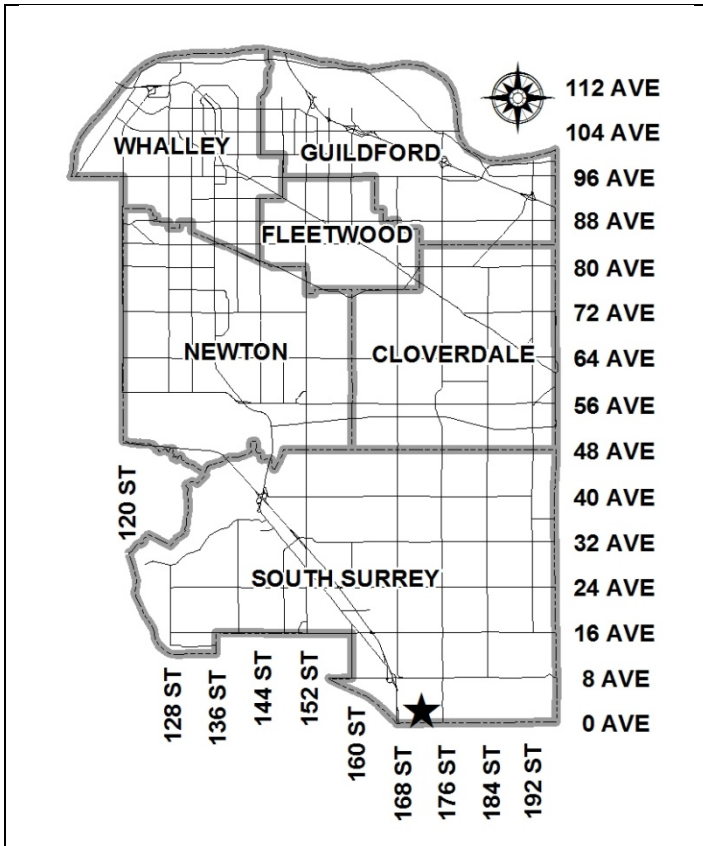


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0096-00

Planning Report Date: July 22, 2013



PROPOSAL:

- **Rezoning** from RA to RF and RF-12
- **Partial NCP amendment** to "Single Family Residential Flex (6 - 14.5 u.p.a.)"

in order to allow subdivision into 4 lots.

