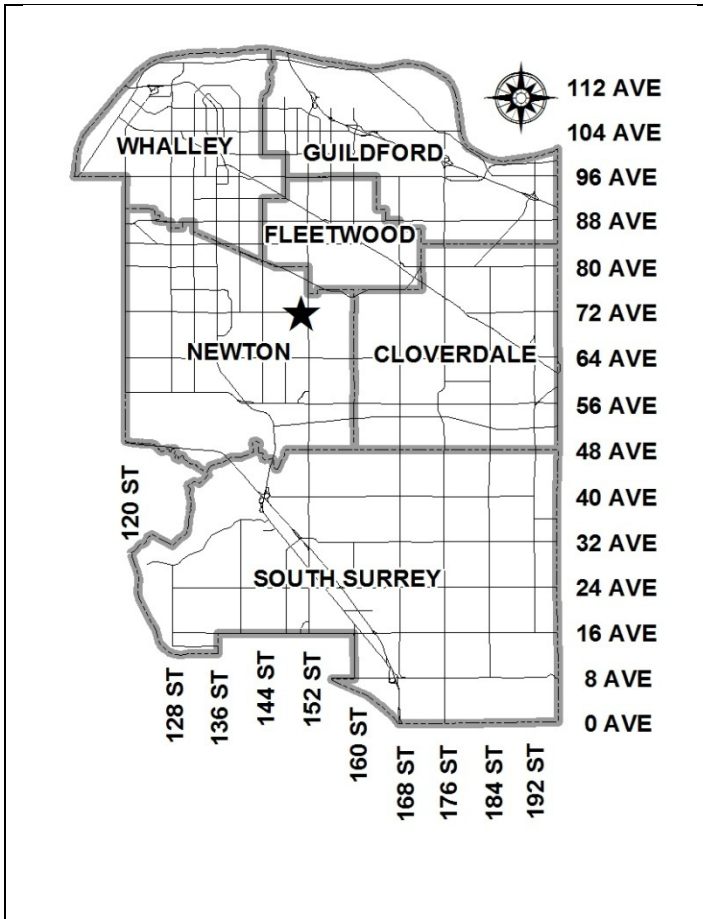


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7911-0251-00

Planning Report Date: April 2, 2012



**PROPOSAL:**

- **NCP amendment** from Urban Single Family Residential to Single Family Small Lots and to eliminate the landscape buffer requirement
- **Rezoning** from RA to RF-12

in order to allow subdivision into four single family residential small lots.

