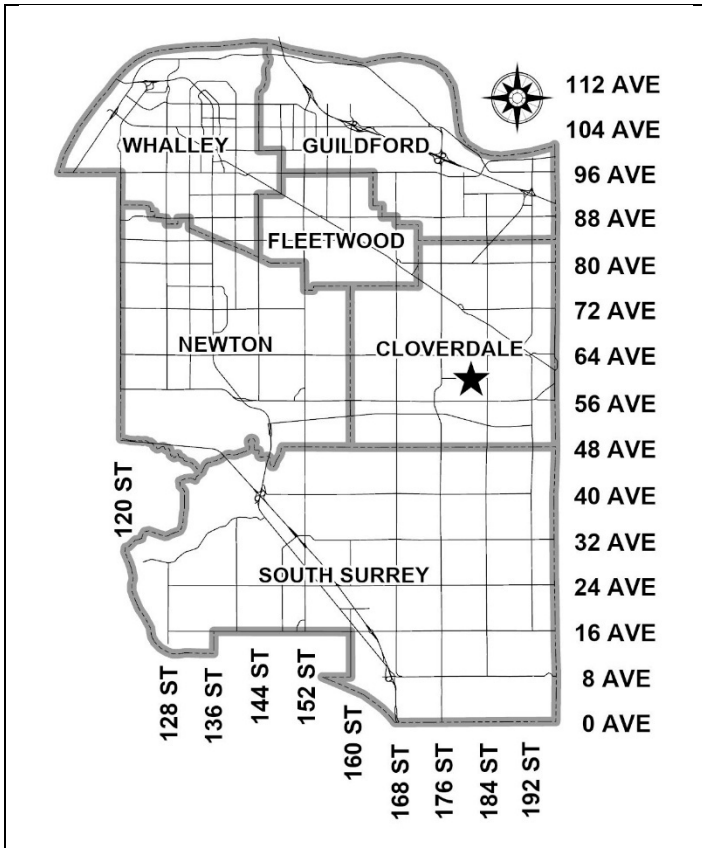


City of Surrey
PLANNING & DEVELOPMENT REPORT
 Application No.: 7925-0096-00
 Planning Report Date: January 26, 2026



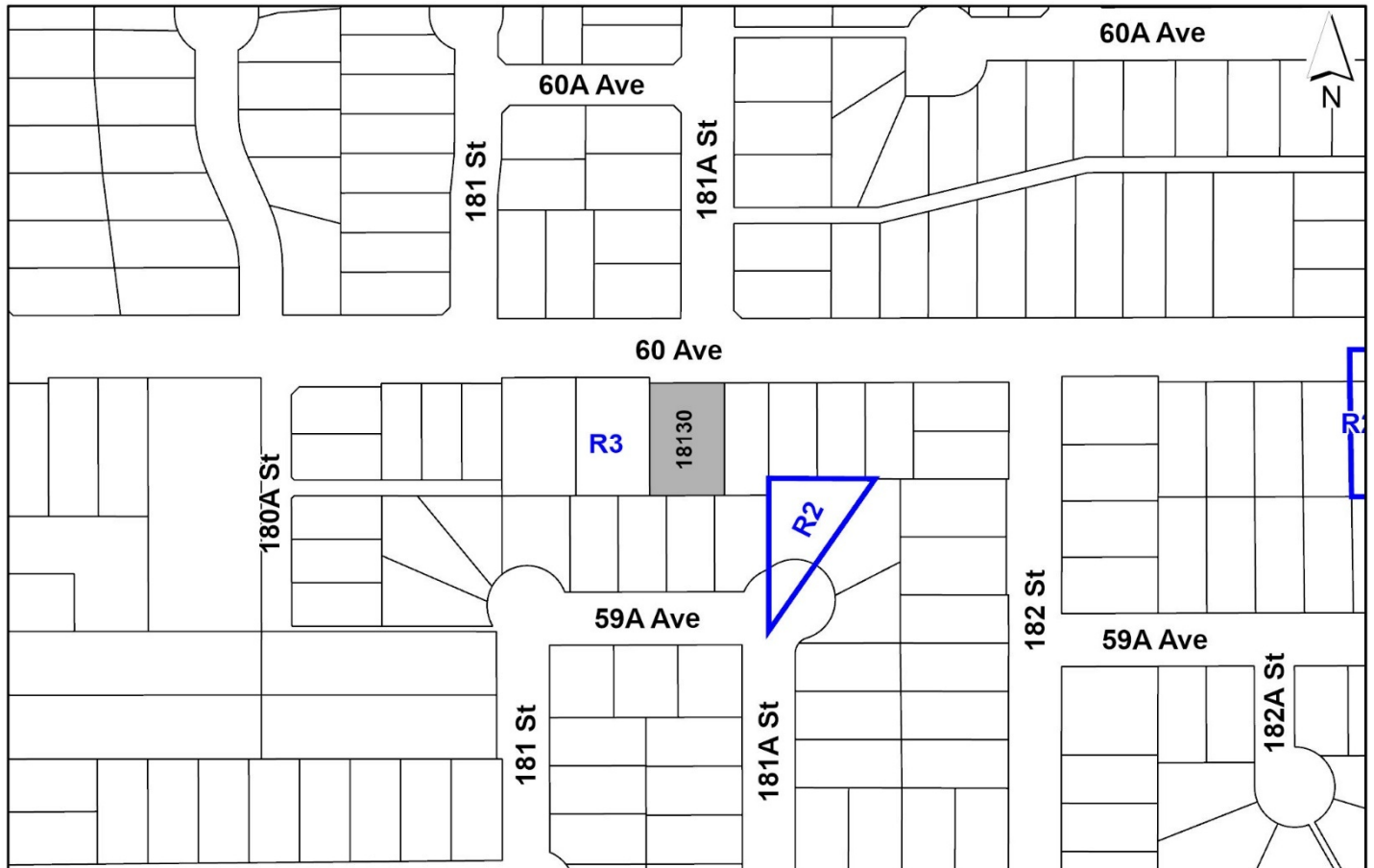
PROPOSAL:

