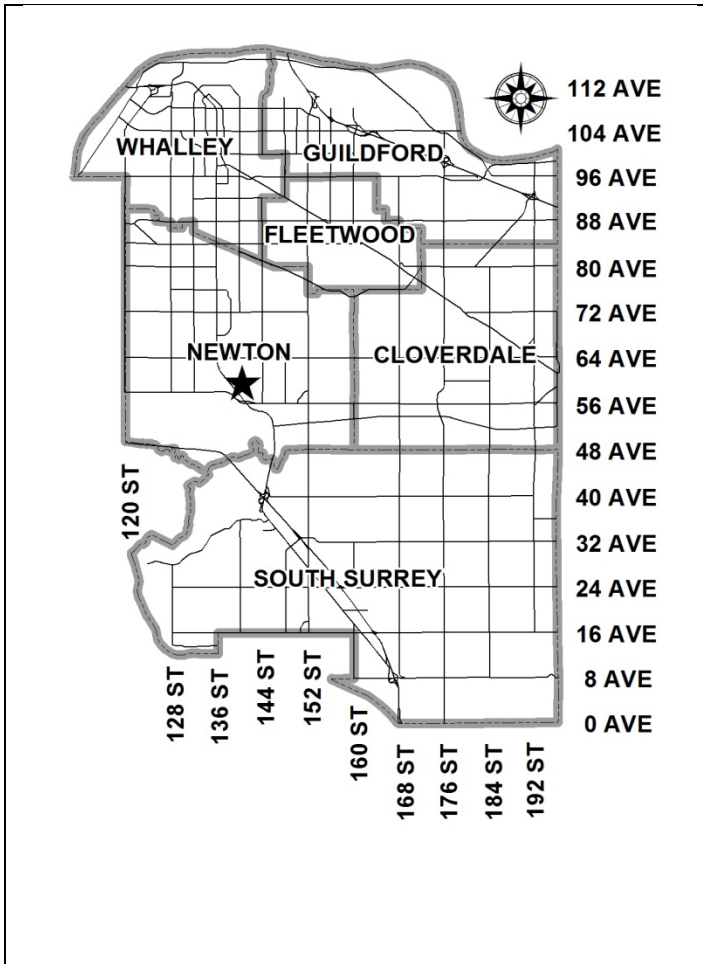


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7910-0175-00

Planning Report Date: September 12, 2011



PROPOSAL:

- **Partial NCP amendment** from "Single Family Residential" to "Single Family Small Lots"
- **Rezoning** from RA to RF, RF-12 and RF-9

to permit the development of 66 single family lots including 14 RF-9 lots, 45 RF-12 and 7 RF lots

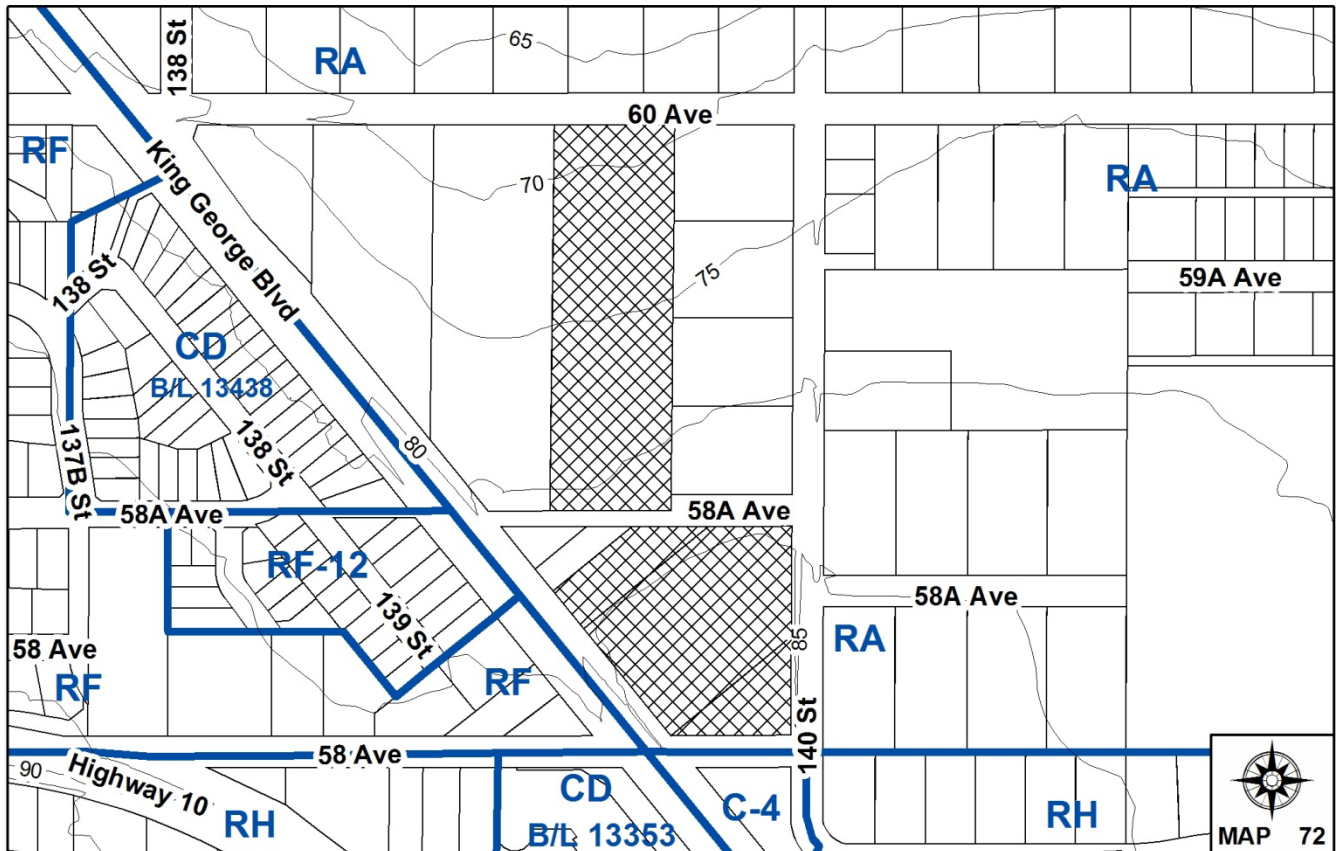
LOCATION: 5800 Block of King George Boulevard and 5821 - 140 Street

