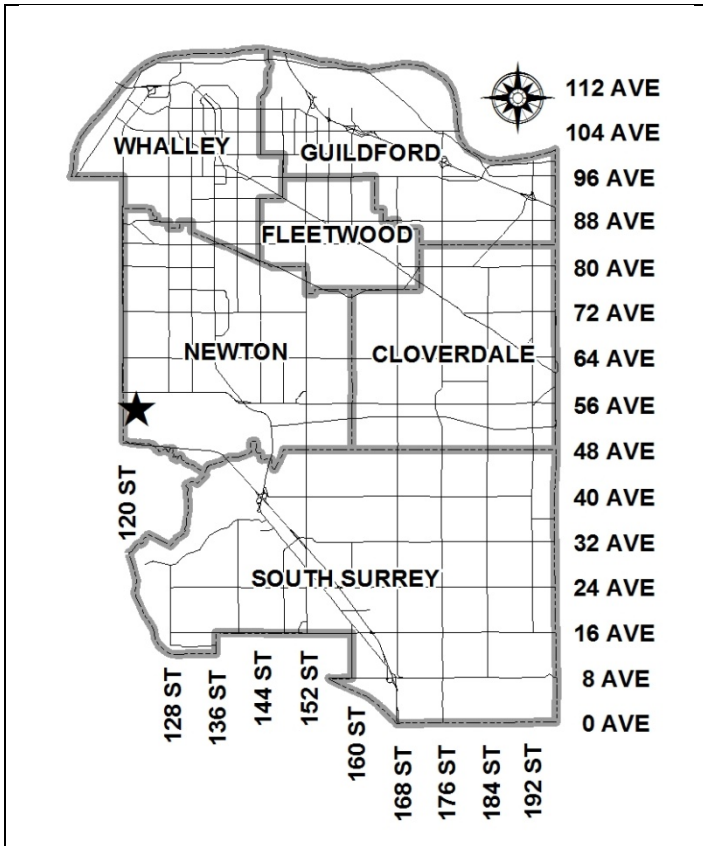


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7912-0163-00

Planning Report Date: January 14, 2013



**PROPOSAL:**

- **Partial Rezoning** from RA to RH in order to allow subdivision into three (3) suburban single family residential lots.

