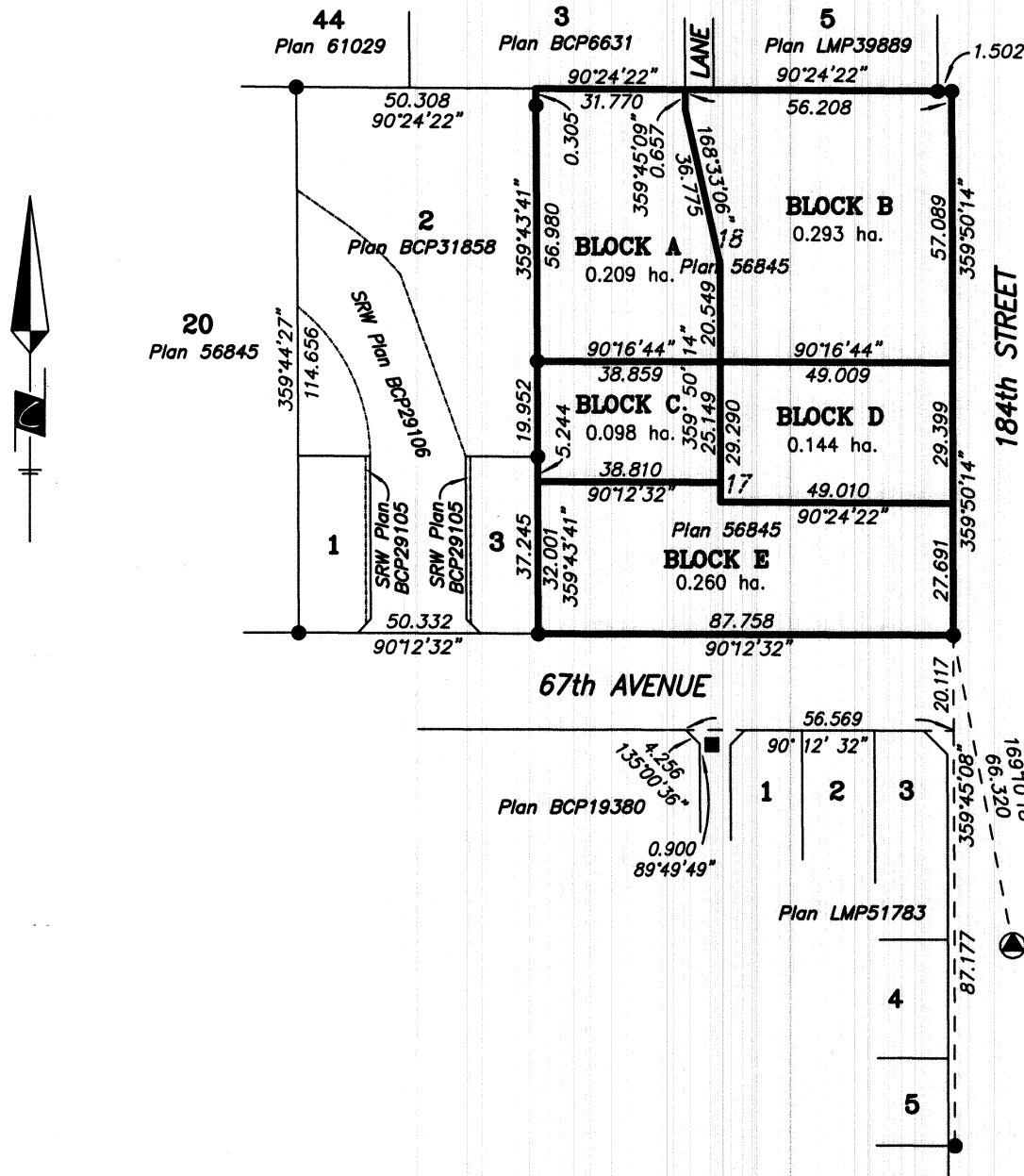
City of Surrey B.C.G.S. 92G.017



SCALE 1 : 1500  
All distances are in metres

Legend:

- Denotes control monument found
- Denotes iron post found
- Denotes lead plug found
- ha. Denotes hectares



Certified correct to survey dated this 21st day of March, 2012.

*Ken Schuurman*  
Ken W. Schuurman, B.C.L.S.

Cameron Land Surveying Ltd.  
B.C. Land Surveyors  
Unit 206 - 16055 Fraser Highway  
Surrey, B.C. V4N 0G2  
Phone: 604-597-3777  
Fax: 604-597-3783

This plan lies within the Greater Vancouver Regional District

File: 5005-ZONING



## INTER-OFFICE MEMO

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

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

DATE: **March 27, 2012** PROJECT FILE: **7811-0249-00**

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RE: **Engineering Requirements  
Location: 18375 67 Ave and 6739 - 184 Street**

### NCP AMENDMENT

The following issues are to be addressed as a condition of the NCP Amendment:

- Submit a storm water control plan to the nearest outfall to support the increased density and resulting increase in storm water runoff prior to the NCP Amendment.

