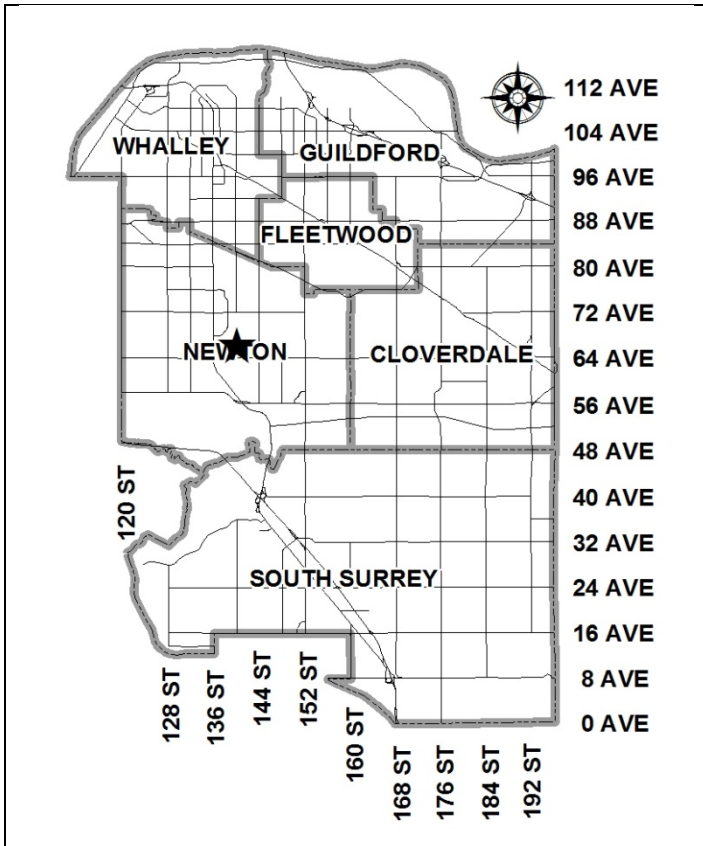


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0208-00

Planning Report Date: October 7, 2013



**PROPOSAL:**

- **Rezoning** from RF to RF-12 in order to allow subdivision into two small single family lots and additional park land.