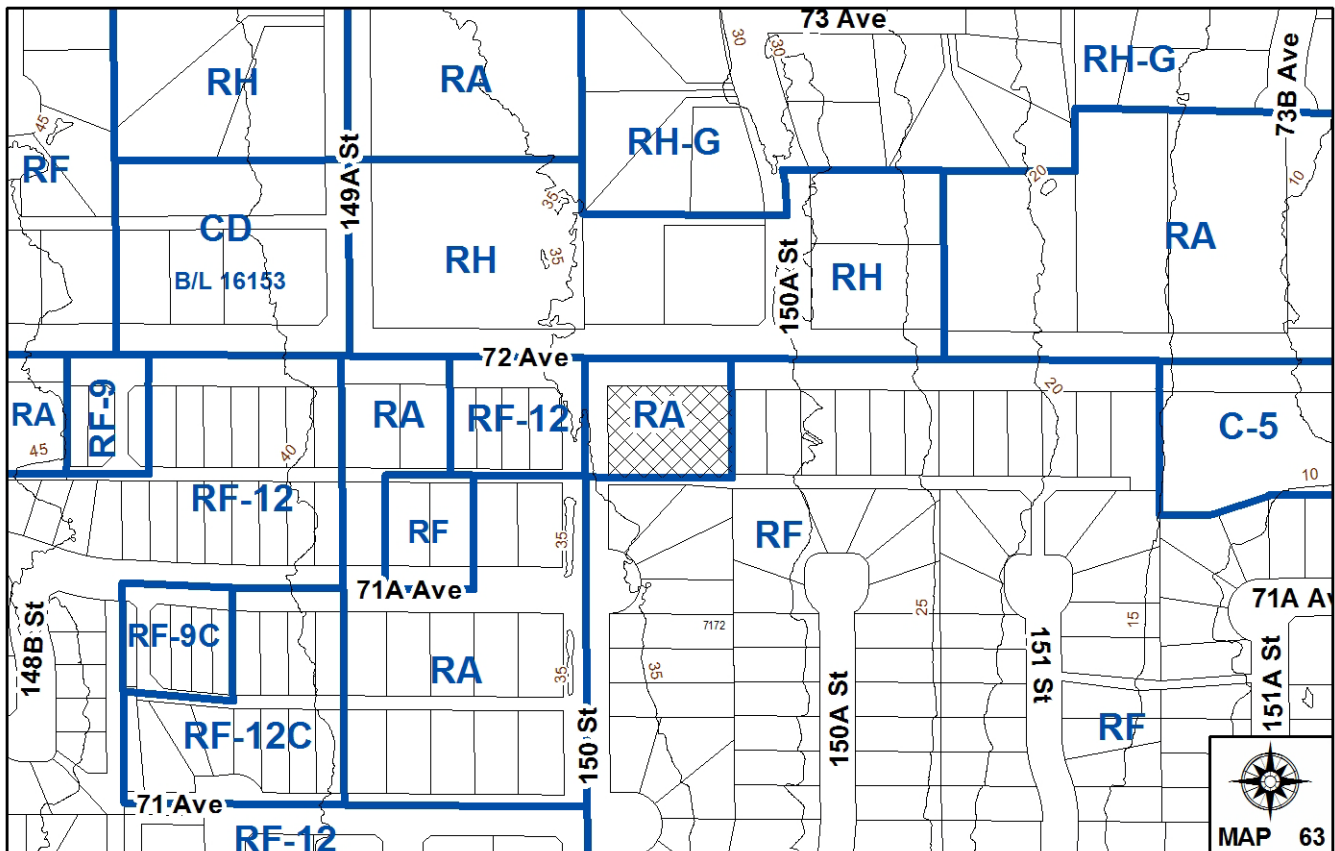
**LOCATION:** 15010 - 72 Avenue

**OWNERS:** Amandeep S Gill  
 Haneet K Gill  
 Daljeet S Gill  
 Gurvinder K Gill

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP:** Urban Single Family Residential



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the East Newton South Neighbourhood Concept Plan (NCP) from "Urban Single Family Residential" to "Single Family Small Lots".
- The landscape buffer requirement on 72 Avenue is also proposed to be eliminated.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed amendment to the land use designation in the NCP is consistent with amendments granted by Council for projects to the west of the subject site on 72 Avenue.
- The proposal complies with the City's location policy for the creation of small lots due to its proximity to park and school facilities, and its location of an arterial road located near public transit access to the Newton and Guildford Town Centres.
- The proposed lots are oversize RF-12 lots (average 465 square metres / 5,006 sq. ft.) which are appropriate given the neighbourhood context, with RF-12 lots to the west and RF lots to the east.
- The applicant also proposes to eliminate the NCP requirement for a landscape buffer strip on 72 Avenue. This landscape buffer strip has been difficult to implement on lands to the east and west of the subject site, on 72 Avenue. The purpose of the buffer requirement in the NCP was noise attenuation. Instead of a landscape buffer, other mitigation measures are proposed, including (1) increased front yard setbacks from 72 Avenue; (2) sound attenuation guidelines such as triple-glazed windows to be included in the building scheme; and (3) additional tree planting in the front yards of the lots. Staff have reviewed this issue and consider the approach to be appropriate.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (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) the applicant address the deficit in replacement trees;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) registration of a Section 219 Restrictive Covenant for increased front yard setbacks.
3. Council pass a resolution to amend East Newton South Neighbourhood Concept Plan to redesignate the land from "Urban Single Family Residential" and "Landscaped Buffer Strips" 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:**

- 1 Elementary student at T.E. Scott Elementary School
- 1 Secondary student at Frank Hurt Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by March 1, 2013.

(Appendix IV)

Parks, Recreation & Culture:

The Parks, Recreation & Culture Department has no objection to the project.

### SITE CHARACTERISTICS

Existing Land Use: Single family residential dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 72 Avenue):	Single family residential.	Suburban	RH
West (Across 150 Street):	Single family residential.	Urban/Single Family Small Lots	RF-12
South and East:	Single family residential.	Urban/Urban Single Family Residential	RF