OWNERS: Christopher W Nordin et al

ZONING: RA

OCp DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots, Single Family Residential



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A partial NCP amendment on the site is required to allow for RF-12 lots. The amendment will re-designate a portion of the site from Single Family Residential to Single Family Small Lots

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan.
- The development of this area, south of 60 Avenue, will help finance and bring services to this South Newton area. It will also aid in the eventual acquisition and development of the 138 Street alignment north.
- Despite the need for an NCP amendment to allow for small lots, the overall combined density of RF-12 lots and RF- lots will not exceed 6 units per acre, in keeping the South Newton NCP.
- The proposed new road layout, associated with this application, will provide for a more efficient, effective road network system, rationalize access to King George Boulevard from 140 Street, and improve local connectivity.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the property shown on the Survey Plan (Appendix I) as follows:
 - (a) Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)";
 - (b) Block B from "One Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)"; and
 - (c) Block C from "One Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)"and a date be set for Public Hearing.
2. 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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant adequately address the shortfall in tree replacement;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) approval from the Ministry of Transportation & Infrastructure;
 - (g) completion of road closures and purchase of a portion of 58 A Avenue and 58 Avenue;
 - (h) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager of Planning and Development;
 - (i) registration of a Section 219 covenant to ensure installation and maintenance of the proposed 6+ metre landscape buffer along the King George Boulevard;
 - (j) registration of a Section 219 covenants to regulate the driveway location on RF-12 lots in and near the proposed cul-de-sacs; and
 - (k) in addition to payment of the 5% cash-in-lieu parkland contribution as required by the *Local Government Act*, payment of an additional 1% cash-in-lieu park contribution as volunteered to by the applicant.

- 3. Council pass a resolution to amend the South Newton NCP to re-designate a portion of the land from Single Family Residential to Single Family 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:**
 22 Elementary students at Woodward Hill Elementary School
 10 Secondary students at Sullivan Heights Secondary School
 The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall 2012. (Appendix IV)

Parks, Recreation & Culture: Parks has no objection to the proposed development. In addition the required NCP amenity fees, the applicant has offered to increase the required cash-in-lieu of parkland contribution from 5% to 6% in order to assist the City in future parkland acquisition in the area.

Ministry of Transportation & Infrastructure (MOTI): MOTI has requested the applicant submit a Traffic Design Report (traffic impact study) for the proposed project. The report will need to be accepted prior to Ministry granting its preliminary approval.

SITE CHARACTERISTICS

Existing Land Use: The site is comprised of undeveloped, vacant parcels. The northern portion of the site is heavily treed; while the southern portion has been partially cleared and consists of overgrown shrubs and bush.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 60 Avenue):	Single family homes.	Urban/ Single Family Small Lots	RA
East :	Single family homes.	Urban/ Single Family Small Lots, Single Family Residential	RA

Direction	Existing Use	OCP/NCP Designation	Existing Zone
South:	Empty commercial lot.	Urban/Commercial	C-4
West:	Single family homes/ King George Boulevard.	Urban/ Single Family Small Lots, Single Family Residential	RA , RF-12 and RF Across King George

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The development site consists of four (4) lots, south of 60 Avenue, between 140 Street and King George Boulevard in South Surrey. The site, approximately 3.42 hectares (8.5 acres), is designated "Urban" in the Official Community Plan (OCP) and "Single Family Small Lots/Single Family Residential" in the South Newton Neighbourhood Concept Plan (NCP).
- The property is zoned One-Acre Residential (RA).

Proposal

- The applicant is proposing to partially amend the South Newton NCP by re-designating the southerly portion of the site from "Single Family Residential" to "Single Family Small Lots" and to rezone the site in order to create a combination of 66 small and single family residential lots.
- The use is in keeping with the OCP designation.

