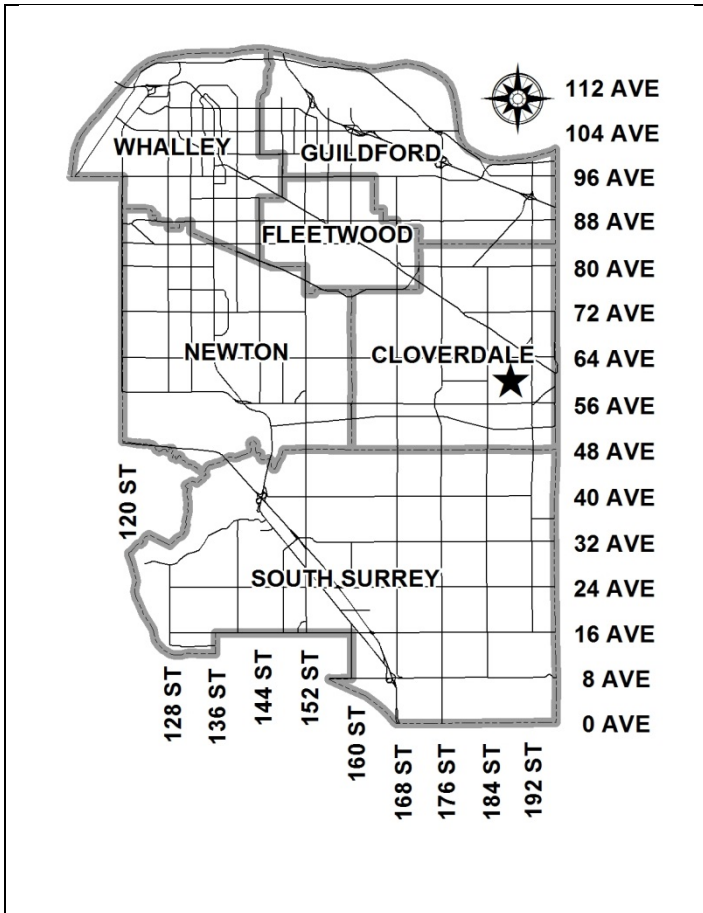


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0138-00

Planning Report Date: September 9, 2013



**PROPOSAL:**

- **Rezoning** portion from RA to RF
- **Development Variance Permit**

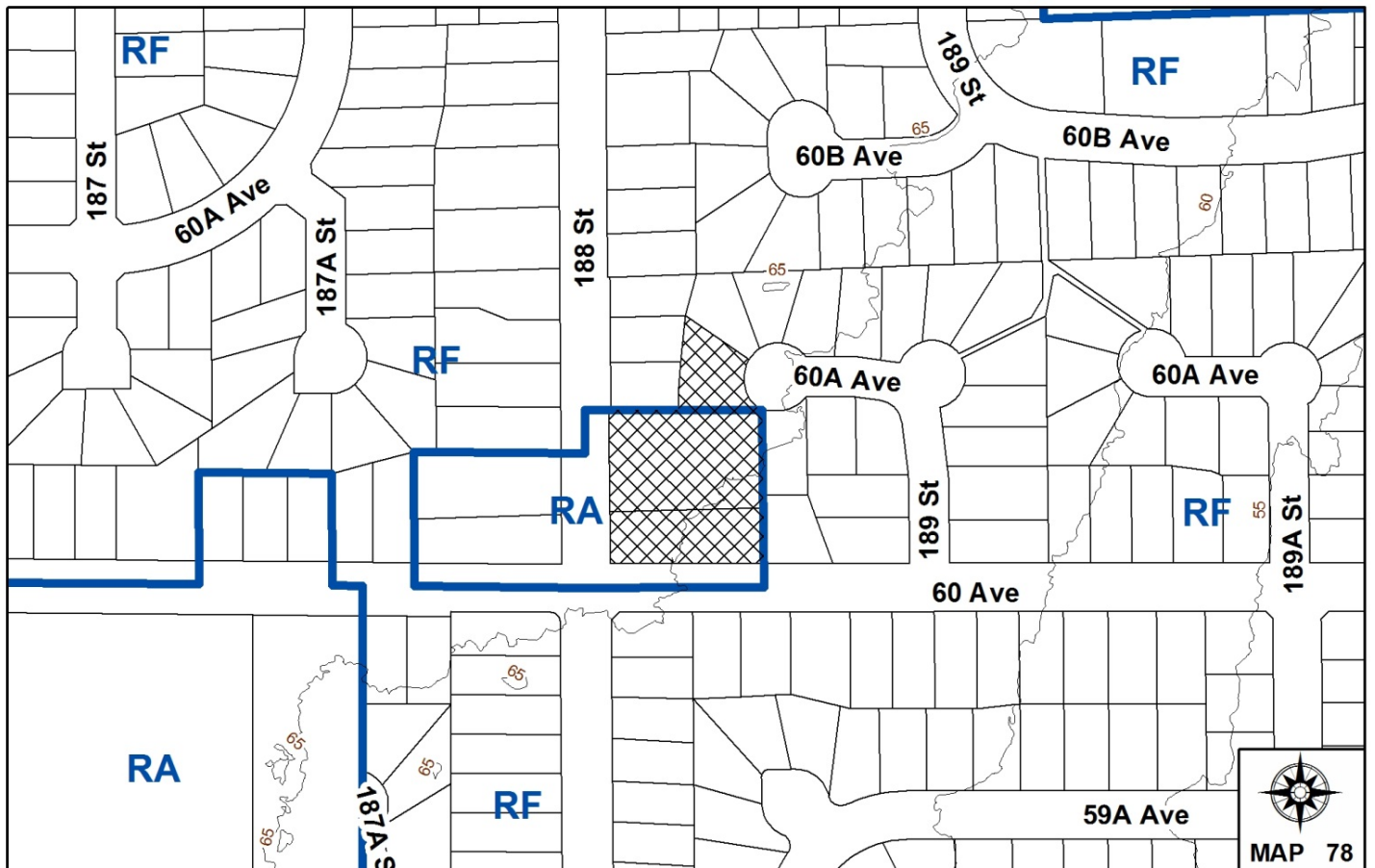
in order to allow subdivision into eight (8) single family lots.