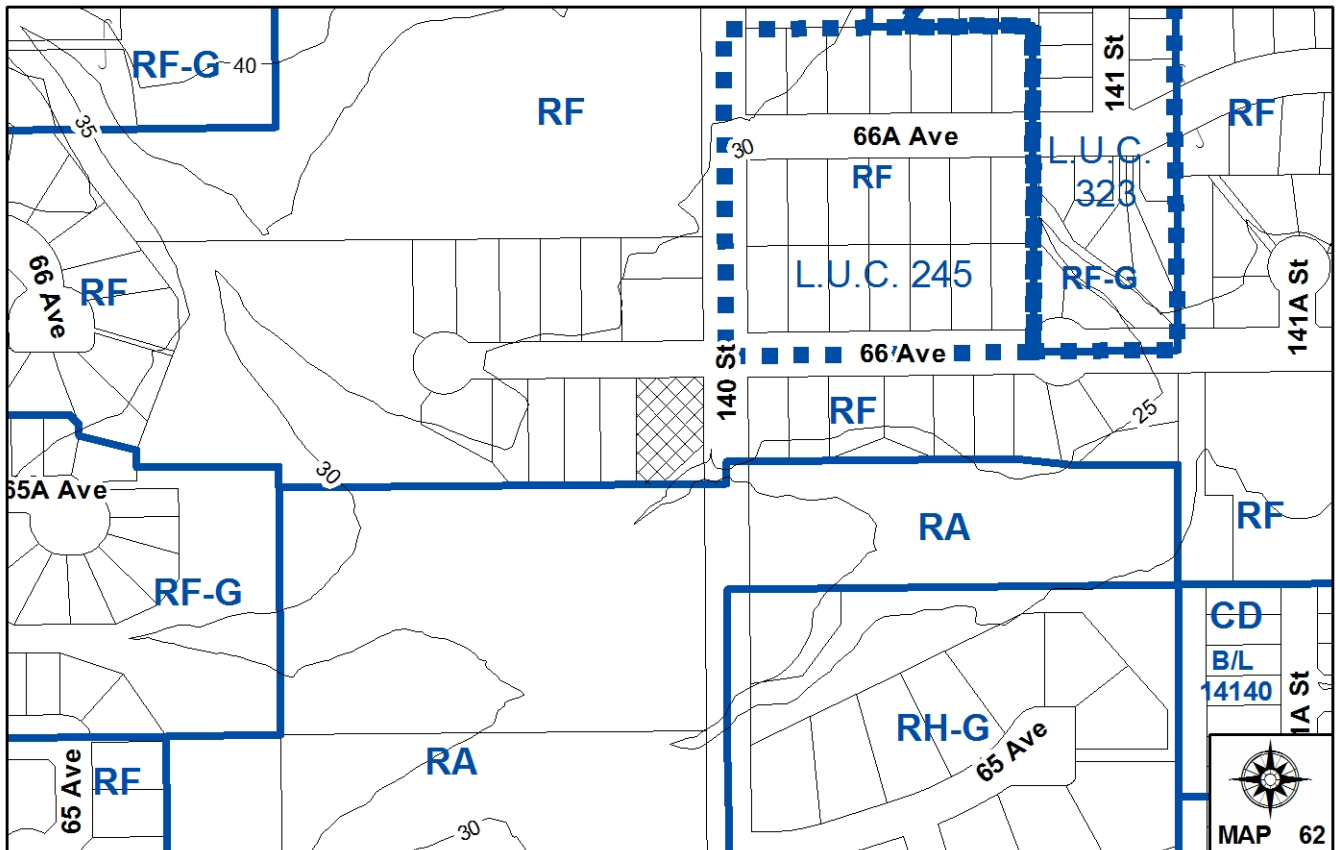
**LOCATION:** 6581 - 140 Street

**OWNERS:** Deborah A Yeo  
 Richard J Grimard

**ZONING:** RF

**OCP DESIGNATION:** Urban

**LAP DESIGNATION:** Urban Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Complies with the intent of the Newton Local Area Plan.
- Approximately 399 square metres (4,295 sq. ft.) of environmentally sensitive riparian area will be conveyed as park land for conservation purposes.
- Area residents have not raised objections to the proposal.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council 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) registration of a Section 219 Restrictive Covenant to provide for a minimum 1.8 metre (6 ft.) side yard setback along the west side of proposed Lot A;
  - (e) the applicant adequately address monitoring and maintenance of replantings in the conveyed riparian area by entering into a P-15 agreement with the City; and
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

## 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 student at Hyland Elementary School  
1 student 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 November 2014.

(Appendix IV)

Parks, Recreation & Culture: Applicant to convey the existing watercourse and riparian areas to the City, without compensation, for conservation purposes. A P-15 agreement is required for monitoring and maintenance.

Department of Fisheries and Oceans (DFO): Riparian area to be conveyed to the City for conservation purposes.

**SITE CHARACTERISTICS**

Existing Land Use: Single family dwelling and accessory building, which will be demolished.

Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/LAP Designation</b>	<b>Existing Zone</b>
North (Across 66 Avenue), East (Across 140 Street), and West:	Single family dwelling	Urban/Urban Residential	RF
South:	Hyland Creek Park	Urban/ Urban Residential & Parks and Open Space	RA & RF

**DEVELOPMENT CONSIDERATIONS**

**Background**

- The subject site is located in Newton on the southwest corner of 66 Avenue and 140 Street. The subject site is designated "Urban" in the Official Community Plan (OCP) and "Urban Residential" in the Newton Local Area Plan (LAP). The site is currently zoned "Single Family Residential Zone (RF)".
- Hyland Creek runs from west to east through Hyland Park, which is adjacent to the southern boundary of the subject site. The site is relatively flat with a gentle slope to the southeast toward the creek bank. Approximately 399 square metres (4,295 sq. ft.) along the south end of the subject site is encumbered by a 15 metre (49 ft.) setback from the top of bank. (Appendix II)

