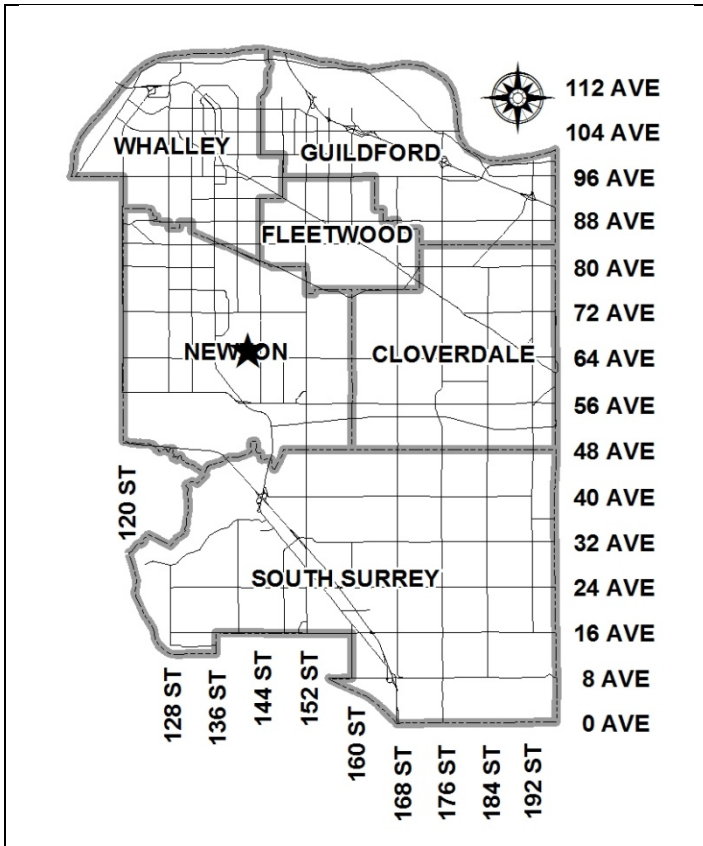


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0066-00

Planning Report Date: July 22, 2013

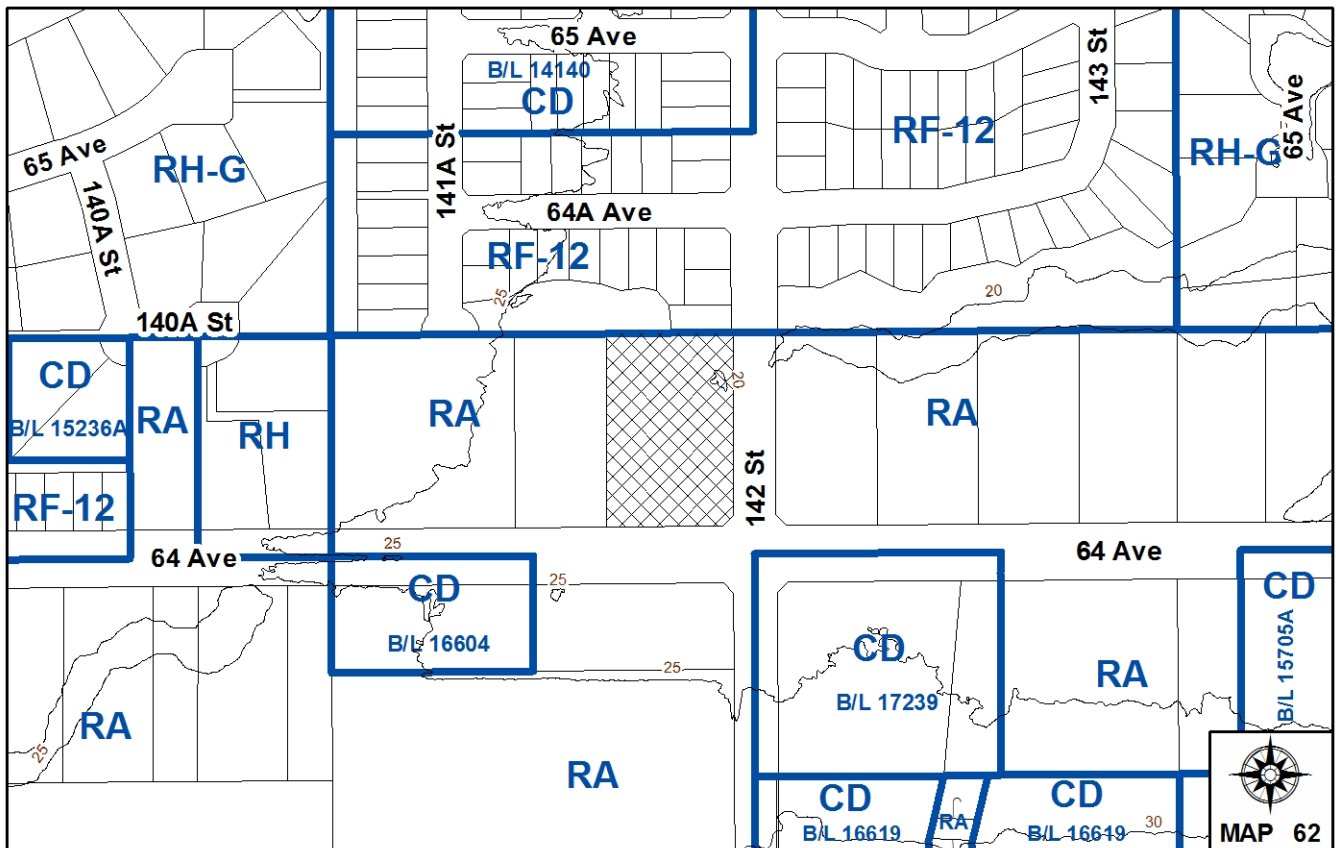


PROPOSAL:

- Partial **NCP amendment** from Townhouse (15 u.p.a. max.) to Single Family Small Lots
- **Rezoning** from RA to RF and RF-9

in order to permit the development of 6 RF-9 lots and 1 RF lot.

LOCATION: 6427 - 142 Street
OWNER: Saroj Khera and Rajinder Khera
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Townhouse (15 u.p.a. max.)



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 approved land-uses and development pattern established within the surrounding neighbourhood that includes single family small lots (RF-12) created further north of the subject property along the east and west side of 142 Street under File No. 7900-0213-00, 7902-0403-00 and 7904-0319-00.
- The proposed layout provides for ongoing protection of 0.46 acre (1,850 sq. m.) of riparian area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A of the subject site on the attached Survey Plan (Appendix VIII) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and Block B of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (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) the applicant submit a stamped and sealed top-of-bank survey;
 - (h) registration of a Section 219 Restrictive Covenant for tree preservation;
 - (i) registration of a Section 219 Restrictive Covenant for increased setbacks of 5.5 metres (18 ft.) for the RF-9 lots proposed along 64 Avenue; and
 - (j) 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 the land from "Townhouse (15 u.p.a. max.)" 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:**

- 2 Elementary students at Woodward Hill Elementary School
- 1 Secondary student at Sullivan Heights Elementary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by January, 2014.

(Appendix IV)