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject property at 15010 72 Avenue is located within the East Newton South Neighbourhood Concept Plan (NCP) area (Appendix VII). The applicant proposes to re-designate these property from "Urban Single Family Residential" to "Single Family Small Lots", and to rezone from One-Acre Residential Zone (RA) to Single Family Residential 12 Zone (RF-12) in order to permit the development of four (4) single family residential small lots (Appendix II).
- From a land use perspective, the proposed single family, RF-12, lots is acceptable given that:
  - All lots will be accessed via the existing rear lane, which will be completed as part of this application;
  - The proposal complies with the City's location policy for the creation of small lots due to its proximity to park and school facilities (City Policy No. O-52);
  - Other single family small lots have been approved by Council in this NCP. NCP amendments to allow small lots (RF-12 and RF-9) have been approved to the west of the subject site along 72 Avenue, and to the south of the site, between 70 Avenue and 71 Avenue, on the west side of 150 Street;
  - The proposed lots are oversize RF-12 lots (average 465 square metres/5,006 sq. ft.) which are appropriate given the neighbourhood context, with RF-12 lots to the west and RF lots to the east.
  - Proposed Lot 4 is the largest lot at 525.2 square metres (5,653 sq. ft.), and also 15 metres (49 ft.) wide, which effectively acts as a transition to the RF lots to the immediate east along 72 Avenue.

- The subject site fronts an arterial road and is located near public transit access to the Newton and Guildford Town Centres.
- The East Newton South NCP also requires a 4 metre (13 ft.) landscape buffer strip along 72 Avenue. This landscape buffer strip has been difficult to implement on lands to the east and west of the subject site, on 72 Avenue. The purpose of the landscape buffer requirement in the NCP, which was approved by Council in 1997, was noise attenuation. Instead of a landscape buffer, other mitigation measures are proposed, including (1) increased front yard setbacks from 72 Avenue; (2) sound attenuation guidelines such as triple-glazed windows to be included in the building scheme; and (3) additional tree planting in the front yards of the lots, to be shown on the tree plan that will be attached to the building scheme. Staff have reviewed this issue and consider the approach to be appropriate.
- The RF-12 Zone requires a setback of 6 metres (20 ft.). However, there are additional provisions which allow reductions for all or a portion of the front of the dwelling, to 4 metres (13 ft.). Further, the setback to an unenclosed and unhabitable space such as a porch or veranda may be further reduced to a minimum of 2 metres (6.6 ft.). Increased front yard setbacks, to a minimum of 6 metres (20 ft) for the principal building and 4 metres (13 ft.) for a porch or veranda, are proposed in order to address noise attenuation as noted above. The 6 metre (20 ft) setback will ensure that the dwellings on the proposed lots will be sited to line up with the RF lots to the east, which have a minimum setback requirement of 7.5 metres (25 ft.) but 1.5 metres (5 ft.) less road dedication width due to the change in the arterial road standard requirement.

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject site is on the south side of 72 Avenue, east of 150 Street, in the East Newton South NCP area. The applicant proposes to rezone the subject property from One-Acre Residential Zone (RA) to Single Family Residential (12) Zone (RF-12) to permit subdivision into four (4) single family small lots. The existing single family dwelling on the property is proposed to be removed prior to subdivision approval.
- The East Newton South NCP was approved by Council in December 1997. At that time, the single family small lot zones did not exist. Since the approval of the NCP, there have been a number of NCP amendments approved by Council to allow small lots (RF-9 and RF-12). This proposal is consistent with the NCP amendments which have been approved in the neighbourhood, including the creation of single family small lots along 72 Avenue.

### Subdivision Layout

- The development will achieve a density of 18 units per hectare (7.4 units per acre), and the lot sizes will range from 433 square metres (4,661 sq. ft.) to 525.2 square metres (5,651 sq. ft.). All of the lots exceed the minimum width, depth and area requirements for RF-12 Type I lots.
- Lot 4 is the largest proposed lot in terms of area (525.2 sq. m. / 5,653 sq. ft.) and width (15 metres / 49 ft.), which provides an effective transition with the RF lots to the east.

- All lots will have vehicular access from the rear lane.

### Trees

- The applicant has retained Diamond Head Consulting Ltd. to provide an arborist report for the subject site. There are 10 by-law sized trees on site, all of which are proposed to be removed. The table below identifies the trees by species and identifies whether the trees are proposed to be retained or removed:

Tree Species	Total No. of Mature Trees (On-site)	Total proposed for retention (On-site)	Total proposed for removal (On-site)
Apple	1	-	1
Cherry	1	-	1
English Holly	1	-	1
Maple (Bigleaf)	1	-	1
Weeping Willow	1	-	1
Western Redcedar	5	-	5
<b>Total</b>	<b>10</b>	<b>-</b>	<b>10</b>

- All of the trees on the site are either within the building envelope or affected by lane construction.
- The applicant is required to provide 20 replacement trees, and is proposing to provide 16 replacement trees, for an average of 4 trees per lot. Most of the replacement trees are to be provided in the front yards of the lots, in order to provide for some buffering from 72 Avenue. The trees will also improve the streetscape. The applicant will be required to address the deficit in replacement trees prior to Final Adoption.
- A summary of the tree preservation is attached as Appendix VI.