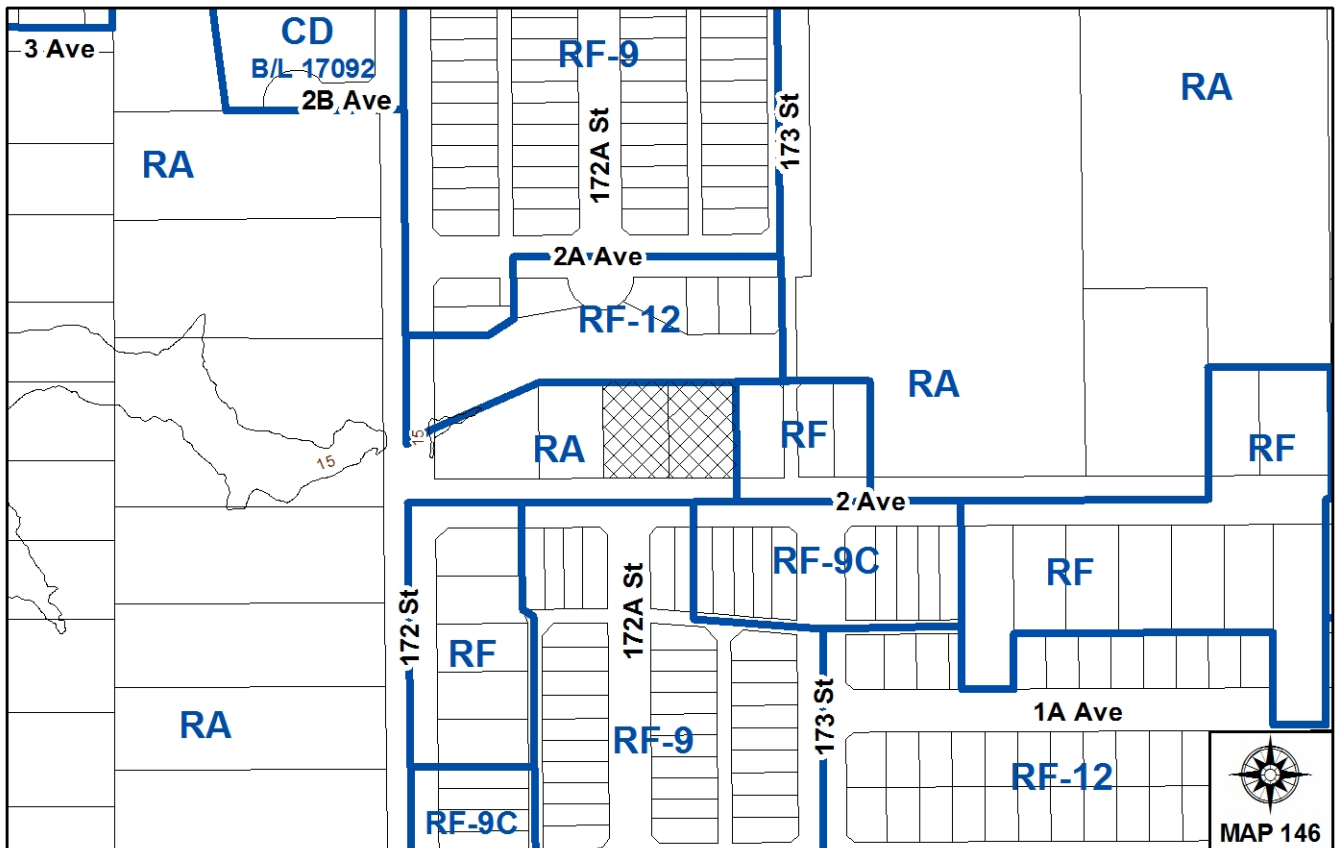
LOCATION: 17245 and 17265 - 2 Avenue

OWNERS: Ryan Scott
 Joao and Corinna Sousa

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Single Family (6 u.p.a.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a partial NCP amendment from Urban Single Family (6 u.p.a.) to Single Family Residential Flex (6 – 14.5 u.p.a.).

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposal is consistent with and complements established developments in the surrounding area.
- The proposed NCP Amendment is consistent with the Development Guidelines of the "Single Family Residential Flex" density option of the Douglas NCP.
- The proposed subdivision layout appropriately transitions to the larger RF Zoned lot located to the east, which contains a newly constructed dwelling.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the property shown on the Rezoning Block Plan (Appendix VIII) as follows:
 - (a) Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)"; and
 - (b) Block B from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".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) approval from the Ministry of Transportation;
 - (d) the applicant adequately address the deficit in tree replacement;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) submission of a Section 219 Covenant for tree protection.
3. Council pass a resolution to amend the Douglas NCP to re-designate the land from "Urban Single Family" to "Single Family Residential Flex" when the project is considered for final adoption.

REFERRALS

Engineering:

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

School District: Projected number of students from this development:
 1 Elementary student at Halls Prairie School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2015.

(Appendix IV)

Parks, Recreation & Culture: Parks has no objections to the proposal.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Two (2) single family residential lots with 2 existing dwellings.

Adjacent Area:

Direction	Existing Use	OCP/NCP (Douglas) Designation	Existing Zone
North:	Open Space/Greenbelt	Urban/Open Space	RF-12
East:	Single Family Residential	Urban/Urban Single Family (6 u.p.a.)	RF
South (Across 2 Avenue):	Single Family Residential	Urban/Single Family Residential Flex (6 - 14 u.p.a.)	RF-9 & RF-9C
West:	Single Family Residential	Urban/Urban Single Family (6 u.p.a.)	RA

JUSTIFICATION FOR PLAN AMENDMENT

Background and Context

- The subject site consists of 2 parcels of land on the north side of 2nd Avenue, each containing 1 single family dwelling. The properties are designated "Urban" in the Official Community Plan (OCP), and are zoned "One-Acre Residential Zone (RF)". The gross site area is 2275m² (0.56 acres).

- The subject properties are designated "Single Family Small Lot" (6 u.p.a.) in the Douglas NCP, approved by Council in 1999. The surrounding properties to the south, east and north were rezoned (to RF-12, RF-9, and RF-9C) and subdivided under application 7904-0411-00 as part of a 322 lot development which involved the large majority of lands being re-designated from "Single Family Small Lot" (6 u.p.a.) to "Single Family Residential Flex" (6 – 14 u.p.a.) in conjunction with a major amendment to the Douglas NCP (Corporate Report L001, February 12 2007)(detailed below).