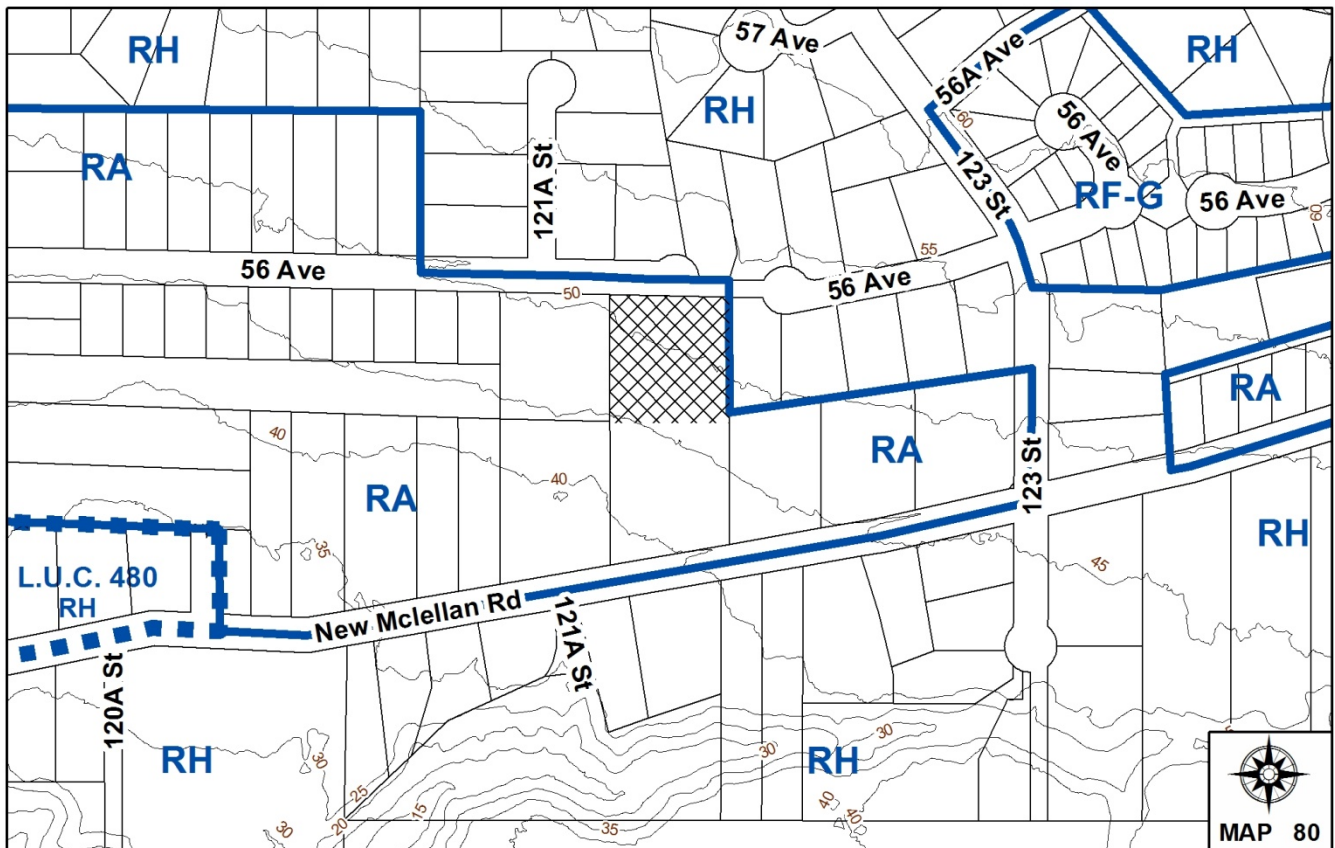
**LOCATION:** 12187 New Mclellan Rd

**OWNER:** Maghar S Dhaliwal  
 Amrit P Deol

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** One-Acre Residential



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the northern portion of the site, fronting 56 Avenue, from “One-Acre Residential” to “Half-Acre Residential” in the West Panorama Ridge Local Area Plan (LAP).

### RATIONALE OF RECOMMENDATION

- The proposal complies with the site’s “Suburban” designation in the Official Community Plan (OCP).
- The proposed LAP amendment for the northern portion of the site is proposed to facilitate the development of half-acre type lots consistent with the existing half-acre lots along 56 Avenue to the north, east and west of the subject site.
- The proposal is for a sensitive suburban infill development within an existing suburban neighbourhood, which allows for a high level of tree preservation (72 percent of the on-site trees are proposed to be retained) and has minimal impact on the existing neighbourhood character.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A shown on Appendix I from “One-Acre Residential Zone (RA)” (By-law No. 12000) to “Half-Acre Residential Zone (RH)” (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (f) registration of a Section 219 Restrictive Covenant for tree preservation; and
  - (g) the applicant adequately address the deficit in replacement trees.
3. Council pass a resolution to amend the West Panorama Ridge Local Area Plan to redesignate Block 1 shown on Appendix 1 from “One-Acre Residential” to “Half-Acre Residential” 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 students at Colebrook Elementary School
- 0 Secondary students at Panorama Ridge Secondary 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: Parks supports the development but has some concerns about the pressure that this development will place on existing parks facilities in the area. Staff will work with the applicant to resolve this issue.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

SITE CHARACTERISTICS

Existing Land Use: 1 hectare (2.6 acre) vacant property.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 56 Avenue) and East:	Suburban single family residential.	Suburban/One-Acre & Half-Acre Residential	RH
South (Across New Mclellan Road):	Suburban single family residential.	Suburban/Half-Acre Residential	RH
West:	Suburban single family residential.	Suburban/One-Acre Residential	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated "One-Acre Residential" in the West Panorama Ridge Local Area Plan (LAP). The applicant is proposing one (1) one-acre lot fronting New Mclellan Road, and two (2) half-acre lots fronting 56 Avenue. Therefore a partial LAP amendment is required to amend the northern half of the site (Block 1, as shown on Appendix 1 attached) from "One-Acre Residential" to "Half-Acre Residential".

- The partial LAP land use designation change is supportable for the following reasons:
  - the proposal responds to the existing character of the neighbourhood, with smaller half-acre type lots along 56 Avenue and larger, one-acre type lots along the north side of New Mclellan Road;
  - the proposal allows for a high level of tree preservation (72 percent of the on-site trees are proposed to be retained);
  - the proposed partial redesignation complies with the site's "Suburban" designation in the Official Community Plan (OCP); and
  - neighbouring property owners have not raised any concerns regarding the proposal. Further, the West Panorama Ridge Ratepayers Association (WPRRA) is generally supportive of the proposal. This is discussed in more detail in the "Pre-Notification" section of this report.

## DEVELOPMENT CONSIDERATIONS

### Proposal

- The subject site is 1 hectare (2.6 acre) in size. It is designated "Suburban" in the Official Community Plan (OCP) and "One-Acre Residential" in the West Panorama Ridge Local Area Plan (LAP). The applicant proposes to rezone the northern portion of the site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)", in order to permit subdivision into 2 half-acre residential lots and 1 one-acre residential lot.
- All of the proposed lots meet or exceed the minimum depth, width and area requirements of the RH (proposed Lots 1 and 2) and RA (proposed Lot 3) zones.
- In order to preserve the rural "estate" character of New Mclellan Road, proposed Lot 3 will be required to have an increased front yard setback of at least 10 metres (33 ft.) and a landscape buffer along New Mclellan Road. The proposed setback is 2.5 metres (8 ft.) larger than the 7.5 metre (25 ft.) setback required by the RA Zone. An increased setback and landscape buffer was also required for the adjacent subdivision to the immediate east (Development Application No. 7908-0205-00), for which a 10 metre (33 ft.) front yard setback and a 3 metre (10 ft.) landscape buffer was required along New Mclellan Road. The increased setback and landscape buffer will be secured via a Restrictive Covenant, and will be a condition of subdivision approval, as proposed Lot 3 does not require rezoning.

### Building Scheme and Lot Grading

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant has conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines. A summary of the Building Design Guidelines is attached as Appendix V.

