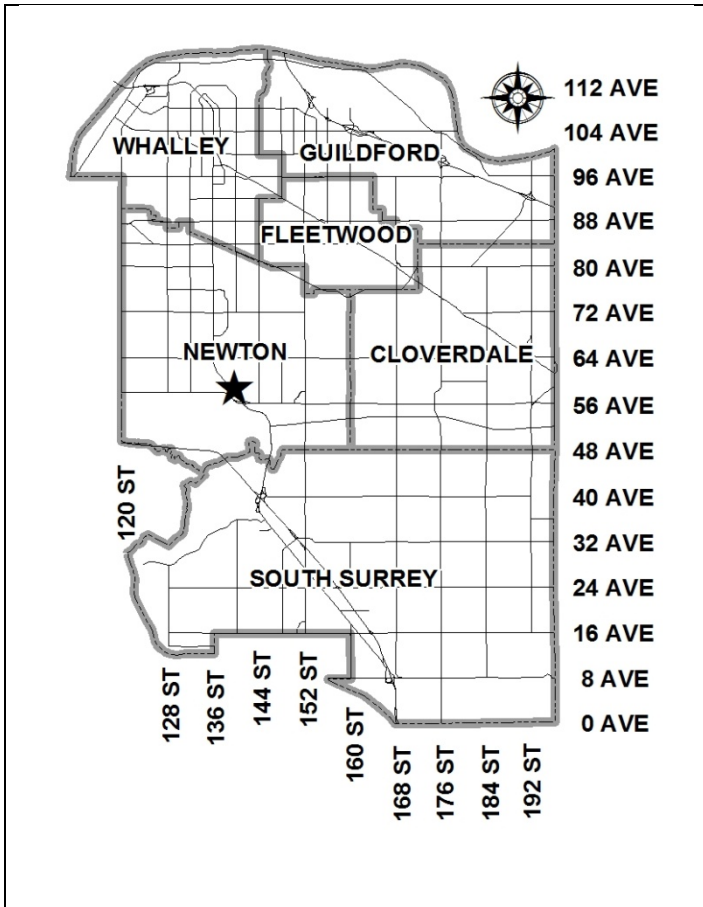


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7911-0268-00

Planning Report Date: April 8, 2013



PROPOSAL:

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

to permit the development of 1 RF-12 and 9 RF-9 single family small lots

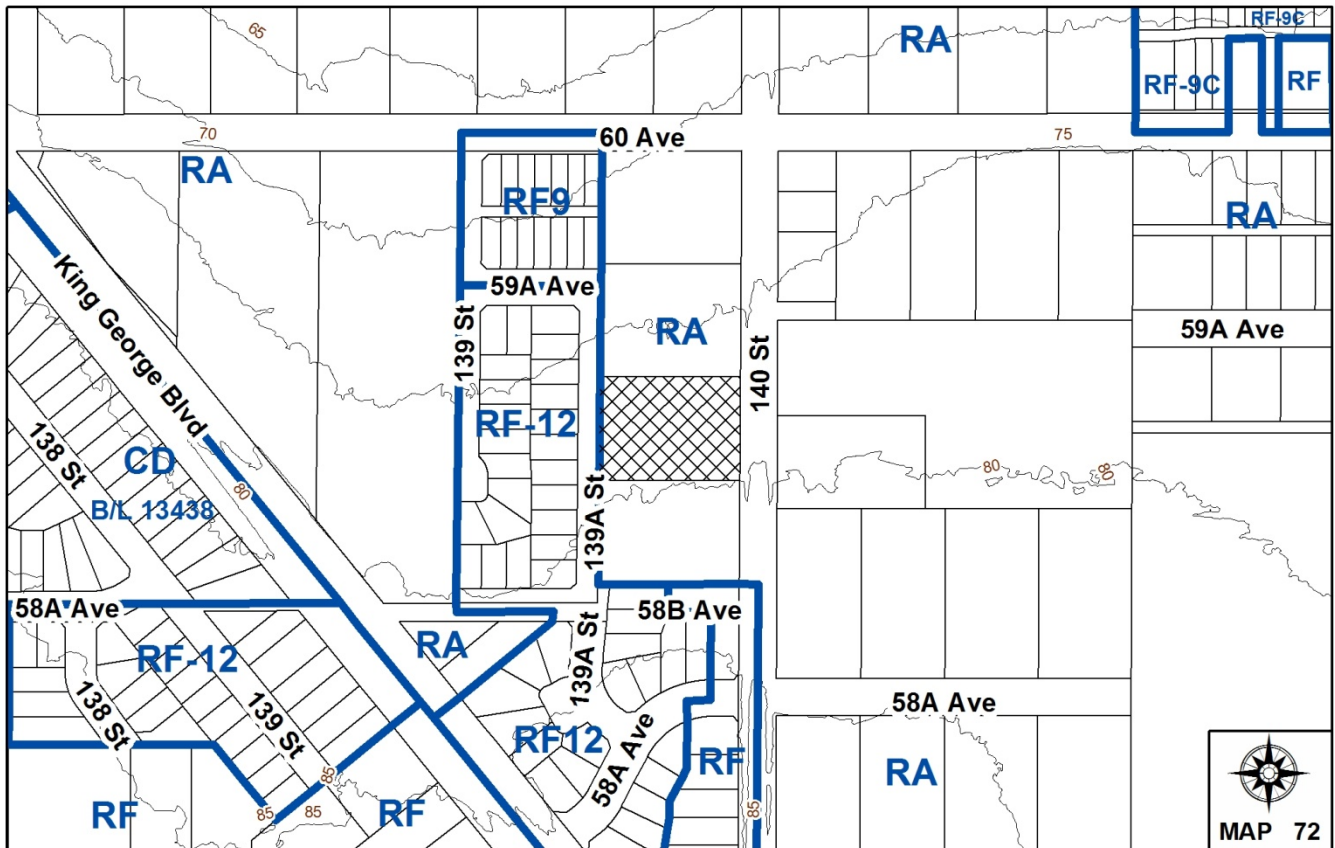
LOCATION: 5925 - 140 Street

OWNER: Gurmit S Pannu
 Manprit K Pannu

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential , Single Family Small Lots



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A partial NCP amendment is required to re-designate a portion of the site from "Single Family Residential" to "Single Family Small Lots" to allow for the development of 10 RF-9 and RF-12 lots.

RATIONALE OF RECOMMENDATION

- The proposal compiles with the Official Community Plan.
- The proposed land use, density and building form is partially in keeping with the NCP and is appropriate for this part of South Newton.
- The proposed application for RF-9 and RF-12 small lots will complement the character and patterns of residential development and the amended road network already approved by Council.
- As part of the development, the applicant has offered to increase the required cash-in-lieu parkland contribution from 5% to 6% to assist the City with future parkland acquisition in the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the property shown on the Survey Plan (Appendix I) as follows:
 - (a) Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)"; and
 - (b) Block B from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)".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;
 - (d) the applicant adequately address the shortfall in tree replacement;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager of Planning and Development;
 - (g) registration of a no build covenant on the northern portion of proposed Lot 1 to ensure its future subdivision and consolidation with the lot to the north; and
 - (h) in addition to payment of the 5% cash-in-lieu parkland contribution as required by the *Local Government Act*, payment of an additional 1% cash-in-lieu park contribution as volunteered to by the applicant.
3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to re-designate a portion of the land from "Single Family Residential" to "Single Family Small Lots" when the project is considered for final adoption.

REFERRALS

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

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

6 Elementary students at Woodward Hill School
3 Secondary students at Sullivan Heights Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy in 2014. (Appendix VI)

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

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval granted for 1 year.

SITE CHARACTERISTICS

Existing Land Use: There is an existing single family house on the lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single Family House	Urban/Single Family Small Lots	RA
East (Across 140 Street):	Single Family House	Urban/ Single Family Small Lots and Single Family Residential	RA
South:	Single Family House under application to develop as small residential lots (#7912-0266-00).	Urban/Single Family Residential	RA
West:	Lands recently subdivided for small residential lots under development application #7910-0175-00.	Urban/ Single Family Small Lots	RF-12

JUSTIFICATION FOR PLAN AMENDMENT

- The development site is currently split designated in the South Newton NCP. Approximately 40% of the site is designated for small lot residential development (RF-9 and RF-12 lots) in the north portion, while the southern portion of the site is designated for larger single family (RF) lots. The South Newton NCP also provides for an east-west lane bisecting the property, linking 139A and 140 Street.
- The partial NCP amendment will extend the 'Single Family Small Lot' designation south over the entire site to accommodate the proposed RF-12 and RF-9 lots. The east-west lane is also no longer warranted, given the recent realignment of the road connections to the west, under development application 7910-0175-00. A new north-south lane is therefore proposed to service the small lots, with a proposed entrance off 140 Street. The new lane will eventually extend north to the future easterly extension of 59A Avenue.

DEVELOPMENT CONSIDERATIONS

Proposal

- The development site is located on the west side of 140 Street, between 60 and 58A Avenue, in South Newton. The site, approximately 0.428 hectares (1.06 acres) in area, is designated "Urban" in the Official Community Plan (OCP) and "Single Family Residential" and "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan (NCP). The property is zoned "One-Acre Residential Zone (RA)".
- The applicant is proposing to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)" and "Single Family Residential (12) Zone (RF-12)" in order to create 9 RF-9 lots and 1 RF-12 lot. While the proposed use is in keeping with the OCP, a partial NCP amendment is required to re-designate the full site to "Single Family Small Lots".
- Overall, the applicant is proposing to create 9 Type I RF-9 lots, with an average lot size of 303 m² (3,261 sq.ft.), and 1 Type I RF-12 lot, with a lot area of 370m² (3,982. sq.ft.). Each of the RF-9 lots will be oversized, with average depths of 30 metres (98 ft.) and widths of 9.5 metres (31 ft.) to easily accommodate double car garages and parking pads.
- Lot 1 will also effectively function as a double lot until the northern portion of the lot can be further subdivided and consolidated with the land to the north. As such Lot 1 will have a total temporary area of 578 m² (6,221 sq.ft.). The northern portion of the lot will be subject to a no-build covenant, while a temporary ROW along the northern boundary will be required to service the subdivision.
- As part of the application, the applicant will dedicate and construct the six metre north-south rear lane servicing the lots. This lane, which is to extend north in the future, will be accessed via 140 Street, along the site's southern boundary.

Parkland Contribution

- As part of the development application, the applicant has also volunteered to increase the required cash-in-lieu parkland contribution from 5% to 6% to assist with future park acquisition in the area.
- Currently, there is a shortage of neighbourhood level park in the South Newton area, particularly west of 142 Street and south of 60 Avenue; and each application proposing an increase in density over and above the NCP designation exacerbates the need for this park space.
- To address the issue, applicants seeking NCP amendments, in the area, have voluntarily provided an additional 1% cash-in-lieu contribution for parkland. Specifically, development application #7910-0175-00, which recently created 66 lots west of the subject development property, provided a 6% cash-in-lieu parkland contribution, rather than the 5% contribution required for subdivision.

Tree Retention

- On October 16, 2012, the applicant's arborist submitted a report identifying 72 protected trees on-site. The report, and subsequent tree preservation and replacement plan, suggest that all 72 trees will need to be removed from the site in order to accommodate the proposed land use.
- In all, 38% of the trees will need to be removed to accommodate building envelopes, 38% of the trees will need to be removed for road construction, while 18% of the trees will need to be removed to accommodate the north-south lane.
- It is, however, important to note that the majority of these trees are classified as 'fair'. Further as part of an urban growth forest, the majority of trees have a reasonable probability of failure. This is due to the fact individual trees are now structurally reliant on the forest stand and may not be wind firm enough to be able to be retained on their own. The following is a breakdown of the protected trees on site by species:

Tree Species	Total No. of Trees	Trees Proposed to be Removed
Cherry/Plum	2	2
Douglas- fir	1	1
Maple (Bigleaf)	12	12
Red Alder	1	1
Scots Pine	1	1
Western Red Cedar	55	55 (52)
TOTAL	72	72 (69)

- Staff note there may be an opportunity to move the sidewalk around three trees on proposed Lot 2, which could help retain a small stand of western red cedars (#912, 913, and 914). Further discussions concerning the root zones and health of these trees, along with more detailed servicing plans, will, however, be required before staff can fully assess and recommend these trees be retained.

- If all 72 trees are removed from the site, one tree will be replaced on a 1:1 basis, while 71 trees will be replaced on a 2:1 basis, for a total of 143 new replacement trees. Of the required trees, the applicant is proposing to plant 21 trees on the site. Cash-in-lieu for the remaining 122 trees is to be collected for the City's Green Fund.

Ecosystem Management Study (EMS)

- Seventy-one percent (71%) of the development site is part of ecosystem site #4254, currently identified under the City's EMS mapping. With the proposed development, the total change to this ecosystem site will be a loss of approximately 1.06 acres or 6.7% of the original 15.78 acre site.
- The development site is also located on an EMS ecosystem corridor opportunity. This corridor was originally intended to provide a secondary connection from the South Newton West Terrestrial Hub (#35) to the Colebrook Terrestrial Hub (#40).
- Neither the ecosystem site, nor the corridor is, however included in the draft Biodiversity Conservation Strategy (BCS), which is intended to replace and update the EMS.

Building Scheme, Lot Grading Plan

- A set of building design guidelines has been developed for the site by Tynan Consulting Ltd. Given that most of the existing older urban homes in the area do not provide an appropriate context for new development; the new guidelines are consistent in theme and character with those developed for the 66 lot subdivision west of the site (Development Application 7910-0175-00) and the 8 lot subdivision south of the site (Development Application 7912-0266-00).
- The proposed guidelines introduce "neo-traditional", "neo-heritage", "craftsman" and "rural" heritage themes, which however will blend in and be compatible with the existing older homes in the neighbourhood. The guidelines also call for:
 - Moderate pitched roof lines, cedar shingles, shake profile concrete roof tiles;
 - Exterior stucco, cedar, vinyl, hardiplank, brick and stone wall cladding;
 - Wood accents, trim and detailing; and
 - Natural and neutral colours, primary colours in subdued tones.
- A summary of the guidelines for the project is included in Appendix V. On February 5, 2013 the site's preliminary lot grading plan was reviewed and approved by the Building Division.

PRE-NOTIFICATION

- On September 12, 2012, pre-notification letters were sent out for this application and a development sign was posted on the site at the beginning of October 2012. To date, Planning Department has not received any calls concerning this project.

SUSTAINABLE DEVELOPMENT CHECKLIST

- The applicant prepared and submitted a sustainable development checklist for the subject site on August 23, 2012. The table below summarizes the applicable development features of

the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	An amendment to the South Newton NCP is required.
2. Density & Diversity (B1-B7)	Density will comply with NCP after rezoning.
3. Ecology & Stewardship (C1-C4)	None
4. Sustainable Transport & Mobility (D1-D2)	None
5. Accessibility & Safety (E1-E3)	None
6. Green Certification (F1)	None
7. Education & Awareness (G1-G4)	None

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

HP/da

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DRV 4/4/13 3:46 PM

Information for City Clerk

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

1. (a) Agent: Name: Roger Jawanda
Citiwest Consulting Ltd.
Address: Suite 101, 9030 - King George Blvd
Surrey, BC V3V 7Y3
Tel: 604-591-2213 - Work
604-591-2213 - Fax

2. Properties involved in the Application

(a) Civic Address: 5925 - 140 Street

(b) Civic Address: 5925 - 140 Street
Owner: Manprit K Pannu
Gurmit S Pannu
PID: 005-186-838
Lot: 52, LT 52 SW SEC 9 T2
PL 40335

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.
(b) Application is under the jurisdiction of MOTI.

MOTI File No. 2012-04795

SUBDIVISION DATA SHEET

Proposed Zoning: _____

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.06 acres
Hectares	0.428 ha
NUMBER OF LOTS	
Existing	1
Proposed	10 (9 RF-9, 1 RF-12)
SIZE OF LOTS	
	RF-9 / RF-12
Range of lot widths (metres)	9.5- 18.7m / 12 m
Range of lot areas (square metres)	302-578 m ² / 307 m ²
DENSITY*	
	RF-9 / RF-12
Lots/Hectare & Lots/Acre (Gross)	24.7 ha, 10 upa /16 ha,6.5 upa
Lots/Hectare & Lots/Acre (Net)	24.7 ha, 10 upa /16 ha,6.5 upa
SITE COVERAGE (in % of gross site area)*	
Maximum Coverage of Principal & Accessory Building	42.7% / 13.5%
Estimated Road, Lane & Driveway Coverage	24.5% / 73.0%
Total Site Coverage	67.2% / 86.5%
PARKLAND	
	N/A
Area (square metres)	
% of Gross Site	
Required	
PARKLAND	
money in lieu	YES
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

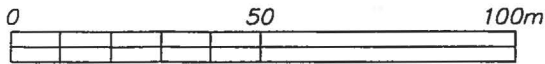
*Provided by Applicant

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____ OF LOT 52, SECTION 9, TOWNSHIP 2, NWD, PLAN 40335

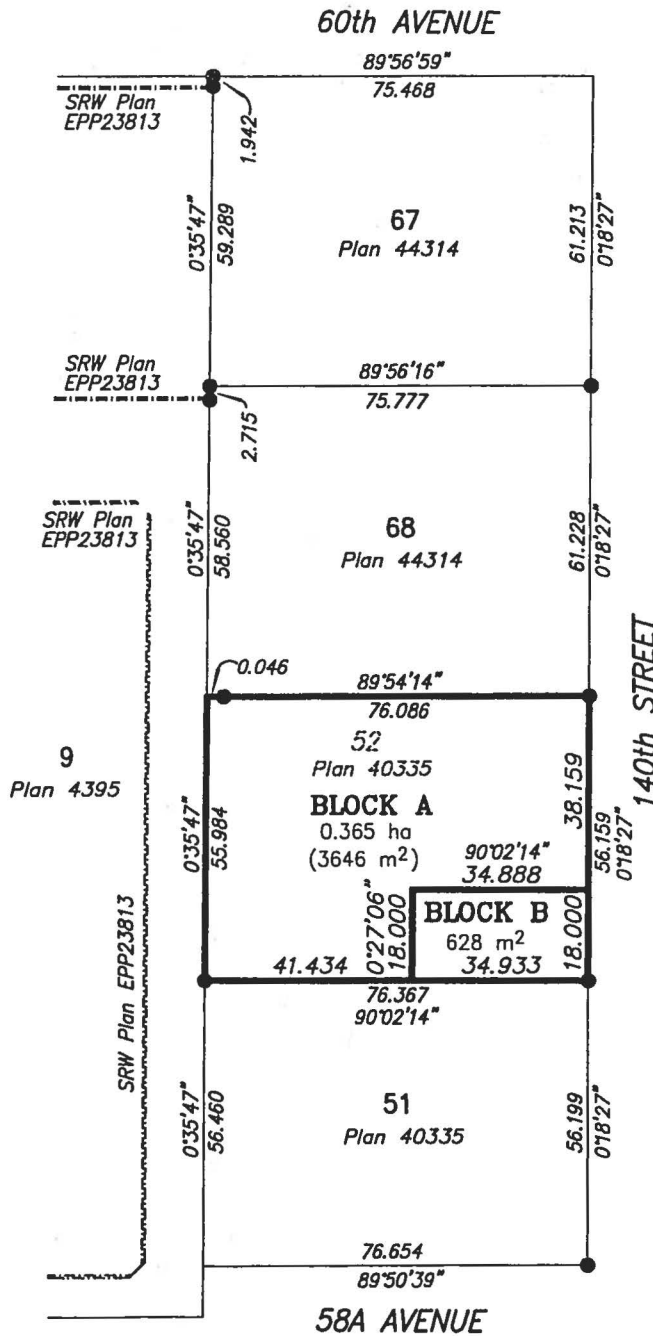
City of Surrey B.C.G.S. 92G.016

Legend:

- Denotes iron post found
- ha. Denotes hectares



SCALE 1 : 1500
All distances are in metres



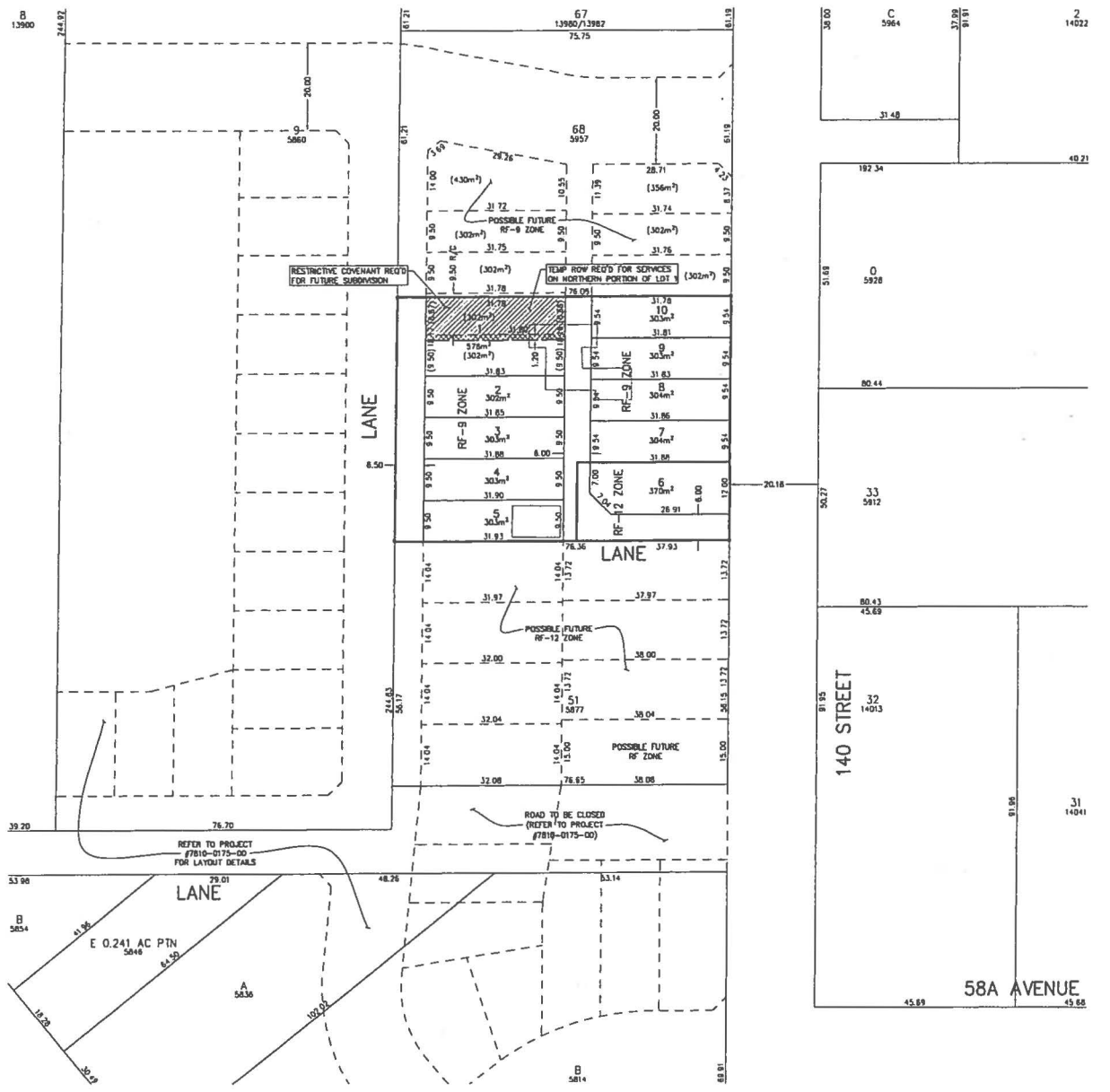
Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783

Certified correct to survey dated
this 27th day of September, 2012.

Ken W. Schuurman, B.C.L.S.

This plan lies within the Greater Vancouver Regional District

File: 5066-ZONING



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
 3. EXISTING HOUSE AND BUILDINGS TO BE REMOVED.
 4. RIGHT OF WAY REQUIRED ON PORTION OF LOT 1 FOR SERVICES TO LOTS 6 TO 10.
 5. NO-BUILD RESTRICTIVE COVENANT TO BE REGISTERED ON LOT 1 UNTIL PROPERTY IS CONSOLIDATED WITH THE PROPERTY TO THE NORTH.