JUSTIFICATION FOR PLAN AMENDMENT

- The development site currently falls under two NCP residential designations. The north half of the property at 5860 King George Boulevard is designated for small lot residential development, while the southerly portion of the site is designated for single family residential (RF) lots.
- An NCP amendment is necessary to extend the small lot designation, south of its present location, to accommodate the majority of proposed RF-12 lots. The existing 'single family residential' designation will remain in place along 140 Street to accommodate seven (7) proposed RF lots. These lots will act as a buffer or transition between the new small lots and the existing suburban homes east and south of the site.
- Despite the need for an NCP amendment allowing for small lots, the overall combined density of the RF-12 lots and RF- lots will be approximately 6 units per acre, which is in keeping with the intent of the NCP and matches the overall density of the RF Zone.

Proposed Subdivision Layout

- The applicant is proposing to develop a total of 66 residential lots on the site including 14 RF-9 lots, 45 RF-12 lots and 7 RF lots. Staff have worked closely with the applicant to develop the present subdivision layout which includes the row of RF lots along 140 Street and modifies the proposed NCP road network to provide better traffic circulation and flow along 140 Street and out to King George Boulevard.
- The 14 proposed RF-9 lots are a minimum 252 sq.m. (2,712 sq.ft.) in area. Seven (7) of these lots will front 60 Avenue, while the other seven (7) lots will front a new section of 59A Avenue. Both blocks will be serviced by a rear lane providing vehicular access.
- The 45 proposed RF-12 lots will make up the majority of the subdivision and extend south of the new section of 59A Avenue. The lots vary in size from 322 sq.m. (3,466 sq.ft.) to 1062 sq.m. (11,431.3 sq. ft.). Most of the RF-12 lots are Type II lots which will have double car garages fronting the street. No variances will be required for lot width.
- Lastly, the proposed 7 RF lots range in area from 560 sq.m. (6027.78 sq.ft.) to 7145 sq. m. (7,685 sq. ft). These lots, in keeping with the NCP, will provide an appropriate transition along 140 Avenue between the existing suburban homes and new small lots.
- As part of the development, the applicant will be amending the transportation road layout on the NCP. The applicant will close and purchase a portion of 58 A Avenue (which is currently half open) and all of 58 Avenue (which is currently an unopened road allowance).
- In lieu of these road closures, a new road connection is proposed to King George Boulevard, along the present 58A Avenue alignment (east of the site). The new local road will provide greater connectivity and help refine the local transportation grid by reducing traffic along 140 Street to 60 Avenue and servicing the proposed development with a right in and right out alternative to King George Boulevard.
- A further new alignment for a north- south road is proposed from 60 Avenue to the new 58A Avenue, leading to King George Boulevard and 140 Street. An additional cul-de-sac half road from 60 Avenue is also proposed to increase lot frontage on the west side of the development.

Tree Retention

- On August 9, 2011, Arbortech Consulting submitted an updated arborist report and tree preservation/replacement plan for the site. The report states that of the 356 protected trees identified on site, only three (3) trees may be retained as part of the landscaped buffer on King George Boulevard.
- The remaining 353 trees will need to be removed to develop the lots and accommodate the road network. The consultant states that the majority of the trees to be removed (approximately 93%) are of marginal value and are therefore non-viable candidates for retention. 131 or approximately 40 % of the trees to be removed are alder. While there are a significant number of Western Red Cedar, the consultant advises "they are rated as marginal retention potential due to the fact that all individual trees are deemed to be structurally reliant on the (forest) stand, and they are not wind firm enough to

be able to be retained single or in small groves". The following is a breakdown of the protected trees on site by species:

Tree Species	Total No. of Trees	Trees Proposed to be Retained	Trees Proposed to be Removed
Austrian Pine	1		1
Bigleaf Maple	36	1	35
Black Cottonwood	12		12
Blue Spruce	1		1
Cascara	5		5
Cherry (wild)	11		11
Giant Redwood	2	1	1
Hemlock	1		1
Holly	1		1
Paper birch	9		9
Red Alder	131		131
Western Red Cedar	146	1	145
TOTAL	356	3	353

Note: 14 trees are also to be removed on the road allowances (City lands) to be incorporated into the development

- Of the 353 trees removed from the site, 155 trees will be replaced on a 1:1 basis and 198 trees will be replaced on a 2:1 basis.
- Overall a total of 551 new replacement trees will be required for this development. The applicant is proposing to plant 167 replacement trees on-site for an average total of 2.5 new trees per lot. Cash-in-lieu for the remaining 384 trees will be collected from the applicant for the City's Green Fund.
- The applicant will also be requested to submit a plan for a landscaped buffer along King George Boulevard. The buffer will include a berm, fence and planted treed area to provide screening, privacy and some noise attenuation to lots along the Boulevard. The buffer ranges in width from 6 metres to 15 metres.