- The proposed guidelines are reflective of common new standards for massing design, construction materials, trim and detailing elements and landscape design that are commonly found in RA and RH zone subdivisions constructed approximately within the last decade. These elements include:
  - "Traditional", "Neo-Traditional", "Heritage", "Neo-Heritage" and style homes;
  - exterior building materials including stucco, cedar, hardiplank, brick and stone; and
  - use of natural colours, with a high trim and detailing standard.
- The applicant is proposing in-ground basements and a satisfactory preliminary lot grading plan has been submitted and accepted by staff.

### Tree Preservation

- The applicant has retained Glenn Murray of Froggers Creek Tree Consultants Ltd. to provide an arborist report for the subject site. There are 123 by-law sized trees on site, of which 89 are proposed to be retained and 34 are proposed to be removed. Therefore, 72 percent of the on-site trees are proposed to be retained. The table below identifies the trees by species and identifies whether the trees are proposed to be retained or removed:

Tree Species	Total No. of Mature Trees (On-site)	Total proposed for retention (On-site)	Total proposed for removal (On-site)
Douglas Fir	108	77	31
Paper Birch	5	5	0
Western Red Cedar	5	5	0
Cherry	2	1	1
Grand Fir	1	0	1
Red Alder	2	1	1
<b>Total</b>	<b>123</b>	<b>89</b>	<b>34</b>

- The arborist report and proposed Tree Protection and Replacement Plan have been reviewed by the City's Trees & Landscaping section and found to be acceptable. A copy of the Tree Plan is attached as Appendix VII.
- Of the 34 trees proposed to be removed, 16 are in conflict with building construction or site servicing, and 13 are not suitable for long-term retention due to poor health or structure. Three (3) of the trees are dead and may be hazardous, and one (1) is a Red Alder tree with little retentive value.
- The applicant is required to provide approximately 67 replacement trees, and is proposing to provide 51 replacement trees, for an average of 46.7 trees per lot. The applicant is required to address the deficit in replacement trees prior to Final Adoption.
- A Section 219 Restrictive Covenant will be required in order to ensure tree retention.

PRE-NOTIFICATION

- The proposal originally involved rezoning of the entire site from RA to RH, and subdivision into 4 lots. Pre-notification letters for the original proposal were sent on June 27, 2012. One (1) letter from a neighbouring property owner was received in response to the first pre-notification letter. The respondent indicated that he had no concerns as long as there was adequate drainage.
- The WPRRA expressed opposition to the first proposal, indicating that the “One-Acre Residential” land use designation should be maintained along New Mclellan Road, to preserve the “rural estate” character of the street. In response to this concern, the applicant updated the site plan, by proposing one large acreage property on New Mclellan Road, and two (2) half-acre lots on 56 Avenue, in keeping with the comments received from the WPRRA and the existing neighbourhood context.
- Revised pre-notification letters were sent on August 27, 2012. No response was received from the neighbours regarding the revised proposal.
- The revised proposal is generally acceptable to the WPRRA. However, the WPRRA have some concerns with the level of tree preservation proposed on proposed Lots 1 and 2 (see Appendix VII), and have requested that no trees be removed until the new owner(s) submit house plans, at the Building Permit stage. They have commented that because the building envelopes are preliminary only, and because the house plans have not yet been established, there are trees that are proposed for removal unnecessarily.

*It is at the rezoning and subdivision stage that the City has the best ability to preserve and protect trees. In cases such as this one, where there is a large number of existing trees on the property, the trees are typically protected through the use of a Section 219 “No Build” Restrictive Covenant as a condition of rezoning and subdivision approval. The covenant then restricts building construction that conflicts with the critical root zones of existing protected trees. The future property owner must then, therefore, establish the building envelope taking into consideration protected trees. In this case, the preliminary building envelopes are shown at the minimum front yard setback (7.5 metres / 25 ft.) so that a large proportion of mature trees can be preserved in the rear yards. Moreover, the applicant is proposing a very high level of tree preservation, with 72% of the total on-site trees proposed for retention.*

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July 5, 2012. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located within the West Panorama Ridge Local Area Plan (LAP).</li> <li>• The proposal is for a sensitive suburban infill development within an existing suburban neighbourhood.</li> </ul>
2. Density & Diversity	<ul style="list-style-type: none"> <li>• The homes built on these lots may contain one secondary suite each.</li> </ul>

(B1-B7)	Secondary suite housing provides housing for Surrey residents at different age groups and/or life stages, and may contribute to the rental housing stock in this area of Surrey.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Recycling and organic waste pickup to be serviced by ReThink Waste program.</li> <li>• A high level of tree preservation is proposed (72% of on-site trees are proposed to be retained).</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The site is located along a community bus route on New Mclellan Road.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Public notification has taken place.</li> <li>• The West Panorama Ridge Ratepayers Association (WPRRA) has reviewed and commented on the proposal.</li> <li>• Nearby residents have the opportunity to voice their concerns, through the notification process, including at a future Public Hearing.</li> </ul>

### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HK/da

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## SUBDIVISION DATA SHEET

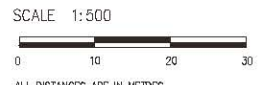
Proposed Zoning: RH and RA

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.58
Hectares	1.04
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	34.5 m – 70.5 m
Range of lot areas (square metres)	2,524 m <sup>2</sup> – 5,316 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	2.9 uph / 1.2 upa
Lots/Hectare & Lots/Acre (Net)	2.9 uph / 1.2 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	19.8%
Estimated Road, Lane & Driveway Coverage	2.0%
Total Site Coverage	21.8%
<b>PARKLAND</b>	
Area (square metres)	Not applicable
% of Gross Site	
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

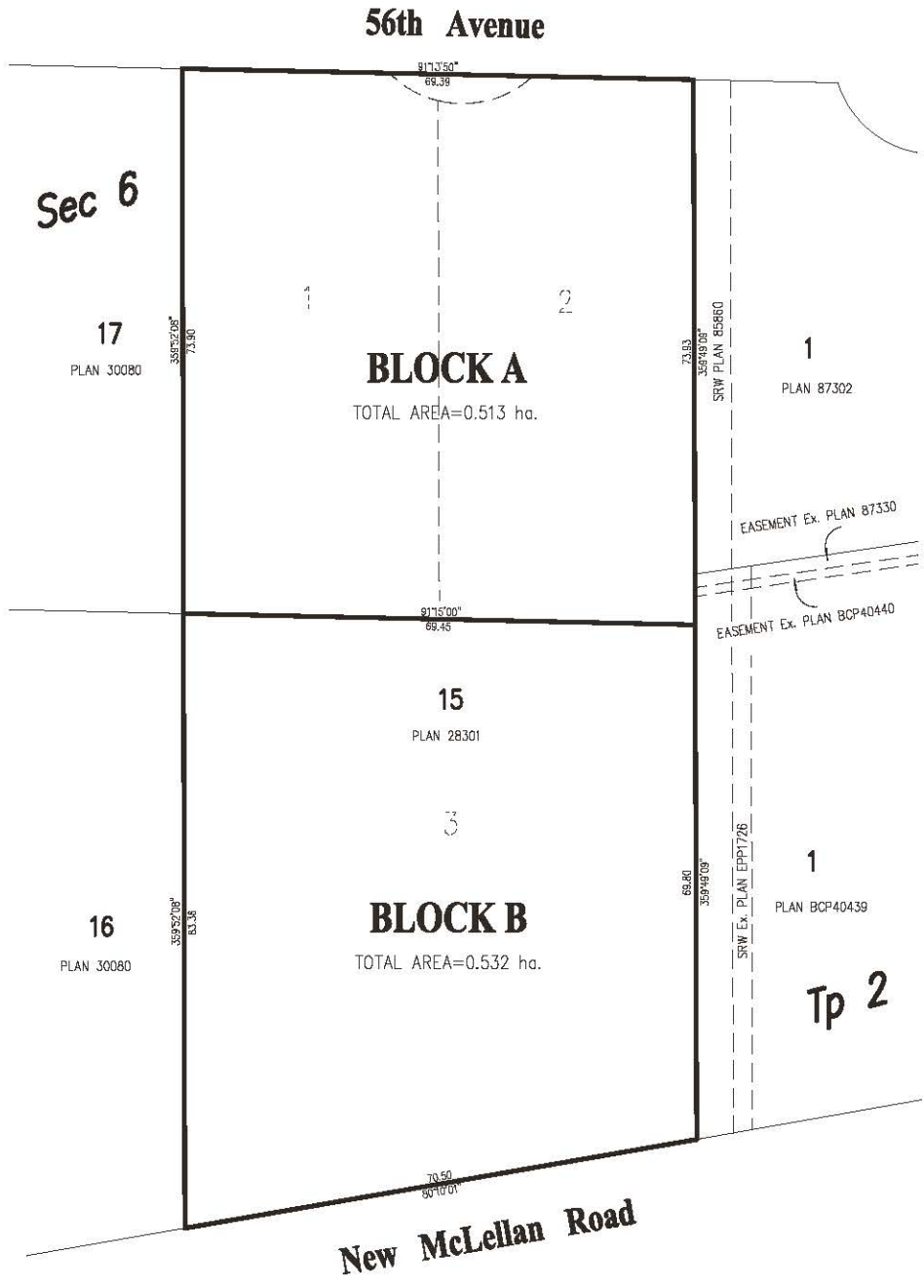
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW No: \_\_\_\_\_ OVER  
LOT 15 SECTION 6 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT PLAN 28301**

FOR THE PURPOSE OF REZONING  
BCGS 92G.016

**LEGEND**



THE INTENDED PLOT SIZE OF THIS PLAN  
IS 560mm IN HEIGHT BY 432mm IN WIDTH (C SIZE)  
WHEN PLOTTED AT A SCALE OF 1:500



**BOOK OF REFERENCE**

ZONE	LEGAL DESCRIPTION	TOTAL AREAS
BLOCK A	PART LOT 15 SECTION 6 TOWNSHIP 2 NWD PLAN 28301	0.513 ha
BLOCK B	PART LOT 15 SECTION 6 TOWNSHIP 2 NWD PLAN 28301	0.532 ha

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT  
CITY OF SURREY

CERTIFIED CORRECT ACCORDING TO FIELD SURVEY  
DATED THIS 11th DAY OF DECEMBER, 2012.