No.	Date	Revision	By	Ch
4	12/06/21	NOTES REVISED	PH	SS
3	12/06/21	LOT LAYOUT REVISED	PH	SS
2	12/07/25	LOT LAYOUT REVISED	PH	SS
1	12/27/19	LOT LAYOUT REVISED	PH	SS
			DR	CH

CITIWEST CONSULTING LTD.
 No. 101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citwest.com



SANT CONSTRUCTION LTD.
 18028 - 96 AVENUE, SURREY, BC V4W 5E3 PH. 604-780-0055 FAX. 604-868-8654
PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 5925 - 140 STREET, SURREY, BC

Scale: 1:1000	Mun. Proj. No. 7911-0268-00	Dwg. No. B
Drawn: PH	Mun. Dwg. No.	
Designed: PM	Job No. 11-2849	DT
Approved:	Date MAY /12	Revision 4

This drawing and design is the property of CITIWEST CONSULTING LTD and cannot be used, reused or reprinted without the written consent of said company.

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

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

DATE: **March 12, 2013** PROJECT FILE: **7811-0268-00**

RE: **Engineering Requirements
Location: 5925 - 140 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 6.0 metres for east/west and north/south lanes.
- dedicate 6.50 metres for 139A Street.
- dedicate 5.0m x 5.0m corner cut at the lane intersection.
- provide a 0.50 metre SROW fronting 140 Street.

Works and Services

- construct west half of 140 Street.
- construct east half of 139A Street.
- construct water, sanitary and drainage to service the site.
- pay latecomer charges for 7809-0135-00-1, 5710-0175-00-1, 5810-0175-00-1, 5910-0175-00-1, 6110-0175-00-1.
- pay 100% DCCFEA for 8312-0328-00-1, Drainage.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

LR



Tuesday, February 26, 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.

A new elementary school (#212 Woodward Hill Elementary) opened in spring 2010, the capacity in the table below does not include one modular classroom which was recently added to accommodate growth. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. The enrolment for the school as of September 2012 was 73 Kindergarten and 425 grade 1-7 students, and enrolment is projected to grow above the schools capacity. A new elementary school is under construction on Site #211 on 146th Street immediately to the east of Sullivan Heights Secondary School (the new elementary school has been named "Goldstone Park Elementary" and is expected to open in 2013-2014 school year). The new school will help Woodward Hill relieve overcrowding in the short term, as a boundary move has been approved from Woodward Hill Elementary to the new school, although most of the students attending the new school will come from Cambridge Elementary. Also, an addition to increase the capacity at Panorama Ridge Secondary from 1100 to 1400 (plus a Neighbourhood Learning Centre) is under construction and this may also help reduce secondary space shortage in the Newton area. The school district will also be considering various measures to address projected overcrowding at Sullivan Heights Secondary (i.e. possible enrolment moves or program change considerations). In recent years, amendments to the South Newton NCP have resulted in larger number of residential units and higher enrolment growth than was originally envisioned when the NCP was first adopted in 1999. Although future space additions may be necessary, both Woodward Hill Elementary and Sullivan Heights Secondary have limited site area for expansion and larger space additions may be needed at these schools with higher than projected enrolment results. The School District will be preparing a long range facility plan to help accommodate the changes in student growth in the district.

THE IMPACT ON SCHOOLS

APPLICATION #: 11 0268 00

SUMMARY

The proposed 11 Single family with suites are estimated to have the following impact on the following schools:

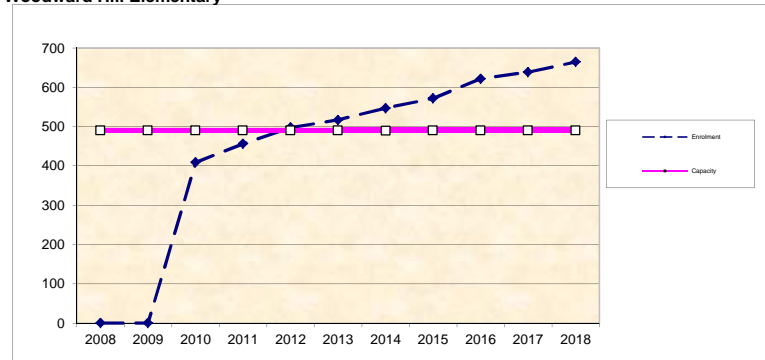
Projected # of students for this development:

Elementary Students:	6
Secondary Students:	3

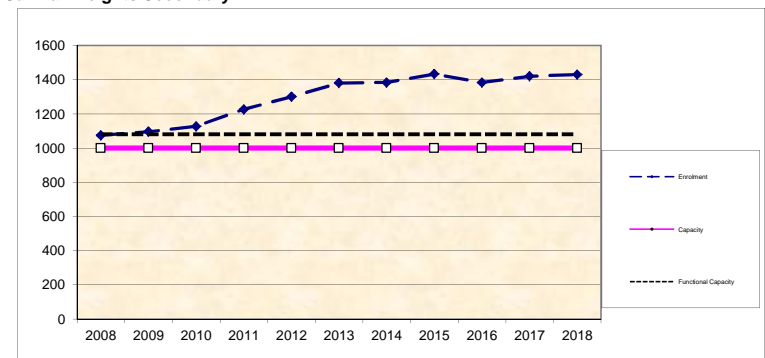
September 2012 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	73 K + 425
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1300
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

Woodward Hill Elementary



Sullivan Heights Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7911-0268-00
Project Location: 5925 - 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 area surrounding the subject site is predominantly comprised of old, small homes from the 1950s and 1960s, constructed on large suburban lots. Just under half of the houses (46%) within the character study area are simple, low mass, rectangular Bungalows, most of which are less than 1000 square feet. These homes have simple, low slope (2:12 – 5:12) common gable or common hip roofs with either an interlocking tab type asphalt shingle surface, or tar and gravel / roll roofing. These dwellings are clad in cedar, and most have no masonry accent veneer.