### REZONE/SUBDIVISION

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

- dedicate 2.808 metres fronting 184 Street;
- dedicate 3.0m x 3.0m corner cut at the intersection of 67 Avenue and 184 Street;
- dedicate 6.0 metre north/south lane;
- dedicate 3.0m x 3.0m corner cuts at the intersection of the lane and 67 Avenue;
- provide 0.500 metre statutory right-of-way on 67 Avenue and on 184 Street fronting the site.

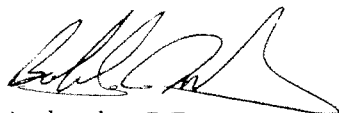
#### *Works and Services*

- construct north half of 67 Avenue;
- construct north/south lane;
- construct sanitary, storm, and water mains to service the proposed development;
- provide service connections to each lot;
- pay SDR fees and Sanitary and Drainage latecomer charges;
- pay Low Land Drainage Pump Station levy;
- pay 100% Sanitary DCCs at subdivision.

A Servicing Agreement is required prior to Rezone/Subdivision.

### DEVELOPMENT VARIANCE PERMIT

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



Bob Ambardar, P.Eng.  
Development Project Engineer  
LR

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, November 22, 2011  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 11 0163 00

**SUMMARY**

The proposed 18 Single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	6
Secondary Students:	3

September 2011 Enrolment/School Capacity

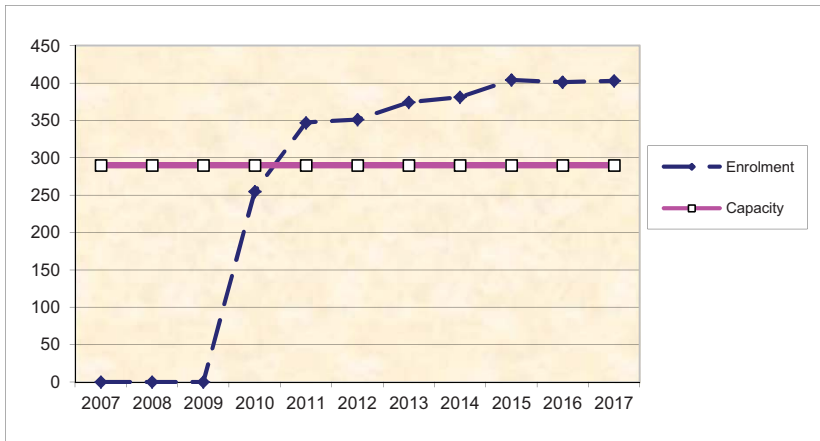
<b>Adams Road Elementary</b>	
Enrolment (K/1-7):	50 K + 297
Capacity (K/1-7):	40 K + 250
<b>Lord Tweedsmuir Secondary</b>	
Enrolment (8-12):	1820
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

**School Enrolment Projections and Planning Update:**

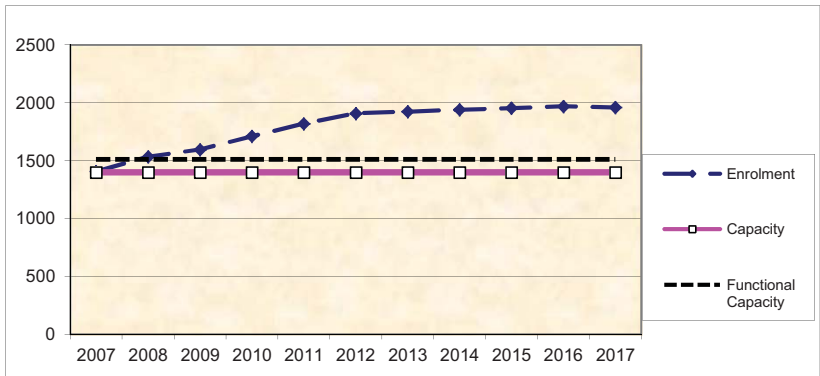
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (Adams Road Elementary Site #153) serving this neighbourhood opened in 2010-2011. The schools capacity, shown in the table below, is adjusted to full day Kindergarten implementation (reduction of Kindergarten by 40 seats-only 2 Kindergarten rooms-must accommodate two full day instead of four half day divisions)-this contributed to the school filling to capacity much faster. Overcrowding at Don Christian Elementary has been eliminated with enrolment moves to the new school. The school district is also in the process of assembling land for a proposed future secondary school in North Clayton Area (new school is proposed in year four in the 2010-2014 Five Year Capital Plan). The construction of a new secondary school is subject to future capital project approval by the Province. The proposed development will not have an impact on these projections, which are based on the residential buildout of the Land Use designations in the NCP.

**Adams Road Elementary**



**Lord Tweedsmuir Secondary**



## BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0249-00  
 Project Location: 18375 - 67 Avenue and 6739 - 184 Street 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:

This area was built out over a time period spanning from the 1950's to the 2000's. The age distribution from oldest to newest is : 60 years old (9%), 40 years old (4%), 30 years old (4%), 20 years old (26%), 10 years old (57%), Most homes are in the 2500-3000 sq.ft. size range and in the over 3550 sq.ft. size range (the over 3550 square foot homes are duplex-like zero lot line dwelling pairs in the 6600 and 6700 blocks on the east side of 184 Street). Home size distribution in this area is as follows : under 1000 sq.ft. (9%), 2001-2500 sq.ft. (4%), 2501-3000 sq.ft. (39%), 3001-3550 sq.ft. (9%), over 3550 sq.ft. (39%).