EUGENE D. WONG  
BOLS 718



GROSS SITE AREA: 10,445sqm (2.58ac)



#200-912B-152nd. ST. Surrey, BC V3R 4E7 • TEL 604-583-1616  
 Website: www.hyengineering.com • FAX 604-583-1737

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE



Planning & Development Department  
 14245 - 56 Avenue, Surrey,  
 British Columbia, Canada V3W 1K2  
 Tel. (604) 591-4441 Fax. (604) 591-2507

**PROPOSED SUBDIVISION LAYOUT**

File No: 7912-0163-00  
 MAP #: 070  
 EXIST. ZONE: RA  
 PROP. ZONE: RH



H.Y.#:082809    ALTERNATIVE#03    DATE: 03 JAN/13    SCALE : 1:1250

CIVIC ADDRESS: 12187 NEW McLELLAN RD., SURREY, BC  
 LEGAL: LOT 15 SECTION 6, TOWNSHIP 2, N.W.D., PLAN 28301

H.Y. DWG. No. E:\PROJECTS\082809\PLANNING\AL.TOLD.WG  
 Please dimension lot frontages & areas, name existing roads and indicate north  
 Preference scaling 1:500, 1:1000, 1:2500, 1:10,000 Metric  
 Larger format drawings may be attached as required





Friday, November 30, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 7912-0163-00

**SUMMARY**

The proposed 3 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

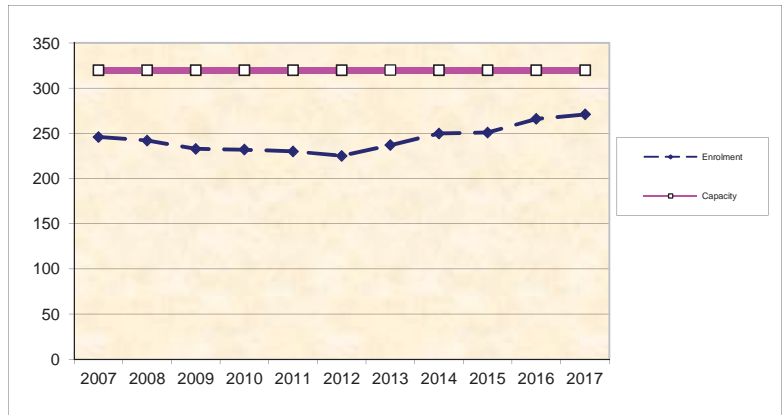
Colebrook Elementary	
Enrolment (K/1-7):	32 K + 198
Capacity (K/1-7):	20 K + 300
Panorama Ridge Secondary	
Enrolment (8-12):	1531
Nominal Capacity (8-12):	1100
Functional Capacity*(8-12);	1188

**School Enrolment Projections and Planning Update:**

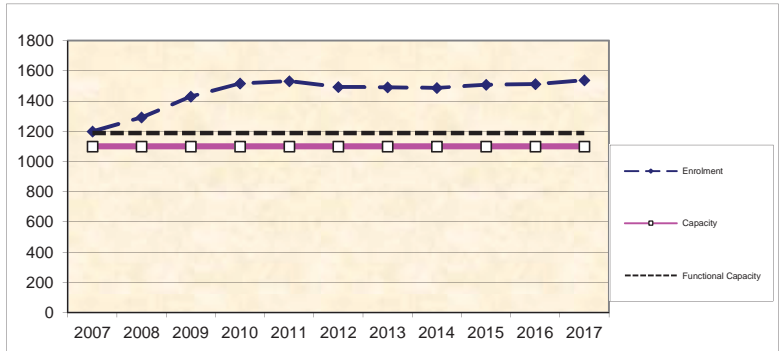
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The Colebrook Elementary has maturing trends and surplus classrooms for future growth or program location.. The Board of Education has proposed an addition to Panorama Ridge Secondary in its Five Year Capital Plan submission to the Ministry. The proposed development will not have an impact on these projections.

**Colebrook Elementary**



**Panorama Ridge 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: 7912-0163-00  
 Project Location: 12187 – New McLellan Road, Surrey, B.C.  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

## 1. Residential Character

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

The subject site is located in an old suburban area that has experienced substantial redevelopment of RA zoned properties, into smaller suburban lots with RH zonings. The area is now in obvious transition from an "old suburban" character to a "new suburban estate" character, featuring numerous 4000+ sq.ft. high quality estate homes on lots landscaped to a high standard.

This area was built out over a time period spanning from the 1950's to present (there are several homes under construction). The age distribution from oldest to newest is : 60 years old (14%), 50 years old (9%), 40 years old (14%), 30 years old (5%), 20 years old (23%), 10 years old (27%), and under construction (9%). Most new homes are over 4000 sq.ft. in size. Home size distribution in this area is as follows : under 1000 sq.ft. (9%), 1000-1500 sq.ft. (14%), 1501-2000 sq.ft. (5%), 2001-2500 sq.ft. (5%), 3001-3550 sq.ft. (14%), over 3550 sq.ft. (55%). Styles found in this area include : "Old Urban" (18%), "West Coast Traditional" (14%), "Modern California Stucco" (14%), "Heritage (Old B.C.)" (5%), "Craftsman Heritage" (5%), "Traditional" (23%), and "Neo-Traditional" (23%). Home types include : Bungalow (27%), Split Level (5%), Cathedral Entry (5%), and Two-Storey (64%).