**LOCATION:** 18813 - 60 Avenue  
 6030 - 188 Street  
 18833 - 60A Avenue

**OWNERS:** Carol Dinsmore  
 Christian Briner  
 Ian Slaney

**ZONING:** RA and RF

**OCP DESIGNATION:** Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking reduced lot depth on proposed Lots 1, and 2, and reduced south side yard setback on proposed Lot 8.

RATIONALE OF RECOMMENDATION

- Complies with the Urban Designation in the OCP.
- Is consistent with the land use and subdivision pattern in the area and enables required road widening.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone 6030 – 188 Street and 18813 – 60 Avenue 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.
2. Council approve Development Variance Permit No. 7913-0138-00 (Appendix VII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to:
    - 27 metres (88 ft.) for proposed Lot 1; and
    - 27.7 metres (88 ft.) for proposed Lot 2; and
  - (b) to reduce the minimum south side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 8.
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) registration of a Section 219 Restrictive Covenant for the purpose of tree preservation and tree replacement;
  - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (g) removal of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (h) indication of Council support for Development Variance Permit No. 7913-0138-00.

REFERRALS

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

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

4 Elementary students at Latimer Road Elementary School  
 2 Secondary students at Clayton Heights Secondary School

(Appendix IV.)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2014.

Parks, Recreation & Culture: Parks, Recreation and Culture has concerns with the pressure the project will place on existing parks and recreation facilities in the area.

SITE CHARACTERISTICS

Existing Land Use: Three single family dwellings, two of which will be removed.

Adjacent Area:

| Direction                 | Existing Use            | OCP Designation | Existing Zone |
|---------------------------|-------------------------|-----------------|---------------|
| North:                    | Single family dwellings | Urban           | RF            |
| East:                     | Single family dwellings | Urban           | RF            |
| South (Across 6o Avenue): | Single family dwellings | Urban           | RF            |
| West (Across 188 Street): | Single family dwellings | Urban           | RA and RF     |

DEVELOPMENT CONSIDERATIONS

Background

- The 0.48-hectare (1.2-acre) subject site consists of three lots located at the northeast corner of 188 Street and 6o Avenue, within an established single family neighbourhood in Cloverdale.
- The site is designated "Urban" in the Official Community Plan (OCP).

- The two larger lots, 6030 – 188 Street and 18813 – 60 Avenue, are currently zoned “One-Acre Residential Zone (RA)” while 18333 – 60A Avenue is zoned “Single Family Residential Zone (RF)”.
- 6030 – 188 Street and 18813 – 60 Avenue are the last remaining RA-zoned properties in the area on the east side of 188 Street. To the east and south and are single family lots, zoned RF, that were created in 1990. Single family RF-zoned lots to the north, were created in 2006 under Application No. 7905-0129-00.

#### Current Proposal

- The applicant is proposing to rezone 6030 – 188 Street and 18813 – 60 Avenue to “Single Family Residential Zone (RF)” and to consolidate these two lots with the lot at 18833 – 60 Avenue in order to allow subdivision of these three existing lots into eight (8) new single family lots.
- The proposed lots range in size from 560 square metres (6,000 sq. ft.) to 609 square metres (6,550 sq. ft.). The proposed lots range in width from 15.75 metres (51 ft.) to 21 metres (70 ft.). The proposed lots meet or exceed the lot size and width of the RF Zone. Proposed Lots 1 and 2 require a variance to reduce the lot depth (see By-law Variance section).
- The proposed subdivision is generally consistent with a conceptual subdivision layout for the subject site that was provided under completed Application No. 7905-0129-00, under which the lands to the north were rezoned and subdivided into RF-zoned lots.
- The existing house located at 18833 – 60A Avenue, will be retained. The applicant submitted a location and floor area ratio certificate that confirms the existing house conforms to the density and setbacks requirements of the RF Zone.

#### Design Guidelines and Lot Grading

- The applicant for the subject site has retained 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 for all proposed lots (Appendix V).
- A preliminary lot grading plan was submitted by Coastland Engineering & Surveying Ltd. and reviewed by staff and was determined to be adequate. Based on the proposed grading, basements can be achieved on all lots.

#### Tree Preservation and Replacement

- Peter Mennel of Mike Fadum and Associates Ltd. prepared the Arborist Report and Tree Preservation/Replacement Plans, which have been reviewed by the City Landscape Architect. Minor revisions are required, which the applicant must address prior to receiving final adoption.