Building Scheme, Lot Grading Plan

- A set of building design guidelines has been developed for this site by Tynan Consulting Ltd. The guidelines are reflective of the predominant motifs and design treatments used in the South Newton area and call for:
 - Neo-traditional and neo-heritage styles
 - Moderate pitched roof lines, asphalt shingles, cedar shakes, tar and gravel
 - Exterior wall cladding in cedar, stucco, vinyl, brick and stone
 - Wood accents, trim and detailing
 - Predominately natural and neutral colours, with some subdued primary colour
- A summary of the building design guidelines for the project is included in Appendix V. The site's preliminary lot grading plan has been reviewed and accepted by the Building Division.

PRE-NOTIFICATION

- The scope and number of properties involved in this application was amended several times. As a result three (3) pre-notification letters were sent and two (2) public information meetings (PIM) were held for this application.
- The responses from the first PIM held September 8, 2010, in large part assisted with the development of the present layout and road network. At the September meeting, which was attended by 35 people, road congestion, increased traffic along 140 Street and the possible opening of 58 Avenue to King George generated concern from the local residents, particularly those living in the suburban cul-de-sac east of the site. The increased density, the need for street parking with suites and the loss of trees were also raised as issues.
- In January 2011, Planning received a letter from a group of 10 local residents expressing concern about increasing density in South Newton and their perceived lack of improvement to roads, sidewalks, lighting or park space. The letter cited the loss of trees and riparian areas, and the expansion of the Remand Centre and social services as requiring further dialogue and consideration.
- In response to these concerns, the Planning Department worked with the developer on several successive layouts. Through subsequent negotiations, the developer agreed to increase the required cash-in-lieu of parkland contribution from 5% to 6% to assist the City in future parkland acquisition in the area.
- On July 4, 2011, a second PIM was held on the present subdivision layout. The new layout attempted to address the issues previously raised through the public process. 25 people attended that meeting and ten (10) filled out comment sheets. Of the ten (10) comment sheets completed, 9 showed support for the revised subdivision and road layout. However, some concerns were still expressed about increased cars and parking along 140 Street. Another resident expressed concerns about the number of proposed roads, the loss of trees and the lack of green space in the area.

Other Neighbourhood Concerns

- In addition to the above, the Planning Department received three written submissions from residents near or adjacent to the site with concerns about the development.
- One resident has written twice, opposing the proposed subdivision plan for the site which shows a future road on his property negating the development potential of his site (13980 – 60 Avenue).

(In response, Planning and Engineering have communicated with this resident verbally and in writing and confirmed that the road alignment shown is consistent with the NCP. Further, staff have no concern about the ability of the property to develop in conjunction with the neighbouring parcels).

- The property owners of the two small triangular parcels fronting King George Boulevard have also written and met with staff. The owners of 5486 King George Boulevard expressed concern that their property was not included in the proposed development and consequently believe their land may be orphaned.

(In response Planning has met with the owners to show how the property may be developed independently and subdivided into two RF-12 lots. The property will also benefit from a completed road frontage and servicing in the area through the proposed development.)

- The owners of the adjacent property at 5854 King George Boulevard do not want the western portion of 58A Avenue developed along their frontage. Under the proposed plan, 58A Avenue will eventually be completed to serve the development of the property to the north (13900 60 Avenue). The owners believed they lived on a dead end lane, which would remain undeveloped and feel the future completion of 58A Avenue will result in increased traffic and parking along their frontage.

(Staff have met and outlined the benefits of the present road plan. The owner's suggestion to block off 58A Avenue is not supported as it would fracture the connectivity of the local road network and ultimately result in less on-street parking.)

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II	Proposed Subdivision Layout
Appendix III	Engineering Summary
Appendix IV	Building Design Guidelines Summary
Appendix V.	School District Comments
Appendix VI	Summary of Tree Survey and Tree Preservation
Appendix VII	NCP Plan

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HP/kms

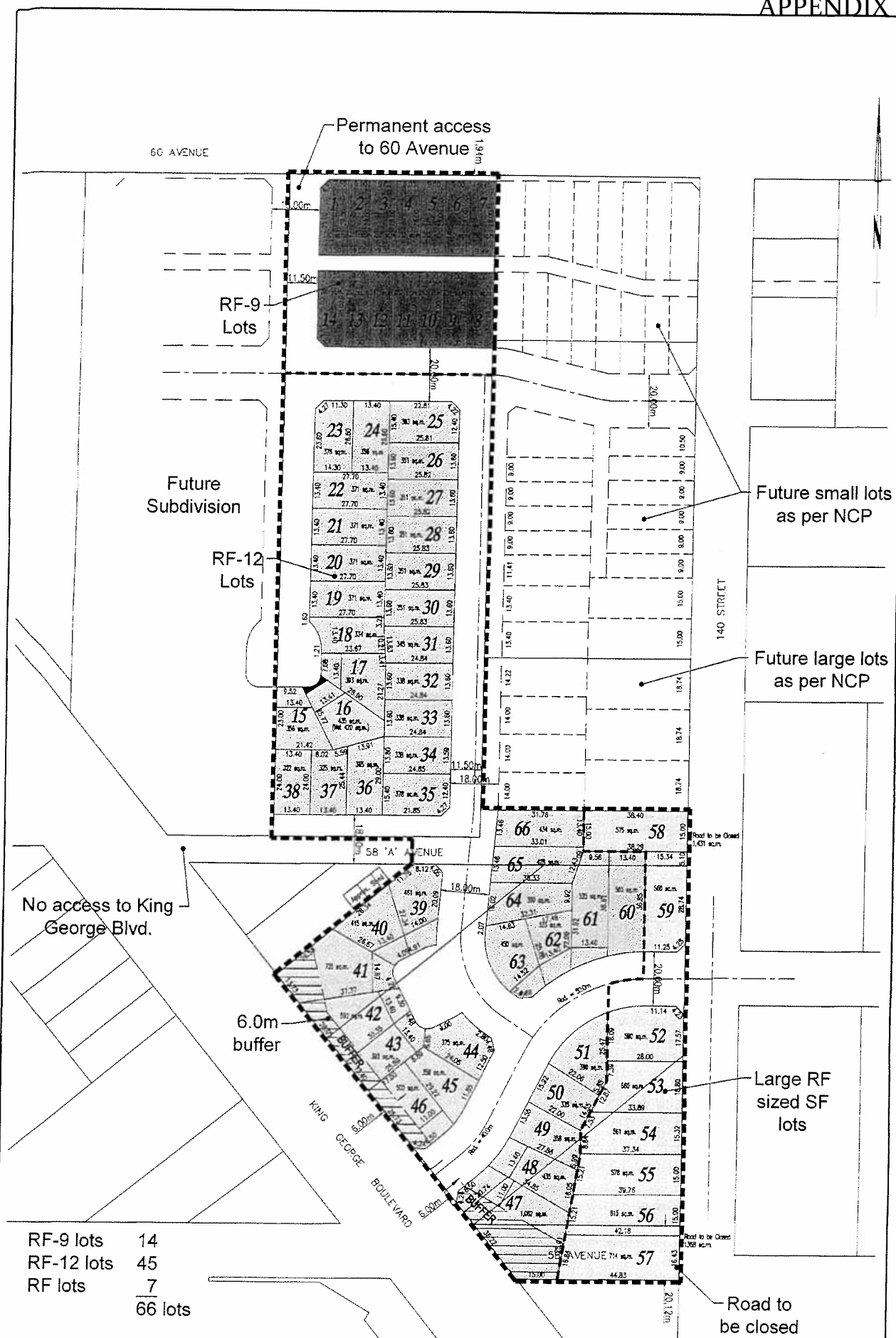
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SUBDIVISION DATA SHEET

Proposed Zoning: RF-9, RF-12, RF

Requires Project Data	Proposed		
GROSS SITE AREA			
Acres	8.473 acres		
Hectares	3.42 hectares		
NUMBER OF LOTS			
Existing	4		
Proposed	66		
SIZE OF LOTS			
	RF-9	RF-12	RF
Range of lot widths (metres)	9 m	13.4 -15.9 m	15-16.43 m
Range of lot areas (square metres)	252 m ²	322-1,062 m ²	560-714 m ²
DENSITY			
Lots/Hectare & Lots/Acre (Gross)	24.88 uph /10 upa	14.88uph /6upa	14.88uph /6upa
Lots/Hectare & Lots/Acre (Net)	24.88 uph /10 upa	14.88uph/ 6upa	14.88uph/ 6upa
SITE COVERAGE (in % of gross site area)*			
Maximum Coverage of Principal & Accessory Building	52%	50%	40%
Estimated Road, Lane & Driveway Coverage	12%	17%	12%
Total Site Coverage	64%	67%	52%
PARKLAND			
Area (square metres)	N/A		
% of Gross Site			
Required			
PARKLAND			
5% money in lieu	YES		
TREE SURVEY/ASSESSMENT			
YES			
MODEL BUILDING SCHEME			
YES			
HERITAGE SITE Retention			
NO			
BOUNDARY HEALTH Approval			
NO			
DEV. VARIANCE PERMIT required			
NO			
Road Length/Standards			
Works and Services			
Building Retention			
Others			

* Provided by applicant



RF-9 lots	14
RF-12 lots	45
RF lots	7
	<u>66</u> lots

Revised Subdivision Concept - August 2011

First Century Group
7910-0175-00





INTER-OFFICE MEMO

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

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

DATE: **September 7, 2011** PROJECT FILE: **7810-0175-00**

RE: **Engineering Requirements
Location: 5860/36/14 King George Blvd. and 5821 – 140 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION***Property and Right-of-Way Requirements***

- dedicate 1.942 metres fronting 60 Avenue.
- dedicate 3.0m x 3.0m corner cuts at the intersections of 139 Street and 60 Avenue, 58A Avenue and 140 Street.
- dedicate 5.0m x 5.0m corner cuts at the intersection of 58A Avenue and King George Blvd.
- dedicate 3.0m x 3.0m corner cuts at all other intersections as per Surrey Design Criteria.
- dedicate 11.50 metres fronting 139 Street and 139A Street.
- dedicate 11.50 metres fronting lots 35 to 38 (per layout dated July 2011 as 58A Avenue).
- dedicate 20.0 metres for new 58A Avenue and 59A Avenue.
- dedicate 18.00 metres for 139a Street.
- provide 0.5m SROWs.
- complete closure of 58 Avenue.

Works and Services

- construct west side of 140 Street.
- construct the south side of 60 Avenue.
- relocate Bus Bay on King George Boulevard.
- construct 58A Avenue and 59A Avenue.
- construct 139A Street and 139 Street to a half road standard including cul-de-sacs.
- construct an east/west lane.
- construct sanitary, storm, and water mains to service the site.
- provide lands for detention ponds as per the South Newton NCP.
- pay any sanitary latecomer fees

A Servicing Agreement is required prior to Rezone/Subdivision.

Bob Ambardar, P.Eng.
Development Project Engineer
LR

NOTE: Detailed Land Development Engineering Review available on file

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7910-0175-00
Project Location: 5821 and 5860 - 140 Street, Surrey, B.C., and
5814 and 5836 - King George Blvd, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The area surrounding the subject site is predominantly comprised of old, small homes from the 1950s and 1960s, constructed on large suburban lots. Just over half of the houses (52%) within the character study area are simple, low mass, rectangular Bungalows, most of which are less than 1000 square feet. These homes have simple, low slope (2:12 – 5:12) common gable or common hip roofs with either an interlocking tab type asphalt shingle surface, or tar and gravel / roll roofing. These dwellings are clad in cedar, and most have no masonry accent veneer.

A fifth of homes (21%) are larger (2000-2500 sq.ft.) Basement Entry or Cathedral Entry type homes constructed in the 1970's – 1980's. The homes have high mass characteristics due to the economical practice of placing the upper floor directly above the floor below, thus exposing the entire upper floor wall mass to street views. These homes have low slope (4:12 – 5:12) common gable or common hip roofs with an asphalt shingle surface. These homes are clad in vinyl or in stucco, and have a modest brick accent,

The remaining 26 percent of homes, constructed either in the 1980s or 2000s, are Two-Storey type structures. These homes have desirable mid-scale massing designs in which a substantial portion of the upper floor is concealed behind the roof system extending up from the floor below. Roof slopes vary between 7:12 and 12:12. Roof surfaces include cedar shingles or asphalt shingles. A variety of main wall cladding materials have been utilized including cedar siding, stucco, vinyl siding, and brick or masonry.

Most lots are landscaped to an old urban standard, characterized by mature trees and shrubs, most of which are native to this area. Most lots have driveway materials that are considered substandard in comparison to materials used in most modern urban subdivisions (52% asphalt, 32% gravel, 10% broom finished concrete and only 5% exposed aggregate).

Neither the dwellings nor the landscaping provide suitable context for a year 2011 RF-9, RF-12, or RF zoned development in Surrey. Therefore, the existing homes will not be emulated. A new character area is proposed in which low to mid-scale Two-Storey type homes (with basements) are constructed to a high modern standard (commonly found in post 2010 developments in this general area.

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

- 1) Context Homes: Most homes in the surrounding area do not provide acceptable residential design context for a post year 2010 development on RF/RF12/RF9 lots. However, there are two homes in this area that could be considered context homes; 13935 – 60 Avenue, and 13987 – 60 Avenue.
- 2) Style Character: Existing homes are Old Urban, Traditional, or Heritage styles. The old urban homes do not meet modern design standards and are not recommended. Traditional and Heritage styles are recommended. “Neo-Traditional” and “Neo-Heritage” styles are compatible with the existing styles and are also recommended.
- 3) Home Types: There are ten Bungalows, two Basement Entry homes, two Cathedral Entry homes, and five Two Storey homes within the character area. It is expected that all new homes at the subject site will be Two-Storey type.
- 4) Massing Designs: Old urban homes do not provide desirable massing context. The context homes described in paragraph 1 above do provide acceptable context.
- 5) Front Entrance Design: Front entrance porticos are not an architecturally significant feature on most homes in this area. The entrance height ranges from one storey to 1½ storeys.
- 6) Exterior Wall Cladding: A variety of wall claddings have been used, including cedar, stucco, vinyl, brick, and stone.
- 7) Roof surface: Roof surfaces are predominantly asphalt shingles. Cedar shingles, tar and gravel, and roll roofing have also been used,
- 8) Roof Slope: Roof pitch 2:12 to 12:12.

Dwelling Types/Locations:	Two-Storey.....	26%
	Basement Entry/Cathedral Entry	21%
	Rancher (bungalow).....	53%
	Split Levels.....	0%

Exterior Treatment /Materials: Wall cladding materials include cedar, stucco, vinyl, brick, and stone.

Roof Pitch and Materials: Asphalt shingles, cedar shakes, tar and gravel. Roof slopes range from 2:12 to 12:12.

Window/Door Details: Rectangular dominant.

Streetscape: Fifty to sixty year old, small, low-impact “old urban” Bungalows and high impact Basement Entry and Cathedral Entry type homes with box-like massing characteristics are situated on lots landscaped to an old urban standard consisting of a few mature shrubs, mature trees, sod, and asphalt or gravel driveways.

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 storey on RF9 lots 1-14 inclusive, and 1 ½ storeys on the RF-12 lots.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

No existing neighbouring homes provide suitable context for the proposed RF-9, RF-12 or RF type homes at the subject site, with the exception of two home; one at 13935 – 60 Street, and one at 13987 – 60 Street. Interfacing treatments are therefore not contemplated, except that emulations of the two aforesaid context homes could be permitted.

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:

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 the traditional roofing products. Grey, black, or brown only

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

Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new RF and RF-12 zone homes shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. One-storey elements on the new RF-9 zone homes shall comprise a minimum of 20 percent of the width of the front and flanking street elevations of the 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 12 shrubs for RF-9 lots, 17 shrubs for RF-12 lots, and 20 shrubs for RF zone lots. Shrubs shall be of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete permitted only on RF-9 lots, all of which have a rear lane.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** August 3, 2011

Reviewed and Approved by:  **Date:** August 3, 2011



Wednesday, August 10, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 10 0175 00

SUMMARY

The proposed 66 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	22
Secondary Students:	10

September 2010 Enrolment/School Capacity

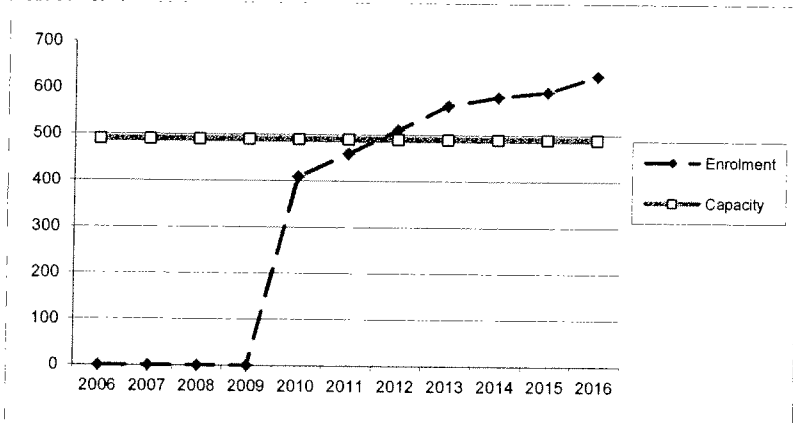
Woodward Hill Elementary	
Enrolment (K/1-7):	56 K + 353
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1127
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

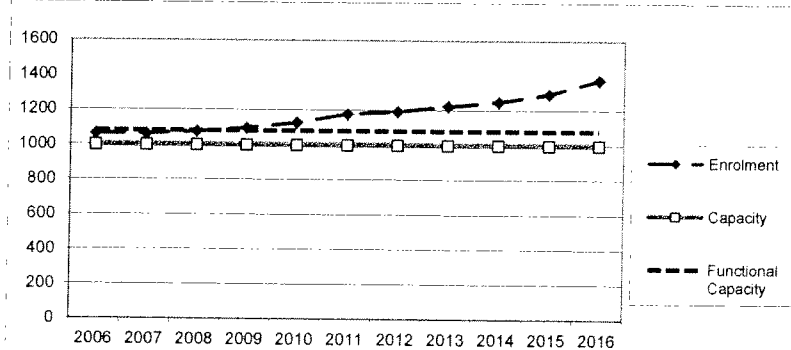
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new elementary school (#212 Woodward Hill Elementary) opened in spring 2010. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. McLeod Road Elementary was seismically upgraded and now accommodates a District K-7 Traditional Program. A new elementary school on Site #211 in the South Newton NCP Area, on 146 Street east of Sullivan Heights Secondary, is the #2 priority for funding in the 2010-2014 Five Year Capital Plan submitted to the province. The Capital plan also includes a proposed addition to Panorama Ridge Secondary (#4 priority in the plan). The school district will also be considering various measures to address projected overcrowding at Sullivan Heights Secondary (i.e. possible enrolment moves or program change considerations). The proposed development will not have an impact on these projections.

Woodward Hill Elementary



Sullivan 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.



ACL
arbortech consulting ltd

ACL File: **10214**

Project Ref: **South 60 Developments Inc
140th and 60th Avenue Surrey BC
Surrey Proj. No. 7910-0175-00**

Re: **On-site Tree Retention and Removal Synopsis by Species and Condition.**

Table 3. On-site Tree Retention and Removal Synopsis by Species and Condition:

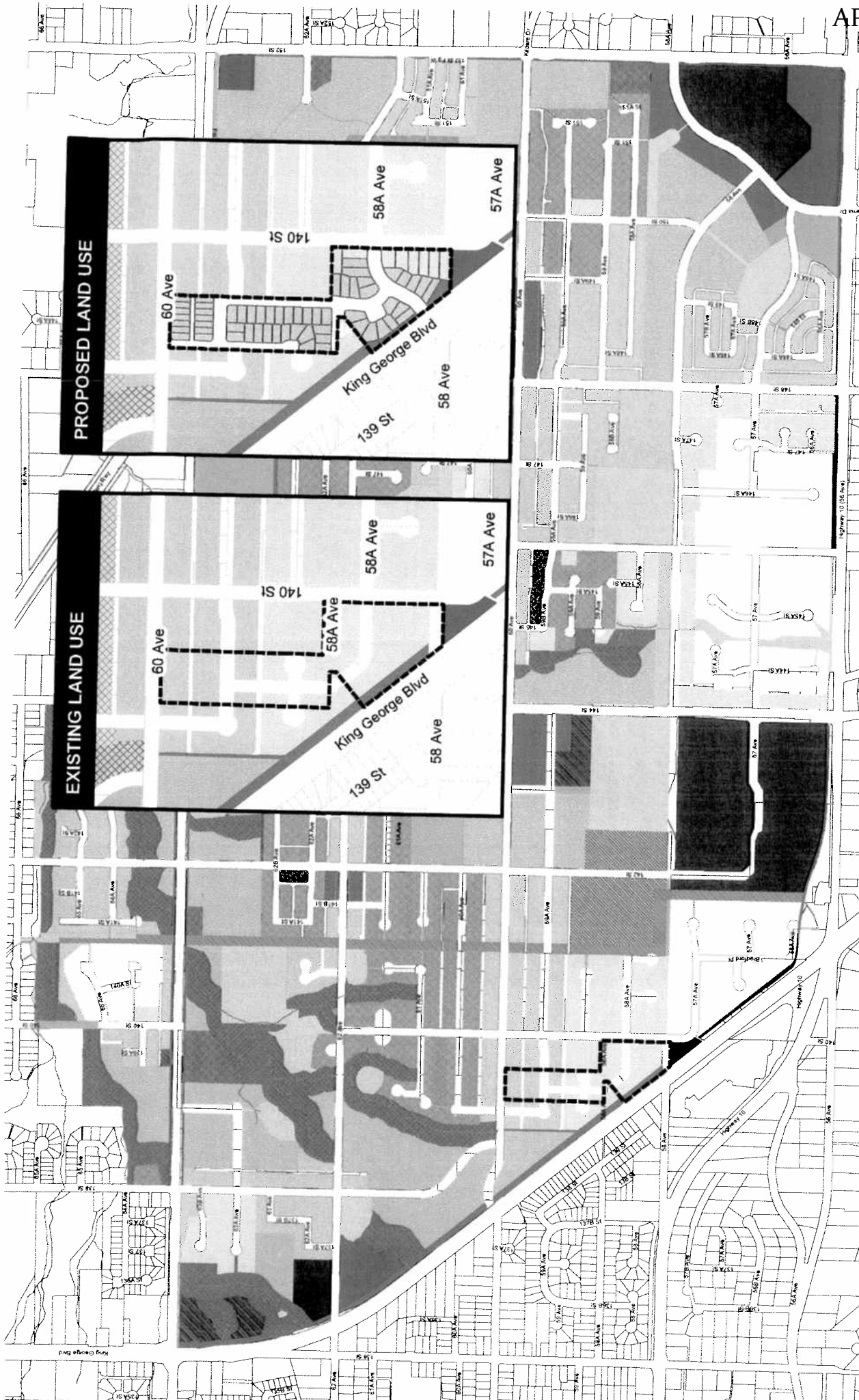
Species	RETAIN			REMOVE				Subtotals		
	Viable	Marginal	Non-viable	Viable		Marginal			Non-viable	
				Tagged	Untagged	Tagged	Untagged		Tagged	Untagged
Austrian pine						1				1
Bigleaf maple		1		0	14	6	15			36
Black cottonwood								12		12
Blue spruce					1					1
Cherry (wild)								5		5
Douglas-fir	1			8	1		1			11
Giant redwood					1					1
Hemlock				1			1			2
Holly					1					1
Paper birch								9		9
Red alder							1	130		131
Western redcedar	1			17	118		10			146
Subtotals	2	1	0	26	137		194			356
	TOTAL RETAINED = 3			TOTAL REMOVED = 353						

If you require any further information, please call me directly at 604 275 3484 to discuss.

Regards,

Max Rathburn,
Consulting Arborist
ISA Certified Arborist #PN-0599, Certified Tree Risk Assessor #0159

Enclosures; None



SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN

City of Surrey Planning & Development Department

- Apartments 45 upa max
- Townhouses 25 upa max
- Townhouses 20 upa max
- Townhouses 15 upa max
- Single Family Small Lots
- Row Housing
- Single Family Residential Flex 6 to 14.5
- Single Family Residential
- Suburban Residential 1/2 Acre
- Mixed Com/Res Apartments
- Mixed Com/Res Townhouse
- Commercial
- Institutional
- Office Park
- Industrial
- Schools
- Proposed School
- Proposed School and Park
- Parks
- Proposed Park and Walkway
- Recreational
- Creeks and Riparian Set-back
- Buffers
- Detention Ponds
- Utility R/W Greenway



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