Subdivision into two residential lots.

- **Rezoning** from R3 to R4
- **Subdivision** from one into two lots

LOCATION: 18130 60 Avenue

SECONDARY LAND USE PLAN: n/a



RATIONALE SUMMARY

The proposed development complies with the Official Community Plan in respect to encouraging infill residential development. The proposed development increases housing supply and diversity in close proximity to neighbourhood services like schools and parks. Staff support the proposed development as it is consistent with applicable planning policies and contributes to context-sensitive housing supply.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a Bylaw to rezone the subject site from Urban Residential Zone (R3) to Small Lot Residential Zone (R4). If supported the Bylaw will be brought forward for consideration of First, Second and Third Reading.
2. Council instruct staff to resolve the following issues prior to final approval:
 - (a) resolution of all engineering requirements to the satisfaction of the General Manager, Engineering (Appendix A);
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Transit under File No. 2025-03341;
 - (d) submission and acceptance of a finalized arborist report, including satisfying the required tree replacement, to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a statutory right-of-way for the publicly accessible temporary access within the site;
 - (g) discharge of the existing Section 219 “No Build” Restrictive Covenant on proposed Lot 2;
 - (h) registration of a Section 219 Restrictive Covenant to ensure implementation of minimum design guidelines and noise mitigation measures for units adjacent to 60 Avenue; and
 - (i) registration of a Section 219 Restrictive Covenant to adequately address the City’s needs with respect to public art, to the satisfaction of the General Manager Parks, Recreation and Culture and with respect to the City’s Affordable Housing Strategy and Tier 1 Capital Project CACs, to the satisfaction of the General Manager, Planning & Development.

DEVELOPMENT PROPOSAL

- The applicant is proposing the development of two small-scale residential lots (Appendix B). Each lot would be permitted to accommodate up to four dwelling units, subject to certain title charges discussed below. The proposal complies with the Official Community Plan and associated policies.
- The application includes the following:
 - **Rezoning** from Urban Residential Zone (R3) to Small Lot Residential Zone (R4).
 - **Subdivision** from one lot into two lots.
- The table below provides a summary of the proposed development.

	Proposal
Lot Area	
Gross Site Area:	1,222 sq. m.
Road Dedication:	250 sq. m.
Net Site Area:	972 sq. m.
Density (net)	21 UPH
Number of Lots	2
Lot Sizes	
Range of Lot Sizes:	485 sq. m and 487 sq. m
Lot Width:	14.2 m
Lot Depth:	34.2 m

SITE CONTEXT & BACKGROUND

- The subject site is approximately 0.12 hectares in size and is located on the south side of 60 Avenue, west of 182 Street.
- The subject site is designated Urban in the Official Community Plan (OCP), and is zoned Urban Residential Zone (R3).
- The site currently contains a single-detached house.
- The site is sloped approximately 2 metres from west to east. A row of Western red cedar trees is located just off-site along the south property line.