- The following chart provides a preliminary summary of on-site tree retention and removal by species:

| Tree Species          | Total No. of Trees | Total Proposed for Retention | Total Proposed for Removal |
|-----------------------|--------------------|------------------------------|----------------------------|
| Alder, Red            | 1                  | 0                            | 1                          |
| Aspen, Trembling      | 3                  | 0                            | 3                          |
| Cedar, Western Red    | 8                  | 2                            | 6                          |
| Douglas-fir           | 12                 | 0                            | 12                         |
| Falsecypress          | 1                  | 0                            | 1                          |
| Maple, Bigleaf        | 2                  | 0                            | 2                          |
| Pine, Austrian        | 2                  | 0                            | 2                          |
| Pine, Scots           | 1                  | 1                            | 0                          |
| Spruce, Colorado Blue | 1                  | 0                            | 1                          |
| <b>Total</b>          | <b>31</b>          | <b>3</b>                     | <b>28</b>                  |

- The 28 trees proposed for removal are located within, or near the building envelope or road dedication, are hazardous, or are only suitable for retention within a group of trees.
- Based upon 28 trees to be removed, 57 replacement trees are required. The development proposes 21 replacement trees, leaving a deficit of 36 replacement trees. The applicant will provide cash-in-lieu for the shortfall in replacement trees. The average number of trees proposed per lot is 3.

### PRE-NOTIFICATION

Pre-notification letters were sent on July 8, 2013, and staff received four responses by area residents. One resident requested clarification of the proposal, and three residents expressed concerns with the proposed development. These concerns are summarized below:

- Secondary suites / On-street parking: Two residents commented that it appears several houses in the 60A Avenue cul-de-sac area have multiple secondary suites, which is creating on-street parking shortages, particularly during off-work hours. This makes it difficult to find parking for visitors.

*(Each proposed RF-zoned lot is permitted to have one secondary suite in accordance with the RF Zone.*

*The applicant illustrated how proposed Lots 6 and 7, which will be new lots fronting the 60A Avenue cul-de-sac, can each accommodate two vehicles in the driveway, in addition to two vehicles parked in the garage.*

*The existing house on proposed Lot 8 can accommodate four (4) vehicles on site: two (2) in the garage and two (2) on the driveway. The applicant advises there is one suite in this house.*

*The geometry of the cul-de-sac bulb limits the opportunity for on-street parking along the cul-de-sac bulb itself, which does reduce the amount of on-street parking area.)*

- Congestion / Traffic: Two residents expressed concerns that the development will increase congestion in the area, and that vehicles in this area drive at dangerous speeds. One of the residents commented that the intersection of 188 Street and 60 Avenue is prone to accidents.

*(The proposed development is to subdivide into 8 lots from 3 original lots. The applicant will be required to locate driveways for the five lots fronting 60 Avenue and 180 Street as far away from the intersection as possible to reduce the possibility of traffic conflicts with vehicles traveling through the intersection.)*

- Green space: One resident commented that green space should be preserved.

*(The proposed development is completing the pattern of development in this area, and is consistent with the zoning of the surrounding properties.)*

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 30, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

| <b>Sustainability Criteria</b>                 | <b>Sustainable Development Features Summary</b>  |
|--|--|
| 1. Site Context & Location<br>(A1-A2)          | <ul style="list-style-type: none"> <li>• The proposed development is located on an urban infill site within an established neighbourhood.</li> </ul>   |
| 2. Density & Diversity<br>(B1-B7)              | <ul style="list-style-type: none"> <li>• Space will be available on each lot for private gardens.</li> </ul>   |
| 3. Ecology & Stewardship<br>(C1-C4)            | <ul style="list-style-type: none"> <li>• Low impact development standards such as absorbent soils, dry swales, and sediment control devices will be applied.</li> </ul>  |
| 4. Sustainable Transport & Mobility<br>(D1-D2) | <ul style="list-style-type: none"> <li>• 188 Street and 60 Avenue is a designated bike route in this area. A bus stop for bus no. 320 is currently located near the intersection of 188 Street and 60 Avenue.</li> </ul> |
| 5. Accessibility & Safety<br>(E1-E3)           | <ul style="list-style-type: none"> <li>• N/A</li> </ul>  |
| 6. Green Certification<br>(F1)                 | <ul style="list-style-type: none"> <li>• N/A</li> </ul>  |
| 7. Education & Awareness<br>(G1-G4)            | <ul style="list-style-type: none"> <li>• Area residents have been notified of the proposed development through pre-notification letters, and by development proposal signs placed on the site.</li> </ul>                |

BY-LAW VARIANCES AND JUSTIFICATION

## (a) Requested Variances:

- To reduce the minimum lot depth of the RF Zone from 28 metres (90 ft.) to:
  - 27 metres (88 ft.) for proposed Lot 1; and
  - 27.7 metres (88 ft.) for proposed Lot 2.

## Applicant's Reasons:

- The road dedication on 188 Street is 1.942 metres (6 ft.), which reduces the depth of proposed Lots 1 and 2 compared to the existing lots to the north.

## Staff Comments:

- The Approving Officer has no discretion to vary lot depth.
- The variances propose only minor reductions to the lot depth and enables the 188 Street road widening. The resulting impact on useable rear yard space will be negligible.
- Lot depth is measured perpendicular to lot frontage, and all other proposed lots comply with the RF Zone.
- Staff support the requested variances.

## (b) Requested Variance:

- To reduce the minimum south side yard setback of the RF Zone from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 8.

## Applicant's Reasons:

- The proposed variance is required to retain an existing home on proposed Lot 8. The existing home is less than eight (8) years old.
- The recent amendments to the RF Zone no longer permit a 1.2-metre (4 ft.) side yard setback. The existing home was built in accordance with the side yard setback requirements of the previous RF Zone, which permitted a reduced side yard setback of 1.2 metres (4 ft.) if the opposite side yard setback was at least 2.4 metres (8 ft.).

## Staff Comments:

- Proposed Lot 8 is consistent with the conceptual subdivision plan provided under completed application no. 7905-0129-00.
- The north side yard setback of the existing home on proposed Lot 8 is 2.4 metres (8 ft.), which exceeds the minimum 1.8-metre (6 ft.) minimum side yard setback required under the RF Zone.



- As a condition of subdivision, the applicant will be required to provide a spatial separation report to demonstrate that the south (and north) sides of the home meet the spatial separation requirements of the British Columbia Building Code.
- The proposed variance will not negatively impact existing or proposed lots.
- Staff support the requested variance.

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

|               |  |
|---------------|--|
| Appendix I.   | Lot Owners, Action Summary and Project Data Sheets |
| Appendix II.  | Proposed Subdivision Layout                        |
| Appendix III. | Engineering Summary                                |
| Appendix IV.  | School District Comments                           |
| Appendix V.   | Building Design Guidelines Summary                 |
| Appendix VI.  | Summary of Tree Survey and Tree Preservation       |
| Appendix VII. | Development Variance Permit No. 7913-0138-00       |

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/da

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## SUBDIVISION DATA SHEET

Proposed Zoning: RF

| Requires Project Data                              | Proposed                  |
|--|---------------------------|
| <b>GROSS SITE AREA</b>                             |                           |
| Acres  | 1.2 ac.                   |
| Hectares   | 0.48 ha.                  |
| <b>NUMBER OF LOTS</b>                              |                           |
| Existing   | 3                         |
| Proposed   | 8                         |
| <b>SIZE OF LOTS</b>                                |                           |
| Range of lot widths (metres)                       | 15.75 m. – 21.4 m.        |
| Range of lot areas (square metres)                 | 560 sq. m. – 609 sq. m.   |
| <b>DENSITY</b>                                     |                           |
| Lots/Hectare & Lots/Acre (Gross)                   | 16.3 lots/ha 6.7 lots/ac. |
| Lots/Hectare & Lots/Acre (Net)                     | 17.4 lots/ha 7.0 lots/ac. |
| <b>SITE COVERAGE (in % of gross site area)</b>     |                           |
| Maximum Coverage of Principal & Accessory Building | 47.0                      |
| Estimated Road, Lane & Driveway Coverage           | 12.6                      |
| Total Site Coverage                                | 59.6                      |
| <b>PARKLAND</b>                                    |                           |
| Area (square metres)                               | NA                        |
| % 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 (setback)                       | YES                       |
| Lot depth  | YES                       |