Styles found in this area include : "West Coast Modern" (4%), "Heritage (Old B.C.)" (4%), "Rural Heritage" (9%), "Neo-Heritage" (43%), and "Neo-Traditional" (39%). Home types include : Bungalow (9%), 1.1/2 Storey (4%), Two-Storey (48%), DUPLEX - Two Storey (39%).

The massing scale found on neighbouring homes ranges from simple, small, low mass structures to mid-to-high-scale structures. The scale range for the front entrance element is : one storey (64%), one storey front entrance veranda in heritage tradition (14%), 1½ storey front entrance (23%).

Most homes have a steeply sloped roof. Roof slopes include : low slope (flat to 5:12) = (0%), moderate slope (6:12 to 7:12) = (13%), steeply sloped (8:12 and steeper) = (87%). Main roof forms (largest truss spans) include : common hip (30%), common gable (61%), and Boston gable (9%). Feature roof projection types include : common hip (10%), common gable (73%), Dutch hip (7%), Boston gable (3%), shed (3%), Roof surfaces include : Interlocking tab type asphalt shingles (9%), Rectangular profile type asphalt shingles (43%), Shake profile asphalt shingles (48%).

Main wall cladding materials include : horizontal cedar siding (4%), aluminum siding (4%), horizontal vinyl siding (91%). Feature veneers on the front façade include : no feature veneer (14%), brick (3%), stone (17%), wood wall shingles (28%), vertical board and batten cedar (10%), and 1x4 vertical battens over Hardipanel (28%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (42%), Natural (earth tones) (47%), Primary derivative (red, blue, yellow) (11%).



Covered parking configurations include : Double garage (43%), Triple garage (5%), Rear garage (48%).

A wide range of landscaping standards are evident ranging from "sod only" to above average modern urban. Front yard driveway surfaces include : gravel (4%), asphalt (9%), broom finish concrete (4%), exposed aggregate (30%). Fifty two percent of homes have a rear driveway.

Eighty three percent of homes can be considered 'context homes' (as identified in the residential character study), providing suitable architectural context for the subject site. Seventeen percent of homes can be considered 'non-context', and are not recommended for emulation.

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

- 1) Context Homes: Eighty three percent of homes in the surrounding area provide desirable residential design context for the subject site. Proposed RF-SD structures on the west side of 184 Street should be similar in theme, representation and character to existing CD zoned zero lot line dwellings on the east side of 184 Street subject to some updating of standards. Homes on proposed RF-12 zone lots at the south side of the subject site should be of a similar style character and massing design to existing Two-Storey homes in the 18300 block on the south side of 67 Avenue.
- 2) Style Character : Eighty three percent of homes are “Neo-Traditional” and “Neo-Heritage” styles. These are clearly characteristic of this area and represent the recommended style range.
- 3) Home Types : Eighty seven percent of homes are Two-Storey home type. The paired zero lot line CD zoned duplex configured structures are also Two-Storey type.
- 4) Massing Designs : Most surrounding homes provide desirable massing context. The homes are well balanced and correctly proportioned, and can be emulated.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height. There are no overstated two storey high front entrances in this area.
- 6) Exterior Wall Cladding : Vinyl has been used on 91 percent of homes in this area and is recommended.
- 7) Roof surface : All homes in this area have an asphalt shingle roof surface. Asphalt shingles are the only recommended roofing material.
- 8) Roof Slope : Roof pitch 8:12 or higher on 78% of surrounding homes.

**Streetscape:** There are two street-character areas significant to the subject site. The first is located in the 6600 and 6700 blocks on the east side of 184 Street. Dwellings are all zero-lot-line Duplex-like structures with asymmetrical massing designs, which appear to be one large single family dwelling. The homes have well balanced, correctly proportioned, mid-scale massing characteristics, and single storey high front entrance porticos. Main roofs are common hip or common gable, and each dwelling set has two or more articulated common gable projections. Roofs have an asphalt shingle surface and homes are clad in vinyl with wood shingles or a Hardipanel feature in gable ends.

The other street-character area is located in the 18300 block on the south side of 67 Avenue. These homes are 2800 sq.ft. (including garage) "Neo-Traditional" and "Neo-Heritage" style Two-Storey type dwellings typical of those found on new RF-12 developments. The homes have proportionally consistent, well balanced massing designs. Roof structures are common hip or common gable type at an 8:12 or higher slope, with two or more street facing articulated common gable projections. Roofs are surfaced with asphalt shingles. Homes are clad in vinyl with a stone accent, and wall shingle or Hardipanel articulation in gable ends. Several of these lots are landscaped to an above-average 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", or "Neo-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 on RF-SD lots and to one to 1 ½ storeys on RF-12 zoned lots.