Douglas Neighbourhood Concept Plan Amendments

- Between December 2004 and December 2006, 10 development applications to amend the Douglas NCP and permit small-lot (RF-9 and RF-12) zoning were received by the Planning & Development Department. In response, as detailed in Corporate Report L001, Council authorized the addition of a new NCP designation titled "Single Family Residential Flex" (6 - 14.5 u.p.a.) to the Douglas NCP. Subsequently, the majority of lands within the Douglas NCP that were under development application at this time were amended to this new designation.
- As the aforementioned NCP amendments were development application driven, only those properties which were part of active development applications at the time were included. Those properties that were not a part of the amendment process and development applications retained their existing NCP designation. The subject properties currently under this application were therefore excluded from the amendment.
- The Single Family Residential Flex designation is subject to a number of Development Guidelines with respect to both location and interfacing characteristics (Appendix VII).
- The proposed NCP amendment meets the aforementioned Development Guidelines, as follows:
 - The proposed development is complementary to and consistent with adjacent types of housing;
 - The proposed development is not adjacent to Suburban designated lands;
 - Interface treatment with adjacent open space has been addressed;
 - As no RF-9 lots are proposed and the subject site does not front an arterial or major collector road, laneway access is not necessary. Construction of sidewalks will be a requirement of final approval;
 - Typical pre-notification process was followed and is detailed in this report; and
 - The applicant will be required to pay NCP amenity contributions on a per unit basis consistent with the Douglas NCP adopted by Council.

DEVELOPMENT CONSIDERATIONS

Proposal

- The applicant proposes to amend the Douglas NCP for a portion of the subject properties from "Urban Single Family" (6 u.p.a.) to "Single Family Residential Flex" (6 – 14.5 u.p.a.) and rezone from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and "Single Family Residential Zone 12 (RF-12)" in order to permit subdivision into 4 lots (1 RF, 3 RF-12).

- Proposed RF Lot 4 will remain designated "Urban Single Family" (6 u.p.a.) in the Douglas NCP. This is consistent with the property bordering the subject site to east.
- Proposed Lot 4 meets the minimum width, depth and area requirements of the RF Zone. At 15.0 metres (50 ft.) wide, this lot will provide a suitable transition to the 20.0 metre (65 ft.) wide existing RF lot to the east, which was recently subdivided (under application 7904-0411-00) and contains a newly constructed dwelling. The width of proposed Lot 4 also accommodates retention of a number of trees located on the property line shared with the adjacent owner.
- Proposed Lots 1 – 3 meet the minimum 13.4 metre (44 ft.) width and significantly exceed the 22 metre (72 ft.) depth and 375m² (4040 sq. ft.) area requirements of the RF-12 Zone.
- The applicant has provided a concept plan showing how neighbouring properties to the west, currently designated "Urban Single Family" (6.0 u.p.a.), can redevelop under both RF and/or RF-12 zoning. The subject application does not preclude an efficient future subdivision pattern from being achieved from these properties.

Tree Preservation

- Mike Fadum and Associates prepared the Arborist Report and Tree Management Plans for the subject site. The consulting Arborist is Peter Mennel.
- The report identifies 23 by-law protected trees on the subject site. Of these, 10 are proposed for retention.
- An additional 1 off-site tree heavily interferes with the proposed development, and is therefore proposed for removal. The neighbouring property owner has agreed to this and supplied a signed tree-cutting permit application.
- The below table provides a summary of tree removal and retention:

Tree Species	Retain	Remove	Total
Paper Birch	1	3	4
Deodar Cedar (off-site)	-	1	1
Western Red Cedar	2	4	6
Cherry	-	1	1
Chestnut	-	1	1
Douglas-fir	2	-	2
Fir	-	1	1
Grand Fir	1	-	1
Western Hemlock	-	1	1
Holly	-	1	1
Maple	2	-	2
Norway Maple	1	-	1
Spruce	1	-	1
Walnut	-	1	1
TOTAL	10	14	24

- The trees proposed to be removed are either in declining health, or in conflict with building envelopes, driveways, or servicing.
- To address the concerns of the Parks Planning, Research and Design Division of the Engineering Department, the applicant is retaining as many trees as possible at the northern property line of the subject site, adjacent to existing City owned greenbelt (designated as "Open Space" in the Douglas NCP).
- A total of 26 replacement trees are required as per the City's Tree Protection By-law (No. 16100). The applicants propose 12 replacement trees on the subject site. In lieu of the remaining 14 replacement trees, a contribution of \$4,200 to the City's Green Fund will be required.
- A Tree Preservation Summary is included in Appendix V of this report.