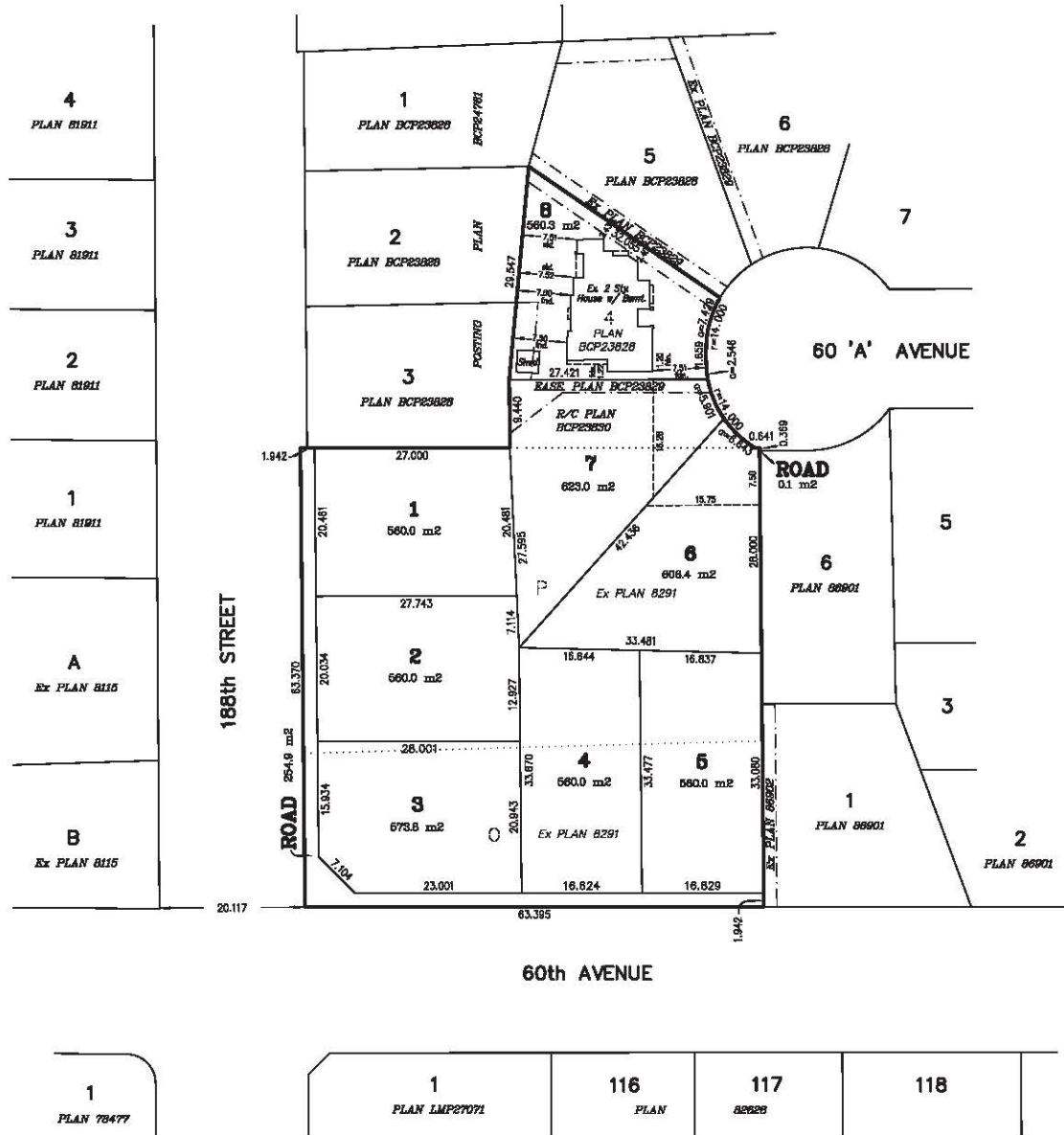
**PRELIMINARY SUBDIVISION PLAN OF  
 PARCEL "O" (EXPLANATORY PLAN 8291) OF PARCEL "B" (REFERENCE PLAN 4521),  
 OF THE SOUTH EAST QUARTER, SECTION 9, TOWNSHIP 8, NEW WESTMINSTER DISTRICT,  
 PARCEL "P" (EXPLANATORY PLAN 8291) LOT 15, NORTH EAST QUARTER  
 SECTION 9, TOWNSHIP 8, NEW WESTMINSTER DISTRICT PLAN 1412,  
 AND PART OF LOT 4, SECTION 9, TOWNSHIP 8, NEW WESTMINSTER DISTRICT PLAN BCP23828.**

SCALE 1:500



CIVIC ADDRESS  
 PCL "O": 18813 60th AVENUE  
 PCL "P": 6030 188th STREET  
 LOT 4: 18833 60A AVENUE  
 SURREY B.C.

P.I.D.'s  
 PCL "O": 008-378-746  
 PCL "P": 000-457-738  
 LOT 4: 026-674-378



# INTER-OFFICE MEMO

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

**FROM:** Development Services Manager, Engineering Department

**DATE:** August 28, 2013                      **PROJECT FILE:** 7813-0138-00

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**RE:** Engineering Requirements  
Location: 6030 188 Street, 18813 – 60 Avenue and 18833 – 60A Avenue

## REZONE/SUBDIVISION

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

- Dedicate 1.942 metres on 188 Street for a total road allowance width of 24.000 metres;
- Dedicate 1.942 metres on 60 Avenue for a total road allowance width of 24.000 metres;
- Dedicate 5.0m x 5.0m corner cut at the intersection of 188 Street and 60 Avenue;
- Confirm and ensure that 60 Avenue has been dedicated as “road” and
- Provide 0.5 metre wide statutory rights-of-way (SROW) along 188 Street and 60 Avenue frontages.

### *Works and Services*

- Construct a 1.8 metre wide concrete sidewalk on 188 Street across the frontage of the site to complete the road to its ultimate standard.
- Construct a concrete sidewalk north of this site on the east side of 188 Street. The sidewalk will be funded through Development Coordinated Works.
- Construct 6.0 metre wide driveways for all lots.
- Construct sanitary sewer and storm sewer mains on 60 Avenue to service proposed Lot 4.
- Provide restrictive covenants for right-in/right-out only driveways for lots fronting 188 Street and 60 Avenue.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

HB



Friday, July 05, 2013

Planning

**School Enrolment Projections and Planning Update:**

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

Latimer Road Elementary was impacted by an enrolment move to Hazelgrove Elementary when it opened in September 2009. Boundary adjustments have been implemented from Hazelgrove Elementary and Hillcrest Elementary to Latimer Road Elementary in 2010, including the proposed development site, to help fill empty classrooms at Latimer Road and reduce overcrowding at surrounding elementary schools. The school district will also be adding a Montessori program to Latimer Road Elementary in September 2013, which is projected to further accelerate the schools enrolment projection that is illustrated below. In the Clayton Area, the school district is constructing a new elementary school to help relieve overcrowding at Hazelgrove Elementary, but future growth in the Clayton Area is projected to continue. The school district is in the process of assembling new school sites to serve North Clayton and West Clayton areas. The school district has also received capital project approval for a new secondary school in North Clayton Area to help relieve Lord Tweedsmuir Secondary and Clayton Heights Secondary.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 13-0138-00

**SUMMARY**

The proposed 8 Single family with suites are estimated to have the following impact on the following schools:

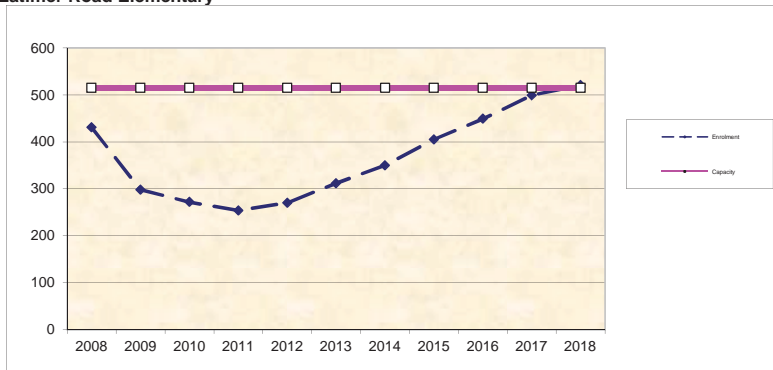
**Projected # of students for this development:**

|                      |   |
|----------------------|---|
| Elementary Students: | 4 |
| Secondary Students:  | 2 |

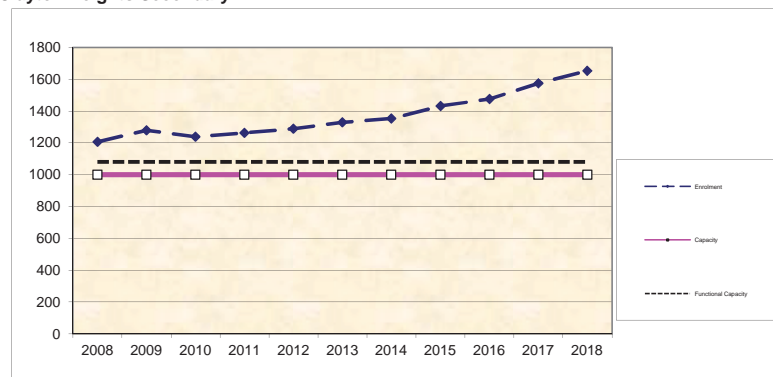
September 2012 Enrolment/School Capacity

| Latimer Road Elementary     |            |
|-----------------------------|------------|
| Enrolment (K/1-7):          | 45 K + 225 |
| Capacity (K/1-7):           | 40 K + 475 |
| Clayton Heights Secondary   |            |
| Enrolment (8-12):           | 1289       |
| Nominal Capacity (8-12):    | 1000       |
| Functional Capacity*(8-12): | 1080       |

Latimer Road Elementary



Clayton Heights 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.

## BUILDING GUIDELINES SUMMARY

Surrey Project no: 7913-0138-00  
 Project Location: 18813 - 60 Ave., 6030 - 188 St., 18833 - 60A Ave.  
 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 pre-1950's to the 2000's. The age distribution from oldest to newest is: pre-1950's (6%), 1950's (6%), 1970's (28%), 1980's (28%), 1990's (6%), and 2000's (28%). A majority of homes in this area have a floor area in the 2501 - 3000 sq.ft. size range. Home size distribution is: under 1000 sq.ft. (6%), 1000 - 1500 sq.ft. (22%), 2001 - 2500 sq.ft. (17%), and 2501 - 3000 sq.ft. (56%). Styles found in this area include: "Old Urban" (22%), "West Coast Modern" (17%), "West Coast Contemporary" (6%), "Modern California Stucco" (11%), "Heritage (Old B.C.)" (6%), "Rural Heritage" (6%), "Neo-Heritage" (6%), and "Neo-Traditional" (28%). Home types include: Bungalow (22%), Bungalow with above-ground basement (6%), Basement Entry (28%), Cathedral Entry (6%), and Two-Storey (39%).

Massing scale (front wall exposure) characteristics include: Low mass structures (22%), Mid-scale massing (39%), Mid-scale massing with proportionally consistent, well balanced massing design (11%), Mid to high scale massing (17%), and High scale massing (11%). The scale (height) range for front entrance structures include: One storey front entrance (52%), 1 ½ storey front entrance (33%), Two storey front entrance (11%). The range of roof slopes found in this area is: 4:12 (10%), 6:12 (29%), 7:12 (24%), 8:12 (14%), 9:12 (14%), 12:12 (5%), greater than 12:12 (5%).

Main roof forms (largest upper floor truss spans) include: Main common hip roof (56%), Main common gable roof (33%), Main Dutch hip roof (6%), and Main Boston gable roof (6%). Feature roof projection types include: Common Hip (19%), Common Gable (52%), Dutch Hip (7%), Boston Hip (4%), Shed roof (11%), and Carousel Hip (7%). Roof surfaces include: Interlocking tab type asphalt shingles (6%), Rectangular profile type asphalt shingles (28%), Shake profile asphalt shingles (33%), Concrete tile (rounded Spanish profile) (6%), Concrete tile (shake profile) (11%), and Cedar shingles (17%).

Main wall cladding materials include: Horizontal cedar siding (6%), Vertical channel cedar siding (6%), Aluminum siding (6%), Horizontal vinyl siding (67%), and Stucco cladding (17%). Feature wall trim materials used on the front facade include: No feature veneer (39%), Brick feature veneer (13%), Stone feature veneer (26%), Wood wall shingles accent (9%), 1x4 vertical battens over Hardipanel in gable ends (9%), Tudor style battens over stucco accent (4%). Wall cladding and trim colours include: Neutral (44%), Natural (48%), and Primary derivative (8%).