### 2.2 Proposed Design Solutions:

#### Interfacing Treatment with existing dwellings)

Strong relationship between "context homes" in the 6600 and 6700 blocks of 184 Street, and the proposed new RF-SD homes on lots 1-12 at the subject site. Strong relationship between existing homes in the 18300 block on the south side of 67 Avenue, and proposed new RF-12 homes on lots 13-18 inclusive. 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.

- 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 in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.
- Roof Pitch:** Minimum 8:12.
- Roof Materials/Colours:** Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and be in grey, brown, or black colours 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 a minimum of 12 shrubs of a minimum 3 gallon pot size on RF-SD lots 1-12, and a minimum of 17 shrubs of a minimum 3 gallon pot size on RF-12 lots 13-18. Corner lot 13 shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. 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, 2012

**Reviewed and Approved by:**



**Date:** March 18, 2012



**TREE PRESERVATION SUMMARY**

Surrey Project No.: \_\_\_\_\_  
 Project Location: 18375 67<sup>th</sup> ave & 6739 184<sup>th</sup> Street, 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: Two and a half acre parcel with two residences and numerous outbuildings upon it. Access is off 184<sup>th</sup> Street and 67<sup>th</sup> Ave. Protected sized pioneer species trees found within site.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified		<u>23</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>22</u>	(C)
Number of Protected Trees to be Retained	(A-B-C)	<u>1</u>	(D)
Number of Replacement Trees Required	(C-B) x 2	<u>40</u>	(E)
Number of Replacement Trees Proposed		<u>26</u>	(F)
Number of Replacement Trees in Deficit	(E-F)	<u>14</u>	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	<u>27</u>	(H)
Number of Lots Proposed in the Project		<u>18</u>	(I)
Average Number of Trees per Lot	(H / I)	<u>1.50</u>	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

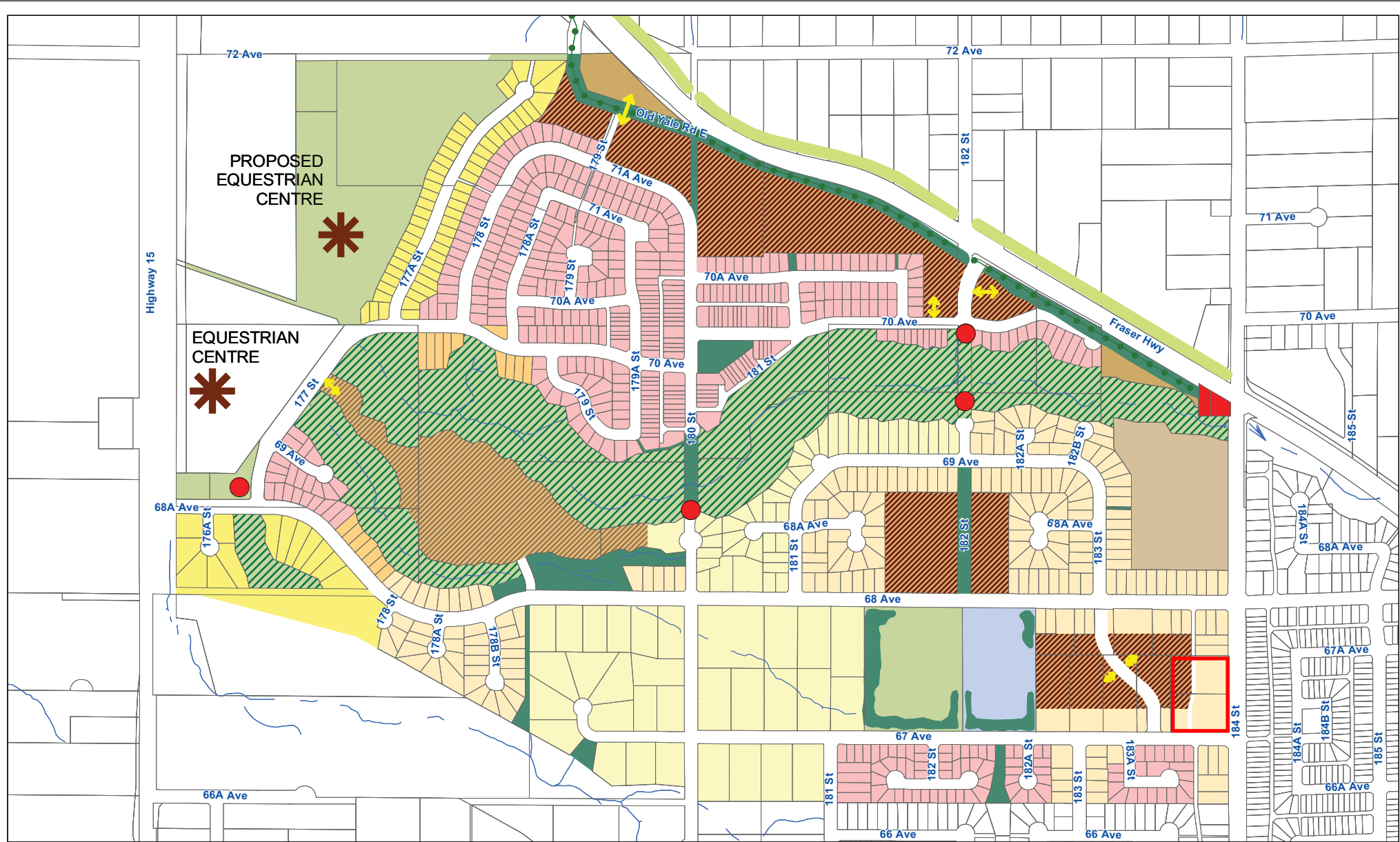
This plan will be available before final adoption