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 60 Avenue):	Single-detached house	Urban	R3
East:	Single-detached house	Urban	R3
South:	Single-detached house	Urban	R3
West:	Single-detached house	Urban	R3

- At the time the subject site was subdivided from the parent parcel (in 2004), several charges were registered on title which could affect the developability of the proposed lots. These are discussed in the Additional Considerations section below.

DEVELOPMENT CONSIDERATIONS

Engineering & Transportation Considerations

- The project is subject to all conditions listed in the engineering requirements in Appendix A.
- The applicant is required to construct a lane segment at the rear of the subject site, which would be connected through to 180A Street pending future redevelopment of neighbouring properties to the west. Access to the proposed lots would be taken from the lane. Temporary access between 60 Avenue and the rear lane is provided via a statutory right-of-way (SRW). The temporary SRW could be discharged, and the access on 60 Avenue closed, once the rear lane can be connected to 180A Street.
- The site is located directly on 60 Avenue, which is served by bus routes No. 370 (Cloverdale-Willowbrook) and No. 320 (Langley-Fleetwood-Surrey Central Station). The nearest bus stops are located at 182 Street, approximately 150 metres from the site.
- The subject site is located in an older neighbourhood, so sidewalks on the block are discontinuous. There are painted bike lanes on 60 Avenue to facilitate a cycling route, although the street is also identified in TransLink's Major Bike Network route plan.
- Off-street parking would need to be provided in accordance with the Zoning Bylaw, once the applicant submits a building permit application.

Tree and Parks Considerations

- The closest active park is Greenaway Park, approximately 400 metres from the subject site.
- The applicant has submitted an arborist report, which identifies onsite, off-site, and City tree species. A summary of the proposed tree retention, removal, and proposed replacement is found in Appendix C.

- There are 7 trees on the subject property/site, all of which are proposed to be removed. The applicant is required to plant replacement trees and/or provide cash-in-lieu of replacement trees to the Green City Program in accordance with Surrey Tree Protection Bylaw, No. 16100, as amended.
- The City has reviewed the arborist report and supports the Arborist's findings.
- All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report.

School Capacity Considerations

- The School District has advised that there will be approximately 4 school-age children generated by this development (Appendix D). The School District has provided the following expected student enrollment:
 - 2 Elementary students at Martha Currie Elementary School; and
 - 1 Secondary students at Lord Tweedsmuir Secondary School.
- The number of school-age children is greater than the expected enrollment due to students attending private schools, home school or different school districts.

Additional Considerations

- The application is under the jurisdiction of the Ministry of Transportation and Transit (MOTT) and final approval from MOTT is required.
- A preliminary lot grading plan has been reviewed by staff and found to be generally acceptable. 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.
- The applicant retained Tejeshwar Singh of Simplex Consultants Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix E).
- As noted above, there are several existing title charges that may affect developability of the lot, should the proposal proceed to building permit application:
 - A s.219 Restrictive Covenant restricts vehicle movements to right-in, right-out on 60 Avenue, which is an arterial road. Staff are not recommending modification or discharge of this covenant.

- A s.219 Restrictive Covenant sets aside the westerly 492 square metres of proposed Lot 2 as a “no build” area for future sale and consolidation with neighbouring lands to the west. At the time of registration (2004), this was intended to facilitate an orderly subdivision pattern under the “Single Family Residential (RF)” zone. Since that time, the Zoning Bylaw has been amended to permit smaller lot sizes, so staff recommend that the covenant be discharged.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on December 17, 2025, and the development proposal signs were installed on January 11, 2026. Staff had received no responses from area residents and businesses at the time of writing this report.
- The subject development application was sent to the Cloverdale Community Association. Staff received no responses from the community association.