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

The remaining 27 percent of homes, constructed either in the 1980s or 2000s, are Two-Storey type structures. These homes have desirable mid-scale massing designs in which a substantial portion of the upper floor is concealed behind the roof system extending up from the floor below. Roof slopes vary between 7:12 and 12:12. Roof surfaces include cedar shingles or asphalt shingles. A variety of main wall cladding materials have been utilized including cedar siding, stucco, vinyl siding, and brick or masonry.

Most lots are landscaped to an old urban standard, characterized by mature trees and shrubs, most of which are native to this area. Most lots have driveway materials that are considered substandard in comparison to materials used in most modern urban subdivisions (27% asphalt, 46% gravel, 18% broom finished concrete and only 9% exposed aggregate).

Neither the dwellings nor the landscaping provide suitable context for a year 2013 RF-12, and RF-9 zoned development in Surrey. Therefore, the existing homes will not be emulated. A new character area is proposed in which low to mid-scale Two-Storey type homes (with basements) are constructed to a high modern standard (commonly found in post year 2010s RF-9 and RF-12 developments in this general area).

Adjacent to the south side of the subject site, at 5877 - 140 Street, is a proposed new (under application, but not yet approved) 7 lot RF and RF-12 subdivision. Although the building scheme for that subdivision has yet to be approved, the best strategy at this point is to ensure continuity between the two sites. Therefore, the building scheme at the subject site should be similar to the building scheme of the adjacent site to the south, with adjustments to account for differences in zoning between the subject site (RF-12, RF9), and the adjacent site to the south (RF and RF-12).

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

- 1) **Context Homes:** Most homes in the surrounding area do not provide acceptable residential design context for a post year 2010 development. Therefore, the strategy will be to create a desirable new character area, in which homes are consistent in quality with most RF-9 and RF12 subdivisions created subsequent to 2010, and are also consistent with building scheme regulations for the adjacent new site to the south identified as Surrey Project 7912-0266-00.
- 2) **Style Character:** Existing homes are Old Urban, Traditional, or Heritage styles. The old urban homes do not meet modern design standards and are not recommended. Traditional and Heritage styles are recommended. "Neo-Traditional" and "Neo-Heritage" styles are compatible with the existing styles and are also recommended.
- 3) **Home Types:** There are Bungalows, Basement Entry homes, Cathedral Entry homes, and Two Storey homes type homes within the character area. It is expected that all new homes at the subject site will be Two-Storey type. However, a variety of home types should be permitted, and home type will not be regulated in the building scheme.
- 4) **Massing Designs:** The old urban homes do not provide desirable massing context. Massing designs should be consistent with those used in most post year 2010 RF-9 and RF-12 zone developments.
- 5) **Front Entrance Design:** Front entrance porticos are not an architecturally significant feature on most homes in this area. The entrance height on neighbouring homes ranges from one to 1½ storeys. However, a 1 ½ storey high front entrance would appear proportionally exaggerated on an RF9 home. Nine of ten homes at the subject site will be RF-9 zone. The recommendation therefore is to restrict the front entrance height to a maximum of one storey, or 10 feet.
- 6) **Exterior Wall Cladding:** A variety of wall claddings have been used, including cedar, stucco, vinyl, brick, and stone, and a similar variety should therefore be permitted, except that feature veneers should be required to meet post 2010's standards.
- 7) **Roof surface:** Roof surfaces on existing homes are predominantly asphalt shingles. Cedar shingles, tar and gravel, and roll roofing have also been used. The new development (7912-0266-00) located adjacent to the south side of the subject site permits the use of cedar shingles, shake profile asphalt shingles, shake profile concrete roof tiles, and environmentally sustainable roof materials in a shake profile. A similar range of roofing materials is recommended for the subject site.
- 8) **Roof Slope:** Roof pitch 2:12 to 12:12 on existing homes. Min 8:12 slope is recommended.

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

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", or "Rural Heritage". Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to one storey (maximum 10 feet).

2.2 Proposed Design Solutions:

**Interfacing Treatment
with existing dwellings)**

No existing neighbouring homes provide suitable context for the proposed RF-12 and RF-9 zone homes at the subject site, Interfacing treatments are therefore not contemplated. New homes should be consistent in theme, representation, and character with proposed homes in the adjacent new development to the south (Surrey project 7912-0266-00), and should meet common new post year 2010 standards for RF-9 and RF12 zone subdivisions.

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, dark heritage red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch:

Minimum 8:12.

Roof Materials/Colours:

Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Grey, black, or brown only

In-ground basements:

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

Treatment of Corner Lots:

Not applicable - there are no corner lots.

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs for RF-12 lot #6, and 12 shrubs for RF-9 zone lots. Shrubs shall be of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or broom finish concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd.

