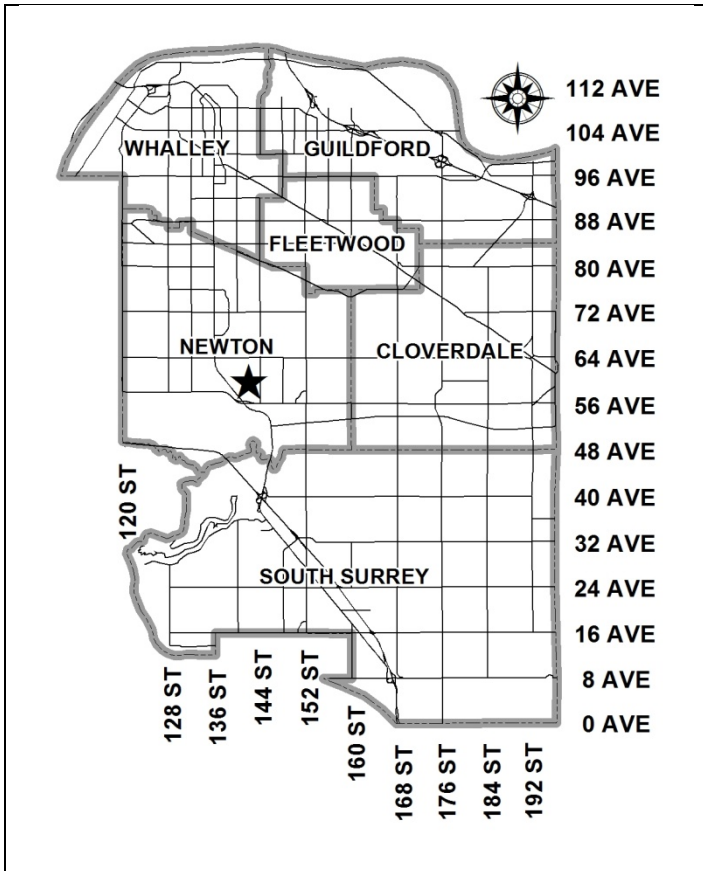


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0266-00

Planning Report Date: April 8th, 2013



PROPOSAL:

- **Rezoning** from RA to RF-12 and RF.
- **Partial NCP Amendment** from "Single Family Residential" to "Single Family Small Lots".

in order to allow subdivision into 8 single family lots.