The massing scale found on neighbouring homes ranges from simple, small, low mass structures to high scale structures. The massing scale distribution is: low mass structures (33%), mid-scale structures (18%), mid-to-high-scale structures (18%), and high-scale structures (23%). The scale range for the front entrance element is: one storey (64%), 1 ½ storey (32%), and two storey (5%).

Most homes have a steeply sloped roof. Roof slopes include: low slope (flat to 5:12) = (24%), moderate slope (6:12 to 7:12) = (20%), steeply sloped (8:12 and steeper) = (56%). Main roof forms (largest truss spans) include: common hip (59%), common gable (32%), Dutch hip (5%), and Gambrel (5%). Roof surfaces include : roll roofing (5%), interlocking tab type asphalt shingles (14%), rectangular profile type asphalt shingles (9%), shake profile asphalt shingles (5%), concrete tile (37%), and cedar shingles (32%).

Main wall cladding materials include: horizontal cedar siding (15%), vertical channel cedar siding (10%), horizontal vinyl siding (5%), Hardiplank siding (5%), stucco cladding (57%), wood wall shingles (5%), and full height brick (5%). Feature veneers on the front façade include: no



feature veneer (43%), brick (21%), stone (21%), horizontal cedar (7%), and stucco (7%). Wall cladding and trim colours include: Neutral (white, cream, grey, black) (47%), Natural (earth tones) (50%), Primary derivative (red, blue, yellow) (3%).

Covered parking configurations include : No covered parking (16%), Single carport (5%), Double garage (16%), Triple garage (47%), Four garage bays (11%), Rear garage (5%).

A variety of landscaping standards are evident ranging from natural state' on the older homes to "extraordinary suburban-estate". Driveway surfaces include: gravel (5%), asphalt (30%), exposed aggregate (40%), stamped concrete (5%), interlocking masonry pavers (20%).

Fifty percent of homes can be considered 'context homes' (as identified in the residential character study), providing suitable architectural context for the subject site. Fifty 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: There is ample architectural context in the surrounding area, provided by numerous "context homes" including: 12233 - New McLellan Road, 12257 - New McLellan Road, 12238 - New McLellan Road, 5615 - 121A Street, 5628 - 121A Street, 12175 - 56 Avenue, 12191 - 56 Avenue, 12236 - 56 Avenue, 12228 - 56 Avenue, and 12168 - 56 Avenue.
- 2) Style Character : "Traditional", "Neo-Traditional", "Heritage" and "Neo-Heritage" styles are characteristic of this area, and are styles suitable for use in suburban-estate developments. These styles are recommended, although styles are no longer regulated in the building scheme.
- 3) Home Types : All new context homes in the surrounding area are Two-Storey type.
- 4) Massing Designs : The aforesaid context homes are well balanced and correctly proportioned, and provide desirable context for massing designs at the subject site.
- 5) Front Entrance Design : Front entrance porticos range from one to two storeys in height. Although the homes are expected to be large, it is recommended that the height of the front entrance be restricted to no more than 1 ½ storeys.
- 6) Exterior Wall Cladding : Vinyl is a utility wall cladding material, suitable where economy is an objective. However, these are high value lots with estate quality homes expected on them. Vinyl is not suitable for this type of application and is not recommended.
- 7) Roof surface : A wide variety of roof surface materials are evident in this area including roll roofing, asphalt shingles, concrete tile, and cedar shingles. Some flexibility is justified. Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles are recommended.
- 8) Roof Slope : Roof pitch 8:12 or higher on all new context homes.



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

**Streetscape:** There is an obvious dichotomy of appearance between the small old suburban homes on large RA zoned lots, and the new estate quality 4000+ sq.ft. "Traditional", "Neo-Traditional", and "Heritage" style Two-Storey homes on the newly created RH zoned lots. The new homes have mid to high-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. These homes have steeply pitched roofs, thoughtfully designed for interest and style-authenticity. Roof slopes on the new estate homes range from 8:12 to 16:12. A variety of roof surface materials including shake profile concrete roof tiles, and shake profile asphalt shingles are evident. Trim and detailing standards are high. Vinyl has not been used. Landscape standards are high.

## 2. Proposed Design Guidelines

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

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style.
- a new single family dwelling *constructed on any lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

**Interfacing Treatment  
with existing dwellings)**

Strong relationship with neighbouring "context homes" in the 12100 and 12200 blocks New McLellan Road and in the 12100 and 12200 blocks of 56 Avenue described in this Summary. Homes will therefore be "Traditional", "Neo-Traditional", "Heritage", and "Neo-Heritage" styles only. Similar home types and sizes as the context homes. Similar massing

characteristics. Similar roof types, roof pitch, roofing materials. Similar siding materials.

**Exterior Materials/Colours:** Stucco, Cedar, Hardiplank, Brick, Stone. Vinyl not permitted.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

**Roof Pitch:** Minimum 8:12.

**Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles of a minimum 40 year quality (warranty) with a raised ridge cap. Grey, black, or brown only.