Date: February 7, 2013

Reviewed and Approved by:



Date: February 7, 2013

TREE PRESERVATION SUMMARY

Project Location: 5925 140th Street, Surrey, BC Surrey File 7911-0268
 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		72	(A)
Number of Protected Trees declared high risk due to natural causes		0	(B)
Number of Protected Trees to be removed		72	(C)
Number of Protected Trees to be Retained	(A-B-C)	0	(D)
Number of Replacement Trees Required	(C-B) x 2	143	(E)
Number of Replacement Trees Proposed		21	(F)
Number of Replacement Trees in Deficit	(E-F)	122	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	21	(H)
Number of Lots Proposed in the Project		10	(I)
Average Number of Trees per Lot	(H / I)	2.10	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

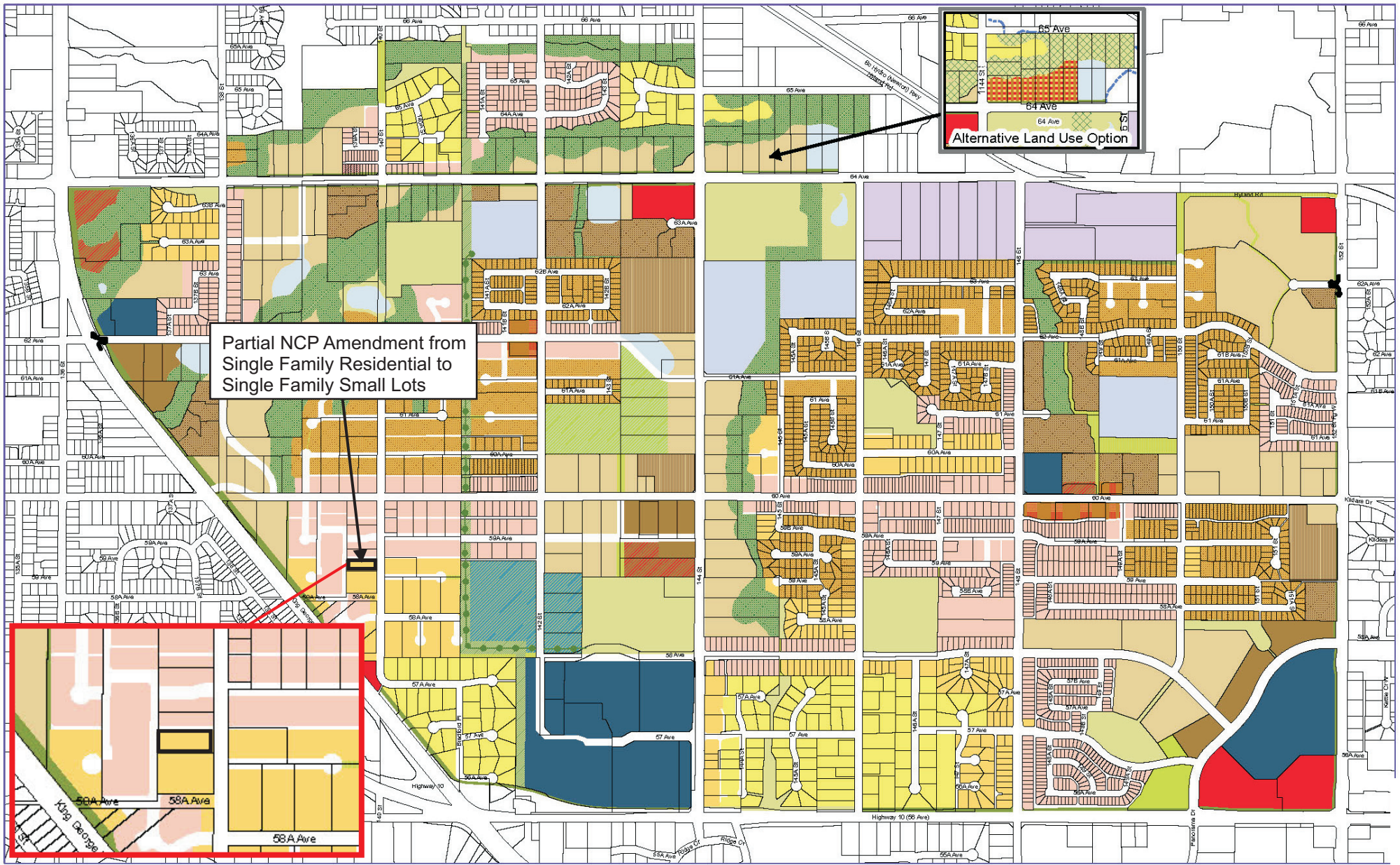
Summary prepared and submitted by:



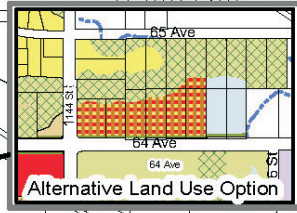
 Arborist

October 16,
 2012

 Date



Partial NCP Amendment from
Single Family Residential to
Single Family Small Lots



SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

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



Adopted by Council Resolution December 6, 2004 Amended 28 Jan 2013

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