Design Guidelines & Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing developments.
- The proposed Building Design Guidelines will ensure that new dwellings will complement those recently constructed within the Douglas NCP. The design guidelines also incorporate CPTED principles at the rear of the dwellings facing parkland, and ensure that fencing along the north property line is permeable and no higher than 1.2 metres (4 ft.).
- The proposed guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix VI.
- A preliminary lot grading and servicing plan, submitted by Citiwest Consulting, has been reviewed by staff and found to be generally acceptable. The applicant proposes minimal fill and maintains consistency with surrounding grades.

PRE-NOTIFICATION

Pre-notification letters were sent on May 3rd, 2012 to 71 households within 100 metres (328 feet) of the subject site. Staff received no calls.

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	Development Guidelines for 'Single Family Residential Flex' Designation
Appendix VIII	Rezoning Block Plan

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DS/kms

\\file-server1\net-data\csdc\generate\areaproduct\save\28128523057.doc
DRV 7/18/13 12:24 PM

Information for City Clerk

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

1. (a) Agent: Name: Trevor Scott
 Haven Properties Ltd.
 Address: 5418 - Prince Edward Street
 Vancouver, BC V5W 2X7

 Tel:

2. Properties involved in the Application

- (a) Civic Address: 17245 and 17265 - 2 Avenue

- (b) Civic Address: 17245 - 2 Avenue
 Owners: Corinna Lynn Sousa
 Joao Silva Sousa
 PID: 010-144-102
 Lot 3 Section 32 Block 1 North Range 1 East New Westminster District Plan 16071

- (c) Civic Address: 17265 - 2 Avenue
 Owner: Ryan Jeffrey Scott
 PID: 002-115-506
 Lot 4 Section 32 Block 1 North Range 1 East New Westminster District Plan 16071

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. 2012-02004

SUBDIVISION DATA SHEET

Proposed Zoning: RF & RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.56
Hectares	0.2275
NUMBER OF LOTS	
Existing	2
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	13.4 - 15.5
Range of lot areas (square metres)	553 - 610
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	17.6/7.14
Lots/Hectare & Lots/Acre (Net)	17.6/7.14
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	12%
Total Site Coverage	52%
PARKLAND	
Area (square metres)	-
% of Gross Site	-
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

**PRELIMINARY SUBDIVISION PLAN OF LOTS 3 AND 4 SECTION 32
BLOCK 1 NORTH RANGE 1 EAST NWD PLAN 16071**

CIVIC ADDRESS:
17245 and 17265 2nd Avenue, Surrey
D.D. 010-144-102
002-115-508

SCALE 1 : 250

0 5 10
ALL DISTANCES ARE IN METRES

The extended plot size of this plan is 864mm in width and 585mm in height (D size) when plotted at a scale of 1:250



62
Plan BCP33474



LEGEND
m² DENOTES SQUARE METRES

Lot dimensions are derived from Plan 16071 and field survey.
If this plan is used in digital form, Target Land Surveying
will only assume responsibility for information content
shown on original unaltered drawing.

This Plan was prepared for architectural design and
site servicing purposes, and is for the exclusive use
of our client. The signatory accepts no responsibility
or liability for any damage that may be suffered by a
third party as a result of reproduction, transmission or
alteration to this document without consent of the signatory.

INTEGRATED SURVEY AREA No. 1, SURREY
RAD 83 (CONS 2012)
204 bearings are derived from observations between
geodetic control monuments 88H1284 and 88H1278.

This plan shows horizontal ground-level distances unless
otherwise specified. To compute grid distances, multiply
ground-level distances by the average combined factor
of 0.58960445 which has been derived from
88H1284 and 88H1278.

TARGET
LAND SURVEYING
INCORPORATED
104-524-5161
P.L.D. 00007-PRM Sub No. Three-01

CERTIFIED CORRECT
DATED 2ND 16TH DAY OF JULY, 2012
Shuman Amlidge B.C.L.S.

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

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

DATE: **August 20, 2012** PROJECT FILE: **7812-0096-00**

RE: **Engineering Requirements
Location: 17245 & 17265 2 Ave.**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

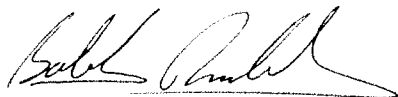
Property and Right-of-Way Requirements

- Provide 0.5 metre wide SROW on 2 Avenue.

Works and Services

- Construct north side of 2 Avenue to the Neo-Traditional standard.
- Construct curb extension on 172A Street.

A Servicing Agreement is required prior to Rezone/Subdivision.



Bob Ambardar, P.Eng.
Development Project Engineer

HB



Wednesday, May 02, 2012
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0096 00

SUMMARY

The proposed 4 Single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

September 2011 Enrolment/School Capacity

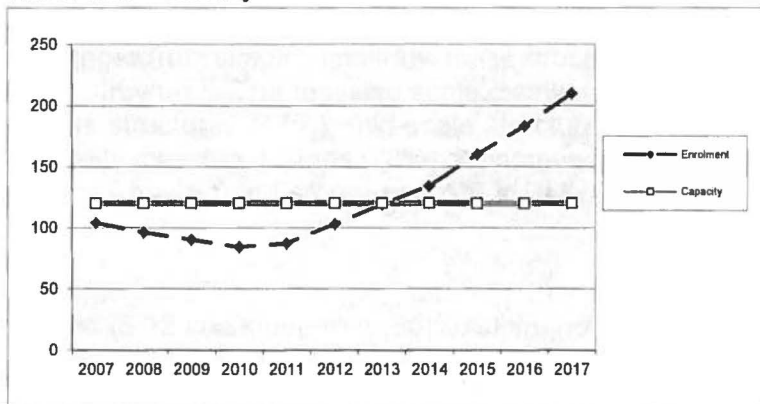
Hall's Prairie Elementary	
Enrolment (K/1-7):	11 K + 76
Capacity (K/1-7):	20 K + 100
Earl Marriott Secondary	
Enrolment (8-12):	1904
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

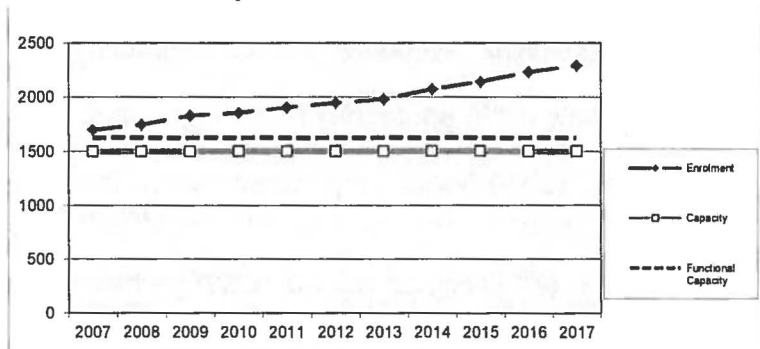
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new Douglas Area elementary school site has recently been acquired. A new elementary school is proposed in year five (2014) in the 2010-2015 Five Year Capital Plan. The Capital Plan has a high priority (#7) for the purchase of a new secondary school site (awaiting funding approval) in the Grandview Heights area, to relieve growing space shortfall at Earl Marriott Secondary.

Hall's Prairie Elementary



Earl Marriott 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: 7912-0096-00
 Project Location: 17245 and 17265 – 2 Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

This area was built out over a time period spanning from the 1950's to the post-2010's. The age distribution from oldest to newest is : 60 years old (17%), 50 years old (6%), 10 years old (61%), new (17%). Most homes are approximately 1800 sq.ft. in size due to the floor area cap of the surrounding RF9 lots. Home size distribution in this area is as follows: under 1000 sq.ft. (11%), 1000-1500 sq.ft. (11%), 1501-2000 sq.ft. (61%), 2501-3000 sq.ft. (17%). Styles found in this area include: "Old Urban" (22%), "Craftsman Heritage" (67%), "Neo-Heritage" (11%). Home types include: Bungalow (22%), and Two-Storey (78%).

The massing scale found on neighbouring homes ranges from simple, small, low mass structures to well balanced, proportionally consistent mid-scale structures. The massing scale distribution is : simple, small, low mass structures (6%), low mass structures (17%), mid-scale structures with proportionally consistent, well balanced context quality massing designs (78%). All homes have a single storey high front entrance, and 78% of homes have a one storey covered front entrance veranda in a heritage tradition.

Most homes have a steeply sloped roof. Roof slopes include : low slope (flat to 5:12) = (33%), moderate slope (6:12 to 7:12) = (0%), steeply sloped (8:12 and steeper) = (66%). Main roof forms (largest truss spans) include : common hip (56%), common gable (39%), Boston gable (6%), Feature roof projection types include : none (3%), common hip (20%), common gable (50%), Dutch hip (20%), Boston gable (3%), shed (3%). Roof surfaces include : interlocking tab type asphalt shingles (35%), and shake profile asphalt shingles (65%). Main wall cladding materials include : horizontal cedar siding (11%), horizontal vinyl (6%), Hardiplank (78%), wood wall shingles (6%).

Feature veneers on the front façade include : no feature veneer (11%), stone (6%), wood wall shingles (61%), 1x4 vertical battens over Hardipanel (17%), and Tudor style battens over stucco (6%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (42%), Natural (earth tones) (45%), Primary derivative (red, blue, yellow) (13%).

Covered parking configurations include : No covered parking (22%), Double garage (17%), and rear garage (61%).

A variety of landscaping standards are evident including ranging from modest (older homes) to high quality on the newer homes. Driveway surfaces include: gravel (6%), asphalt (17%), broom finish concrete (17%), exposed aggregate (6%), stamped concrete (6%), rear driveway (50%).

Seventy eight percent of homes can be considered 'context homes' (as identified in the residential character study), providing suitable architectural context for the subject site.

The emerging character in this area of Douglas is defined by homes comprising an area-defining 325 lot development identified as Surrey Project number 7904-0411-00. The building scheme for the 325 lot site contains regulations applying to a variety of zonings including RF-9C, RF-9, RF-12, RF, RH, and CD. Development of that site is well underway with hundreds of homes completed. All homes are Two-Storey type, and all can be described as "Neo-Traditional", "Neo-Heritage", "Heritage", and "Colonial" styles. All new homes in this area have desirable mid-scale massing characteristics with purposely reduced upper floor massing. All of these new homes have well balanced, correctly proportioned massing designs. Most have a one storey well identified covered front entrance veranda. A desirable feature of the massing design is that the garage is recessed at least 1.0 metres (and usually 2.0 metres) behind the front entrance, resulting in garages which are subdominant to other features on the front of the home. It is recognizably a neighbourhood in which pedestrian access to the home takes precedence over vehicular access. This is a building scheme requirement rather than a zoning requirement and this desirable attribute should be used as context for the subject site.

Most roof structures in this 325 lot context site are comprised of a main common hip roof and two or more street facing feature gable projections at roof slopes ranging from 8:12 to 12:12. Roofs are surfaced with high quality shake profile asphalt shingles accompanied by a pre-formed (manufactured) raised ridge cap. Roof colours are in a relatively narrow range from "Weathered wood" to charcoal grey and black.

Vinyl is not permitted in this area. The vast majority of homes are configured with Hardiplank siding in a horizontal lap application. Colour schemes are relatively bold compared to most "earth-tone and neutral-hue" subdivisions. Colonial red, blue, and green have been used, usually with bold white trim. Many homes have a stone feature veneer. Gable ends are articulated with either wood wall shingles, or with 1x4 wood battens over Hardipanel. Furred out wood posts and/or solid wood posts and timbers and wood brackets have been used on most homes. Trim and detailing standards are considered high in relation to standards used in most new subdivisions.

Overall, these new homes provide ideal architectural context for the subject site. New homes constructed at the subject site should be similar in theme, representation and character to those homes described above.

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

- 1) Context Homes: 78% of homes in the surrounding area provide suitable residential design context for the subject site. New homes in the aforesaid 325 lot site also provide ideal architectural context for the subject site. There is no opportunity to establish a new character area at the subject site. This is an infill situation in an established area with a desirable character, and new homes should be consistent with the now-defined character.
- 2) Style Character : "Neo-Traditional", "Neo-Heritage", "Heritage", and "Colonial" styles define the built environment.
- 3) Home Types : All new homes are Two-Storey type with in-ground basements.

- 4) Massing Designs : Massing design context is best provided by homes described in the Residential Character Study, and those at the aforesaid 325 lot site, all of which are well balanced and correctly proportioned.
- 5) Front Entrance Design : All homes surrounding the subject site, and nearly all homes at the 325 lot site have a single storey high front entrance.
- 6) Exterior Wall Cladding : Vinyl has been used on older homes in the immediate area, but not on new homes in the 325 lot context site. Vinyl is therefore not recommended.
- 7) Roof surface : All new homes at the 325 lot site have a shake profile asphalt shingle roof surface (30 year warranty or better), and all have a raised ridge cap. Roof colours are "dark natural" including weathered wood, and "dark neutral" including dark greys and black. Asphalt shingles should therefore be required.
- 8) Roof Slope : Roof pitch 8:12 or higher on most new homes at the 325 lot site.