Summary prepared and submitted by:

Arborist

March 14, 2012

Date

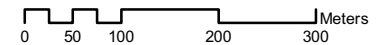


- |                                 |                                  |               |                                      |
|---------------------------------|----------------------------------|---------------|--------------------------------------|
| Existing Homes                  | Small Lots                       | Commercial    | Open Space/Linear Park/Buffer        |
| Half Acre Cluster (2 u.p.a.)    | Townhouse (9 u.p.a.)             | Creek Area    | Park                                 |
| Single Family Residential       | Townhouse Cluster (10 u.p.a.)    | Access Points | Elementary School                    |
| Single Family Cluster (6u.p.a.) | Townhouse Cluster (10-12 u.p.a.) | View Points   | Landscape Buffer & Multi Use Pathway |
|                                 | Townhouse (15 u.p.a.)            |               | Creeks                               |

**NORTH CLOVERDALE WEST LAND USE PLAN**

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

PHASE II Adopted by Council July 8, 1996 Amended 7 Feb. 2012



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CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7911-0249-00

Issued To: LOIS S JEFFREY

("the Owner")

Address of Owner: 18375 - 67 Avenue  
Surrey, BC  
V3S 8E7

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: 005-526-981  
 Lot 17 Section 17 Township 8 New Westminster District Plan 56845

18375 - 67 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) Section H.6. of the RF-12 Zone is varied to permit vehicle access to a double garage (two vehicles parked side by side) from the fronting street on a Type I RF-12 corner Lot for proposed Lot 13.
  
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.

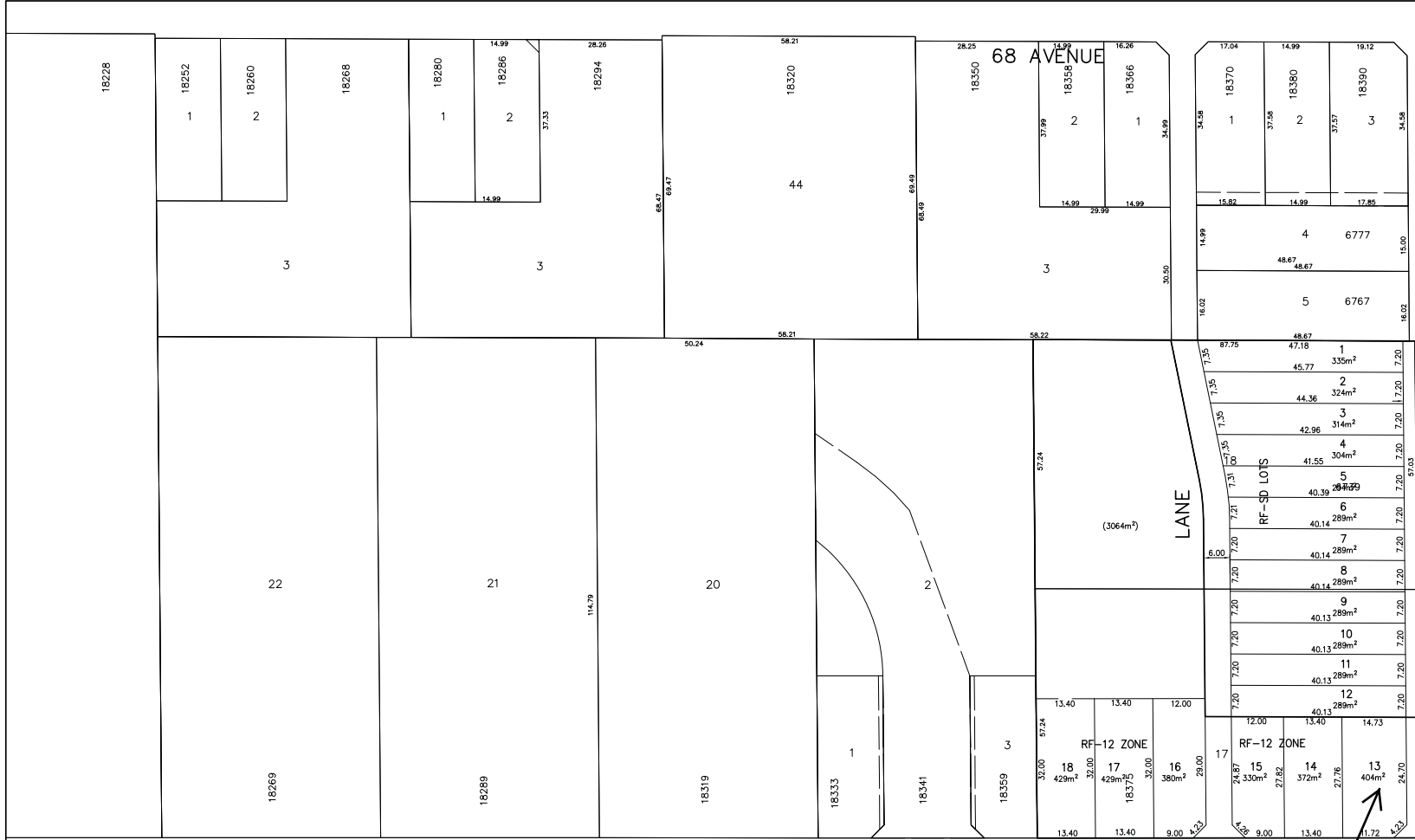
AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20   .  
ISSUED THIS      DAY OF      , 20   .