### Building Scheme and Lot Grading

- A set of building design guidelines have been developed for the site by Mike Tynan of Tynan Consulting Ltd., which are reflective of the predominant motifs and design treatments used in this part of Newton, including:
  - Neo-heritage and neo-traditional style dwellings;
  - Generous overhangs and roof materials of cedar, shake profile concrete roof tiles and asphalt shingles with a minimum 30 year warranty and a raised ridge cap;
  - Use of natural colours, generous trim and detailing, feature areas of brick and stone; and
  - Basement-entry homes are not permitted.
- A summary of the building design guidelines is attached as Appendix V.
- The applicant is proposing in-ground basements and a lot grading plan has been submitted and reviewed by staff. The lot grading plan is generally satisfactory.

### SUSTAINABILITY CHECKLIST

- On March 15, 2012 the applicant prepared and submitted a sustainable development checklist for the site.
- The development is within an urban infill area, and will lead to the redevelopment of underutilized land which is designated for higher density development in the East Newton South NCP, and is located close to neighbourhood amenities including parks and an elementary school (T.E. Scott Elementary).
- The development is along an arterial road and is close to bus transit routes on 152 Street and 144 Street. The development site is within walking distance to bus routes that go to the Newton Town Centre and the Guildford Town Centre.
- The homes built on these lots may contain one secondary suite each. Secondary suite housing provides housing for Surrey residents at different age groups and/or life stages, and may contribute to the rental housing stock in the City.

### PRE-NOTIFICATION

Pre-notification letters were mailed out on December 9, 2011 and staff received four (4) telephone calls in response. Three (3) of the respondents wanted more information about the proposal and had no comments, and one (1) respondent indicated support for the proposal.

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HK/kms

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. 3/29/12 10:06 AM

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 BC V3S 3M2  
  
   Tel:                        604-532-9700

## 2. Properties involved in the Application

(a) Civic Address:                 15010 - 72 Avenue

(b) Civic Address:                 15010 72 Ave  
Owners:                                 Gurvinder K Gill  
   Daljeet S Gill  
   Haneet K Gill  
   Amandeep S Gill  
PID:                                         007-566-867  
Parcel "A" (Explanatory Plan 15619) Lot 29 Section 15 Township 2 New Westminster  
District Plan 1360

## 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	0.540
Hectares	0.218
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	12.67 m – 15 m
Range of lot areas (square metres)	433 m <sup>2</sup> – 524 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	18.3 uph / 7.4 upa
Lots/Hectare & Lots/Acre (Net)	21.6 uph / 8.7 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	42.6%
Estimated Road, Lane & Driveway Coverage	23.1%
Total Site Coverage	65.7%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	n/a
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

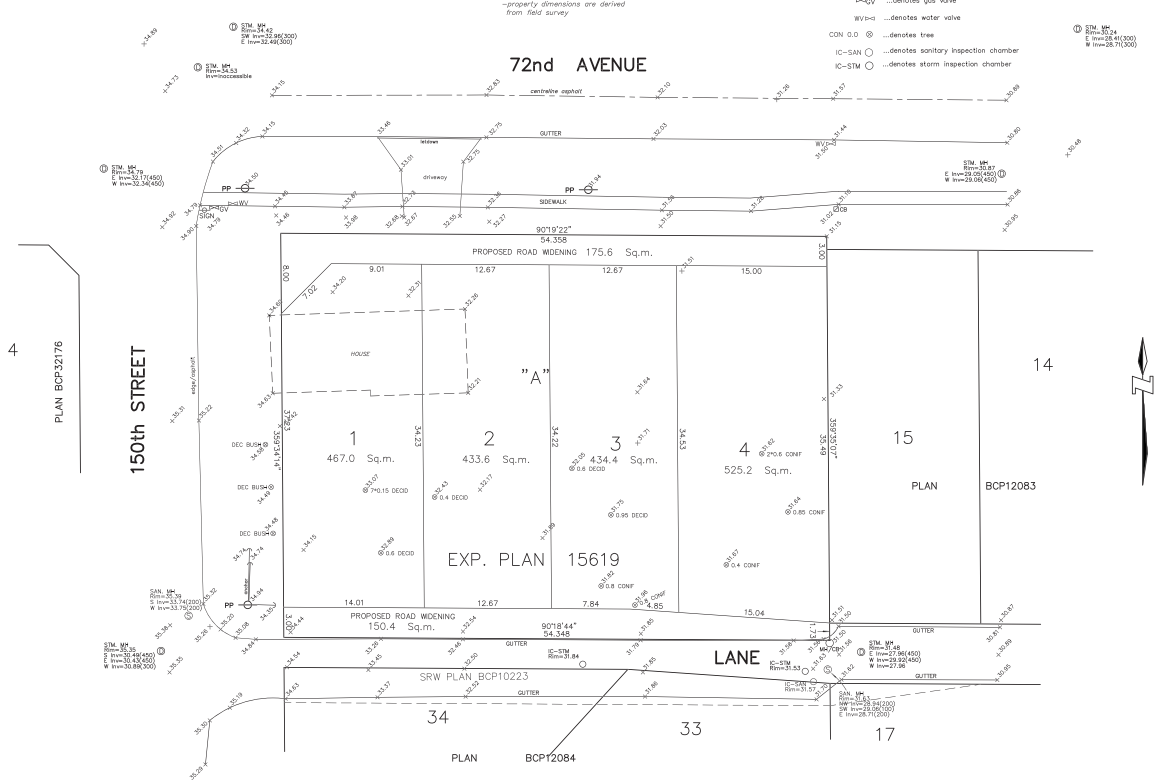
**TOPOGRAPHIC PLAN OF  
PCL "A" (EP15619) LOT 29 SECTION 15 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT PLAN 1360**