Covered parking configurations include: No covered parking (11%), Double carport (6%), and Double garage (83%).

A variety of landscaping standards are evident, ranging from "poor" to "above average". Driveway surfaces include: Gravel driveway (11%), Asphalt driveway (22%), Broom finish or smooth concrete driveway (22%), and Exposed aggregate driveway (44%).

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

- 1) **Context Homes:** Thirty nine percent of existing neighbouring homes provide suitable architectural context for use at the subject site. Context homes include: 6038 - 188 Street, 6050 - 188 Street, 6033 - 188 Street, 18826 - 60 Avenue, 18833 - 60A Avenue, 18845 - 60A Avenue, and 18855 - 60A Avenue. However, massing design, construction materials, and trim and detailing standards for homes constructed in new RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned subdivisions, rather than to emulate the aforesaid context homes.
- 2) **Style Character :** There are no dominant styles in this neighbourhood. However, on homes identified as "context homes", most are identifiable as "Neo-Traditional" style. Recommended styles for this site include "Neo-Traditional", "Neo-Heritage", "Rural Heritage" and "Craftsman-Heritage". Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF zoned subdivisions (as opposed to emulating neighbouring context homes). New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and proportions should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to two storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, aluminum, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 RF zone developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.



- 8) **Roof Slope** : A significant number of homes have low slope roofs that are not well suited to the proposed style range, nor to likely use on future homes in this area. Emulation is not recommended. Roofs slopes of 7:12 or higher are recommended.

**Streetscape:** The streetscape character is best described as "varied", consisting of a few 60 year old (plus) old urban and old BC Heritage bungalows, several Basement Entry homes with mid-scale massing from the 1970's and 1980's, and a few new (less than 20 years old) "Neo-Traditional" style Two-Storey type homes that can be considered "context homes". Roof slopes range from 4:12 to more than 12:12, and roof surfaces include asphalt shingles, cedar shakes and concrete roof tiles. A wide variety of wall cladding materials are evident, most in neutral and natural hues. Landscape standards range from "poor" to above average.

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", or "Rural Heritage". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

#### Interfacing Treatment

Thirty nine percent of neighbouring homes can be considered to provide acceptable architectural context for the subject site. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2010) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

#### 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 are not recommended on main cladding materials for this development. “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 7:12.

**Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns 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 Lot 3:** 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:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots 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:** July 11, 2013

**Reviewed and Approved by:**



**Date:** July 11, 2013

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

**SURREY TREE PRESERVATION SUMMARY**

Surrey Project No: 13-0138-00

Project Location: 18813 - 60 Avenue, 18833 - 60A Avenue and 6030 - 188 Street,  
Surrey, BC

Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or 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

The dominant tree resource includes a mature Douglas-fir at the north end of the site, a row of Douglas-fir flanking 60 Avenue and a small stand of western redcedar in the central area. The trees are typically of moderate to good structure and health although some appear to have been topped previously. Other trees include a small stand of western redcedar in decline at the north end, two Austrian pine and a small group of trembling aspen

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

|   |         |
|---|---------|
| Number of Protected Trees identified  | (A) 32  |
| Number of Protected Trees declared hazardous due to Natural causes                  | (B) 0   |
| Number of Protected Trees to be removed   | (C) 29  |
| Number of Protected Trees to be retained (A-C)                                      | (D) 3   |
| Number of Replacement Trees required (1 alder and cottonwood X 1 and 28 others X 2) | (E) 57  |
| Number of Replacement Trees proposed  | (F) 21  |
| Number of Replacement Trees in deficit (E-F)  | (G) 36  |
| Total number of Prot. and Rep. Trees on site (D+F)                                  | (H) 24  |
| Number of lots proposed in the project  | (I) 8   |
| Average number of Trees per Lot   | (H/I) 3 |

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation/Replacement Plan is attached

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: July 15, 2013



CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7913-0138-00

Issued To: CAROL AND CHRISTIAN DINSMORE  
("the Owner")

Address of Owner: 6030 - 188 Street  
Surrey, BC V3S 8K8

Issued To: IAN E SLANEY  
("the Owner")

Address of Owner: 18833 - 60A Avenue  
Surrey, BC V3S 8A2

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: 008-378-746

Parcel "O" (Explanatory Plan 8291) of Parcel "B" (Reference Plan 4521) of the South East Quarter Section 9 Township 8 New Westminster District

18813 - 60 Avenue

Parcel Identifier: 000-457-736

Parcel "P" (Explanatory Plan 8291) Lot 15 North East Quarter Section 9 Township 8 New Westminster District Plan 1412

6030 - 188 Street

Parcel Identifier: 026-674-378

Lot 4 Section 9 Township 8 New Westminster District Plan BCP23828

18833 - 60A 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 titles have been issued, as follows:

Parcel Identifier:

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

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4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Section K of Part 16 Single Family Residential (RF) Zone, the minimum lot depth is reduced from 28 metres (90 ft.) to:
- 27 metres (88 ft.) for proposed Lot 1; and
  - 27.7 metres (88 ft.) for proposed Lot 2.
- (b) In Section F of Part 16 Single Family Residential (RF) Zone, the minimum south side yard setback is reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) for proposed Lot 8.

as shown on the proposed subdivision layout shown on Schedule A which is attached hereto and forms part of this permit.

5. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
6. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
7. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.
8. This development variance permit is not a building permit.

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

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Mayor – Dianne L. Watts

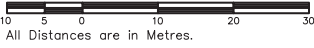
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City Clerk – Jane Sullivan

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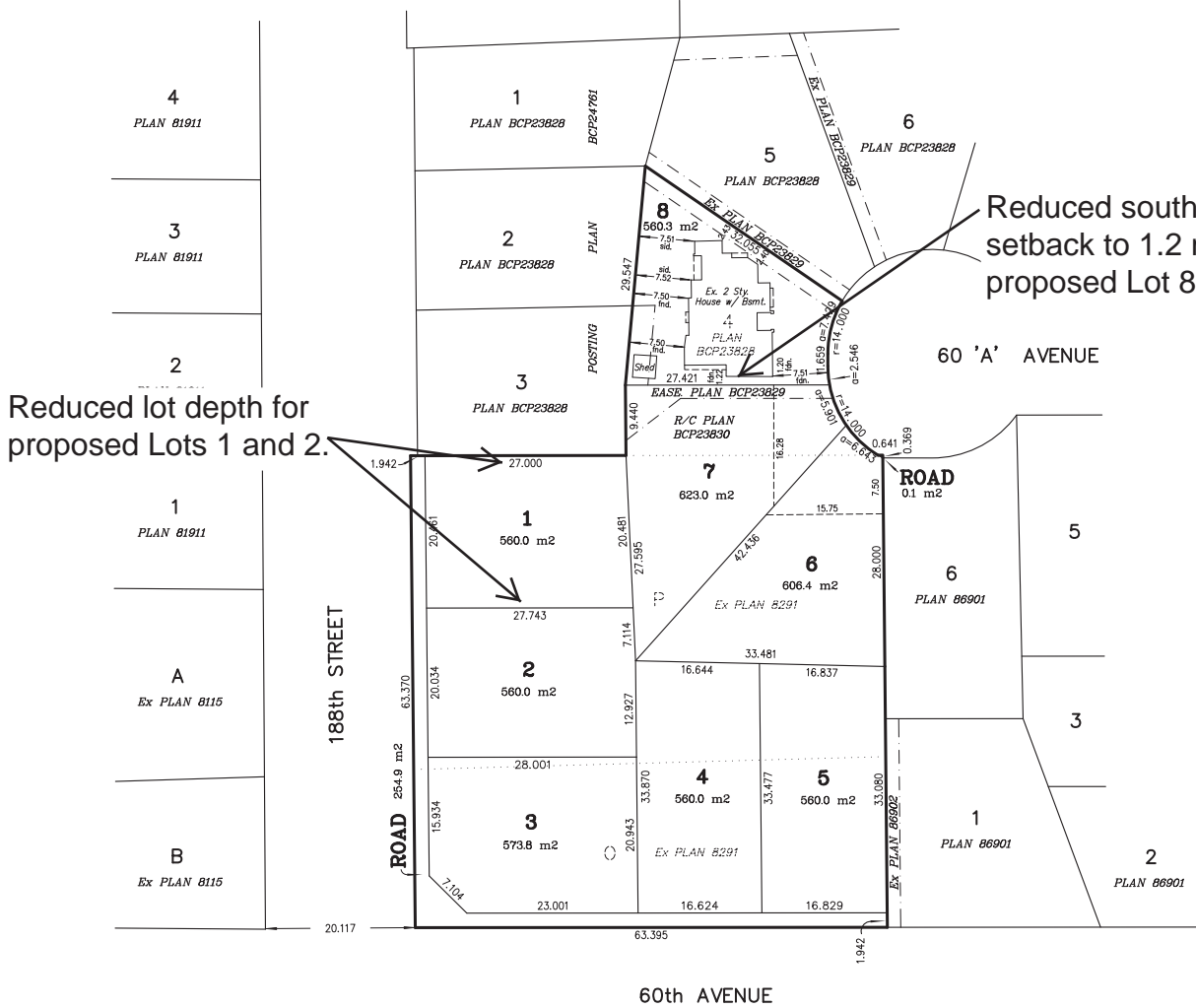
**PRELIMINARY SUBDIVISION PLAN OF  
 PARCEL "O" (EXPLANATORY PLAN 8291) OF PARCEL "B" (REFERENCE PLAN 4521),  
 OF THE SOUTH EAST QUARTER, SECTION 9, TOWNSHIP 8, NEW WESTMINSTER DISTRICT,  
 PARCEL "P" (EXPLANATORY PLAN 8291) LOT 15, NORTH EAST QUARTER  
 SECTION 9, TOWNSHIP 8, NEW WESTMINSTER DISTRICT PLAN 1412,  
 AND PART OF LOT 4, SECTION 9, TOWNSHIP 8, NEW WESTMINSTER DISTRICT PLAN BCP23828.**

SCALE 1:500



CIVIC ADDRESS  
 PCL "O": 18813 60th AVENUE  
 PCL "P": 6030 188th STREET  
 LOT 4: 18833 60A AVENUE  
 SURREY B.C.

P.I.D.'s  
 PCL "O": 008-378-746  
 PCL "P": 000-457-736  
 LOT 4: 026-674-378



Reduced lot depth for proposed Lots 1 and 2.

Reduced south side yard setback to 1.2 metres for proposed Lot 8.