COMMUNITY AMENITY CONTRIBUTIONS

- The proposed development is subject to the following Community Amenity Contributions. All rates are current as of this date and are subject to change:

Contribution Type	Current Rate
Capital Projects Contributions (Tier 1 CAC)	\$4,455.70 per unit
Affordable Housing Contribution	\$1,113.92 per unit

CONCLUSION

In summary, the proposed two-lot subdivision demonstrates sound planning principles and aligns with the residential infill objectives of the Official Community Plan. Staff recommend approval based on the analysis and considerations outlined in this report.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix A: Engineering Summary
- Appendix B: Subdivision Layout
- Appendix C: Summary of Tree Preservation, Removal and Replacement
- Appendix D: School District Comments
- Appendix E: Summary of Design Guidelines

approved by Shawn Low

Ron Gill
General Manager
Planning and Development

KT/ar

INTER-OFFICE MEMO

TO: **Director, Development Planning, Planning and Development Department**

FROM: **Director, Land Development, Engineering Department**

DATE: **December 19, 2025**

PROJECT FILE: **7825-0096-00**

RE: **Engineering Requirements**

Location: 18130 60 Ave

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 m along 60 Avenue.
- Dedicate 6.0 m for the East-West lane.
- Dedicate 5.5 m × 5.5 m corner cuts.
- Register a 6.0 m wide SRW for the North-South temporary access lane.

Works and Services

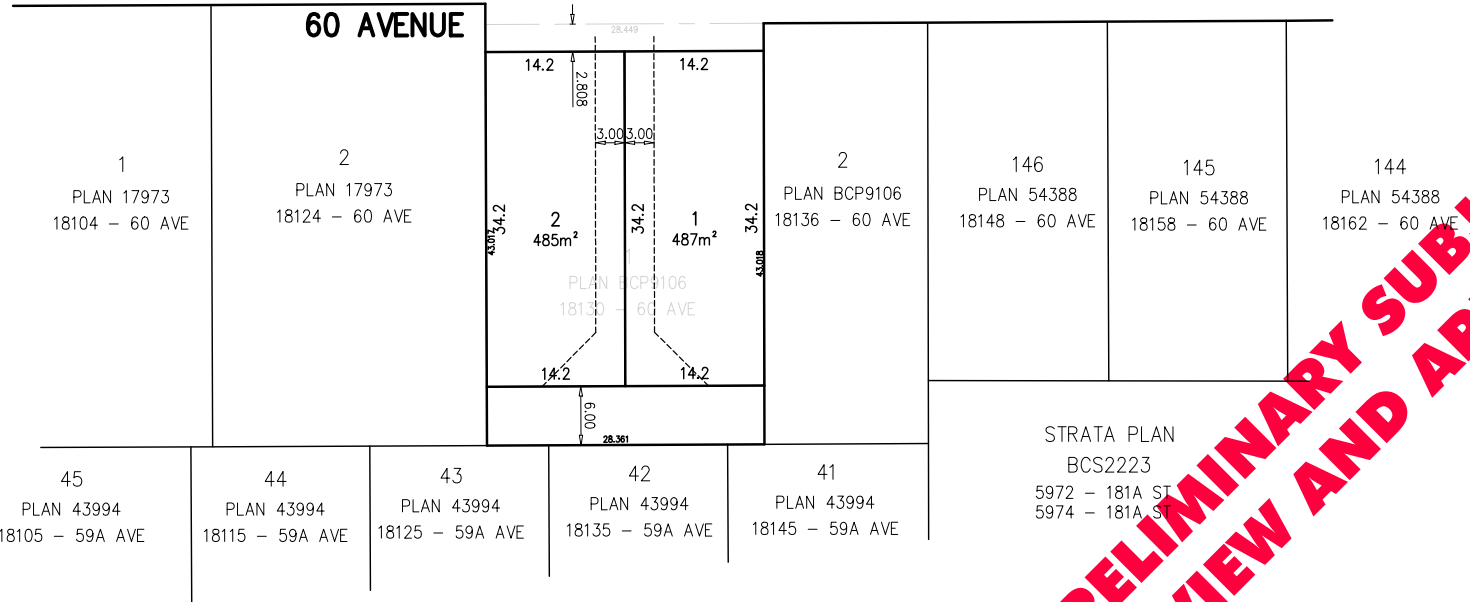
- Construct the East-West lane.
- Construct the North-South temporary access lane.
- Construct sidewalk fronting 60 Avenue.
- Construct a driveway letdown to each proposed lot.
- Provide adequately sized storm, sanitary, and water service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision. A Processing Fee is required.



Jeff Pang, P.Eng.