Streetscape: In the immediate area surrounding the subject site, there are a variety of older homes and a larger number of new homes that are consistent with the desirable character emerging in this area as a result of the aforesaid area-defining 325 lot site. At the 325 lot context site to the northeast there is obvious continuity of appearance. All homes are "Neo-Heritage", "Heritage", "Neo-Traditional" and "Colonial" 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. The homes all have covered entrance verandas. Main roof forms are common hip or common gable at an 8:12 or steeper 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 hardiplank. The colour range includes natural and neutral hues and primary derivatives. Landscaping meets a common modern urban standard.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", "Rural Heritage", or "Colonial". 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 storey, or 10 feet.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring "context homes" in the nearby 325 lot context site identified as Surrey project 7904-0411-00), and with neighbouring homes identified as "context home" in the Residential Character Study for this site. Homes will therefore be "Neo-Traditional", "Neo-Heritage", "Rural Heritage", "Craftsman Heritage" or "Colonial" styles only. Similar home types and sizes, similar massing characteristics, similar roof types, roof pitch, roofing materials, and similar siding materials to those of other new RF and RF-12 zone homes in Douglas.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. No Vinyl.

"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 pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and be in grey, brown, or black colours 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 to high modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. In addition, 12 shrubs with a maturity height of 4 feet or less are to be planted along the park facing (north) lot line adjacent to the required 3 rail or 2 rail "transparent" type fence, in accordance with CPTED principles. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: July 27, 2012

Reviewed and Approved by:  Date: July 27, 2012

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 12-0096-00
Project Location: 17245 / 65 - 2 Avenue, Surrey, BC
Arborist: Peter Mennel ISA (PN-5611A)

Detailed Assessment of the existing trees or 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

The tree resource consists primarily of native conifers and a limited number of non native species located around the site perimeter. The trees are generally of moderate structure and moderate to good health and very few appear to have been topped or poorly maintained.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 23
Number of Protected Trees declared hazardous due to natural causes	(B) 0
Number of Protected Trees to be removed	(C) 13
Number of Protected Trees to be retained (A-C)	(D) 10
Number of Replacement Trees required (0 alder and cottonwood X 1 and 13 others X 2)	(E) 26
Number of Replacement Trees proposed	(F) 12
Number of Replacement Trees in deficit (E-F)	(G) 14
Total number of Prot. and Rep. Trees on site (D+F)	(H) 22
Number of lots proposed in the project	(I) 4
Average number of Trees per Lot	(H/I) (J) 5.5

3. Tree Survey and Preservation/Replacement Plan

Tree Survey and Preservation Plan is attached.

Summary and plan prepared and submitted by Mike Fadum and Associates Ltd.

Date: June 28, 2012
Revised: January 25, 2013
Revised: April 10, 2013



Amendment Proposal for the Douglas NCP

The following amendments are proposed to the Douglas NCP

6.2.2a Single Family Residential Flex 6-14.5 Density Option

The intent of this land use category is to provide flexibility to develop a variety of single-family housing forms, with densities ranging from a base density of 6 units per acre to a maximum density of 14.5 units per acre. Development within this NCP land use designation will be subject to the following set of Development Guidelines:

Development Guidelines

A. Location Guidelines

- Location of new small lot development should consider the planning context and character of the existing development in the vicinity. The principle of establishing a density gradient should generally be followed (i.e. transitioning in geographical stages from lower densities to higher densities); and,
- Small lot residential developments at the density of RF-12 and RF-9 should be complementary to other forms of housing to achieve diversity in the neighbourhood. The RF-9 form of development should not be immediately adjacent to or directly across the street from suburban areas and should only be located across a street to interface with RF density residential developments.

B. Interfacing Guidelines

- Development located adjacent to a stream or other environmentally sensitive area must include an appropriate interface treatment as required by current plans, policies and regulations;
- Small lot residential lots fronting on a major road (arterial or major collector) must be provided with vehicular access from a rear lane. Rear lane access for small lot development is encouraged at all locations in support of pedestrian-friendly streets. It is noted that RF-9 lots require lane access in all circumstances;

C. Approval Process

- The applicants will be expected to demonstrate general acceptance by the neighbourhood of any new small lot residential development proposed under the Single Family Residential Flex designation. Such acceptance should be demonstrated through the pre-notification process or comment sheets collected through public information meetings; and
- To ensure consistency with overall NCP development objectives, small lot residential development proposed under the Single Family Residential Flex designation may be requested to provide a tangible community benefit that may include the dedication of additional land for park, buffers, walkways, detention ponds or utility rights-of-way that may be required due to the increased development density.