Current Civic Address:  
15010 72nd Avenue  
Surrey, B.C.  
SCALE : 1:250

**Note:**  
- All dimensions are in metres.  
- This plan is NOT to be used for location of property lines.  
- Elevations are based on City of Surrey Geodetic datum, monument 5450 elev. = 11.625m.  
- Only trees with a diameter of at least 0.25m are shown.  
- This plan does not show non-plan changes, liens or interests.  
- Property dimensions are derived from field survey.

**LEGEND**

- SAN MH ...denotes sanitary manhole
- STM MH ...denotes storm manhole
- MH/CB ...denotes manhole/catchbasin
- CB ...denotes catch basin
- PP ...denotes power pole
- GV ...denotes gas valve
- WV ...denotes water valve
- CON. O.D. ...denotes tree
- IC-SAN ...denotes sanitary inspection chamber
- IC-STM ...denotes storm inspection chamber



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**DHALIWAL AND ASSOCIATES**  
LAND SURVEYING INC.  
121-13740, 80th Avenue  
Surrey, B.C. V3W 3G2  
Phone: 604 501-6188  
Fax: 604 501-6189  
File: 1111036-101.DWG

**THIS DOCUMENT IS NOT VALID UNLESS  
ORIGINALLY SIGNED AND SEALED**

Date of Survey:  
15th day of December, 2011

GENE PAUL NIQUILA B.C.L.S. 803

# INTER-OFFICE MEMO

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

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

DATE: **March 28, 2012** PROJECT FILE: **7811-0251-00**

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RE: **Engineering Requirements  
Location: 15010 72 Ave.**

## NCP AMENDMENT

The following issues are to be addressed as a condition of the NCP Amendment:

- Confirm if the proposed land use amendment will also affect the East Newton South NCP drainage servicing concept and address the impact as required.

## REZONE/SUBDIVISION

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

- Dedicate 2.808 metre width on 72 Ave to ultimate 30.00 metre wide Arterial Road;
- Dedicate 5.00 metre x 5.00 metre corner cut at the intersection of 72 Ave and 150 St.;
- Dedicate the north half of the east west lane consistent with project 7803-0065-00;
- Register 0.50 metre wide Statutory Right of Way (SRW) along the south side of 72 Ave. and along the east side of 150 St.

### *Works and Services*

- Construct the east side of 150 St to Neo-Traditional Through Local standard;
- Construct the north half of the east-west lane to the residential standard;
- Remove the existing temporary lane and reinstate the boulevard. (cash in lieu provided under project 7803-0065-00);
- Complete (DCW) the east side of 150 St., south from the east-west lane to the existing cul-de-sac, and complete the cul-de-sac island;
- Construct sanitary sewer to service the proposed lots;
- Provide storm, sanitary, and water connections to the proposed lots.

A Servicing Agreement is required prior to Rezone/Subdivision.