**Initial Proposal**

- The initial proposal to subdivide into two (2) by-law compliant RF lots and register a Section 219 Restrictive Covenant to protect the 399 square metres (4,295 sq. ft.) riparian area was reviewed by the Environmental Review Committee (ERC) on October 18, 2011.
- The ERC was not supportive of the proposed Restrictive Covenant and required the applicant to convey the entire riparian area to the City for conservation purposes, which reduced the

subject site to approximately 878 square metres (9,451 sq. ft.) which is insufficient to accommodate two by-law compliant RF lots. Consequently, the applicant modified the proposal to proceed with a rezoning from RF to RF-12, in order to create two single family lots.

### Current Proposal

- The applicant is proposing to rezone the site from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)" to allow subdivision into two single family small lots, and to convey approximately 399 square metres (4,295 sq. ft.) of riparian area as park land for conservation purposes. The proposed RF-12 Zone is consistent with the OCP.
- Both proposed lots conform to the minimum requirements of the RF-12 Zone in terms of lot area, width and depth. The proposed lots measure approximately 440 square metres (4,736 sq. ft.). Proposed Lot A is 14.0 metres (46 ft.) wide and proposed Lot B is approximately 16.40 metres (53.80 ft.) wide.
- Staff have requested that the side yard setback along the west lot line of proposed Lot A, adjacent to 13976 – 66 Avenue be increased from 1.2 metres (4 ft.) to 1.8 metres (6 ft.). The increased setback is consistent with the setback of the adjacent RF lot to the west of the subject property. Proposed Lot A is larger in area and wider than a typical RF-12 sized lot and therefore the increase in the side yard setback will not affect the ability to construct the principal building to the maximum permitted under the RF-12 Zone.
- The applicant is proposing to dedicate a 3.0 metre (10 ft.) x 3.0 (10 ft.) metre corner cut at the intersection of 140 Street and 66 Avenue. Proposed Lots A and B will front onto and take access from 66 Avenue.

### Building Scheme, Lot Grading and Geotechnical Information

- The applicant for the subject site has retained a certified Design Consultant to conduct a character study of the surrounding homes. Based on the findings of the study, a set of building design guidelines are proposed (Appendix V). The proposed building design guidelines exceed the current quality and character of the surrounding area. Key features of the proposed Building Scheme are minimum roof pitch of 8:12 and exterior finish materials to include Stucco, Cedar, Cementitious siding, and Stone. Natural and neutral colours are permitted.
- In-ground basements are proposed based on geotechnical assessment, lot grading and tree preservation information that was provided by the applicant. Current main floor elevation on the subject site is 29.07 metres (95.37 ft.). The main floor elevation of the adjacent lot to the west is identical and land across the 66 Avenue to the north rises slightly, by approximately one (1) metre (3 ft.).

- The applicant is proposing two possible main floor elevations: 28.90 metres (94.82 ft.) or 27.20 metres (89.23 ft.). Lowering to 28.90 metres (94.82 ft.) from the current elevation represents a 0.17 metre (0.55 ft.) drop in grade and a 50% in-ground basement is not possible. Lowering the elevation to 27.20 metres (89.23 ft.) represents a 1.8 metre drop in grade, which would allow for a 50% submerged in-ground basement.
- The applicant will be required to demonstrate appropriate flood proofing and drainage to mitigate negative impact to Hyland Creek at the detailed design stage, in addition to minimizing the amount of cut, fill and disturbance on the site prior to final approval of the Lot Grading Plan. The applicant has been advised that basements may not be achievable on the site.
- The information has been reviewed by staff and found to be generally acceptable; however, environmental concerns regarding the creek section located southwest of the site will be required to be resolved prior to making a final determination regarding the possibility of achieving 50% in-ground basements on the proposed lots.

#### Tree Preservation and Replacement

- The Arborist Report, Tree Preservation, and Tree Replanting Plans have been reviewed by the City's Trees and Landscape Division and deemed generally acceptable to proceed to the next stage; minor changes will be required prior to final approval of the Rezoning By-law.
- The Arborist Report indicates there are two (2) mature trees on the subject site and one (1) tree located on City property for a total of three (3) trees. The report proposes removal of one (1) Flowering Cherry tree because it conflicts with the proposed building envelope of proposed Lot B. However, a Butternut tree is recommended for retention on a portion of the site that will be conveyed to the City for riparian area conservation purposes. The third tree which is located on City property will also be retained.

#### **Tree Species Summary**

<b>Tree Species</b>	<b>Total No. of Trees</b>	<b>Total Retained</b>	<b>Total Removed</b>
Flowering Cherry	1	0	1
Butternut	1	1	0
Linden (City tree)	1	1	0
<b>Total</b>	<b>3</b>	<b>2</b>	<b>1</b>

- Under Tree Protection By-law (16100), tree replacement is required at specified ratios. Protected trees are to be replaced at a ratio of 2:1; therefore, a total of two (2) replacement trees would be required for this application. The applicant proposes five (5) replacement trees, which exceeds the By-law requirement.

PRE-NOTIFICATION

- Pre-notification letters were sent on October 11, 2012 and staff received one phone call from a neighbour who asked if other properties in the block had similar development potential.
- Staff confirmed that the subject site had potential to subdivide into two RF lots prior to Environmental review, and the proposal was later modified to accommodate the riparian protection area. Nearby parcels of land containing sufficient dimension and area to make a similar proposal in the future will be evaluated on a case by case basis in order to ensure a harmonious streetscape. The caller was satisfied with the response and no further action was taken.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

INFORMATION AVAILABLE ON FILE

- Geotechnical Study Prepared by Geo Media Engineering Ltd., Dated April 1, 2013
- Environmental Report Prepared by ECL Envirowest Consultants Ltd., Dated September 7, 2011

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

NA/da

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DRV 10/3/13 2:16 PM

Information for City Clerk

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

1. (a) Agent:     Name:             Michael Helle  
  Coastland Engineering & Surveying Ltd.  
  Address:         #101, 19292 - 60 Avenue  
  Surrey, B.C. V3S 3M2  
  
  Tel:                 (604) 532-9700 - Work  
  (604) 532-9701 - Fax
  
2.     Properties involved in the Application
  - (a)     Civic Address:         6581 – 140 Street
  
  - (b)     Civic Address:         6581 – 140 Street  
           Owner:                 Richard J Grimard  
  Deborah A Yeo  
           PID:                    000-592-455  
           Lot 1 Section 16 Township 2 New Westminster District Plan 67925
  
3.     Summary of Actions for City Clerk's Office
  - (a)     Introduce a By-law to rezone the property.



## SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.316
Hectares	0.128
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	14-16.4
Range of lot areas (square metres)	438-440
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	15.6/6.1
Lots/Hectare & Lots/Acre (Net)	22.8/9.0
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40
Estimated Road, Lane & Driveway Coverage	10
Total Site Coverage	50
<b>RIPARIAN CONSERVATION AREA</b>	
Area (square metres)	399
% of Gross Site	31
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	YES
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

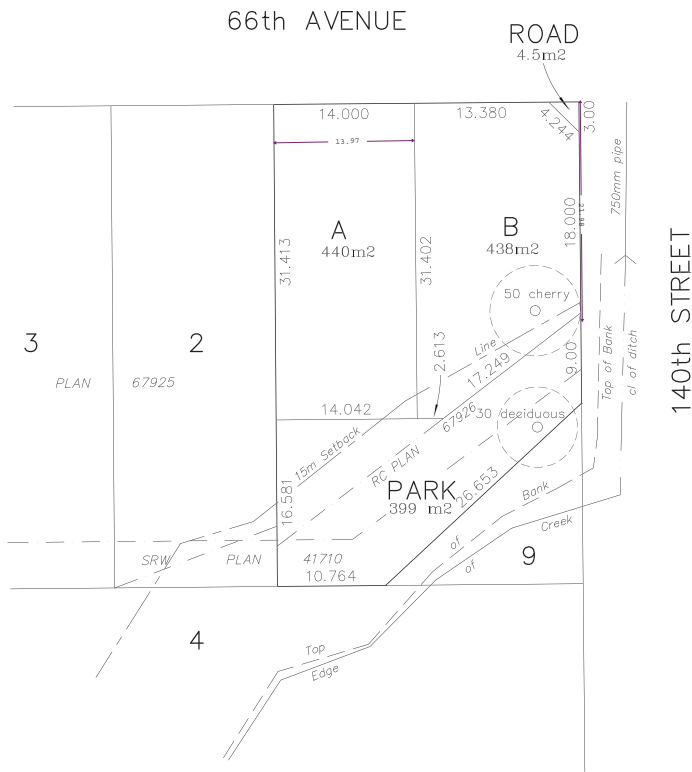
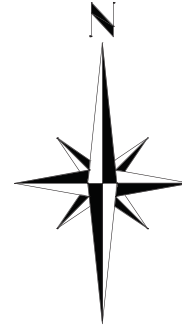
SCALE 1:500



All Distances are in Metres.

CIVIC ADDRESS:  
6581 140th STREET  
SURREY B.C.  
P.I.D. 000-592-455

Note: This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.



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

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

**DATE: September 29, 2013**                      **PROJECT FILE: 7811-0208-00**

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**RE: Engineering Requirements  
Location: 6581 140 Street**

**REZONE/SUBDIVISION**

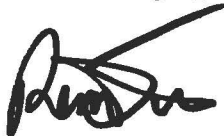
***Property and Right-of-Way Requirements***

- Dedicate 3.0 metre x 3.0 metre corner cut at the intersection of 140 Street and 66 Avenue.

***Works and Services***

- Construct west half of 140 Street to a Modified Local Road Standard.
- Construct pedestrian railing adjacent to ditch along sidewalk.
- Construct 1.50 metre sidewalk along 66 Avenue.
- Construct 9.0 metre curb return and pedestrian letdowns at intersection of 140 Street and 66 Avenue.
- Construct 6.0 metre wide concrete letdown for each lot.
- Provide water, storm, and sanitary service connections to each lot.
- Provide a P-15 Agreement for monitoring and maintenance of replanting in conveyed parkland.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

CE



Tuesday, August 27, 2013  
**Planning**

**School Enrolment Projections and Planning Update:**

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

An addition to Hyland Elementary is not included in the School District's five year capital plan as the school is projected to accommodate ultimate residential build out of its neighbourhood. . The proposed NCP revision will increase the number of townhouse units and the total student yield on the property. This will have an upward impact on the enrolment projection for schools. Sullivan Heights Secondary is exceeding the secondary schools operational capacity and has four portables on site. There is sufficient space at Hyland Elementary to accommodate the elementary student increase. Sullivan Heights Secondary enrolment is above capacity and the district is considering all possibilities to accommodate students, including enrolment moves or future space additions

**THE IMPACT ON SCHOOLS**

APPLICATION #: 11 0208 00

**SUMMARY**

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

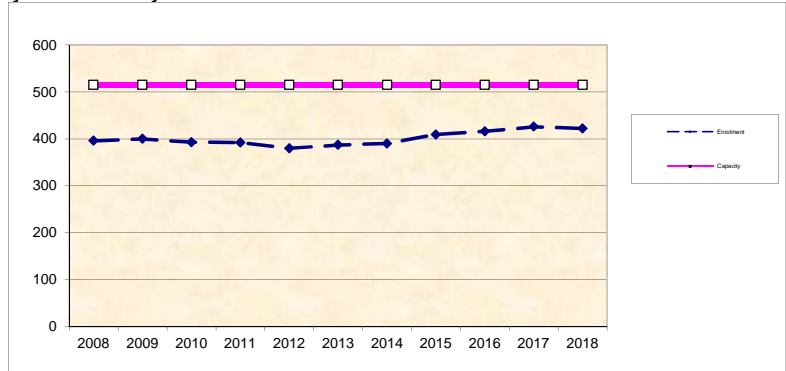
**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	1

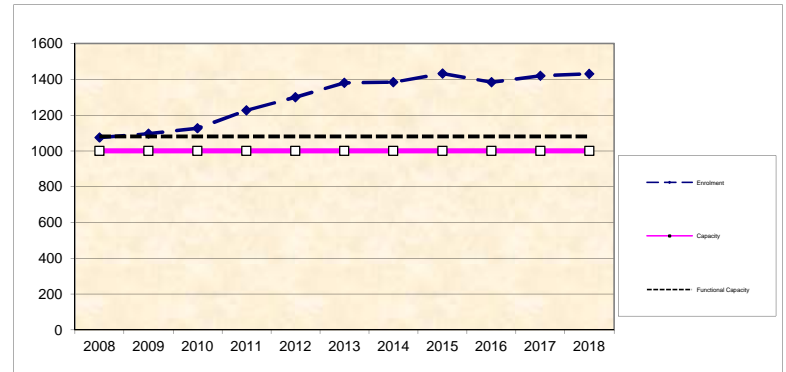
September 2012 Enrolment/School Capacity

<b>Hyland Elementary</b>	
Enrolment (K/1-7):	43 K + 337
Capacity (K/1-7):	40 K + 475
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1300
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**Hyland 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.

# BUILDING GUIDELINES SUMMARY

Surrey Project no: 7912-0123-00  
Project Location: 6581 - 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 bordered on the south side by a large heavily treed park, and on the north, west and east sides by 16 to 18 metre wide RF zone lots. There are no vacant lots in this area, and with the exception of one lot, surrounding lots have no subdivision potential in the immediate future. Most homes are 40 years old, with a remaining service life of 20 years or more, and so it is likely that the character of this area will remain intact for at least two decades. This is an infill situation in which the character is clearly defined by old urban homes, which do not meet modern (post year 2010's) urban standards. Therefore the strategy will be to require massing designs, exterior cladding materials and trim and detailing components that meet a modern standard, with a requirement that any new home be of a style that is compatible with (rather than an emulation of) existing homes.

The area was built out over a time period spanning from the 1970's to the 1990's. The age distribution from oldest to newest is : 40 years old (77%), 30 years old (15%), and 20 years old (8%). Most homes are in the 2000-2500 sq.ft. size range. Home size distribution in this area is as follows: 1000-1500 sq.ft. (15%), 1501-2000 sq.ft. (15%), 2001-2500 sq.ft. (46%), 2501-3000 sq.ft. (15%), and 3001-3550 sq.ft. (8%). Styles found in this area include : "Old Urban" (31%), "West Coast Traditional" (38%), and "Rural Heritage" (31%). Home types include: Bungalow (23%), Basement Entry (46%), Cathedral Entry (15%), and Two-Storey (15%).

The massing scale found on neighbouring homes ranges from simple, small, low mass structures to high scale box-like structures. The massing scale distribution is: low mass structures (23%), mid-scale structures of average quality (38%), mid-to-high-scale structures (15%), and high scale structures with box-like massing (23%). The scale range for the front entrance element is : one storey (69%), one storey front entrance veranda in heritage tradition (15%), 1½ storey front entrance (8%), 2½ storey proportionally exaggerated front entrance (8%)

Most homes have a moderately sloped roof. Roof slopes include: low slope (flat to 5:12) = (34%), moderate slope (6:12 to 7:12) = (39%), steeply sloped (8:12 and steeper) = (29%). Main roof forms (largest truss spans) include : common hip (15%), common gable (62%), Dutch hip (8%), and Boston gable (15%). Feature roof projection types include: none (6%), common hip (6%), common gable (53%), Dutch hip (6%), Boston gable (12%), shed (6%), and carousel hip (12%). Roof surfaces include: roll roofing (8%), rectangular profile type asphalt shingles (69%), shake profile asphalt shingles (8%), and cedar shingles (15%).

Main wall cladding materials include: horizontal cedar siding (23%), horizontal waney edge cedar siding (15%), vertical channel cedar siding (8%), horizontal vinyl siding (46%), and full height stone at front (8%). Feature veneers on the front façade include: no feature veneer (42%), brick (42%), and stone (17%). Wall cladding and trim colours include: Neutral (white, cream, grey, black) (35%), Natural (earth tones) (50%), and Primary derivative (variants of red, blue, yellow) (15%).

Covered parking configurations include: No covered parking (8%), Double carport (8%), Single vehicle garage (15%), and Double garage (69%).

A variety of landscaping standards are evident including: modest old suburban (8%), average old suburban (8%), high quality old suburban (8%), modest old urban (15%), average old urban (38%), high quality old urban (15%), and above average modern urban (8%). Driveway surfaces include: gravel (7%), asphalt (36%), broom finish concrete (36%), exposed aggregate (14%), and interlocking masonry pavers (7%).

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

- 1) **Context Homes:** Only two homes in this area provide specific architectural context for the subject site; the homes at 13960 - 66 Avenue, and 14024 - 66 Avenue. The other homes can be considered 'non-context', and are not recommended for emulation. However, massing design, construction materials, and trim and detailing standards for new homes constructed in new RF-12 zone subdivisions now exceed standards evident on the two context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF-12 zoned subdivisions rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** New homes should be of a style compatible the Old Urban / West Coast Traditional / Neo-Heritage character. "Neo-Traditional" and "Neo-Heritage" styles are recommended. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-12 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and proportions should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 2 ½ storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, and stone. Reasonable flexibility should be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post year 2010 RF-12 zone developments.

- 7) **Roof surface :** A range of roof surfacing materials have been used in this area including cedar shingles, asphalt shingles, and roll roofing. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope :** Roof pitch 8:12 or higher on the context homes. This is a suitable minimum roof slope given the objective of obtaining homes that meet a common modern standard for new RF-12 zone developments.

**Streetscape:** There are a wide variety of old urban and "West Coast Traditional" style homes including Bungalows, Basement Entry, Cathedral Entry, and Two Storey types. There is a substantial range in massing designs from the low mass Bungalows to the high scale box-like massing of the Cathedral Entry and Two-Storey designs. There is one high mass structure with 2 ½ storeys of fully visible walls mass. Roof slopes range from 3:12 to 12:12 (substantial variation in roof slope and roof forms). Roof surfaces include roll roofing asphalt shingles and cedar shingles. A variety of wall cladding materials have been used included vinyl, cedar, stucco, brick and stone. A wide variety of landscape standards are evident.

## 2. Proposed Design Guidelines

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

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

### 2.2 Proposed Design Solutions:

#### Interfacing Treatment

There are two homes in this area (13960 - 66 Avenue and 14024 - 66 Avenue) that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2010) RF-12 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards

commonly found in post year 2010 RF-12 zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

**Exterior Materials/Colours:** Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours 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, and shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. 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 Lot:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. The corner lots shall have an additional 8 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd. Date: Feb 28, 2012

**Reviewed and Approved by:**



Date: Feb 28, 2012



TREE PRESERVATION SUMMARY

Project Location: 6581 140 Street Surrey, BC  
 Registered Arborist: Lesley Gifford, B.App Sc.  
 ISA Certified Arborist (PN5432A)  
 Certified Tree Risk Assessor (56)  
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of an Arborist’s Report is submitted on file. The following is a summary of the tree assessment report for quick reference.

1. General Tree Assessment of the Subject Site: A 0.11 acre parcel proposed for rezoning from RF into RF-12 for 2 single family residential lots. Hyland creek located at southern perimeter of lot. Two protected trees on site along with 2 city owned trees along the boulevard and 8 along Hyland creek to the south.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified		<u>3</u>	(A)
Number of Protected Trees declared high risk due to natural causes		<u>0</u>	(B)
Number of Protected Trees to be removed		<u>2</u>	(C)
Number of Protected Trees to be Retained	( A-B-C )	<u>1</u>	(D)
Number of Replacement Trees Required	( C-B ) x 2	<u>4</u>	(E)
Number of Replacement Trees Proposed		<u>6</u>	(F)
Number of Replacement Trees in Deficit	( E-F )	<u>-</u>	(G)
Total Number of Protected and Replacement Trees on Site	( D+F)	<u>7</u>	(H)
Number of Lots Proposed in the Project		<u>2</u>	(I)
Average Number of Trees per Lot	( H / I )	<u>3.50</u>	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

Summary prepared and submitted by:



July 8, 2013

\_\_\_\_\_  
Arborist

\_\_\_\_\_  
Date