2. Amend the Douglas NCP Land Use Plan to add the land use designation "Single Family Residential Flex 6 to 14.5 upa" as illustrated on the map attached hereto.

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO: _____ OVER LOTS 3 AND 4 SECTION 32 BLOCK 1 NORTH RANGE 1 EAST NWD PLAN 16071

City of Surrey
For Rezoning Purposes

CIVIC ADDRESS:

17245,17265 2nd Ave. Surrey

SCALE 1 : 500

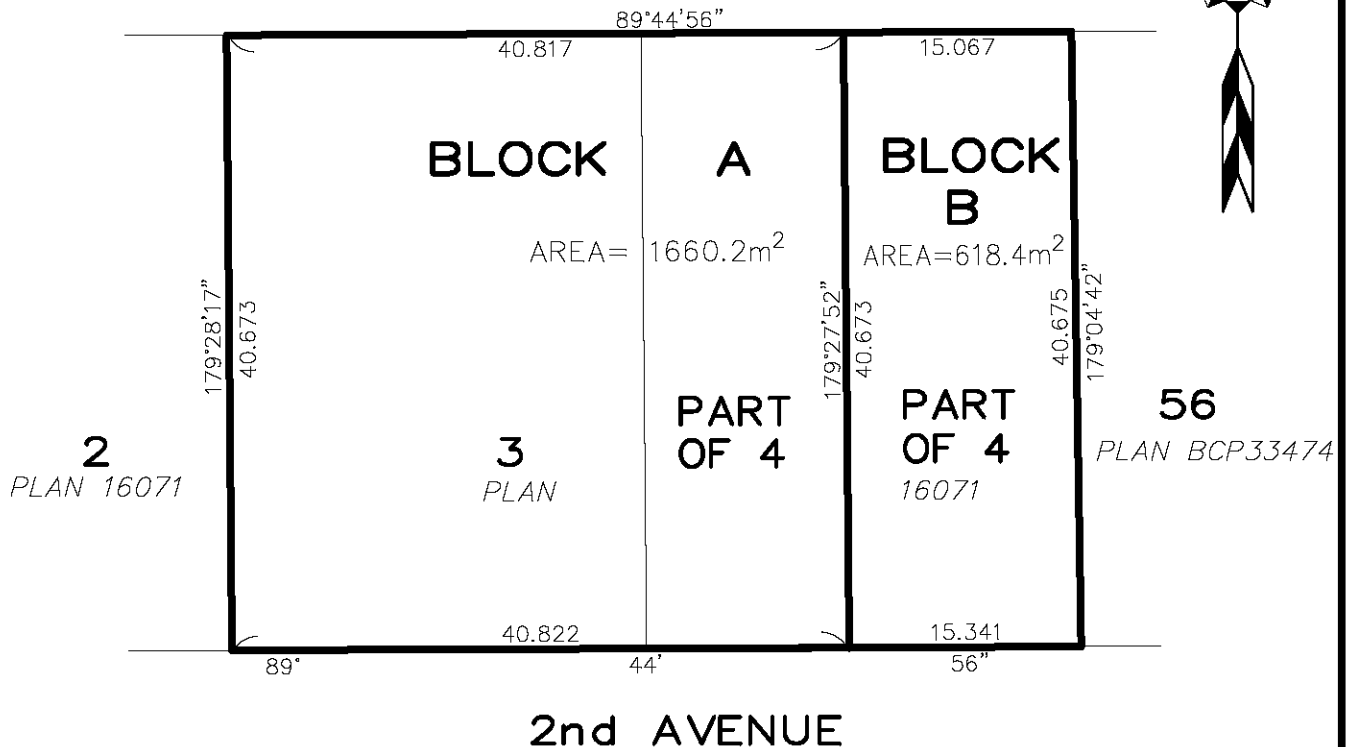


ALL DISTANCES ARE IN METRES

BLOCK A	FROM RA TO RF-12	1660.2m ²
BLOCK B	FROM RA TO RF	618.4m ²

62

Plan BCP33474



NEW WESTMINSTER B.C.
604-524-6161
FILE: C5007-Res zoning-R2

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT
DATED THIS 16TH DAY OF JULY, 2013

Preliminary

----- B.C.L.S.
Shannon Aldridge