Parks, Recreation & Culture: A P-15 agreement is required for monitoring and maintenance of all replanting within the riparian area that will be conveyed to the City, without compensation. The applicant is required to construct the half-road fronting the conveyed parkland and provide a 2 metre (6 ft.) statutory right-of-way for the City greenway along 64 Avenue.

Department of Fisheries and Oceans (DFO): The applicant is required to convey the riparian area, within the 15 metre top-of-bank, to the City without compensation with a P-15 agreement. The applicant is required to remove the existing single family dwelling within the 15 metre (50 ft.) top-of-bank setback at 6427 – 142 Street.

SITE CHARACTERISTICS

Existing Land Use: Single family residential dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential and greenbelt	Urban/Single family small lots and creeks & riparian setbacks	RF-12
East, West and South (Across 142 Street and 64 Avenue):	Single family residential as well as a vacant parcel just south of 64 Avenue	Urban/Townhouse (15 u.p.a. max.) and creeks & riparian setbacks	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. The property is designated "Townhouse (15 u.p.a. max.)" 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 (50 ft.) setback from top-of-bank which provides sufficient developable area for 6 single family small lots (RF-9) and 1 single family small lot (RF) with rear lane driveway access.
- In contrast, the Townhouse (15 u.p.a. max.) designation requires a 30 metre (100 ft.) setback from top-of-bank which significantly reduces the total developable area. Furthermore, the "Single Family Small Lot" designation would complete the subdivision pattern established further north on the east and west side of 142 Street while the increased front yard setback proposed will provide an appropriate interface with future townhouse developments on the south side of 64 Avenue.

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is roughly 0.96 hectare (2.36 acres) in area and located on the west side of 142 Street just north of 64 Avenue. The subject property is zoned "One-Acre Residential Zone (RA)".
- The property is designated "Urban" in the Official Community Plan (OCP). In addition, the property is designated "Townhouse (15 u.p.a. max.)" as well as "Creek and Riparian Setbacks" in the South Newton Neighbourhood Concept Plan (NCP).
- The applicant is proposing to rezone the property from "One-Acre Residential (RA)" to "Single Family Residential (9) Zone (RF-9)" and "Single Family Residential Zone (RF)" in order to create a total of 6 RF-9 lots and 1 RF lot. The applicant has volunteered to convey the riparian area to the City.
- As part of the review process, the applicant submitted a concept plan for the adjacent property at 14157 – 64 Avenue which suggests that two RF-9 lots could potentially be achieved subject to approval from the Department of Fisheries and Oceans (DFO) for any setback relaxations from the top-of-bank requirement for the red-coded watercourse. In addition, the adjacent property owner will require a similar NCP amendment from Townhouse (15 u.p.a. max.) to Single Family Small Lots. The applicant has indicated this information was conveyed to the adjacent owner.

Road Dedication

- The applicant is proposing to dedicate 1.942 metres (6.4 ft.) on 142 Street as well as 1.59 metres (5.2 ft.) on 64 Avenue. Moreover, the applicant will dedicate an 8.5 metre (28 ft.) wide rear lane for driveway access and off-site parking, complete with a hammerhead turnaround, in order to supplement the shortfall in standard on-street parking along 64 Avenue.

- In addition, the applicant will provide a 2 metre (6.6 ft.) wide statutory right-of-way along 64 Avenue for the future Sullivan Greenway (multi-use pathway) as well as provide an additional 0.5 metre (1.6 ft.) wide statutory right-of-way on 142 Street for municipal service connections.

Riparian Area Protection

- The red-coded watercourse and adjacent riparian corridor measured to 15 metres 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 land is determined to contribute to existing park inventories by providing recreational benefits and/or public access. For the subject property located at 6427 – 142 Street, PRC has confirmed there is no recreational potential within the riparian corridor. As a result, the applicant will be required to provide 5% cash-in-lieu of parkland dedication for the portion of the lot not encumbered by the red-coded watercourse and riparian setbacks.
- The Department of Fisheries and Oceans (DFO) and Ministry of Environment (MOE) would prefer the applicant convey any riparian areas to the City for conservation purposes and will not sign a Section 219 Restrictive Covenant for riparian protection for single family projects.
- In response, the applicant has volunteered to convey the red-coded watercourse and riparian setbacks measured to 15 metres top-of-bank on the subject property at 6427 – 142 Street to the City, without compensation, for conservation purposes under File No. 7912-0066-00.

Building Design and Lot Grading

- The applicant has retained Ran Chahal of Apex Design Group Inc. 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 prepared by Hub Engineering Inc. was reviewed by City staff and considered generally acceptable. The Lot Grading Plan indicates that a small amount of fill is proposed for several RF-9 lots to achieve proper drainage. A modest amount of fill is required for the RF lot to address grade changes caused by its proximity to the red-coded watercourse.

Tree Preservation

- The applicant has retained Kavolinas & Associates Inc. to prepare the Arborist Report and Tree Preservation/Replacement Plans. The Arborist Report indicates there are 11 mature by-law size trees on the subject property. The report proposes to remove 10 trees on-site because they are located either within proposed building envelopes, the future road allowance or are assessed as hazardous. In response, the applicant proposes a total of 9 replacement trees on-site providing an average of 1.40 trees per lot.
- All trees in the riparian area measured to 15 metres (50 ft.) from top-of-bank are to be retained.

Tree Species	Number of Existing Trees	Number of Trees Proposed for Removal	Number of Trees Proposed for Retention
Apple	1	0	1
Cherry	1	1	0
Douglas-fir	1	1	0
Red Alder	4	4	0
Western Hemlock	1	1	0
Western Red Cedar	3	3	0
Total	11	10	1

- Under the Tree Protection By-law, tree replacement is required at specified 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 4 alder trees/cottonwood trees and 6 other trees are proposed to be removed, a total of 16 replacement trees would be required for this application. The applicant proposes 9 replacement trees. Under the requirements of the Tree Protection By-law, this would result in a tree replacement deficit of 7 trees. As such, under the Tree Protection By-law, monetary compensation for the remaining 7 trees would be \$2,100 based upon \$300/tree.

PRE-NOTIFICATION

Pre-notification letters were sent out on May 30, 2012 and staff received the following responses:

- City staff received one phone call from an adjacent property owner who expressed concerns about the impact of road work and neighbouring construction on 64 Avenue as well as 142 Street. Furthermore, the individual was concerned about the lack of playgrounds and over-capacity at public schools in the surrounding neighbourhood due to small lot development.

(The individual was referred to the Engineering Department – Transportation Division to discuss road upgrades as well as neighbouring construction on 64 Avenue and 142 Street. In addition, City staff advised the individual that School District is actively reviewing the capacity of public schools in the surrounding neighbourhood and may create new schools where density is warranted while the Parks, Recreation and Culture Department is actively pursuing additional parkland dedication and open space within the South Newton NCP.)

- City staff received one phone call from an adjacent property owner who expressed concerns about single family small lot developments and preferred a townhouse project that included the adjacent property at 14157 – 64 Avenue. In addition, the adjacent property owner raised concerns about riparian setback protection and garbage/debris in the riparian setback area.

(City staff explained the applicant would respect the 15 metre top-of-bank setback and remove the existing dwelling within the riparian area, as per DFO. The proposed NCP amendment to Single Family Small Lots would reduce the required minimum setback from top-of-bank but allow for a lower density building form while maximizing development potential. In addition, the riparian area will be conveyed to the City for conservation purposes. The layout includes a concept plan that illustrates how the adjacent property at 14157 – 64 Avenue may re-develop in future under the Single Family Small Lots designation in the South Newton NCP. City staff referred the individual to By-laws and Licensing Division to ensure removal of on-site debris).

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 15, 2013. 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)	<ul style="list-style-type: none"> • The subject property is located within an urban infill area. • The subject property is served by frequent transit.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal includes a mixture of housing types with 1 Single Family (RF) lot and 6 Single Family Residential (9) RF-9 lots.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development proposes Low-impact Development Standards (LIDS) including bio-swales, permeable paving, roof downspout disconnection as well as landscaping sediment control devices. • The applicant proposes to convey the riparian area measured to 15 metres top-of-bank to the City without compensation. A red-coded stream (Archibald Creek) is located in the riparian area. • The subject property is served by organic composting pick-up.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • The project is seeking a third-party green rating (Built Green).
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A sustainable features document is available for new occupants.

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
Appendix VIII.	Block Plan

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

MRJ/da

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Information for City Clerk

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

1. (a) Agent: Name: Peter Zebroff
 Address: 1857 - West 4th Avenue, Unit 109
 Vancouver, B.C. V6J 1M9
 Tel: 604-266-8989

2. Properties involved in the Application
 - (a) Civic Address: 6427 - 142 Street

 - (b) Civic Address: 6427 - 142 Street
 Owner: Rajinder Khera
 Saroj Khera
 PID: 009-250-913
 Lot 61 Except: Part Dedicated Road on Plan BCP17217 Section 16 Township 2 New
 Westminster District Plan 23672

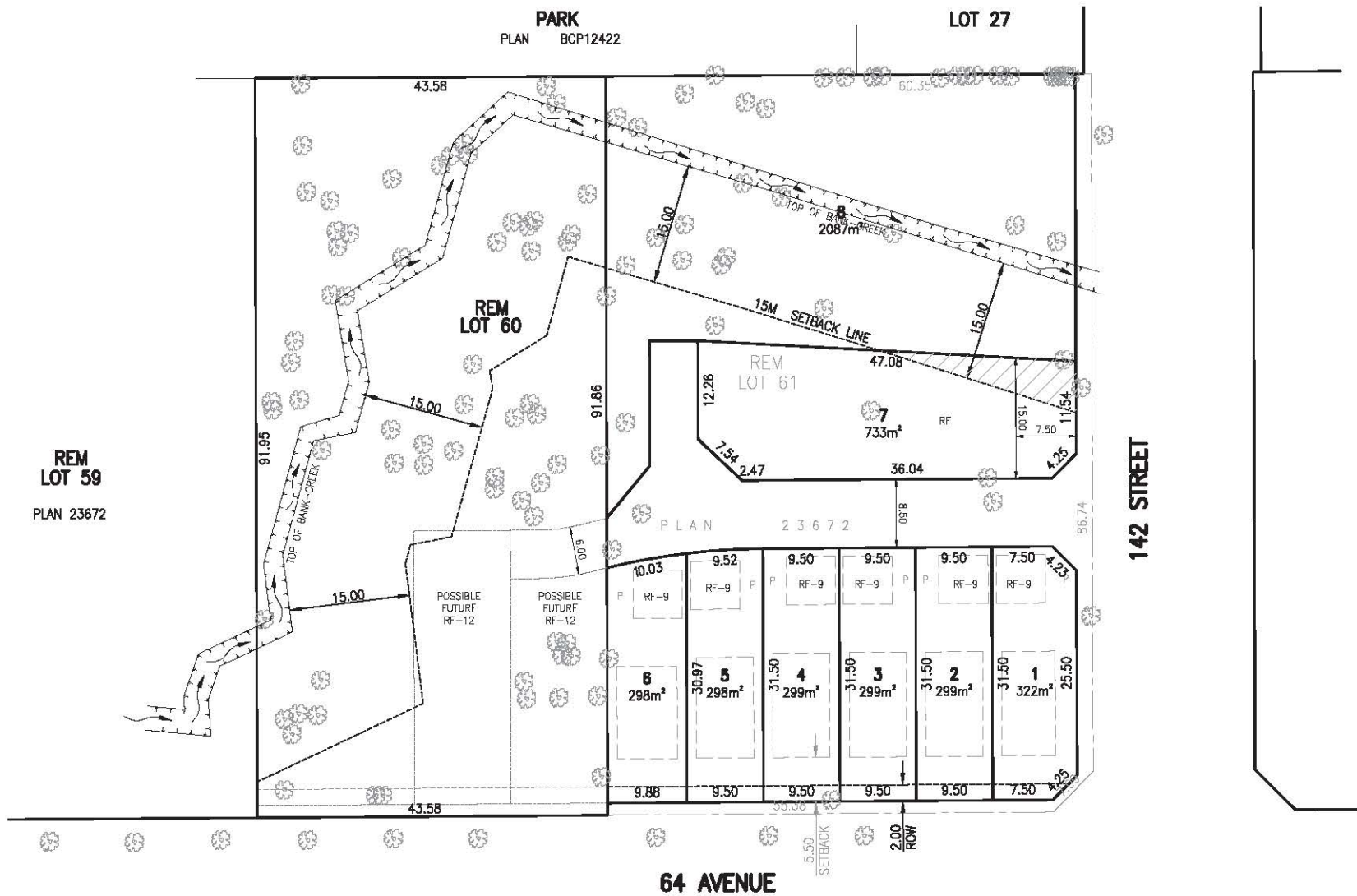
3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF & RF-9

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	1.37 ac.	
Hectares	0.55 ha.	
NUMBER OF LOTS		
Existing	1	
Proposed	7	
SIZE OF LOTS	RF	RF-9
Range of lot widths (metres)	15 m.	9.5 m. – 10.5 m.
Range of lot areas (square metres)	733 sq. m.	298 sq. m. – 322 sq. m.
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	15.5 u.p.ha./6.25 u.p.a	
Lots/Hectare & Lots/Acre (Net)	18 u.p.ha./7.29 u.p.a.	
SITE COVERAGE (in % of gross site area)	N/A	
Maximum Coverage of Principal & Accessory Building		
Estimated Road, Lane & Driveway Coverage		
Total Site Coverage		
PARKLAND	N/A	
Area (square metres)		
% of Gross Site		
	Required	
PARKLAND		
5% 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	

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Appendix II

CLIENT:	PETER ZEBROFF	PROJECT:	14157 64 AVE & 6427 142 ST		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION				
PROJECT No:	13021	DATE:	JUL 2013	LEGAL:	
		SCALE:	1:500	MUNICIPAL PROJECT No:	

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

Hub Engineering Inc.
 Engineering and Development Consultants



101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
 Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

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

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

DATE: **June 27, 2013** PROJECT FILE: **7812-0066-00**

RE: **Engineering Requirements
Location: 6427 142 St**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment

REZONE/SUBDIVISION


Property and Right-of-Way Requirements

- Dedicate 1.942 metres along 142 Street for ultimate 24.0 metre collector road standard.
- Dedicate 1.59 metres along 64 Avenue for ultimate 30.0 metre arterial road standard.
- Provide a 0.5-metre SROW along 142 Street.
- Provide a 2.0-metre SROW along 64 Avenue.
- Dedicate an 8.5-metre unique lane to accommodate parking.
- Dedicate a hammerhead turn around.
- Dedicate 3.0-metre x 3.0-metre corner cuts at intersection of 142 Street and Lane
- Dedicate 5.0-metre x 5.0-metre corner cuts for lane and hammerhead

Works and Services

- Construct west half of 142 Street to the Collector standard.
- Construct an 8.5-metre unique rear lane.
- Construct hammerhead turnaround.
- Construct 3.0-metre asphalt multi-use pathway on north side of 64 Avenue.
- Construct storm facilities to service the proposed development.
- Provide service connections to service the proposed development.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE



Tuesday, January 22, 2013
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0066 00

SUMMARY

The proposed 7 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

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

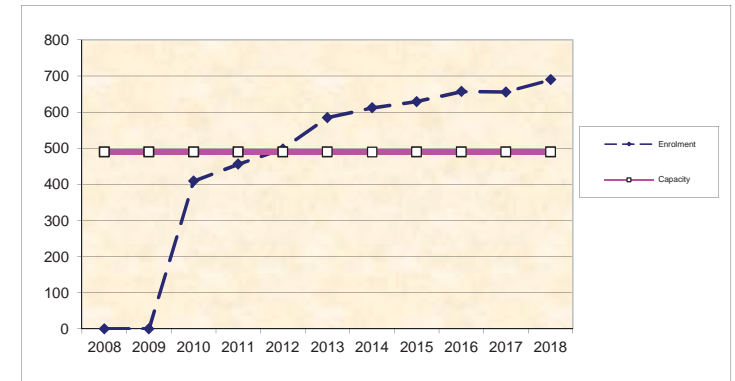
School Enrolment Projections and Planning Update:

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

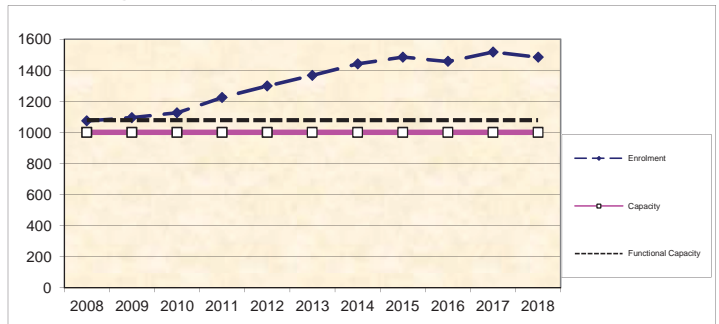
A new elementary school (#212 Woodward Hill Elementary) opened in spring 2010, the capacity in the table below does not include one modular classroom which was recently added to accommodate growth. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. The enrolment for the school as of September 25, 2012 was 73 Kindergarten and 424 grade 1-7 students, and enrolment is expected 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 relieve projected overcrowding at Cambridge Elementary and also draw some students from Woodward Hill 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.

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

V.1.0

Surrey Project no.: 12-0066-00 (Dev: Raj Khera)
Property Location: 6427-142 Street, Surrey, B.C

Design Consultant: Apex Design Group Inc., (Ran Chahal, RD.AIBC, CRD)
#157- 8120 -128 Street, Surrey, BC V3W 1R1
Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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 an old urban area built out in the 1960’s and newer homes built in 2000’s. Most homes are simple “West Coast Traditional” style structures with habitable areas of between 2000-2800sf.

Most of the existing homes have mid to mid-massing characteristics with 31% of the homes having a one and one half storey front entry.

Roof pitch varies from economical low pitch (7/12 or lower) to medium pitch (7-10/12) common truss roofs with simple gables and common hips with Asphalt Shingles Roof Tiles being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl (dominant), Cedar and Stucco Siding with Brick for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 50% of the homes having Exposed Aggregate driveways.

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

None. Since the majority of the existing homes in the study area are 10-40 years old, a new character area will be created. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000’s levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types/Locations: “Two-Storey” 94.0%
“Basement Entry/Cathedral Entry” 0.00%
“Rancher (Bungalow)” 6.00%
“Split Levels” 0.00%

Dwelling Sizes/Locations: Size range: 6.00% under 2000 sq.ft excl. garage
(Floor Area and Volume) 94.0% 2001 - 2500 sq.ft excl. garage
0.00% over 2501 sq.ft excl. garage

Exterior Treatment Cedar: 19.0% Stucco: 31.0% Vinyl: 50.0%
/Materials: Brick or stone accent on 50.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 100.00% Cedar Shingles: 0.00%
Concrete Tiles: 0.0% Tar & Gravel: 0.00%
50.00% of all homes have a roof pitch 6:12 or lower.

Window/Door Details: 100% of all homes have rectangular windows

Streetscape: A variety of simple “Two Story”, 10-40 year old “West Coast Traditional” homes are set 25 to 50 feet from the street in a common old urban setting typified by coniferous growth and mature shrubs. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Shingles Roof Tiles on most of the homes. Most homes are clad in Vinyl.

Other Dominant Elements: None

2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000’s standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types/Locations: Two-Storey, Split Levels and Ranchers (Bungalows).

Dwelling Sizes/Locations: Two-Storey or Split Levels - 2000 sq.ft. minimum
(Floor Area and Volume) Basement Entry - 2000 sq.ft. minimum
Rancher or Bungalow - 1400 sq.ft. minimum
(Exclusive of garage or in-ground basement)

Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
Exterior Materials /Colours:	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 7:12
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 17 shrubs (min. 5 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



 Ran Chahal, CRD, Design Consultant
 Apex Design Group Inc.

May 28, 2013
 Date

TREE PRESERVATION SUMMARY

Project Location: 6427 142nd 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		11	(A)
Number of Protected Trees declared high risk due to natural causes		0	(B)
Number of Protected Trees to be removed		10	(C)
Number of Protected Trees to be Retained	(A-B-C)	1	(D)
Number of Replacement Trees Required	(xx @ 1:1 plus xx @2:1)	16	(E)
Number of Replacement Trees Proposed		9	(F)
Number of Replacement Trees in Deficit	(E-F)	7	(G)
Total Number of Protected and Replacement Trees on Site	(D+F)	10	(H)
Number of Lots Proposed in the Project		7	(I)
Average Number of Trees per Lot	(H / I)	1.40	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

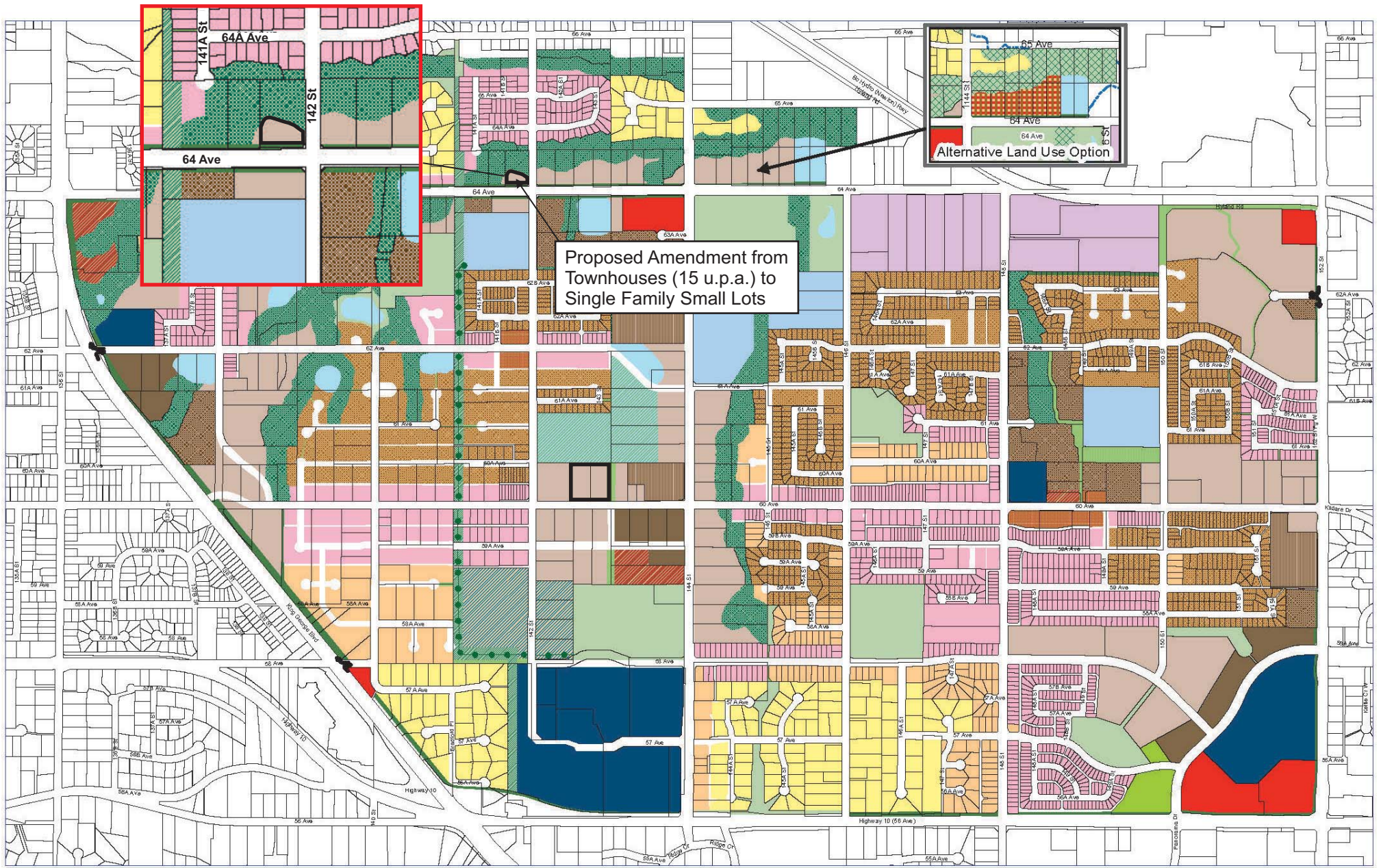
Summary prepared and submitted by:



 Arborist

June 19^h 2013

 Date



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 6 May 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.

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
 OF LOT 61 EXCEPT: PART DEDICATED ROAD ON PLAN BCP17217
 SECTION 16 TOWNSHIP 2 NWD PLAN 23672**

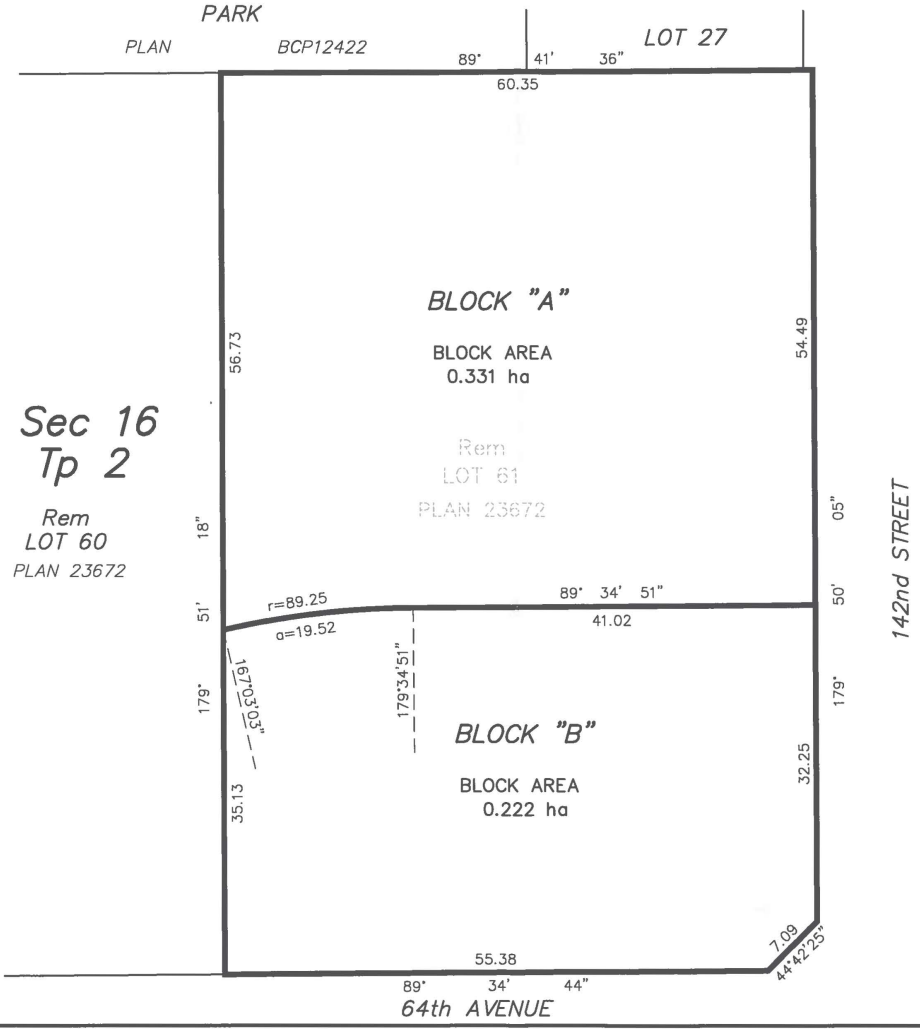
BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK
PART OF Rem 61	Sec 16 Tp 2	23672	0.331 ha	BLOCK "A"
PART OF Rem 61	Sec 16 Tp 2	23672	0.222 ha	BLOCK "B"

CITY OF SURREY
 BCGS MAP SHEET 92G.016
 SCALE = 1:500
 5M 0 10 20M
 "ALL DISTANCES ARE IN METRES"

P.I.D. 009-250-913 (REM LOT 61)
 CIVIC ADDRESS: #6427 142nd STREET

Lot dimensions are derived from LAND TITLE OFFICE RECORDS
 Lot dimensions are derived from Plan BCP17217



**Sec 16
 Tp 2**
 Rem
 LOT 60
 PLAN 23672

BLOCK "A"

BLOCK AREA
 0.331 ha

Rem
 LOT 61
 PLAN 23672

BLOCK "B"

BLOCK AREA
 0.222 ha

THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO
 LAND TITLE OFFICE RECORDS DATED
 THIS 10th DAY OF JULY, 2013

[Signature]
 SIGNATURE OF B.C.L.S.

SOUTH FRASER LAND SURVEYING LTD.
 B.C. LAND SURVEYORS
 SUITE 101 - 7485 130th STREET
 SURREY, B.C. V3W 1H8
 TELEPHONE: 604 599-1886
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