---

Mayor – Dianne L. Watts

---

City Clerk – Jane Sullivan

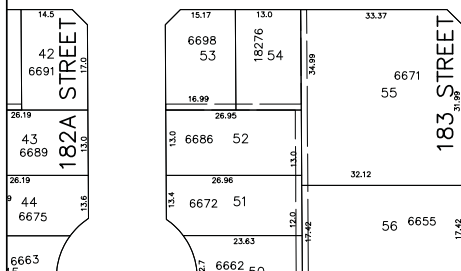


**DVP to allow a double garage (two cars parked side by side) on an RF-12 Type 1 corner lot for proposed Lot 13.**

10.1	6798	8
7.5	6792	7
	6786	6
	6782	5
7.5	6776	4
	6770	3
	6766	2
	6758	217
6.1	6756	8
	6754	7
	6752	6
8	6748	5
8.0	6744	4
8.0	6740	3
7.5	6736	2
8.0	6732	1
8.0	6730	216
7.5	6726	137
7.5	6722	136
7.5	6718	135
7.5	6714	134
7.5	6708	133
7.5	6704	132
10.1	6700	131
10.8	6696	130
7.5	6694	129

**SCHEDULE A**

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. EXISTING HOUSES TO BE REMOVED.
  4. A DEVELOPMENT VARIANCE PERMIT REQUIRED ON LOT 13 IN ORDER TO CONSTRUCT A DOUBLE GARAGE FRONTING ONTO 67 AVENUE, ON A TYPE 1, CORNER LOT. DUE TO FLANKING STREET BEING AN ARTERIAL ROAD.



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

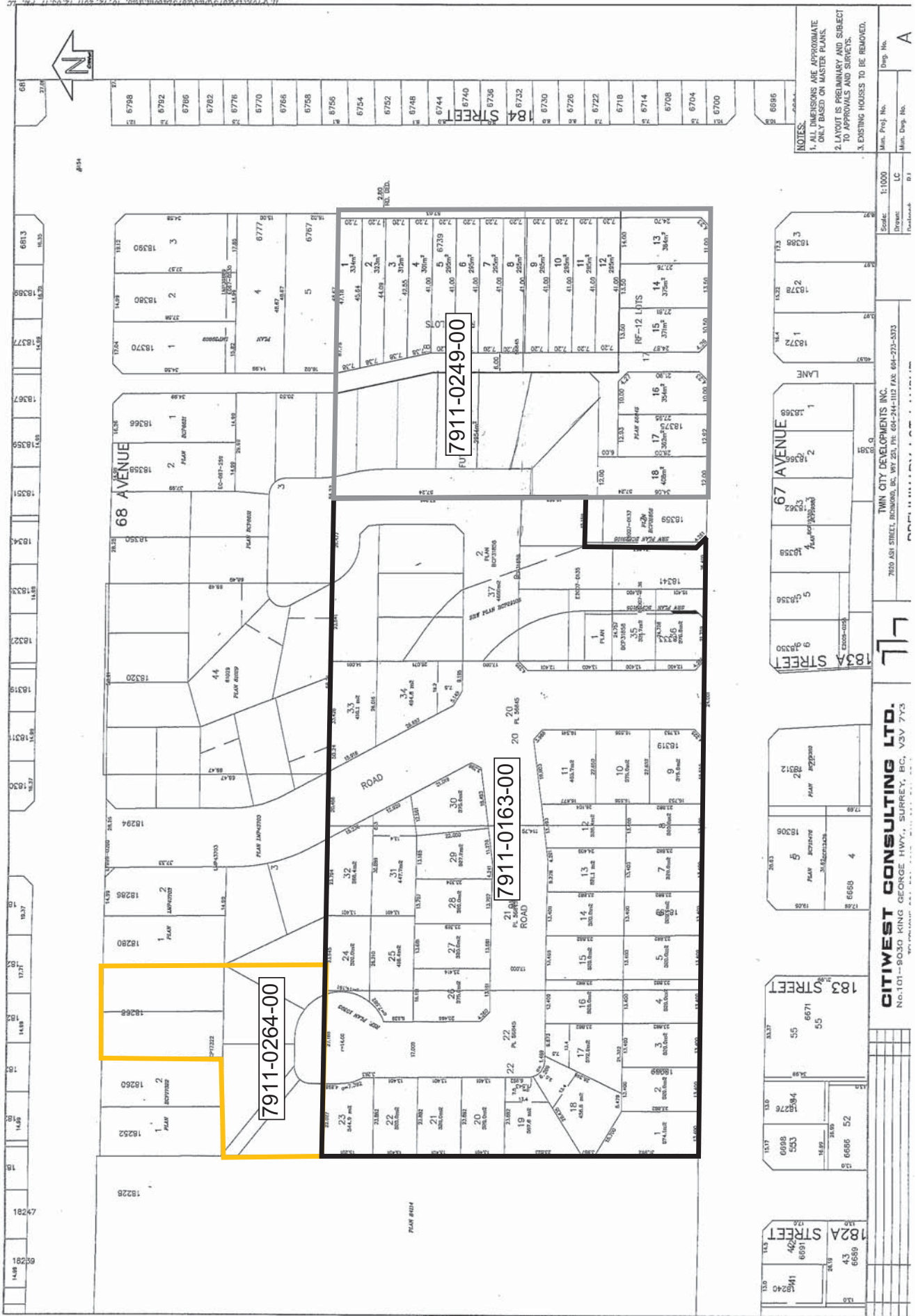


TWIN CITY DEVELOPMENT  
 7620 ASH STREET, RICHMOND, BC, V6Y 2S1  
**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 18375 - 67 AVENUE & 6739 - 184 STREET, SURREY

Scale:	1:1000	Mun. Proj. No.:	7911-0249-00	Dwg. No.:	A
Drawn:	LC	Mun. Dwg. No.:			
Designed:	RJ	Job No.:	11-2875	Of	
P.W. P.U.:		Date:	SEPT/2011	Revision	4
Approved:					

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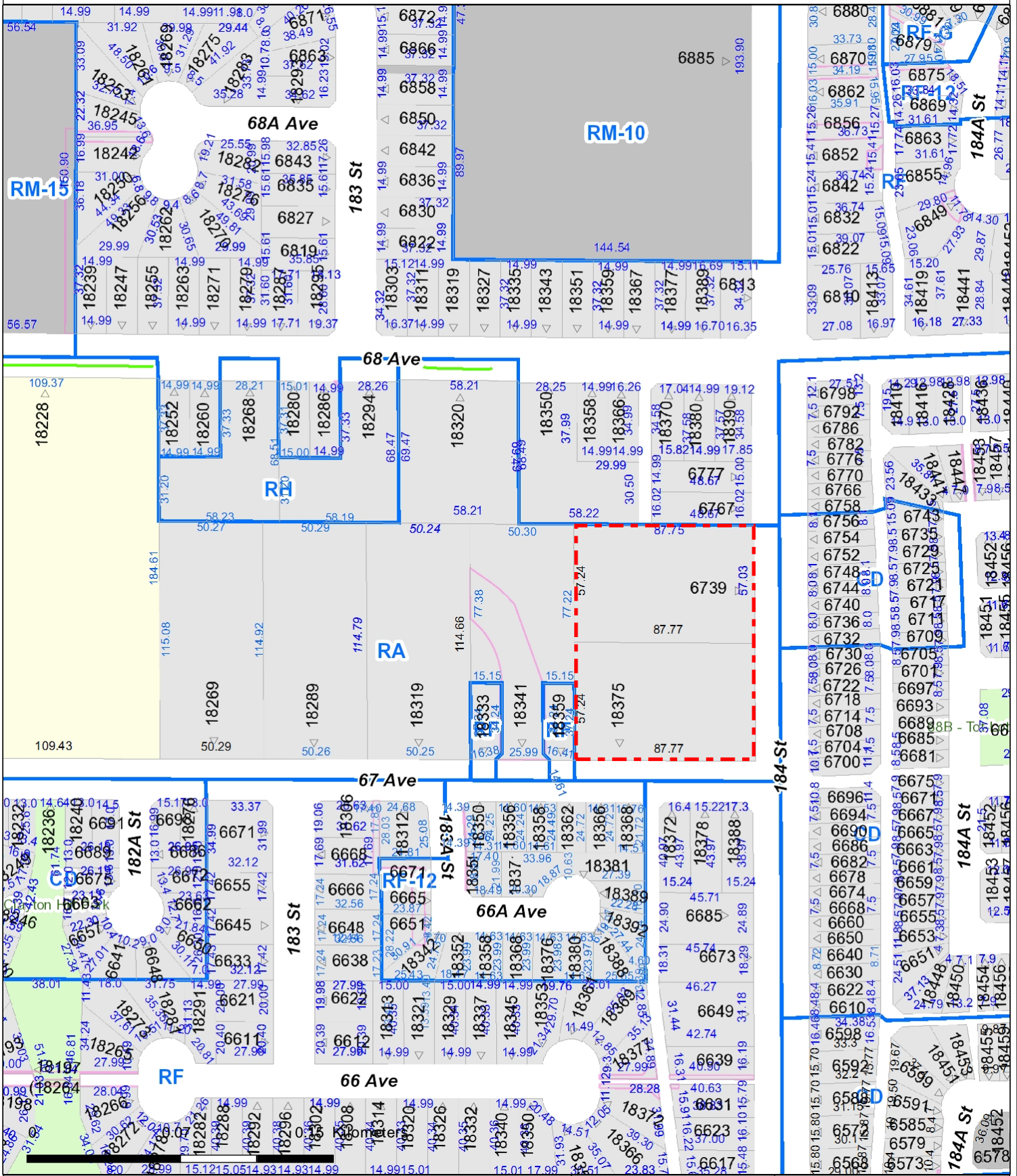
Scale: 1:1000  
 Drawn: LC  
 Checked: B1

TWIN CITY DEVELOPMENTS INC.  
 7620 ASH STREET, RICHMOND, BC, V6X 2S1, PH: 604-244-1112 FAX: 604-270-5333

**CITIWEST CONSULTING LTD.**  
 No. 101-9030 KING GEORGE HWY., SURREY, BC, V3V 7Y3

182A STREET  
 183 STREET  
 67 AVENUE  
 68 AVENUE

Dep. No. A  
 Min. Dep. No. B1



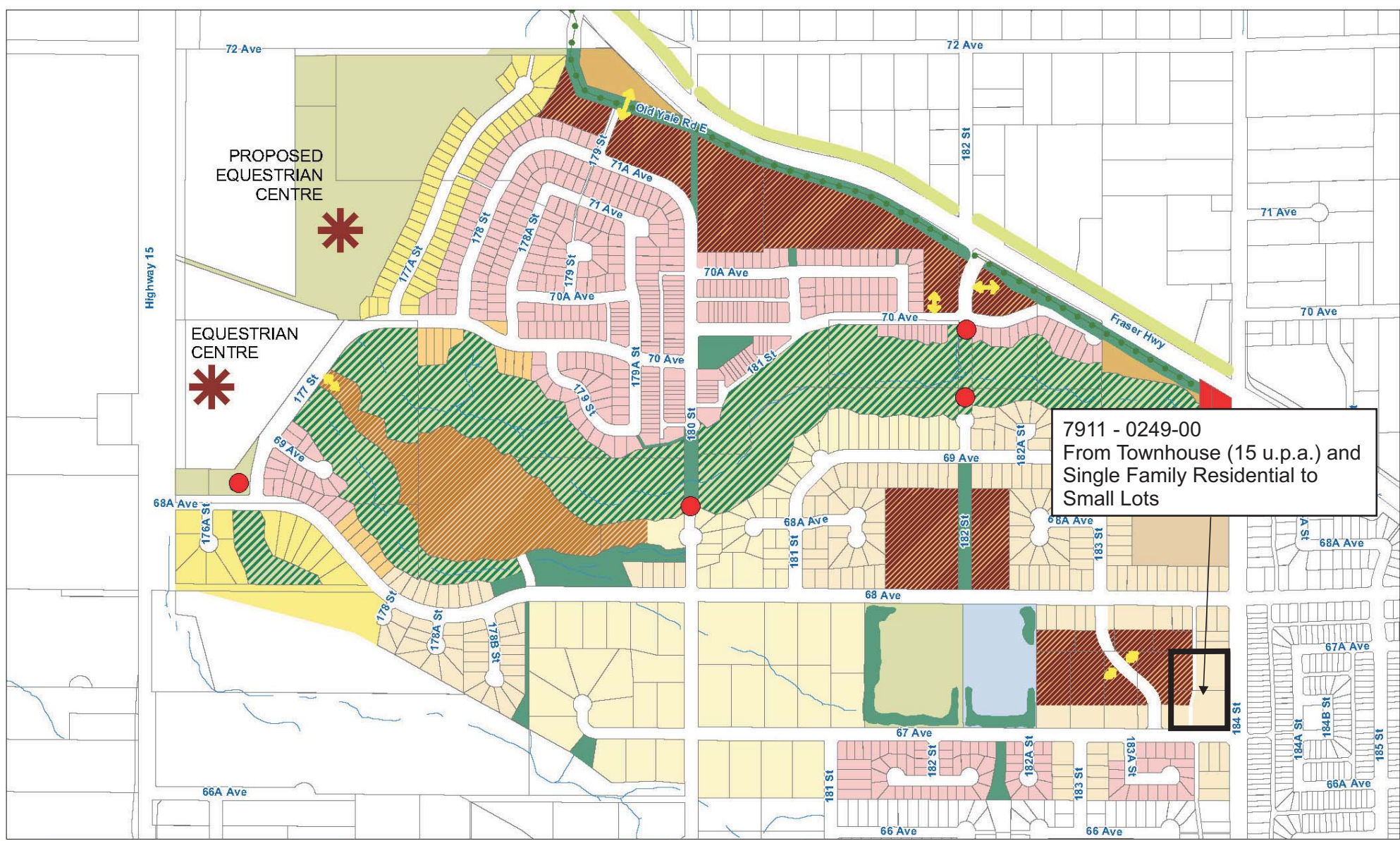
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Enter Map Description



Scale: 1:2,479

Map created on: March-20-12

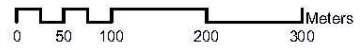


- |                                 |                                  |               |                                      |
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