**In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

**Treatment of Corner Lots:** Not applicable - there are no corner lots

**Landscaping:** *High modern suburban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 50 shrubs of a minimum 3 gallon pot size. 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: Sept. 12, 2012

**Reviewed and Approved by:**  Date: Sept. 12, 2012

# TREE PRESERVATION SUMMARY

**Surrey Project No:**

**Project Location:** 12187 New Mclelland Road, Surrey BC

**Project Arborist:** Glenn Murray for Froggers Creek Tree Consultants Ltd.  
I.S.A. Certification # PN-0795B

NOTE: A detailed assessment of the existing trees, submitted by the Arborist, is on file. The following is a summary of the Tree Assessment Report for quick reference.

**1. General assessment of the site and tree resource:**

The site is a very large heavily wooded lot with most of the protected "Protected Trees" located on the north half of the site. The trees resource is mostly native conifers in fair to good health. 85% of the inventoried trees are Douglas fir.

**2. Summary of Proposed Tree Removal and Replacement:**

- The summary will be available before final adoption.

A	Number of Protected Trees Identified	123
B	Number of Protected Trees assessed as Hazardous	0
C	Number of Protected Trees to be Removed	34
D	Number of Protected Trees to be Retained	89
E	Number of Replacement Trees Required (C-B) X 2 or (I) X 3	67
F	Number of Replacement Trees Proposed	51
G	Number of Replacement Trees in Deficit (E-F)	16
H	Number of Retained and Replacement Trees on Site (D+F+3)	140
I	Number of Lots Proposed in the Project	3
J	Average Number of Trees per Lot (H/I)	46.7

**3. Tree Protection and Tree Replacement Plans**

- X The Tree Protection Plan is attached.

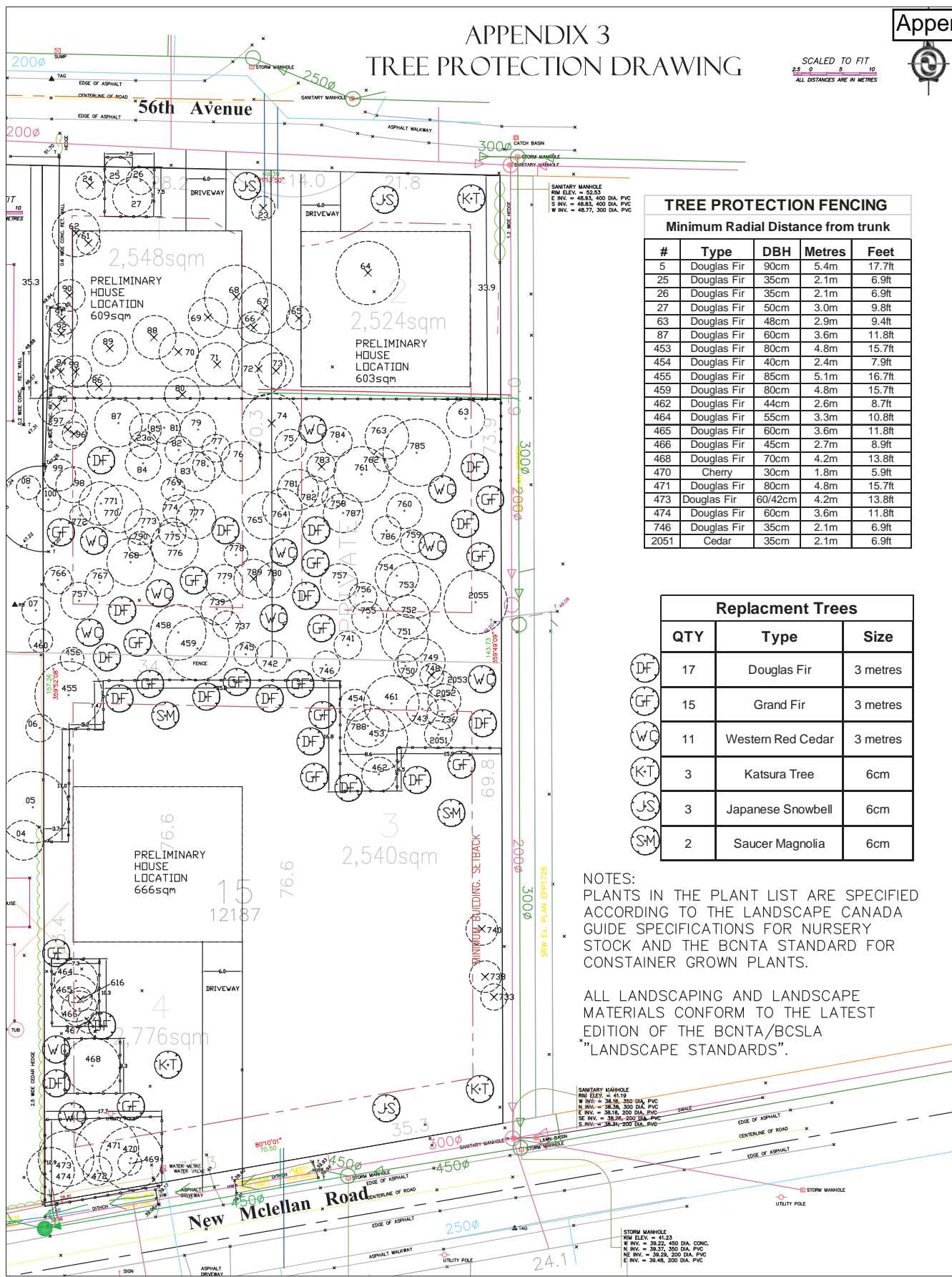


Dated: December 18, 2012

Glenn Murray – Board Certified Master Arborist  
I.S.A. Certification # PN-0795B  
Certified Tree Risk Assessor #0049  
Froggers Creek Tree Consultants Ltd.