Director, Land Development



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

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CLIENT:		PROJECT: 18130 60 AVENUE			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	25017	DATE:	AUG 2024	LEGAL:	
			SCALE:	1:500	MUNICIPAL PROJECT No:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
 Engineering and Development Consultants
 EGBC Permit to Practice Number: 1003404
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

TREE PRESERVATION SUMMARY			
Surrey File Number:	25-0096-00		
Address:	18130 60 Ave		
Arborist:	Terry Thrale		
Date of Report/Revision:	Tuesday, January 06, 2026		
Arborist Signature	<i>Terry Thrale</i>		
*All trees identified for removal, retention and/or replacement are subject to change prior to final approval of the arborist report			
ONSITE TREES			# of Trees
Existing Bylaw Trees			7
Proposed Removed Bylaw Trees			7
Proposed Retained Bylaw Trees			0
Total Replacement Trees Required			
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio			
	Removed		Subtotal
	0	x 1	0
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio			
	Removed		Subtotal
	0	x 2	0
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio			
	Removed		Subtotal
	7	x 2	14
Required Replacement Trees			14
Proposed Replacement Trees			2
Deficit of Replacement Trees			12
Total Onsite Retained and Replacement Trees			2
OFFSITE TREES			# of Trees
Existing Bylaw Trees			14
Proposed Removed Bylaw Trees			13
Proposed Retained Bylaw Trees			1
Total Replacement Trees Required			
Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio			
	Removed		
	0	x 1	0
Alder & Cottonwood Trees Requiring 2 to 1 Replacement Ratio			
	Removed		
		x 2	0
Deciduous/Coniferous Trees Requiring 2 to 1 Replacement Ratio			
	Removed		
	13	x 2	26
Required Replacement Trees			26
*To be taken as cash-in-lieu			
Total Offsite Retained Trees			1
CITY TREES			
	Existing	Removed	Retained
Park/City Lot Trees	0		
Boulevard Trees	0	0	0
Total	0		

Department: **Planning and Demographics**
 Date: **June 27, 2025**
 Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **25 0096 00**

The proposed development of **4** Single Family with Suite units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	4
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Projected Number of Students From This Development In:	
Elementary School =	2
Secondary School =	1
Total Students =	3

Current Enrolment and Capacities:	
Martha Currie Elem	
Enrolment	692
Operating Capacity	612
# of Portables	5
Lord Tweedsmuir Sec	
Enrolment	1859
Operating Capacity	1400
# of Portables	12

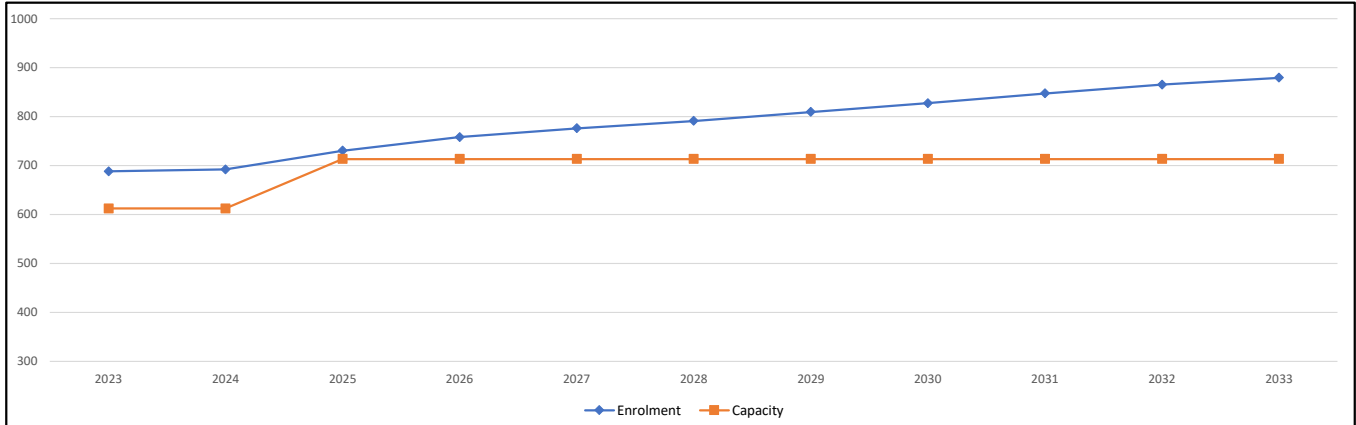
Summary of Impact and Commentary

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

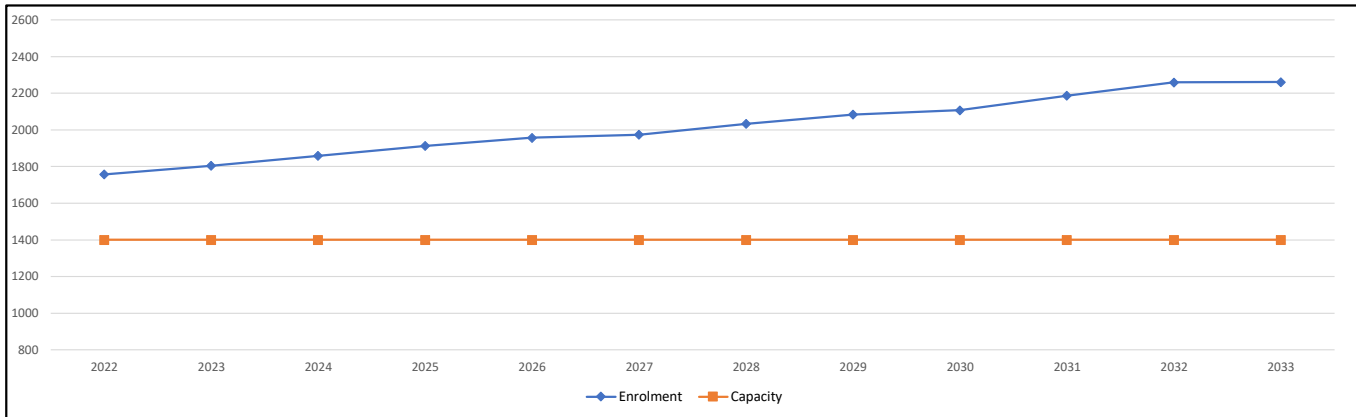
Martha Currie Elementary is in a maturing neighbourhood. As of September 2024, the school is operating at 113% capacity and requires 5 portables to provide temporary classroom space. Over the next 10 years, enrolment can be characterised as a steady modest upward trend. The District is currently designing a 6-classroom modular addition. Until the addition is built, growth will be managed by using portables. Even with this expansion, and with the Skytrain extension and Provincial legislative changes still being incorporated, the school will be over capacity and is projected to remain so into the future.

As of September 2024, Lord Tweedsmuir is operating at 133% capacity. As part of the District's 2026/2027 Capital Plan, the District has requested a 600-capacity addition targeted to open in 2029. The project has not been approved by the Ministry of Education and Child Care.

Martha Currie Elem



Lord Tweedsmuir Sec



Population: The projected population of children aged 0-17 impacted by the development.
Enrolment: The number of students projected to attend the Surrey School District ONLY.

DESIGN GUIDELINES SUMMARY

Surrey Project #: 7925-0096-00
 Project Location: 18130 60 Avenue, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

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

1. Residential Character

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

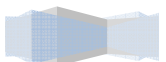
The area surrounding the subject property consists of a few homes built approximately 35-40 years ago along with a majority of newer homes built about 5-10 years ago. The style of the newer homes in the area are more modern traditional that range from 4500sf up to 5500sf.

Homes in the neighborhood include the following:

- There are quite a few homes and newer developments surrounding the property which are approximately 5-10 years old traditional craftsman style of homes with mid-scale massing characteristics. These homes have various roof pitches from 8:12 up to 12:12 slope roofs with one to two street facing feature projections. Roof surfaces are either "shake profile" concrete tiles or asphalt shingles and the cladding is primarily hardi with stone or brick accents. These newer homes can be used as context homes.

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

- 1) Context styles of homes for the proposed guidelines are "neo-traditional".
- 2) All context homes are 2 and 3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Massing: Old homes are mostly traditional west coast or ranchers context.
- 5) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 6) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 7) Roof pitch is a minimum 4:12 for the newer context homes.



Dwelling Types/Locations: 2 and 3 storey split levels.

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

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

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is mixed consisting of older and new homes with a similar character within each dwelling. Homes include modern traditional style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards.

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Building Types: 2 storey or 3 storey based on the SSMUH regulations.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new buildings will be of a similar character. Similar roof types, roof pitches, roofing materials, and siding materials.

Restrictions on Buildings Noise mitigation as per Design Guidelines Section 2.10.

Exterior Materials: Stucco, Hardiplank, Wood Paneling, Brick, and Stone.

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

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

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

