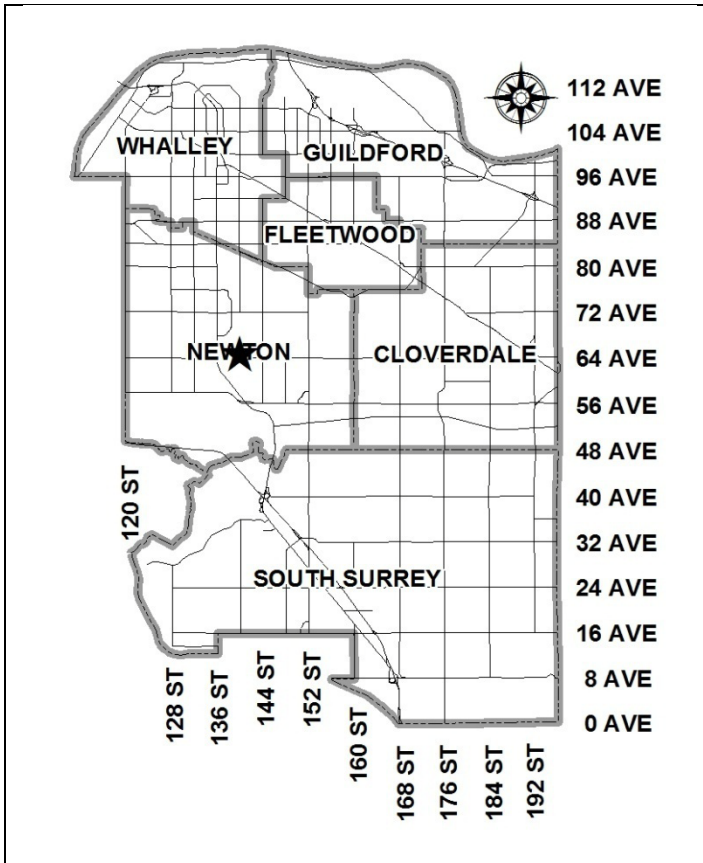


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0018-00

Planning Report Date: July 9, 2012

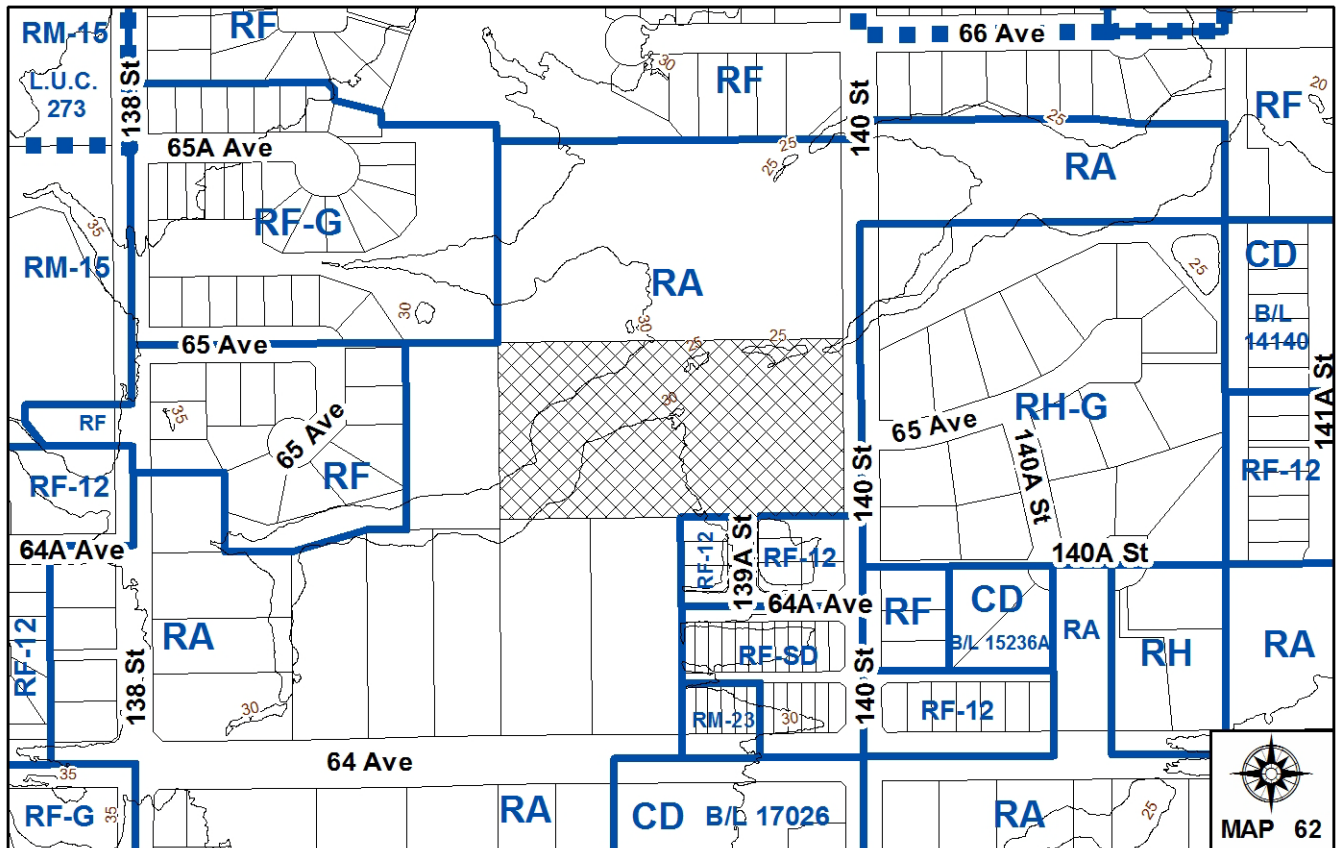


PROPOSAL:

- Partial **NCP amendment** from Townhouse (15 u.p.a. max) to Single Family Small Lots
- **Rezoning** from RA to RF-12

in order to permit the development of 14 RF-12 lots and 1 remainder parcel.

LOCATION: 6501 – 140 Street
OWNER: Donald L. Cameron
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouse (15 u.p.a. max) and Single Family Small Lots



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the South Newton Neighbourhood Concept Plan (NCP) is required to re-designate a portion of the subject property from "Townhouse (15 u.p.a. max)" to "Single Family Small Lots".

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan (OCP) designation.
- The proposed NCP amendment is consistent with the land-use and development pattern established under File No. 7906-0042-00 which created several single family small lots (RF-12) on the north side of 64A Avenue. The single family small lots are located directly south of the subject property.
- The proposal will provide for ongoing protection of 1.91 acres (7,732 sq. m.) of riparian area.

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) input from Senior Government Environmental Agencies;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the replacement tree deficit;
 - (g) registration of a Section 219 Restrictive Covenant for tree preservation;
 - (h) registration of a Section 219 Restrictive Covenant for "no build" over a portion of the southern boundary of Lot 5 and Lot 6 until future consolidation with the adjacent property at 6461 – 140 Street; and
 - (i) conveyance of the existing watercourse and riparian areas to the City, without compensation, for conservation purposes.
3. Council pass a resolution to amend the South Newton NCP to re-designate a portion of the subject property from "Townhouse (15 u.p.a. max)" to "Single Family Small Lots" when the proposal 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:**

5 Elementary students at Hyland Elementary School
 2 Secondary students at Sullivan Heights Secondary School

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

(Appendix IV)

Parks, Recreation & Culture:

The applicant should convey the existing watercourse and riparian areas to the City, without compensation, for conservation purposes. Parks, Recreation & culture will accept a portion of Lot 15 as the 5% unencumbered subdivision requirement. Parkland acquisition is required for additional parkland proposed through this application.

Department of Fisheries and Oceans (DFO):

DFO conducted a site visit and confirmed the existing dwelling on Lot 1 is required to be removed for watercourse preservation. Any future dwelling on proposed Lot 1 must conform to the minimum setback requirement from Hyland Creek, as prescribed by DFO.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Hyland Creek Park.	Urban/Park	RA
East (Across 140 Street):	Half-Acre residential.	Urban/Suburban Residential Half-Acre and Existing & Future Park	RH-G
South:	Single family residential.	Urban/Townhouse (15 u.p.a. max), Creek & Riparian Setbacks and Single Family Small Lots	RA & RF-12
West:	Hyland Creek Park.	Urban/Park	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is located within the South Newton Neighbourhood Concept Plan (NCP) approved by Council on June 14, 1999 and further amended to provide opportunities for single family small lot development on December 6, 2004. The property is designated "Townhouse

(15 u.p.a. max)", "Single Family Small Lots" as well as "Creeks and Riparian Setbacks" in the South Newton NCP.

- The applicant proposes an NCP amendment to re-designate a portion of the subject property from "Townhouse (15 u.p.a. max)" to "Single Family Small Lots" (Appendix VII). The proposed small lot designation will require a 15 metre setback from top-of-bank which provides sufficient developable area for 14 single family small lots by completing the cul-de-sac originally established under File No. 7906-0042-00.
- In contrast, the "Townhouse (15 u.p.a. max)" designation would require a 30 metre setback from top-of-bank which significantly reduces the total developable area. Furthermore, the townhouse designation would no longer provide a suitable interface with existing single family residential lots created directly south of the subject property under File No. 7906-0042-00.
- The adjacent development application (File No. 7906-0042-00) involved a similar NCP amendment from "Townhouse (15 u.p.a. max)" to "Single Family Small Lots". The Planning Report concluded the subject property would require a similar NCP amendment given the adjacent proposal introduced a different land-use and road pattern than anticipated under the NCP. At the time, the applicant had provided a concept plan for the subject property and undertook consultation with adjacent owners.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is 1.87 hectares (4.63 acres) in area and located on the west side of 140 Street just north of 64A Avenue.
- The property is designated "Urban" in the Official Community Plan (OCP). In addition, the property is designated "Townhouse (15 u.p.a. max)", "Single Family Small Lots" as well as "Creek and Riparian Setbacks" in the South Newton Neighbourhood Concept Plan (NCP).
- The subject property is currently zoned "One-Acre Residential (RA)". The applicant is proposing to rezone the property in order to subdivide into fourteen "Single Family Residential (12)" (RF-12) lots and one remainder parcel (Lot 15) for future consolidation with the adjacent parkland (Hyland Park).
- The adjacent property located directly south of 6501 – 140 Street was previously under application in September, 2008 and involved a similar NCP amendment from "Townhouse (15 u.p.a. max)" to "Single Family Small Lots" and "Row Housing" as well as rezoning from RA to RF-12, RF-SD (Semi-Detached Residential Zone) and RM-23 (Multiple Residential 23 Zone) in order to permit 6 row houses, 18 semi-detached units and 7 single family small lots (File No. 7906-0042-00). Furthermore, the development application introduced a north-south road (139A Street) and cul-de-sac layout that, according to the concept plan submitted for 6501-140 Street, illustrated the possibility of future subdivision potential into RF-12 type lots. The proposed subdivision layout for the subject property is generally consistent with the concept plan submitted under File No. 7906-0042-00.

Proposed Subdivision Layout

- The proposed subdivision layout consists of 9 RF-12 lots oriented around a non-standard and enlarged cul-de-sac at the northern end of 139A Street as well as 5 RF-12 lots which front onto 140 Street. All proposed lots will conform to the minimum requirements of the RF-12 Zone in terms of lot area, width and depth.
- The Department of Fisheries and Oceans (DFO) recently conducted a site visit on May 31, 2012 and confirmed the existing dwelling on proposed Lot 1 is required to be removed for creek preservation. Any future dwelling built on Lot 1 must conform to the minimum requirements of the RF-12 Zone.
- A Section 219 Restrictive Covenant (no build) is required over a portion of the southern boundary of Lot 5 and Lot 6 until future consolidation with the adjacent property at 6461-140 Street in order to complete the ultimate subdivision pattern established under File No. 7906-0042-00.
- The current proposed layout will better reflect the overall subdivision pattern within the surrounding neighbourhood and provides a suitable interface with the existing RF-12 lots created directly north of 64A Avenue while respecting the minimum setback requirement from Hyland Creek (15 metres from top-of-bank), as prescribed by DFO.

Road Dedication and Driveway Access

- The design of a non-standard and enlarged cul-de-sac is proposed in order to create the necessary minimum Zoning By-law frontage requirements for proposed Lots 6 – 14. However, the cul-de-sac design significantly limits the amount of standard on-street parallel parking that can be provided.
- The applicant has proposed a parking island to supplement the shortfall in standard on-street parking. The Engineering Department has expressed concerns due to the experience with existing cul-de-sac islands and increased potential for higher operations and maintenance costs.
- The applicant explored other more standard alternatives but could not develop a concept plan that would achieve the same number of lots. As a result, the Engineering Department will accept the parking island proposed by the applicant subject to no underground utilities being constructed under the parking island.
- The Engineering Department also required the applicant to improve the existing walking and cycling infrastructure located within the 140 Street road allowance. The applicant is required to remove the existing asphalt on 140 Street and construct a 3 metre wide (10 ft.) concrete path with pedestrian lighting up to the existing pedestrian crossing of Hyland Creek. This will improve the connection to Hyland Creek Park and Hyland Elementary School for residents within the area.

Riparian Area Protection – Conveyance vs. Restrictive Covenant

- The applicant is unwilling to convey the portion of Lot 1 presently encumbered by Hyland Creek (a red-coded watercourse) which includes the riparian setback area measured 15 metres from

top-of-bank to the City for conservation purposes without compensation. Instead, the applicant proposes to maintain ownership of the red-coded watercourse and riparian corridor by creating a large RF-12 lot (Lot 1) with a total area of 2.04 acres (8,259 square metres). The applicant is proposing to protect the riparian corridor and red-coded watercourse by registering a S. 219 Restrictive Covenant on title.

- The red-coded watercourse and adjacent riparian corridor measured 15 metres from top-of-bank are designated "Creek and Riparian Setback" in the South Newton NCP. The Parks, Recreation & Culture Department (PRC) will typically not accept encumbered property and riparian areas toward the 5% parkland dedication or cash-in-lieu requirement unless the encumbered property will contribute to existing park inventories by providing recreational benefits or public access. For the subject property at 6501 – 140 Street, PRC has confirmed no recreational potential exists within the riparian corridor.
- As a result, the applicant will be required to provide 5% parkland dedication from a portion of Lot 15. PRC has expressed an interest in purchasing the balance of Lot 15 for future consolidation with existing parkland located directly northwest of the subject property at 6501 – 140 Street (Hyland Creek Park).
- The Department of Fisheries and Oceans (DFO) as well as Ministry of Environment (MOE) would prefer the applicant convey any riparian area to the City for conservation purposes and will not sign a Section 219 Restrictive Covenant for riparian protection on single family residential developments.
- In accordance with the City's long-standing practice, the applicant should convey the portion of the lands encumbered by watercourses and riparian setbacks to the City for conservation purposes instead of relying upon the Restrictive Covenant approach, which has proven to be unsuccessful in preventing encroachment or effectively addressing issues like erosion, tree failure, invasive species control or illegal dumping of garbage and debris.
- Therefore, City staff recommend the applicant convey the red-coded watercourse (Hyland Creek) and riparian setbacks (15 metres from top-of-bank) on the subject property at 6501-140 Street to the City, without compensation, for conservation purposes.

Building Design and Lot Grading

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant provided a character study of the surrounding neighbourhood and, based upon this review, proposed a set of Building Design Guidelines (Appendix V).
- The preliminary Lot Grading Plan submitted by Hunter Laird Engineering Ltd. was reviewed by City staff and considered generally acceptable. The Lot Grading Plan indicates that modest amounts of fill are proposed for several RF-12 lots oriented around the cul-de-sac. The proposed fill on Lots 6 – 13 is required to match the ultimate road grade on 139A Street while achieving proper drainage as well as in-ground basements. The proposed lot grading will ensure a suitable interface with the existing RF-12 lots created directly north of 64A Avenue under File No. 7906-0042-00.

Tree Preservation

- The applicant has retained Kavolinas & Associates to prepare the Arborist Report and Tree Preservation/Replacement Plans. The Arborist Report indicates there are 99 mature by-law sized trees on the subject property. The Arborist Report is proposing to remove 84 trees on-site because they are located either within proposed building envelopes, the future road allowance or assessed as hazardous. As a result, the applicant is proposing a total of 27 replacement trees on-site, providing an average of 3 trees per lot.

Tree Species	Number of Existing Trees	Number of Trees Proposed for Removal	Number of Trees Proposed for Retention
Amabilis Fir	1	0	1
Black Cottonwood	2	2	0
Cherry/Plum	1	1	0
Cypress	1	1	0
Douglas-fir	11	7	4
Paper Birch	4	2	2
Red Alder	63	63	0
Sitka Spruce	1	0	1
Western Red Cedar	15	8	7
Total	99	84	15

- No by-law sized trees are proposed to be removed from the riparian setback area or Lot 15.
- Under the recently approved new Tree Protection By-law, tree replacement is required at specific ratios. Protected trees are to be replaced at a ratio of 2:1, while alder and cottonwood trees are to be replaced at a ratio of 1:1. As 65 alder trees/cottonwood trees and 19 other trees are proposed to be removed, a total of 103 replacement trees would be required for this application. The applicant is proposing 27 replacement trees. Under the requirements of the new Tree Protection By-law, this would result in a tree replacement deficit of 76 trees. As such, under the new By-law, monetary compensation for the remaining 76 trees would be \$22,800 based on \$300/tree.

Ecosystem Management Study (EMS)

- Protection of the red-coded watercourse and riparian setback on the subject property will conserve a portion of an area identified to have ecological significance under the Ecosystem Management Study (EMS).
- The proposed development will conserve roughly 2.9 acres (11,725 square metres) of the Hyland West Terrestrial Hub #34 which traverses the property. Therefore, the proposed development will preserve roughly 5.6% of the total 48.66 acre EMS hub.

PRE-NOTIFICATION

Pre-notification letters were sent out on May 23, 2012 and staff received the following responses:

- City staff received one phone call from an adjacent property owner who expressed concerns about the need for creek preservation and riparian area protection, on-site/off-site tree preservation and asked staff to maintain linkages to the existing pedestrian crossing of Hyland Creek.

(The applicant will respect the minimum setback requirement [15 metres from top-of-bank] for Hyland Creek, as per DFO regulations. Although the applicant is committed to maximizing tree preservation, the Arborist Report indicates that few quality by-law sized trees are currently located on-site/off-site. The applicant is also responsible for constructing a 3 metre wide [10 ft.] concrete pathway along 140 Street with suitable lighting up to the existing pedestrian crossing of Hyland Creek).

- City staff received one phone call from an individual representing ReNewton who expressed several concerns that single family small lot development proposals will ultimately contribute to vandalism, parking problems, litter, illegal secondary suites as well as attract transient residents. In addition, the individual expressed concerns about creek preservation, riparian area protection and on-site/off-site tree preservation. The individual suggested the applicant should consider a townhouse development given that a Strata Council can ensure owners will maintain the property and protect natural habitat.

(The proposed NCP amendment and current subdivision layout is consistent with the land-use and subdivision pattern in the surrounding neighbourhood and provides a suitable interface with the existing RF-12 lots created directly north of 64A Avenue while respecting the minimum setback requirement from Hyland Creek, as per DFO regulation).

SUSTAINABILITY CHECKLIST

- On June 15, 2012 the applicant prepared and submitted a sustainable development checklist.
- The applicant reports that Low Impact Development Standards (LIDs) are proposed in addition to substantial ongoing preservation and protection of the riparian corridor and red-coded watercourse.

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.	NCP Amendment Map

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

Information for City Clerk

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

1. (a) Agent: Name: Clarence Arychuk
 Hunter Laird Engineering Ltd.
 Address: 65 Richmond Street, Unit #300
 New Westminster, BC V3L 5P5
 Tel: 604-525-4651

2. Properties involved in the Application

(a) Civic Address: 6501 – 140 Street

(b) Civic Address: 6501 – 140 Street
 Owner: Donald L. Cameron
 PID: 011-361-697

 Lot 3 South West Quarter Section 16 Township 2 New Westminster District Plan 2163

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
GROSS SITE AREA	
Acres	4.64 acres
Hectares	1.88 hecatres
NUMBER OF LOTS	
Existing	1
Proposed	15
SIZE OF LOTS	
Range of lot widths (metres)	13.4 metres – 18.97 metres
Range of lot areas (square metres)	321 sq. m. – 557 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	15.6 u.p.ha./6.3 u.p.a.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	480 sq. m.
% of Gross Site	5% parkland dedication
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
BOUNDARY HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

EXISTING PARK

EXISTING PARK

15

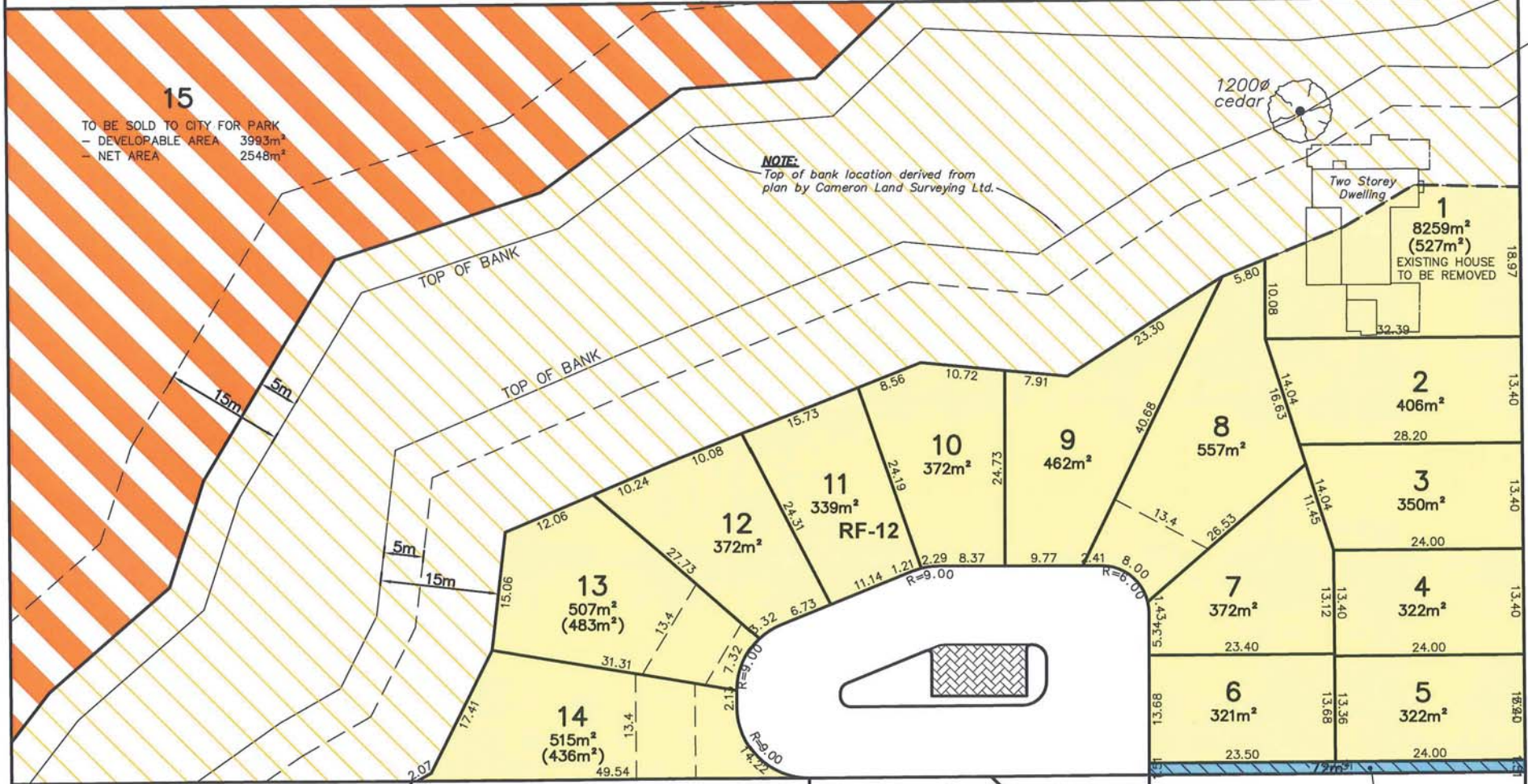
TO BE SOLD TO CITY FOR PARK
 - DEVELOPABLE AREA 3993m²
 - NET AREA 2548m²

NOTE:
 Top of bank location derived from
 plan by Cameron Land Surveying Ltd.

1200Ø
 cedar

Two Storey
 Dwelling

1
 8259m²
 (527m²)
 EXISTING HOUSE
 TO BE REMOVED



140 ST.

139A ST.

PROTECT FOR SALE
 TO NEIGHBOUR

Development Data

Total Site Area	18785m ²
Creek(5m from TOB)	5878m ²
Riparian Area	3298m ²
Developable Lands	9609m ²

Proposed Development Concept "C"

Nico River Development Ltd.
 Surrey Project #7912-0018-00



HunterLaird
 ENGINEERING LTD.

May 2012
 #6629

Appendix II

INTER-OFFICE MEMO

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

FROM: Development Project Engineer, Engineering Department

DATE: June 26, 2012 **PROJECT FILE: 7812-0018-00**

**RE: Engineering Requirements
Location: 6501 140 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 139A Street cul-de-sac.

Works and Services

- Construct west side of 140 Street, to the ultimate Through Local standard as established under project 7806-0042-00,
- Remove the existing asphalt and construct 3.0 metre wide concrete path up to existing pedestrian creek crossing;
- Construct 139A Street cul-de-sac, including a Parking Island and boulevard around the cul-de-sac.
- Extend storm and sanitary sewers, and water mains to service the proposed development.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

IK1



Wednesday, May 23, 2012
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. Sullivan Heights Secondary enrolment is above capacity and the district may consider future boundary revisions. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0018 00

SUMMARY

The proposed 15 Single family lots are estimated to have the following impact on the following schools:

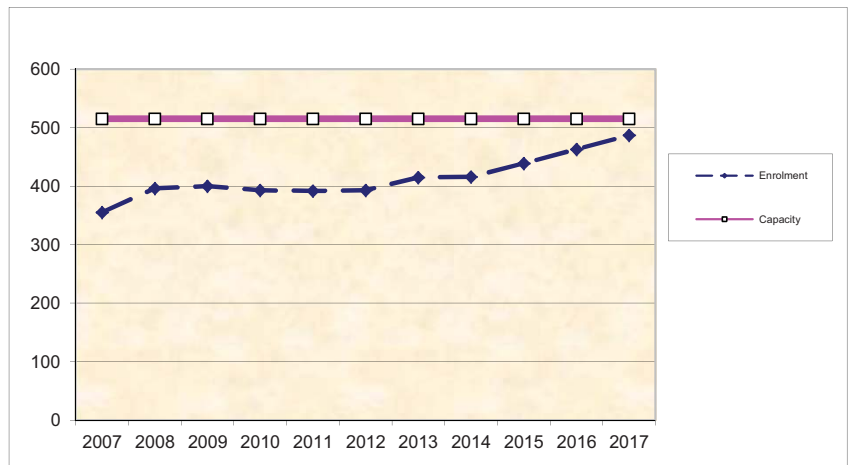
Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

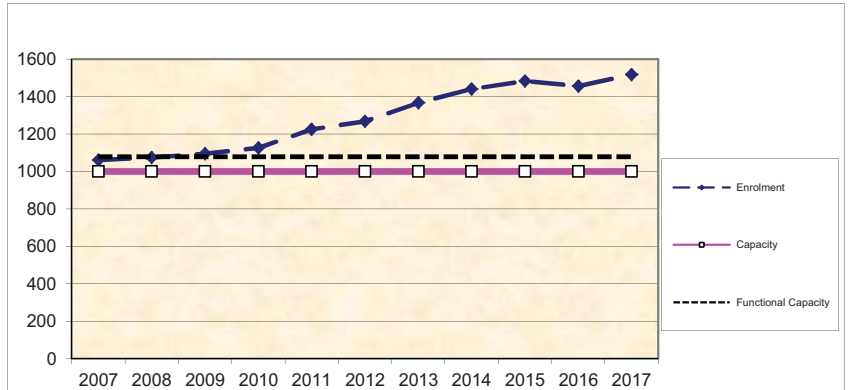
September 2011 Enrolment/School Capacity

Hyland Elementary	
Enrolment (K/1-7):	36 K + 356
Capacity (K/1-7):	40 K + 475
Sullivan Heights Secondary	
Enrolment (8-12):	1226
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: 7912-0018-00
 Project Location: 6501 - 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:

This area contains a natural park to the north with a watercourse, mature native conifers and native growth, which impart a rich natural character to this area. Some consideration should be given to opportunities for passive local surveillance of the park, in accordance with CPTED principles.

This area was built out over a time period spanning from the 1960's to less than two years ago. The age distribution from oldest to newest is : 50 years old (7%), 40 years old (13%), 30 years old (13%), 10 years old (60%), and new (7%). Most homes are in the 2500-3000 sq.ft. size range. Home size distribution in this area is as follows : under 1500 sq.ft. (14%), 1501-2000 sq.ft. (13%), 2001-2500 sq.ft. (7%), 2501-3000 sq.ft. (53%), 3001-3550 sq.ft. (13%). Styles found in this area include : "Old Urban" (27%), "West Coast Traditional" (7%), "Neo-Heritage" (20%), "Neo-Traditional" (47%). Home types include : Bungalow (20%), Split Level (7%), Two-Storey (67%), and RF-SD type Two Storey (7%).

The massing scale found on neighbouring homes ranges from "low mass" to "mid-to-high-scale" structures, distributed as follows: low mass structures (20%), mid-scale structures (74%), and "mid-to-high-scale structures" (7%). The scale range for the front entrance element is: one storey (60%), and 1 ½ storey (40%).

Most homes have a steeply sloped roof. Roof slopes include: low slope (flat to 5:12) = (35%), and steeply sloped (8:12 and steeper) = (65%). Main roof forms (largest truss spans) include: common hip (73%), common gable (13%), Dutch hip (7%), Boston gable (7%). Feature roof projection types include : common hip (17%), common gable (67%), Dutch hip (6%), Boston gable (6%), and shed (6%). Roof surfaces include : tar and gravel (7%), rectangular profile type asphalt shingles (13%), shake profile asphalt shingles (53%), concrete tile (shake profile) (13%), and cedar shingles (13%).

Main wall cladding materials include : horizontal cedar siding (20%), and horizontal vinyl siding (80%). Feature veneers on the front façade include : brick (38%), stone (21%), wood wall shingles (33%), and 1x4 vertical battens over Hardipanel (8%). Wall cladding and trim colours include : Neutral (white, cream, grey) (40%), Natural (earth tones) (56%), Primary derivative (red, blue, yellow) (4%).

Covered parking configurations include : No covered parking (7%), Double carport (7%), Double garage (73%), Triple garage (7%), Rear garage (7%).

A variety of landscaping standards are evident, ranging from "modest modern urban" to "above average modern urban". Driveway surfaces include : gravel (7%), asphalt (7%), broom finish concrete (7%), exposed aggregate (80%).

Seventy three percent of homes can be considered 'context homes' (as identified in the residential character study), providing suitable architectural context for the subject site. Twenty seven 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: The following homes provide suitable architectural context: 6451 - 139A Street, 6457 - 139A Street, 6463 - 139A Street, 6458 - 139A Street, 6452 - 139A Street, 6455 - 140 Street, 14025 - 65 Avenue, 6466 - 140 Street, 6454 - 140 Street, 6442 - 140 Street.
- 2) Style Character : Two thirds of all neighbouring homes can be described as "Neo-Traditional" or "Neo-Heritage" styles. The remaining one third are "Old urban" styles.
- 3) Home Types : Two thirds of neighbouring homes are Two-Storey type. It is expected that all new homes at the subject site will be Two-Storey type, a norm for the RF-12 zone.
- 4) Massing Designs : Surrounding new homes provide desirable massing context. Low to mid-scale homes comprise 94% of surrounding homes.
- 5) Front Entrance Design : 60% of front entrance porticos are one storey in height, and 40% are 1 ½ storeys in height. Overstated front entrances are not typical of this area.
- 6) Exterior Wall Cladding : Eighty percent of homes are clad in vinyl, and most have a stone or brick accent veneer, plus wood shingles accent in gable ends.
- 7) Roof surface : Two thirds of homes have an asphalt shingle roof surface. Concrete tiles and cedar shakes are also found in this area.
- 8) Roof Slope : Roof pitch 8:12 or higher on most homes (65%).

Window/Door Details: Rectangular dominant.

Streetscape: At the south side of the site, all homes are new, 2800 square foot "Neo-Traditional" and "Neo-Heritage" style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. 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 common modern urban standard. These homes provide suitable context. Also at the south side of the site is an RF-SD zoned site with several new and desirable dwelling units that fit the neighbourhood character. In other area of this neighbourhood, homes are old urban structures that do not provide suitable context.

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 with existing dwellings)

Compatibility with neighbouring “context homes” at 6451 – 139A Street, 6457 - 139A Street, 6463 - 139A Street, 6458 – 139A Street, 6452 - 139A Street, 6455 - 140 Street, 14025 - 65 Avenue, 6466 - 140 Street, 6454 - 140 Street, 6442 - 140 Street. Homes will therefore be “Neo-Traditional”, “Neo-Heritage”, and heritage-compatible styles only. 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:** Only shake profile asphalt shingles with a raised ridge cap and a minimum 30 year warranty, are permitted. 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 of a minimum 3 gallon pot size. On park facing lot 1 and lots 8 – 14 inclusive, an additional 12 shrubs with a maturity height not to exceed 1.2m are to be located along the 3 board fence constructed along the park boundary. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete only.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: June 10, 2012

Reviewed and Approved by:  Date: June 10, 2012

TREE PRESERVATION SUMMARY

Project Location: 6501 140th Street, 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		99	(A)
Number of Protected Trees declared high risk due to natural causes		-	(B)
Number of Protected Trees to be removed		84	(C)
Number of Protected Trees to be Retained	(A-B-C)	15	(D)
Number of Replacement Trees Required	(C-B) x 2	103	(E)
Number of Replacement Trees Proposed		27	(F)
Number of Replacement Trees in Deficit	(E-F)	76	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	42	(H)
Number of Lots Proposed in the Project		14	(I)
Average Number of Trees per Lot	(H / I)	3.00	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

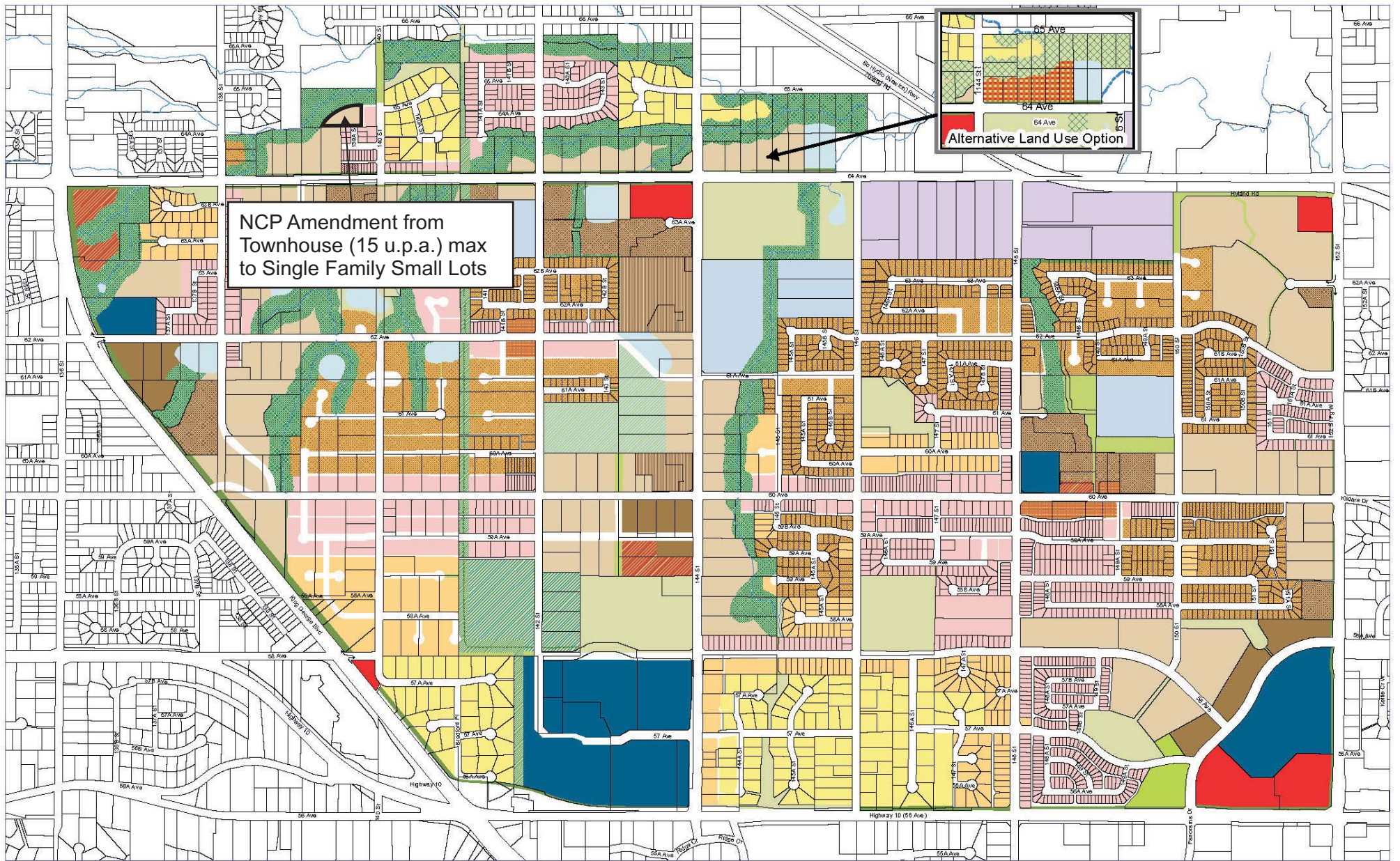
Summary prepared and submitted by:



 Arborist

June 7, 2012

 Date



NCP Amendment from
Townhouse (15 u.p.a.) max
to Single Family Small Lots

Alternative Land Use Option

SOUTH NEWTON
NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department

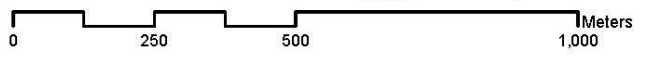
- Apartments 45 upa max
- Townhouses 25 upa max
- Townhouses 20 upa max
- Townhouses 15 upa max
- Single Family Small Lots
- Row Housing

- Single Family Residential Flex 6 to 14.5
- Single Family Residential
- Suburban Residential 1/2 Acre
- Mixed Com/Res Apartments
- Mixed Com/Res Townhouse

- Commercial
- Institutional
- Office Park
- Industrial
- Schools
- Proposed School

- Proposed School and Park
- Parks
- Proposed Park and Walkway
- Recreational
- Creeks and Riparian Set-back

- Buffers
- Detention Ponds
- Utility R/W Greenway
- WALKWAY



Adopted by Council Resolution December 6, 2004. Amended: 07 Feb. 2012

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.