# APPENDIX 3 TREE PROTECTION DRAWING

SCALED TO FIT  
2.5 0 5 10  
ALL DISTANCES ARE IN METRES



**TREE PROTECTION FENCING**  
Minimum Radial Distance from trunk

#	Type	DBH	Metres	Feet
5	Douglas Fir	90cm	5.4m	17.7ft
25	Douglas Fir	35cm	2.1m	6.9ft
26	Douglas Fir	35cm	2.1m	6.9ft
27	Douglas Fir	50cm	3.0m	9.8ft
63	Douglas Fir	48cm	2.9m	9.4ft
87	Douglas Fir	60cm	3.6m	11.8ft
453	Douglas Fir	80cm	4.8m	15.7ft
454	Douglas Fir	40cm	2.4m	7.9ft
455	Douglas Fir	85cm	5.1m	16.7ft
459	Douglas Fir	80cm	4.8m	15.7ft
462	Douglas Fir	44cm	2.6m	8.7ft
464	Douglas Fir	55cm	3.3m	10.8ft
465	Douglas Fir	60cm	3.6m	11.8ft
466	Douglas Fir	45cm	2.7m	8.9ft
468	Douglas Fir	70cm	4.2m	13.8ft
470	Cherry	30cm	1.8m	5.9ft
471	Douglas Fir	80cm	4.8m	15.7ft
473	Douglas Fir	60/42cm	4.2m	13.8ft
474	Douglas Fir	60cm	3.6m	11.8ft
746	Douglas Fir	35cm	2.1m	6.9ft
2051	Cedar	35cm	2.1m	6.9ft

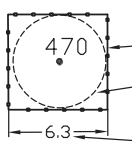
**Replacment Trees**

QTY	Type	Size
17	Douglas Fir	3 metres
15	Grand Fir	3 metres
11	Western Red Cedar	3 metres
3	Katsura Tree	6cm
3	Japanese Snowbell	6cm
2	Saucer Magnolia	6cm

NOTES:  
PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BCNTA STANDARD FOR CONSTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS CONFORM TO THE LATEST EDITION OF THE BCNTA/BCSLA "LANDSCAPE STANDARDS".

TREE PROPOSED FOR RETENTION



PROTECTION FENCING  
MINIMUM PROTECTION ZONE (MPZ)  
FENCING DIMENSIONS IN METRES

LEGEND

TREE PROPOSED FOR REMOVAL



- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER HY ENGINEERING.
  2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
  3. PROPOSED TREE REMOVAL AND RETENTION REFLECTS PRELIMINARY DRIVEWAY AND SERVICE CORRIDOR ALIGNMENT CONSIDERATIONS.
  4. ALL MEASUREMENTS ARE METRIC

Froggers Creek  
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4  
Telephone: 604-721-6002 Fax: 604-437-0970

12187 NEW MCLELLAN ROAD, SURREY BC

TREE PROTECTION DRAWING  
THE DRAWING PLOTS ALL TREES, PROPOSED FOR RETENTION, REMOVAL, THEIR CANOPIES, PROTECTION ZONES, REPLACEMENT TREES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

December 14, 2012

CITY OF SURREY

BY-LAW NO. 17860

A by-law to amend "Surrey Zoning By-law, 1993, No. 12000,"  
as amended.

.....

The Council of the City of Surrey, ENACTS AS FOLLOWS:

1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended pursuant to the provisions of Section 903 of the *Local Government Act*, R.S.B.C. 1996, c.323, as amended, by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" under Part 3 of Surrey Zoning By-law, 1993, No. 12000, as amended, as follows:

FROM: ONE-ACRE RESIDENTIAL ZONE (RA)  
TO: HALF-ACRE RESIDENTIAL ZONE (RH)

Shown on a Survey Plan attached hereto and forming part of this By-law as Schedule A, certified correct by Eugene O. Wong. on the 11th day of December, 2012, containing 0.513ha. called Block A and more particularly described as follows:

Portion of Parcel Identifier: 005-316-766  
Lot 15 Section 6 Township 2 New Westminster District Plan 28301

(Portion of 12187 New McLellan Road)

2. This By-law shall be cited for all purposes as "Surrey Zoning By-law, 1993, No. 12000, Amendment By-law, 2013, No. 17860."

PASSED FIRST AND SECOND READING on the day of , 201 .

PUBLIC HEARING HELD thereon on the day of , 201 .

PASSED THIRD READING on the day of , 201 .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the day of , 201 .

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK