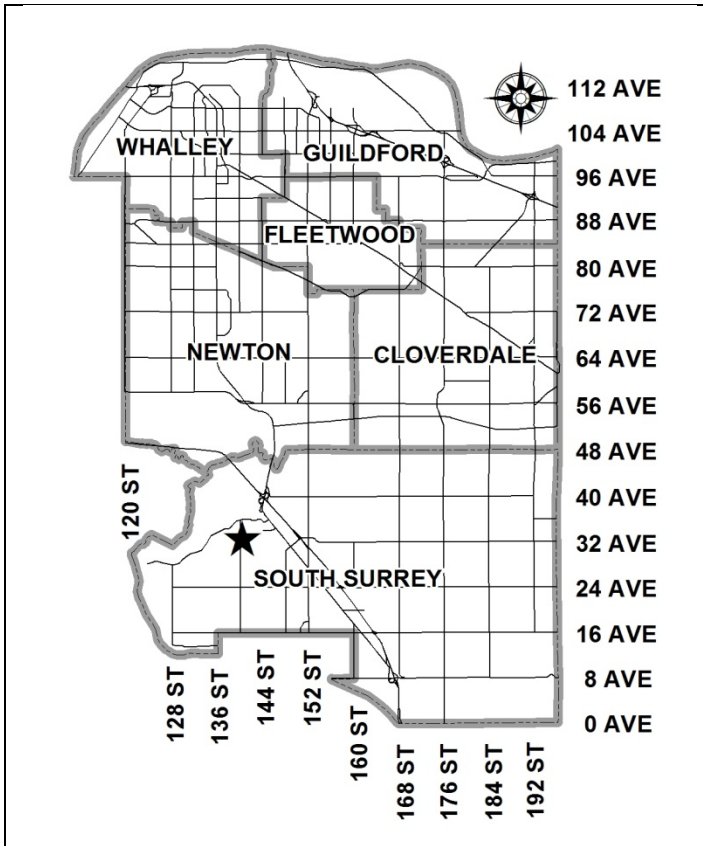


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0076-00

Planning Report Date: October 1, 2012



PROPOSAL:

- **Rezoning** from RA to RH in order to allow subdivision into 4 half-acre single family lots.

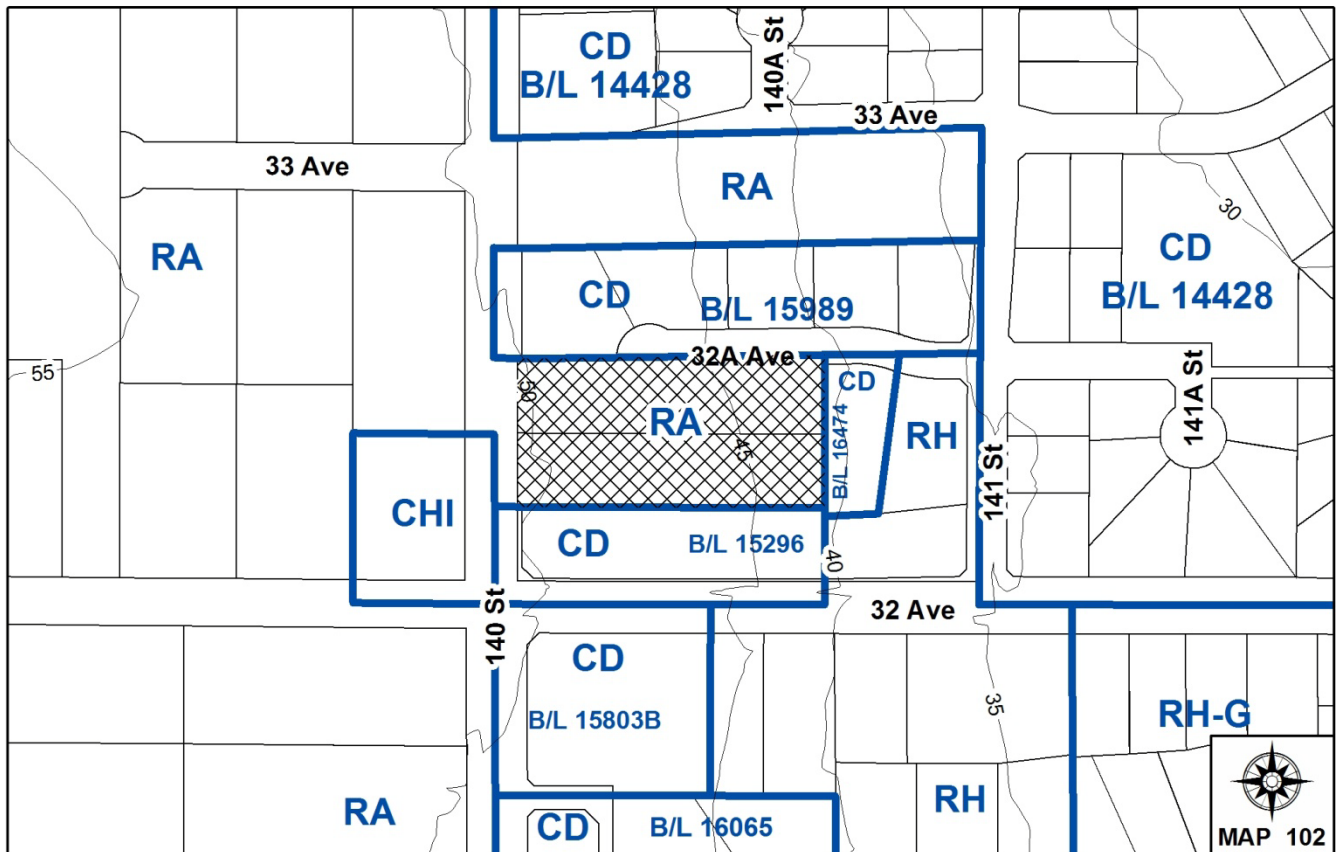
LOCATION: 3242 and 3224 - 140 Street

OWNERS: Pao-Feng Lee
 Bryan William Ference
 Shamaine Romika Ference
 Vladimir Ferancik
 Marianna Ferancik

ZONING: RA

OCP DESIGNATION: Suburban

LAP DESIGNATION: One-Acre Residential



RECOMMENDATION SUMMARY

- By-law introduction and set date for Public Hearing for rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The landscape buffer proposed by the applicant is not satisfactory.
- The arborist report was approved on February 22, 2012. The applicant has recently requested to remove 2 healthy mature cedar trees from the front of proposed Lot 3.

RATIONALE OF RECOMMENDATION

- Complies with the OCP designation.
- The proposed development is consistent with the development pattern established in the surrounding area.
- Discussions with the applicant on various matters pertaining to the application have been on-going for some time, and most issues have been resolved, with the exception of the design of the landscape buffer and the retention of the 2 healthy mature trees on the front of proposed Lot 3. Staff recommend that:
 - (1) the tree retention issues be resolved as per the arborist report approved on February 22, 2012; and
 - (2) the proposed landscape buffer should be substantial and contain the typical mixture of trees, shrubs and ground cover, and be similar in nature with the landscape buffer approved on the parcel to the immediate north.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone subject site from "One-Acre Residential Zone" (RA) (By-law No. 12000) to "Half-Acre Residential Zone" (RH) (By-law No. 12000) 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) resolution of tree retention issues, as per the arborist report approved on February 22, 2012;
 - (d) registration of a Section 219 Restrictive Covenant (No Build) for on-site tree preservation;
 - (e) the applicant address the shortfall in tree replacement;
 - (f) submission of a landscape buffer plan (containing trees, shrubs and ground cover plants, and similar in nature to the approved buffer on the parcel to the immediate north) and landscape cost estimate to the specifications and satisfaction of the City Landscape Architect;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lot 1 to ensure installation (prior to issuance of a Building Permit), maintenance and protection of the landscape buffer along 140 Street and to establish an additional 5 metre (16 feet) rear yard setback adjacent to the buffer;
 - (h) submission of security for the proposed landscape buffer;
 - (i) registration of a Section 219 Restrictive Covenant for the purposes of house design (i.e. the Building Scheme);
 - (j) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (k) 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.
3. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One-Acre Residential" to "Half-Acre Residential" when the project is considered for final adoption.

REFERRALS

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

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

1 Elementary student at Chantrell Creek Elementary School
1 Secondary student at Elgin Park Secondary School

(Appendix IV)

Parks, Recreation & Culture: Parks has concerns about the pressure this project will place on existing Parks facilities in the area and the applicant is willing to address these concerns.

SITE CHARACTERISTICS

Existing Land Use: Two existing single family dwellings.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Single family dwellings.	Suburban/Half-Acre Gross Density	CD By-law No. 15989
East:	Single family dwelling.	Suburban/Half-Acre	CD By-law No. 16474
South:	Commercial building.	Suburban/Retail Commercial	CD By-law No. 15296
West (Across 140 Street):	Single family dwelling and commercial property.	Suburban/One-Acre Residential and Retail Commercial	RA and CHI

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is located in the Central Semiahmoo Peninsula Local Area Plan (LAP), which designates the subject property as "One acre". The applicant is seeking to amend the LAP to "Half acre".
- The proposed amendment is consistent with the Half-Acre Gross Density pattern that has been established on the east side of 140 Street around the subject site. The pattern was established by the 106-lot Elgin Park Estates development (File Nos. 7900-0176-00 and 7902-0365-00), expanded with a subsequent 8-lot development (File No. 7904-0224-00) and with a five-lot subdivision (File No. 7904-0439-00), both located north of the subject site.

- In addition, the proposed subdivision will complete the south half of 32A Avenue with similar sized lots that exist on the north side of 32A Avenue created under File No. 7904-0439-00 in 2007.

PRE-NOTIFICATION

Pre-notification letters were sent out on May 17, 2011 and staff has received no comments.

DEVELOPMENT CONSIDERATIONS

Background and Proposed Subdivision

- The subject site consists of two properties at 3242 and 3224 - 140 Street with a total area of 0.83 hectares (2.0 acres). The parcels are designated "Suburban" in the Official Community Plan (OCP).
- The site is currently zoned "One-Acre Residential" (RA). The applicant is proposing to rezone the site to "Half-Acre Residential" (RH) to allow subdivision into four lots, along the south side of the 32A Avenue cul-de-sac.
- The proposed lots are all 1,904 sq.m. (0.47 acres) in area which complies with the minimum lot area required by the RH Zone.
- The applicant is proposing a double-fronting lot with frontage on both 32A Avenue and 140 Street. This is consistent with the recent subdivision to the immediate north (File No. 7904-0439-00), which also has a double-fronting lot at the west end of the 32A Avenue cul-de-sac bulb. As a requirement of that subdivision, the applicant to the north provided an 8.5 metre (28 feet) wide landscape buffer with trees and shrubs and ground cover to visually separate the development from the arterial road. Planning is requesting that the subject application provide a similar buffer.

Existing House to be Retained

- The applicant is proposing to retain the existing house at 3242 - 140 Street, which will be on proposed Lot 1. The applicant is proposing to live in the existing house while he builds a new house on proposed Lot 4, and when the new house is finished he would move to proposed Lot 4 and then demolish the existing house on proposed Lot 1.
- The applicant has not provided a location certificate to confirm if the existing house to be retained conforms to the setbacks of the proposed RH Zone. If the setbacks do not comply the applicant will be required to bring forward a Development Variance Permit application before the subdivision can be approved. A spatial separation report will also be required as a condition of retaining the existing house.

Building Scheme

- The applicant for the subject site has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant has developed the Building Design Guidelines based on a character study completed for the area. A summary of the design guidelines is attached (Appendix V).
- New homes will be constructed to the following styles: "Traditional", "Neo-Traditional", or "Neo-Heritage". Vinyl is not permitted as a cladding material and only concrete roof tiles in a "shake profile" are permitted as a roofing material.

Tree Preservation

- The applicant has retained Froggers Creek Tree Consultants Ltd. to provide an arborist report for the subject site. There are 60 mature trees on site. Thirty-two (32) trees are proposed to be removed and 28 trees are proposed to be retained. A Section 219 Restrictive Covenant for tree preservation will be required to ensure that trees identified for retention are preserved. These numbers reflect the arborist report that was approved by staff on February 22, 2012.
- The trees proposed for removal are within the building envelopes or a proposed rear yard pool, within the footprint of proposed roads and driveways, are in poor condition or will be otherwise be affected by construction.
- The table below provides more information on the species found on the site, as per arborist report that was approved by staff on February 22, 2012:

Tree Species	Total No. of Mature Trees (On-site)	Total Proposed for Retention (On-site)	Total Proposed for Removal (On-site)
American Sweetgum	1	1	0
Big Leaf Maple	20	3	17
Black Cottonwood	1	1	0
Cherry	1	1	0
Douglas Fir	4	0	4
Lawson Cypress	3	3	0
Monkey Puzzle	1	1	0
Paper Birch	1	0	1
Ponderosa Pine	1	1	0
Purple Plum	1	1	0
Red Alder	3	1	2
Scot Pine	2	2	0
Western Red Cedar	21	13	8
Total	60	28	32

- The applicant is required to provide 62 replacement trees and is proposing to plant 14 replacement trees on the site; therefore the replacement tree shortfall is 48 trees. The applicant will be required to provide compensation to the City's Green Fund for the shortfall in replacement trees.

- Although the arborist report was approved by staff on February 22, 2012, the applicant has recently requested to remove 2 healthy mature cedar trees (tree #3144 and #3320) from the front of proposed Lot 3. The applicant would like to instead retain tree #3136 on proposed Lot 4 (Appendix X).
- Tree # 3144 and #3320 are located at the front of proposed Lot 3, and are largely within the front setback area, making them prime candidates for tree retention, as they have little impact on the large building envelope on this large proposed property. The proposed property has an area of 1,904 sq.m. (0.47 acres) and the City has already agreed to the removal of some trees in the backyard which allows for a substantial building envelope. Tree #3136 on proposed Lot 4, on the other hand, is questionable for retention as it has a much greater impact on the available building envelope. Consequently, staff has no objection if tree #3136 is removed.
- Therefore, staff maintain that tree #3144 and #3320 should be retained in accordance with the arborist report approved on February 22, 2012.

Landscape Buffer along 140 Street

- As Lot 1 is a double-fronting lot and is adjacent to an arterial road, the applicant has been requested to provide an 8.5 metre (28 feet) wide landscape buffer to visually separate the development from the arterial road. An appropriately landscaped buffer will provide separation from the adjacent arterial road and allow for improved liveability in this double-fronting situation.
- A similar buffer on the parcel to the immediate north was developed as part of File No. 7904-0439-00 (Appendix VIII). During that application process a rear lane was originally contemplated to avoid a double-fronting situation. The applicant did not want to undertake the expense of constructing a lane. In the end, the City accepted the double fronting situation on the basis that the applicant would construct a substantial landscape buffer to improve the interface with 140 Street. This was a significant compromise, as planting a landscape buffer is less costly than constructing a lane.
- Given the subdivision pattern to the north, and the fact that no lane was established, it follows that a similar double-fronting lot would be created on the subject site, with a similar level of landscape treatment.
- To ensure the landscape buffer is installed in a timely fashion, a Restrictive Covenant will be registered to ensure that the landscape buffer is installed prior to the issuance of any building permits on proposed Lot 1. In addition, landscape security is required to be submitted prior to final approval of the proposed rezoning.
- The applicant is concerned that the proposed landscape buffer area represents a loss of land value. The applicant would like to either:
 - (1) construct no landscape buffer along 140 Street; or

- (2) construct a landscape buffer along 140 Street that does not contain the shrubs and ground cover typical of landscape buffers. The landscape buffer on the parcel to the immediate north includes typical mix of trees, shrubs and ground cover. The applicant would like the landscape buffer to consist of a simple hedge along the property line, minimal trees behind the hedge and a lawn area (Appendix IX). This proposed landscaping arrangement takes away the effect of a substantial well landscaped buffer. The majority of the 8.5 metre (28 feet) wide landscape buffer would become an extension of the lawn area.
- The applicant has expressed some concern about how the 140 Street boulevard area would look once the subdivision is approved. The applicant is proposing to place sod and some deciduous trees in the boulevard road allowance area. Engineering Operations has confirmed that the applicant can do this to beautify the street, but the City will not maintain the sod and will not compensate the owner if trees need to be removed in the future.
 - Staff maintain that the proposed landscape buffer should contain the typical mixture of trees, shrubs and ground cover, and be similar in nature with the landscape buffer approved on the parcel to the immediate north.

Lot Grading

- A preliminary lot grading plan was prepared by CoreGroup Consultants. The plan was reviewed by staff and deemed acceptable to proceed to the next stage.

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 and Buffer Landscape Plan
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.	Central Semiahmoo Peninsula Local Area Plan
Appendix VIII.	Landscape Buffer on Adjacent Lot to the North
Appendix IX.	Applicant's Proposed Landscape Buffer
Appendix X.	Requested Tree Removal/Retention – Tree Nos. 3144, 3320 and 3136

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

KB/kms

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent: Name: Bryan Ference
 Address: 3242 - 140 Street
 Surrey, BC
 V4P 2A8

 Tel: 604-536-8414

2. Properties involved in the Application
 - (a) Civic Address: 3242 and 3224 - 140 Street

 - (b) Civic Address: 3242 - 140 Street
 Owner: Shamaine R Ference
 Bryan W Ference
 Pao-Feng Lee
 PID: 009-457-429
 Lot 5 District Lot 166 Group 2 New Westminster District Plan 11131

 - (c) Civic Address: 3224 - 140 Street
 Owner: Vladimir Ferancik
 Marianna Ferancik
 PID: 009-457-445
 Lot 6 District Lot 166 Group 2 New Westminster District Plan 11131

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

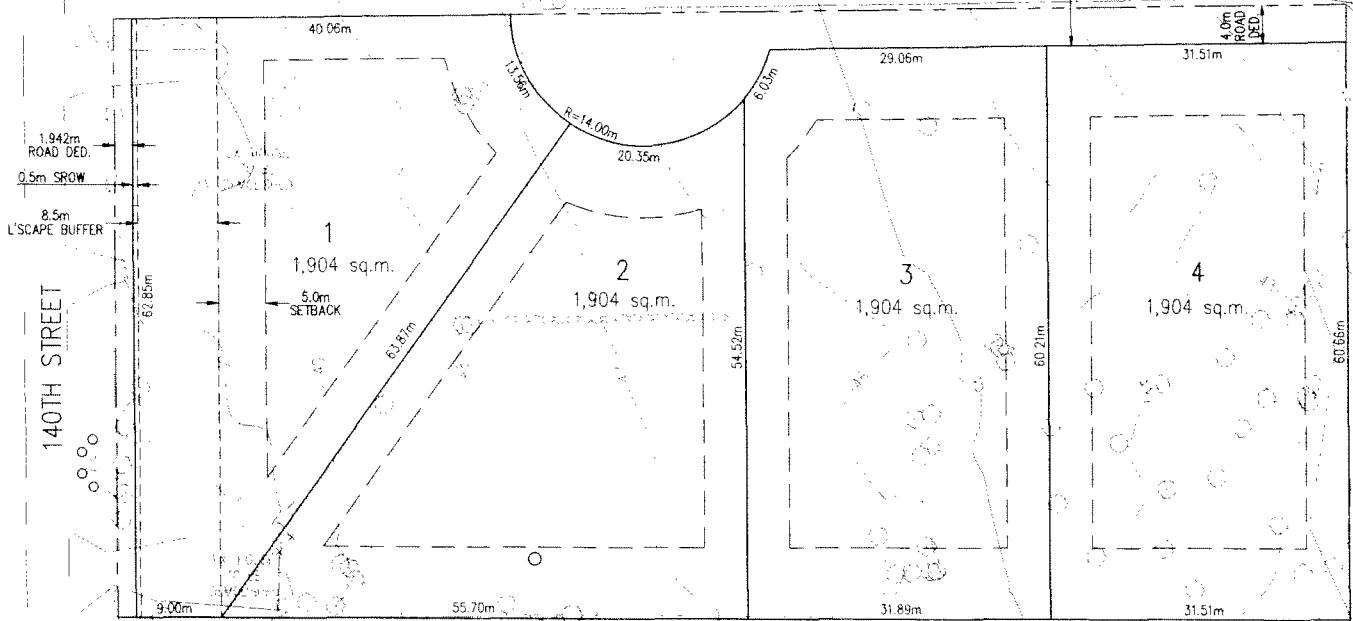
Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.0 ac
Hectares	0.83 ha
NUMBER OF LOTS	
Existing	2
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	
Range of lot areas (square metres)	
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.82 uph/2 upa
Lots/Hectare & Lots/Acre (Net)	5.04 uph/2.04 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required?
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



PLAN BCP28048

32A AVENUE



SITE DATA	
GROSS SITE AREA (BEFORE ROAD DEDICATIONS):	
ACRES	2.048ac
HECTARES	0.829ha
NET SITE AREA (AFTER ROAD DEDICATIONS):	
ACRES	1.833ac
HECTARES	0.742ha
NUMBER OF LOTS:	
EXISTING	2
PROPOSED	4
SIZE OF LOTS:	
MINIMUM LOT WIDTHS (METRES)	30m
MINIMUM LOT AREAS (SQUARE METRES)	1,858sq.m.
ZONING:	
EXISTING ZONING:	RA
PROPOSED ZONING:	RH

PLAN
BCP4.3005

PLAN 111.31

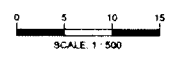
PLAN
BCP4.3005

PRELIMINARY LAYOUT

REV	DATE	DESCRIPTION	BY
3	2012/02/07	LOT SIZE REVISION	M.P.
2	2012/01/19	LANDSCAPE BUFFER REVISION	M.P.
1	2011/06/28	ADDED LANDSCAPE BUFFER	M.P.
0	2011/03/25	CONCEPTUAL PLAN	M.P.

CoreGroup
CONSULTANTS

320-8888 FRASERTON CT.
BURNABY, BC V5L 5H8
TEL. 604-299-0605
FAX. 604-299-0628



TITLE: 140th ST & 32A AVE SURREY, B.C.	
SCALE: 1:500	SHEET: 1
PROJ. NO: 1552	

* EXACT DIMENSIONS TO BE DETERMINED BY BCL



INTER-OFFICE MEMO

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

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

DATE: **October 20, 2011** PROJECT FILE: **7811-0076-00
(Supercedes Jun.9/11)**

RE: **Engineering Requirements
Location: 3242 140 St**

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

- Dedicate 1.942 metres on 140 Street;
- Dedicate 4.0 metres along with 14.0 metre radius cul-de-sac on 32A Avenue; and
- Provide 0.5 metre wide statutory right-of-way on 140 Street.

Works and Services

- Construct 32A Avenue to Neo Traditional road standard;
- Construct storm sewer main on 140 Street;
- Pay latecomer charges and SDR fee.

A Servicing Agreement is required prior to Rezone/Subdivision.

Bob Ambardar, P.Eng.
Development Project Engineer

HB



Tuesday, June 07, 2011
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0076 00

SUMMARY

The proposed 4 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2010 Enrolment/School Capacity

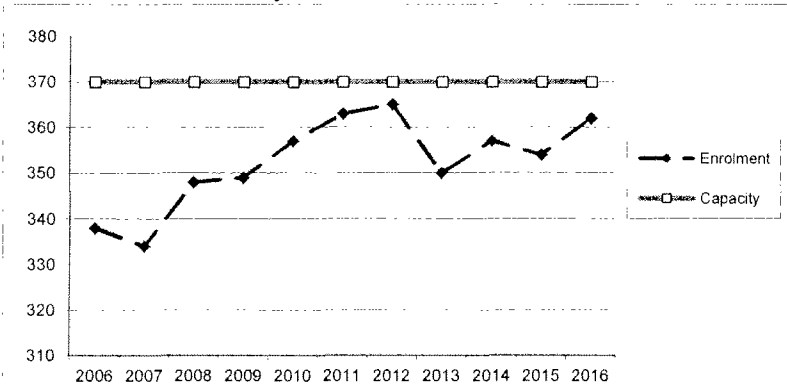
Chantrell Creek Elementary	
Enrolment (K/1-7):	37 K + 320
Capacity (K/1-7):	20 K + 350
Elgin Park Secondary	
Enrolment (8-12):	1188
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

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 boundary move from Semiahmoo Trail Elementary to Chantrell Creek and Semiahmoo Secondary to Elgin Park was implemented in 2006. There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

Chantrell Creek Elementary



Elgin Park 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: 7911-0076-00
 Project Location: 3242 and 3224 – 140 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located in an area in a rapid transition from "old suburban" to "modern suburban". Only two homes surveyed were constructed prior to or during the 1950's. Both of these homes are small (under 1000 sq.ft), low mass, simple rectangular "Old Urban" style Bungalows. Both have a simple, 5:12 slope common gable roofs with no feature projections. Both homes are clad in stucco. These two homes are the subject site homes and one is to be demolished imminently, and the other to be retained for a short period during the construction phase of the home on one of the new lots.

There is one home from the 1970's, a 3000+ sq.ft. "West Coast Traditional" style Cathedral Entry type dwelling that is substantially concealed from street views by dense foliage in the front yard. The upper floor is constructed directly above the lower floor, thus exposing the entire upper floor wall mass. The home has a 4:12 pitch common gable roof with an asphalt shingle surface. The home is clad in cedar siding and has a brick accent. This home does not provide suitable architectural context for a year 2011 suburban zoned subdivision.

All other dwellings (eight) within the study area can be classified as modern suburban dwellings. All are Two-Storey type. Floor areas range from approximately 3400 sq.ft to over 4000 sq.ft. The style range includes "Traditional", "Neo-Traditional", and "Neo-Heritage". Most of the homes have a suburban-estate character and quality. Massing designs meet modern standards with respect to balance, proportionality, and interest. Most homes have roofs ranging in slope between 10:12 and 14:12. Most homes are configured with a main common hip roof and several street facing common gable and Dutch hip projections. All of these homes have a shake profile concrete tile roof. The homes are clad in either Hardiplank (fibre-cement board), or stucco. Wood wall shingles have been used on several homes, and most homes have a stone accent veneer. Landscape standards range from "average" to "extraordinary" when compared against most modern suburban developments. Overall, these homes provide acceptable architectural and landscaping context for the subject site.

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

- 1) Context Homes: Several homes in this area provide suitable architectural context for a year 2011 RH zone development. The recommended "context homes" are located at 14086 – 32A Avenue, 14039 – 32A Avenue, 14051 – 32A Avenue, 14063 – 32A Avenue, 14077 – 32A Avenue, and 3263 – 141 Street.
- 2) Style Character : "Traditional", "Neo-Traditional" and "Neo-Heritage" styles are characteristic of this area, and are the recommended style range.
- 3) Home Types : All context homes are Two-Storey type. One of the two Bungalows in this area is to be retained initially, but is near the end of its service life and will be demolished in the not-too-distant future. The only other home type is the one 1970's Cathedral Entry type home at 3283 – 140 Street.
- 4) Massing Designs : The context homes described in "1" above provide desirable massing context. These homes are well balanced and correctly proportioned, and can be emulated.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height. The front entrance portico is a significant architectural feature on many new homes in this area.
- 6) Exterior Wall Cladding : Vinyl has not been used in this area and is not recommended. Homes are clad in either stucco or Hardiplank, with a stone feature. Wood wall shingles have been used to articulate gable ends on several homes.
- 7) Roof surface : Roof surfaces on the context homes include only concrete tiles (all new context homes have a shake profile concrete tile roof). There are three homes in this area with an asphalt shingle roof; one of which is to be demolished imminently, and one of which is a non-context home from the 1970's which is proposed for retention during the building phase of one of the new lots.
- 8) Roof Slope : Roof pitch 8:12 to 14:12 on all context homes.

Dwelling Types/Locations:	Two-Storey.....	73%
	Basement Entry/Cathedral Entry	9%
	Rancher (bungalow).....	18%
	Split Levels.....	0%

Exterior Treatment /Materials: Homes are clad with either stucco or Hardiplank, and are accompanied by a stone accent veneer. Several dwellings have gable ends articulated with wood wall shingles. Vinyl siding has not been used in this area.

Roof Pitch and Materials: All homes on 32A Avenue have a shake profile concrete tile roof surface. Roof slopes range from 8:12 to 14:12

Window/Door Details: Rectangular dominant.

Streetscape: There are two character sub-areas surrounding the subject site; one is in the 3200 block of 140 Street, and the other is in the 14000 block of 32A Avenue. The 140 Street character area (which the subject site backs onto) contains a variety of small "old suburban" Bungalows, a Veterinary Hospital, a café, a box-like Cathedral Entry dwelling, and one modern suburban Two-Storey home.

The other character area (32A Avenue) contains homes which have an obvious continuity of character. The homes are all 3400 sq.ft to over 4000 sq.ft. "Traditional", "Neo-Traditional", and "Neo-Heritage" style Two-Storey type homes. These homes have a suburban-estate character and quality. Massing designs meet modern standards with respect to balance, proportionality, and interest. Most homes have roofs ranging in slope between 10:12 and 14:12. Most homes are configured with a main common hip roof and several street facing common gable and Dutch hip projections. All of these homes have a shake profile concrete tile roof. The homes are clad in either Hardiplank (fibre-cement board), or stucco. Wood wall shingles have been used on several homes, and most homes have a stone accent veneer. Landscape standards range from "average" to "extraordinary" when compared against most modern suburban developments. Overall, these homes provide acceptable architectural and landscaping context for the subject site.

2. Proposed Design Guidelines

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

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style.
- 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 with existing dwellings)

Strong relationship with neighbouring "context homes" in the 14000 block, on the north side of 32A Avenue. The recommended "context homes" are located at 14086 – 32A Avenue, 14039 – 32A Avenue, 14051 – 32A Avenue, 14063 – 32A Avenue, 14077 – 32A Avenue, and 3263 – 141 Street. Homes will therefore modern suburban estate quality

"Traditional", "Neo-Traditional", "Heritage" or "Neo-Heritage" styles only. New homes will have massing designs of similar or better aesthetic quality to those of homes on the north side of 32A Avenue. New homes will have similar roof types, roof pitch, roofing materials, siding materials, and similar or better trim and detailing elements.

Exterior Materials/Colours: Stucco, Cedar, Hardiplank, Brick, and Stone. No Vinyl siding

"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 recommended for trim elements only, and not for the main siding colour. "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: Shake profile concrete roof tiles only. Grey or brown only.

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

Treatment of Corner Lots: Not applicable - there are no corner lots

Landscaping: *High suburban standard required:* Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

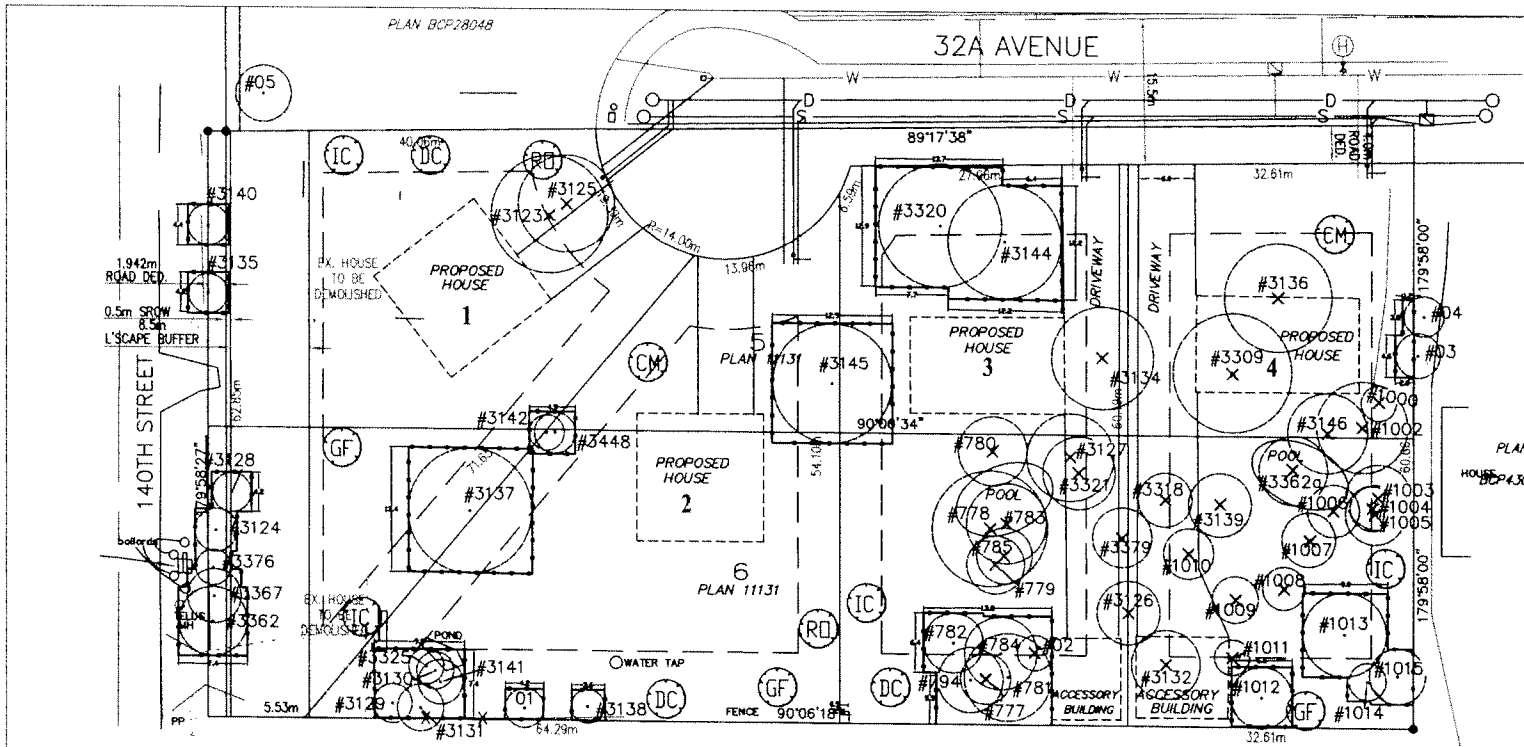
Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** May 12, 2011

Reviewed and Approved by:



Date: May 12, 2011



TREE INVENTORY

#	Type	Action	DBH	MPZ
1	C Wood	Retain	38cm	2.1m
2	Maple	Remove	32cm	1.9m
3	Maple	Retain	40cm	2.4m
4	Cedar	Retain	35cm	2.1m
5	Cedar	Retain	50cm	3.0m
777	Birch	Remove	44cm	2.7m
778	Cedar	Remove	90.77cm	6.2m
779	Cedar	Remove	52cm	3.1m
780	Alder	Remove	62cm	3.7m
781	Cedar	Retain	65.95cm	4.7m
782	Cedar	Retain	54cm	3.2m
783	Cedar	Remove	71cm	4.3m
784	Cedar	Retain	58.40cm	3.9m
785	Cedar	Remove	50cm	3.0m
794	Cedar	Remove	58cm	3.5m
1006	Maple	Remove	32cm	1.9m
1002	Maple	Remove	78.90cm	4.9m
1003	Maple	Remove	53.20cm	3.5m
1004	Maple	Remove	40cm	2.4m
1005	Maple	Remove	45.30cm	3.2m
1006	Maple	Remove	38.25cm	2.6m
1007	Maple	Remove	40.30cm	2.8m
1008	Alder	Remove	38cm	2.3m
1009	Maple	Remove	42cm	2.5m
1010	Maple	Remove	45cm	2.7m
1011	Maple	Remove	31cm	1.9m
1012	Maple	Retain	48.35cm	3.3m
1013	Maple	Retain	60.60cm	4.5m
1014	Maple	Retain	28.25cm	2.0m
1016	Alder	Retain	31.40cm	3.0m
3123	Cedar	Remove	65.90cm	6.3m
3124	S. Pine	Retain	39cm	2.3m
3128	Cedar	Remove	68cm	5.2m
3126	Maple	Remove	45.40cm	3.4m
3127	Cedar	Remove	72.55cm	4.7m
3128	M. Puzzle	Retain	35cm	2.1m
3129	Cherry	Retain	39cm	2.1m
3130	Cedar	Retain	34cm	2.0m
3131	Cedar	Retain	30.34cm	2.5m
3132	Maple	Remove	50.45cm	3.7m
3134	D. Fir	Remove	32cm	2.5m
3136	Plum	Retain	28.28cm	2.1m
3136	D. Fir	Remove	96cm	5.8m
3137	Cedar	Retain	111cm	6.7m
3138	Cedar	Retain	30cm	1.8m
3139	Maple	Remove	46.48cm	3.4m
3140	Sweetgum	Retain	36cm	2.2m
3141	Cedar	Retain	40cm	2.4m
3142	Cypress	Retain	32cm	1.9m
3144	Cedar	Retain	101cm	6.1m
3145	Cedar	Retain	89.95cm	6.4m
3148	D. Fir	Remove	72cm	4.3m
3309	Cedar	Remove	95.95cm	6.4m
3318	Maple	Remove	40.35cm	2.9m
3320	Cedar	Retain	110cm	6.6m
3321	Maple	Remove	54.48cm	3.9m
3325	Cedar	Retain	31cm	1.9m
3362	P. Pine	Retain	62cm	3.7m
3362a	D. Fir	Remove	61cm	3.7m
3367	S. Pine	Retain	48cm	2.9m
3376	Maple	Remove	32cm	1.9m
3379	Maple	Remove	53.40cm	3.2m
3448	Cypress	Retain	37cm	2.2m

TREE PROTECTION FENCING

Minimum distance from trunk

#	Type	Metres	MPZ
1	C Wood	2.1m	6'10"
3	Maple	2.4m	7'10"
4	Cedar	2.1m	6'10"
5	Cedar	3.0m	8'10"
781	Cedar	4.7m	15'5"
782	Cedar	3.2m	10'7"
784	Cedar	3.9m	12'9"
794	Cedar	3.5m	11'8"
1012	Maple	3.3m	10'9"
1013	Maple	4.5m	14'8"
1014	Maple	2.0m	6'7"
1015	Alder	3.0m	9'10"
3124	Pine	2.3m	7'6"
3126	M. Puzzle	2.1m	6'10"
3129	Cherry	2.1m	6'10"
3130	Cedar	2.0m	6'8"

LEGEND

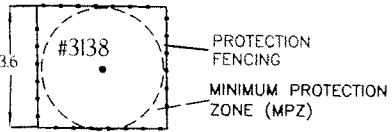
SCALED TO FIT
ALL DIMENSIONS ARE IN METRES

REPLACEMENT TREES

Quantity	Type	Size
4	Incense Cedar	3 metres
3	Deodar Cedar	3 metres
3	Grand Fir	3 metres
2	Crimson King Maple	6cm
2	Red Oak	6cm
14	Total	

- (IC)
- (DC)
- (GF)
- (CM)
- (RD)

TREE PROPOSED FOR RETENTION



TREE PROPOSED FOR REMOVAL



- NOTES:
- SITE LAYOUT INFORMATION AND TREE SURVEY TARGET LAND SURVEYING LTD
 - REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 - PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.
 - ALL MEASUREMENTS ARE METRIC

Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-8002 Fax: 604-637-0970

3242 AND 3224 140TH STREET SURVEY

TREE PROTECTION DRAWING

THE DRAWING PLOTS ALL TREES PROPOSED FOR RETENTION, REMOVAL, THEIR MINIMUM PROTECTION ZONES (MPZs), PROTECTION FENCING AND REPLACEMENT TREES IN RELATION TO PROPOSED LAYOUT. DOES NOT INCLUDE PLANTS WITHIN 1.0M BUFFER. REFER TO LANDSCAPE PLAN

DRAWN BY: GJM
JANUARY 2012

TREE PRESERVATION SUMMARY

Surrey Project No: 7911-0076-00

Project Location: 3242 and 3224 140th Street, Surrey BC

Project Arborist: Glenn Murray for Froggers Creek Tree Consultants Ltd.
I.S.A. Certification # PN-0795B

NOTE: A detailed assessment of the existing trees, submitted by the Arborist, is on file. The following is a summary of the Tree Assessment Report for quick reference.

1. General assessment of the site and tree resource:

The eastern half of the two properties is heavily wooded. The western half of the site is open with trees spread mostly around the perimeter. The two sites are relatively flat. The trees are in mixed health and structural condition. The eastern group of trees are forest grown and would be best retained in groups. Even though some of the trees are high value; individual trees may not be structurally stable to stand on their own.

2. Summary of Proposed Tree Removal and Replacement:

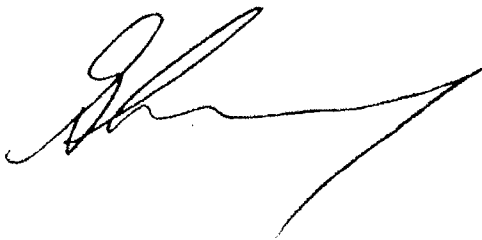
- The summary will be available before final adoption.

A	Number of Protected Trees Identified	60
B	Number of Protected Trees assessed as Hazardous	0
C	Number of Protected Trees to be Removed	32
D	Number of Protected Trees to be Retained	28
E	Number of Replacement Trees Required (C-B) X 2 or (I) X 3	62
F	Number of Replacement Trees Proposed	25 14
G	Number of Replacement Trees in Deficit (E-F)	37 48
H	Number of Retained and Replacement Trees on Site (D+F+3)	55 42
I	Number of Lots Proposed in the Project	4
J	Average Number of Trees per Lot (H/I)	13.2 10.5

am
22 Feb 12

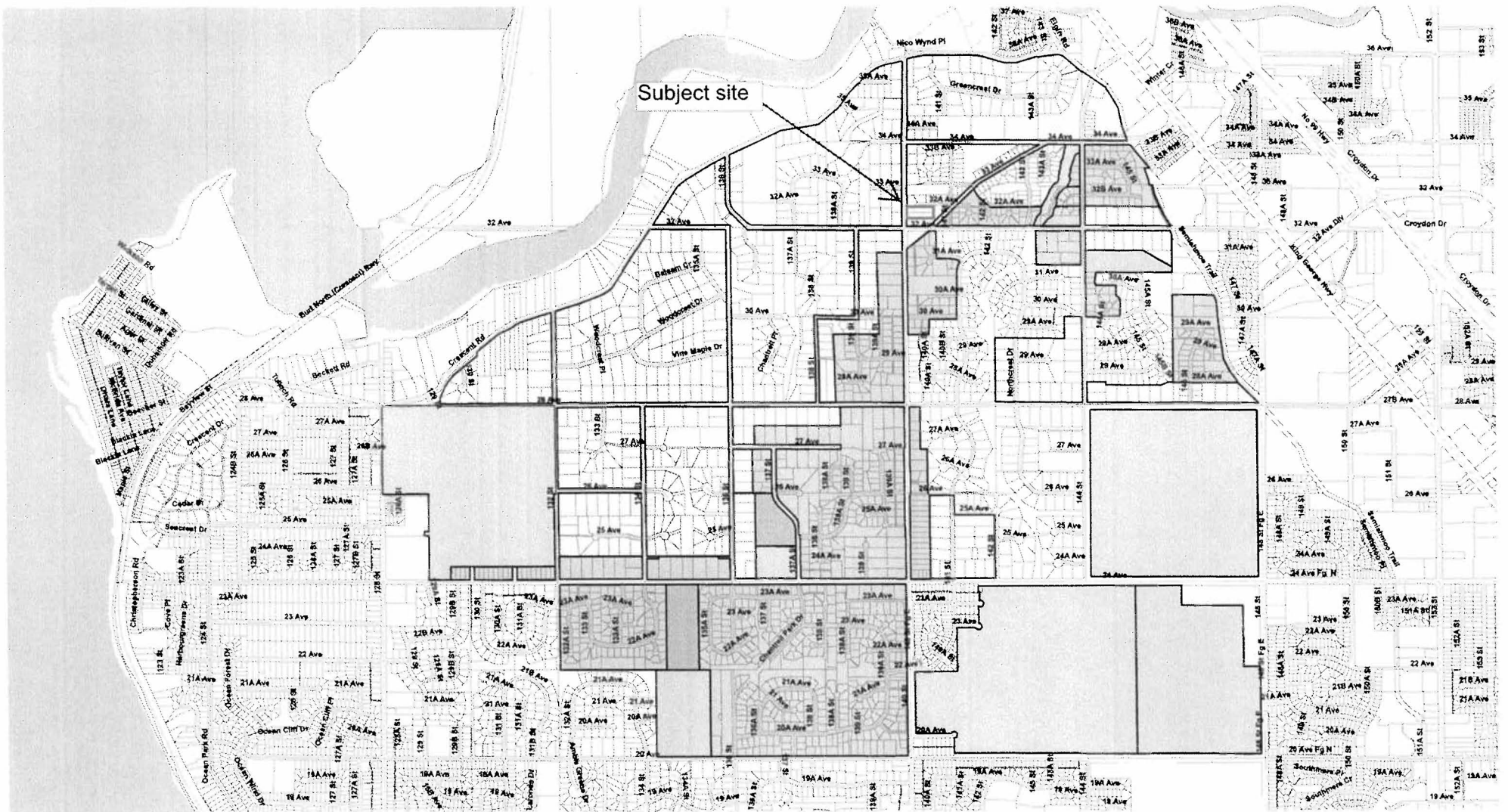
3. Tree Protection and Tree Replacement Plans

- X The Tree Protection Plan and 8.5m Buffer Landscape Plan is attached.



Dated: January 28, 2012

Glenn Murray – Board Certified Master Arborist
I.S.A. Certification # PN-0795B
Certified Tree Risk Assessor #0049
Froggers Creek Tree Consultants Ltd.



Subject site



Legend

- Half-acre gross density
- One acre
- Parks and Open Space
- School
- Other Land Use Values

City of Surrey - Planning and Development Services
Official Community Plan
LOCAL AREA PLAN AMENDMENTS
CENTRAL SEMIAHMOO PENINSULA
(As approved by Council 136493, 25/09/93 and June 2002)

SURREY 1986

140 ST.

PLANT LIST						
KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	PLACEMENT
	THUJA PLICATA	WESTERN RED CEDAR	8	2.00 METERS	AS SHOWN	B & B
	PSEUDOTSUGA MORIZESII	DOUGLAS FIR	5	2.50 METERS	AS SHOWN	B & B
	RHODOCHORON ALBIFLORUM	WHITE-FLOWERED RHOD.	44	#2 POT	90 CM O.C.	
	JACQUINIUM CHITAM	EVERGREEN HUCKLEBERRY	20	#2 POT	80 CM O.C.	
	SYMPHORICARPOS ALBUS	COMMON SNOWBERRY	35	#2 POT	90 CM O.C.	
	VIBURNUM SPECIOSUM	SALMONBERRY	42	#2 POT	80 CM O.C.	
	SAMBUCUS RACEMOSA	RED ELDERBERRY	30	#2 POT	80 CM O.C.	
	FRAXINUS AMERICANA	RED BIRCH	20	#2 POT	80 CM O.C.	
	ARCTOSTAPHYLOS UVA URSI	BEARBERRY	220	#1 POT	45 CM O.C.	
	BEDDING PLANT	DEER FERN	220	#1 POT	45 CM O.C.	

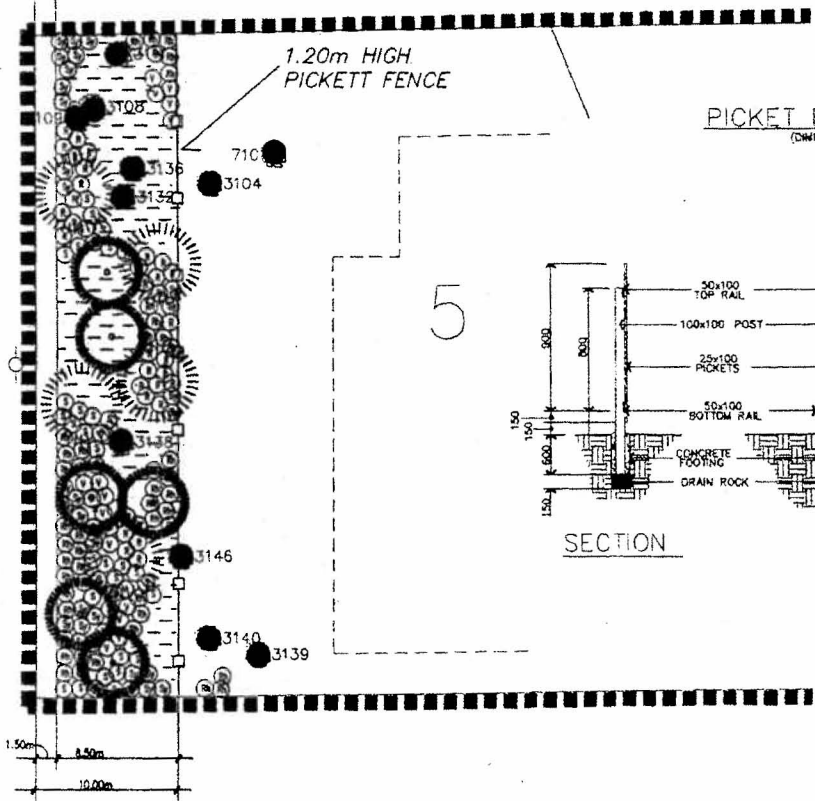
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS"

Plans checked by [Signature]
 Planning & Development, City of Surrey

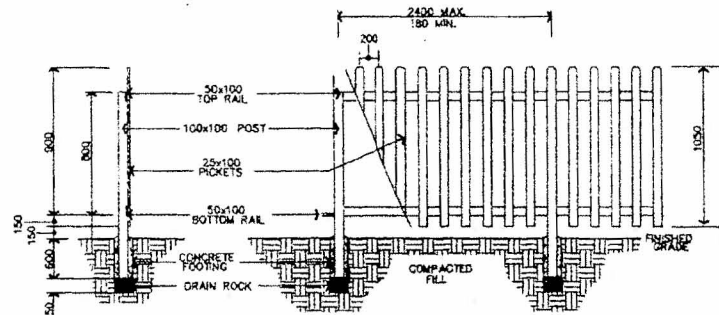
Date 2004/12/18

Acceptable Not Acceptable



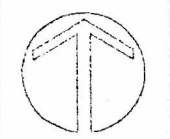
PICKET FENCE DETAIL

(DIMENSIONS IN mm)
 N.T.S.



SECTION

ELEVATION



LEGEND

● = TREES TO BE RETAINED

City of Surrey required	1
City of Surrey required	1

S. KAVOLINIS & ASSOCIATES INC.
 2138 - 55 AVE. S.E.
 VAN. BC
 PHONE (604) 268-1000

MR. CLAUDE ADRIAN
 1100 - 100 AVE. S.E.
 VAN. BC
 PHONE (604) 268-1000

PLAN VIEW
 LANDSCAPE PLAN
 10 METER BUFFER
 5 LOT SUBDIVISION
 1000 - 100 AVE. S.E.
 VAN. BC

DATE	11/18	BY	JH/08
REV		BY	
APP		BY	
APP		BY	

Scale: 1:50
 L-3