Bob Ambardar, P.Eng.  
Development Project Engineer  
IK1



Monday, December 05, 2011  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 11 0251 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:**

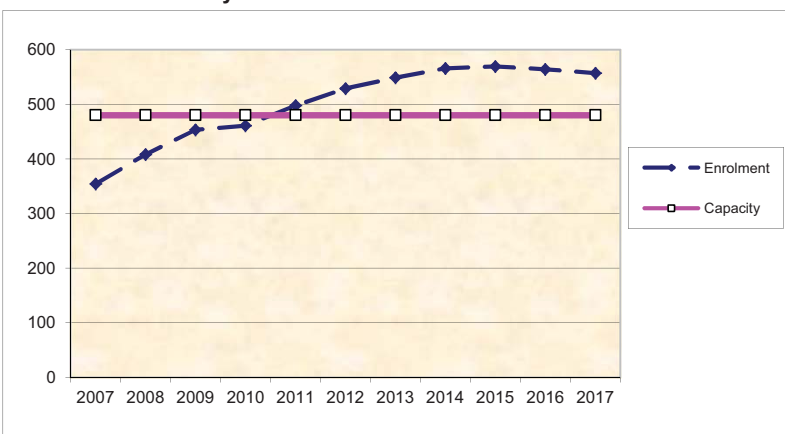
Elementary Students:	1
Secondary Students:	1

September 2011 Enrolment/School Capacity

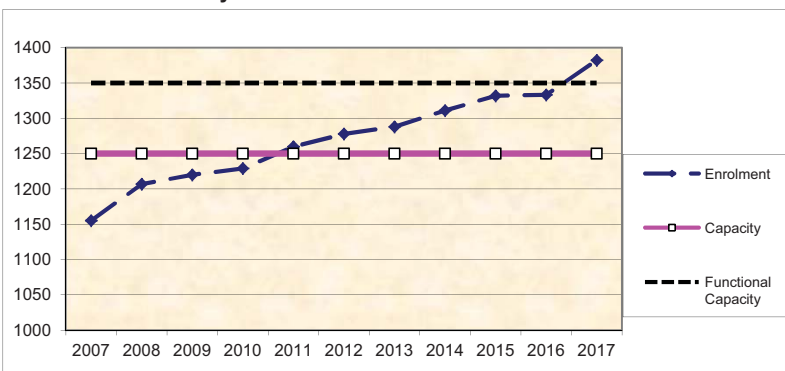
<b>T. E. Scott Elementary</b>	
Enrolment (K/1-7):	77 K + 421
Capacity (K/1-7):	80 K + 400
<b>Frank Hurt Secondary</b>	
Enrolment (8-12):	1260
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12);	1350

**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.  
 Capacity in the table includes an approved 8 classroom addition to TE Scott, with full day Kindergarten implementation, to be completed by 2011. The school schools capacity also includes an existing four classroom modular complex. A boundary change from TE Scott to Georges Vanier has been implemented to help reduce overcrowding. Frank Hurt Secondary capacity also includes a four classroom modular complex. There are no capital projects identified for Frank Hurt Secondary. The proposed development will not have an impact on these projections.

**T. E. Scott Elementary**



**Frank Hurt 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: 7911-0251-00  
 Project Location: 15010 – 72 Avenue, 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:

Of all existing land parcels within the study area, 11 percent are vacant land, that will be subject to development interest near-term.

This area was built out over a time period spanning from the 1950's to the 2000's. The age distribution from oldest to newest is : 60 years old (22%), 50 years old (11%), 40 years old (11%), 20 years old (22%), 10 years old (33%), Most homes are in the 2500-3000 sq.ft. size range Home size distribution in this area is as follows: under 1000 sq.ft. (11%), 1000-1500 sq.ft. (22%), 2501-3000 sq.ft. (44%), 3001-3550 sq.ft. (11%), over 3550 sq.ft. (11%). Styles found in this area include : "Old Urban" (33%), "West Coast Traditional" (11%), "Modern California Stucco" (11%), "Neo-Heritage" (11%), "Neo-Traditional" (33%). Home types include : Bungalow (33%), Basement Entry (11%), Two-Storey (56%).

The massing scale found on neighbouring homes ranges from simple, small, low mass structures to mid-to-high-scale. The context homes identified herein have proportionally consistent, well balanced massing designs that provide suitable context for the subject site. The scale range for the front entrance element is : one storey (55%), 1.1/2 storey (33%), proportionally exaggerated Two-Storey (non context) (11%).

Most older homes have a low slope roof. Roof slopes include : low slope (flat to 5:12) = (44)%, moderate slope (6:12 to 7:12) = (33)%, steeply sloped (8:12 and steeper) = (22)%. Main roof forms (largest truss spans) include : common hip (44%), common gable (56%), Feature roof projection types include : none (20%), common gable (70%), shed (10%), Roof surfaces include : interlocking tab type asphalt shingles (11%), rectangular profile type asphalt shingles (33%), shake profile asphalt shingles (44%), and cedar shingles (11%).

Main wall cladding materials include: horizontal waney edge cedar siding (11%), aluminum siding (11%), horizontal vinyl siding (56%), stucco cladding (22%), Feature veneers on the front façade include: no feature veneer (18%), brick (9%), stone (18%), wood wall shingles (18%), horizontal cedar (18%), 1x4 vertical battens over Hardipanel (18%), Wall cladding and trim colours include : Neutral (white, cream, grey, black) (38%), and Natural (earth tones) (62%). Primary colours have not been used in this area.

Covered parking configurations include : No covered parking (22%), Single carport (11%), Double garage (11%), Triple garage (11%), Rear garage (44%).

A variety of landscaping standards are evident including : modest old suburban (22%), average modern suburban (11%), extraordinary suburban-estate (11%), average old urban (11%), high quality old urban (11%), modest modern urban (33%). Driveway surfaces include: no driveway (11%), asphalt (33%), exposed aggregate (11%), rear driveway (44%).

Forty four percent of homes can be considered 'context homes' (as identified in the residential character study), which provide suitable architectural context for the subject site. Fifty six percent of homes can be considered 'non-context', and are not recommended for emulation.

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

- 1) Context Homes: New homes in the 14900 and 15000 blocks on the south side of 72 Avenue adjacent to the east and west sides of the subject site provide suitable architectural context. These homes are located at 14980, 15028, 15038, and 15048 – 72 Avenue. Other homes in this area do not provide suitable context.
- 2) Style Character : Context homes described above are “Neo-Traditional” and “Neo-Heritage” styles only.
- 3) Home Types : All context homes are Two-Storey type. Homes at the subject site are all expected to be Two-Storey type.
- 4) Massing Designs : Surrounding context homes described above provide desirable massing context. The homes are well balanced and correctly proportioned.
- 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 : A variety of wall cladding materials have been used in this area, including vinyl, and a variety should therefore be permitted.
- 7) Roof surface : Roof surfaces include asphalt shingles (clearly dominant) or cedar shingles. The roof surface however, is not a defining characteristic of this area, and so some flexibility can be considered. Roofs should therefore be "asphalt shingles or better", which includes shake profile concrete roof tiles and cedar shingles.
- 8) Roof Slope : Roof pitch 8:12 or higher on most new homes.

**Window/Door Details:** Rectangular dominant.

**Streetscape:** There are a variety of home types, styles and sizes resulting from the 60 year span of development, and from the variety of zonings. Homes include simple small bungalows, box-like basement entry type, a suburban-estate Two Storey type, none of which provide suitable architectural context for the subject site. There are however, several context quality 2800 square foot "Neo-Traditional" and “Neo-Heritage” style Two-Storey type homes on the south side of 72 Avenue near the subject site. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have 1 ½ storey covered entrance porches. Main roof forms are common hip or

common gable at an 8:12 slope. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof and all are clad in vinyl. The colour range includes only natural and neutral hues. Landscaping meets a substandard modern urban standard.

## 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”, or “Neo-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  
with existing dwellings)**

Strong relationship with neighbouring “context homes” in the 14900 and 15000 blocks of 72 Avenue. Homes will therefore be “Neo-Traditional” and “Neo-Heritage” styles only. Similar home types and sizes. Similar massing characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

**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 minimum 30 year warranty and a raised ridge cap. 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 home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 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:** March 18, 2012

**Reviewed and Approved by:**



**Date:** March 18, 2012



**TREE PRESERVATION SUMMARY**

Project Location: 15010 72nd Avenue Surrey, BC  
 Registered Arborist: Trevor Cox, MCIP  
 ISA Certified Arborist (PN1920A)  
 Certified Tree Risk Assessor (43)  
 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: Almost two acre parcel with two apartment buildings upon it.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified		<u>10</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>10</u>	(C)
Number of Protected Trees to be Retained	(A-B-C)	<u>0</u>	(D)
Number of Replacement Trees Required	(C-B) x 2	<u>20</u>	(E)
Number of Replacement Trees Proposed		<u>16</u>	(F)
Number of Replacement Trees in Deficit	(E-F)	<u>4</u>	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	<u>16</u>	(H)
Number of Lots Proposed in the Project		<u>4</u>	(I)
Average Number of Trees per Lot	(H / I)	<u>4.00</u>	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

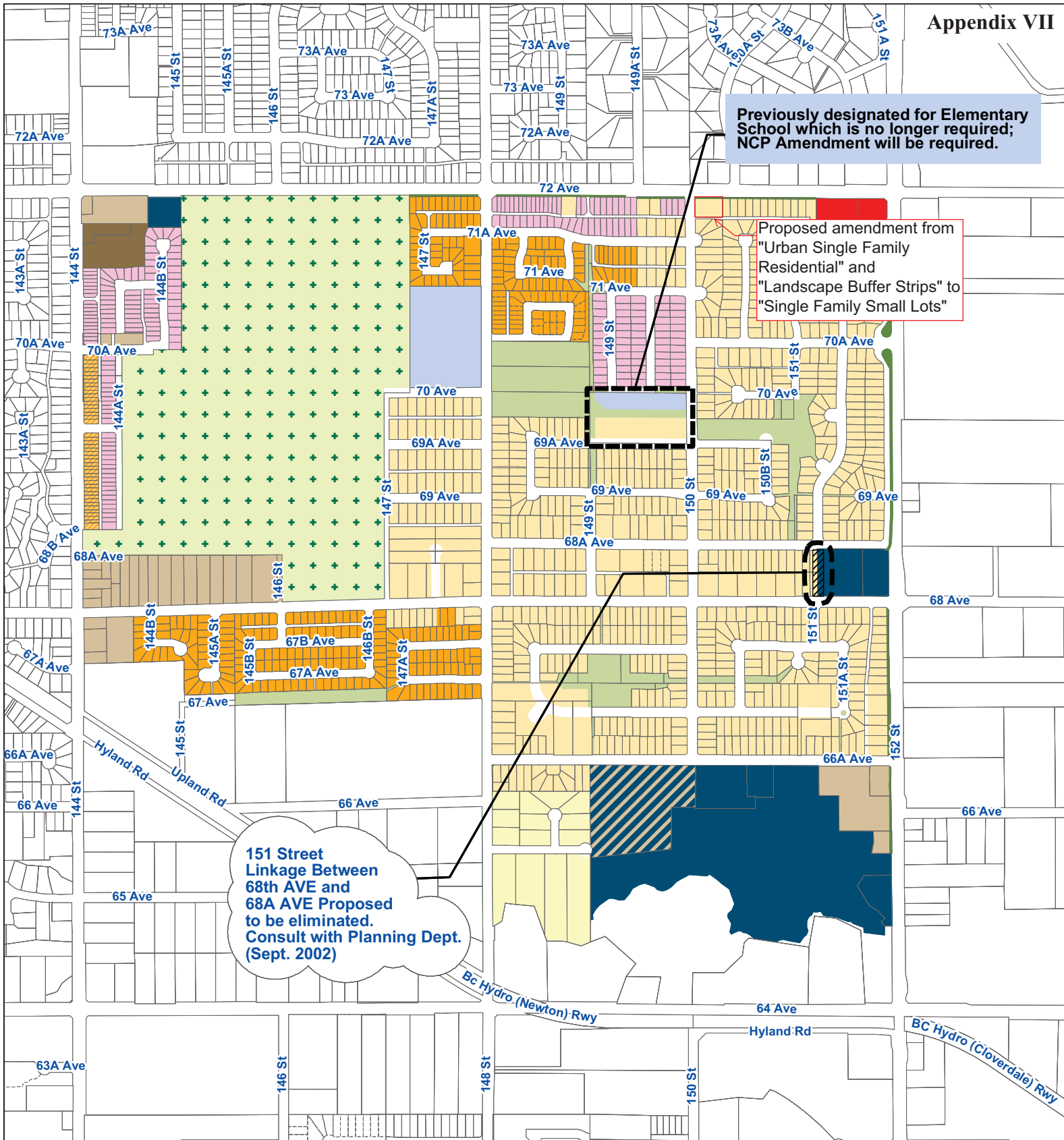
Summary prepared and submitted by:















Arborist



January 16,  
2012

Date



	HALF ACRE SINGLE FAMILY RESIDENTIAL		INSTITUTIONAL (RELIGIOUS ASSEMBLIES, SCHOOL)
	URBAN SINGLE FAMILY RESIDENTIAL		INSTITUTIONAL / TOWNHOUSES
	SINGLE FAMILY SMALL LOTS		NEIGHBOURHOOD / LOCAL COMMERCIAL
	SEMI-DETACHED		ELEMENTARY SCHOOL
	LOW DENSITY COMPACT HOUSING (max. 10 upa)		PARKS AND OPEN SPACE
	TOWNHOUSES (max. 15 upa)		CEMETERY
	MEDIUM TO HIGH DENSITY TOWNHOUSES (max. 30 upa)		LANDSCAPE BUFFER STRIPS

**EAST NEWTON SOUTH LAND USE PLAN**

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council December 15, 1997 Amended 11 April 2011



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