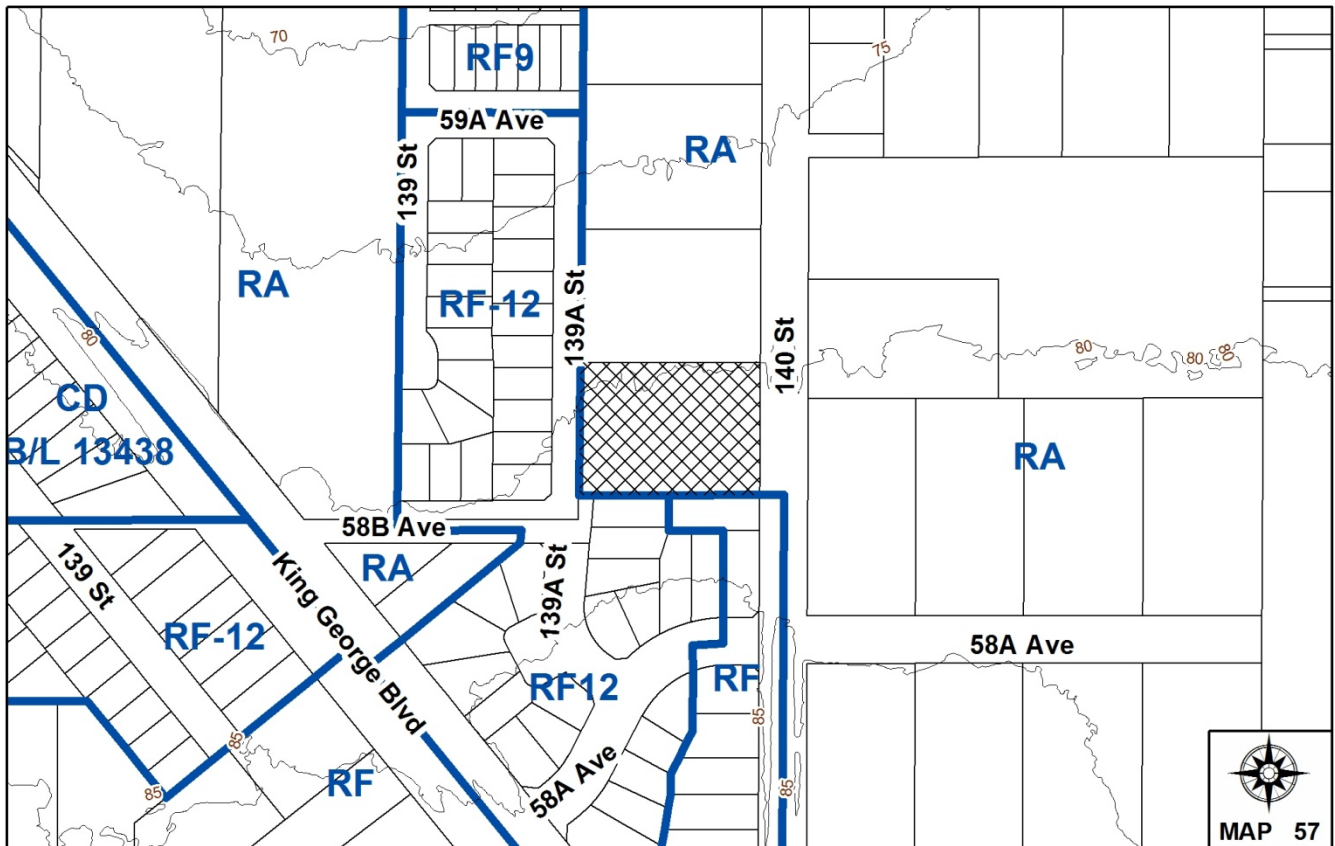
LOCATION: 5877 - 140 Street

OWNER: Gurdial Sandhu
 Rajwant Sandhu
 Sukhraj Gill
 Sukhjit Gill

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- A partial NCP amendment is required to re-designate a portion of the site from "Single Family Residential" to "Single Family Small Lots" to allow for the development of 1 RF and 7 RF-12 lots.

RATIONALE OF RECOMMENDATION

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

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) submission of a finalized tree survey and a statement regarding tree preservation;
 - (d) the applicant adequately address the shortfall in tree replacement;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) submission and registration of an appropriate Building Scheme to the satisfaction of the General Manager of Planning and Development; and
 - (g) in addition to payment of the 5% cash-in-lieu parkland contribution as required by the *Local Government Act*, payment of an additional 1% cash-in-lieu park contribution as volunteered to by the applicant.
3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to re-designate a portion of the land from "Single Family Residential" to "Single Family Small Lots" when the project is considered for final adoption.

REFERRALS

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

School District: Projected number of students from this development:
 4 Elementary students at Woodward Hill School
 2 Secondary students at Sullivan Heights Secondary School
 The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy in 2014. (Appendix IV)

Parks, Recreation & Culture: Parks has no objection to the proposed development.

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

SITE CHARACTERISTICS

Existing Land Use:

One single family dwelling and outbuildings.

Adjacent Area:

| Direction | Existing Use | OCP/South Newton NCP Designation | Existing Zone |
|------------------|---------------------------|--|--|
| North: | Single Family Residential | Urban/Single Family Residential (Currently under application re-designation to Single Family Small Lots) | RA (Currently under application for rezoning to RF-9, and RF-12 – Application 7911-0268-00) |

| Direction | Existing Use | OCP/South Newton NCP Designation | Existing Zone |
|-------------------------|---|--|---|
| East (Across 140th): | Single Family Residential | Urban/Single Family Residential (Currently under application for re-designation to Single Family Small Lots) | RA (Currently under application for rezoning to RF & RF-12 – Application 7912-0218-00) |
| South: | Vacant single family lots / Temporary 58A Ave Road right-of-way | Urban/Single Family Resident & Single Family Small Lots | RF & RF-12 (Recently rezoned and subdivided - Application 7910-0175-00) |
| West: | Vacant land, recently cleared for 139A Street right-of-way and new single family lots | Urban/Single Family Small Lots | RF-12 (Recently rezoned and subdivided - Application 7910-0175-00) |

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated for "Single Family Residential" (6.0 units per acre – "RF" lots) in the South Newton Neighbourhood Concept Plan (NCP). This application proposes to partially amend this designation to "Single Family Small Lots", allowing RF-12 lots, for the majority (seven of eight proposed lots) of the subject site.
- The property immediately to the north of the subject site is also under development application to amend the South Newton NCP from "Single Family Residential" to "Single Family Small lots" (Application 7911-0268-00) in conjunction with a rezoning and subdivision proposal for RF-9 and RF-12 lots.
- Under application 7910-0175-00, the lands to the west and south of the subject site were re-designated in the South Newton NCP from "Single Family Residential" to "Single Family Small Lots", and the road configuration was revised.
- This proposal continues what is an appropriate transition to the existing lower density lands designated "Suburban" in the South Newton NCP, south east of the subject site along 57A Avenue (see the NCP map in Appendix VII), and is also consistent with the well-established pattern of development in the South Newton NCP area along the 60th Avenue corridor.

DEVELOPMENT CONSIDERATIONS

Proposal

- The subject site is comprised of a single 0.43 ha (1.06 acre) parcel located on the west side of 140th Street, between 58A and 60th Avenues. The site is designated "Urban" in the Official Community Plan (OCP), "Single Family Residential" in the South Newton NCP and is zoned "One-Acre Residential Zone (RA)".

- The applicant proposes to rezone the property from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential Zone (RF)" in order to create eight (8) lots (7 RF-12 and 1 RF) (Appendix I). As discussed, an NCP amendment, re-designating the proposed RF-12 zoned portion of the site, is required.
- Proposed RF-12 Lots 1 - 7 are oversized, ranging in area from 448m² – 522m² (4820 sq.ft. – 5620 sq.ft.) and meet the minimum depth and width requirements of the zone. Proposed RF lot 8, at 573 m² (6170 sq.ft.) also meets the minimum width and depth requirements of the respective zone and provides for an effective transition between the existing RF lot to the south, and the proposed RF-12 (Lots 5 – 7) on the west side of 140 Street.

Vehicle Access

- The applicant will be required to dedicate and construct the easterly 6.5 metres (21 ft.) of 139A Street fronting the subject site. The westerly 11.5 metres (38 ft.) of the 139A Street right-of-way is currently being constructed as part of the servicing agreement for application 7910-0175-00.
- No road dedication is required along 140th Street, however the applicant will be required to construct the west portion, fronting the subject site, to Neo-Traditional through-local standard.
- Proposed Lots 1 – 4 will utilize vehicle access from 139A Street and proposed Lots 5 – 8 will take vehicle access from 140th Street.
- Subdivision of Lots 1 – 4 of this proposal is contingent on the completion of the west half of 139A Street as approved under application 7910-0175-00.

Parkland Contribution

- The applicant has volunteered an additional 1% in addition to the required 5% cash-in-lieu parkland contribution to assist with future park acquisition in the area.
- There is currently a shortage of a neighbourhood-level “pocket” park in the South Newton NCP area, particularly west of 142 Street and south of 60 Avenue. Each development application proposing an increase in unit density over and above the NCP designation exacerbates the need for this park space.
- To address the issue, applicants seeking NCP amendments in the surrounding area have voluntarily provided an additional 1% cash-in-lieu contribution for parkland. Specifically, development application #7910-0175-00, which recently created 66 lots west of the subject site, provided a 6% cash-in-lieu parkland contribution. Secondly, application #7911-0268-00, proposing 11 lots immediately north of the subject site, has also volunteered an additional 1% cash-in-lieu contribution.

Tree Preservation

- Norman Hol, Certified Arborist with Arbortech Consulting, prepared the Arborist Report and Tree Management Plans for the subject site.

- The Arborist Report identifies that there are 30 bylaw protected trees on the subject site. Of these 30 trees, 11 are rated 'unsuitable' for retention based upon poor health and structure, 14 are rated 'marginal' for retention, requiring special management techniques if preserved, and 5 are identified as 'suitable' for retention. These ratings are assigned based upon the proposed development on the subject site. A total of 28 trees are proposed to be removed. A summary of tree retention and removal by species is provided below:

| Tree Species | Retain | Remove | Total |
|------------------|----------|-----------|-----------|
| Austrian Pine | | 1 | 1 |
| Bigleaf Maple | 2 | 3 | 5 |
| Black Walnut | | 1 | 1 |
| Blue Spruce | | 3 | 3 |
| Douglas Fir | | 1 | 1 |
| Pear | | 1 | 1 |
| Purpleleaf Plum | | 1 | 1 |
| Red Alder | | 5 | 5 |
| Western Redcedar | | 12 | 12 |
| TOTAL | 2 | 28 | 30 |

- The applicants propose to retain 2 of the trees identified as "suitable" for retention, both mature Bigleaf Maples, which are located in what will be the rear yards of proposed Lots 4 and 5.
- Of the remaining 3 trees identified as "suitable" for retention, 2 are located within the proposed road right-of-way for 139A Street, and 1 is located within the side yard of proposed lots 3 and 4. The root protection area for this latter tree would render both of these lots unbuildable.
- A total of 51 replacement trees are required as per the City's Tree Protection Bylaw (No. 16100). The applicant's propose 20 replacement trees on the subject site. In lieu of the remaining 31 replacement trees, a contribution of \$9,300 to the City's Green Fund will be required.
- A Tree Preservation Summary is included in Appendix VI of this report.

Ecosystem Management Study (EMS)

- Fifty-nine percent (59%) of the development site is part of ecosystem site #4254, currently identified under the City's EMS mapping. The proposed development represents a loss of 3.8% of the original 6.38 hectare (16 acre) site.
- The development site is also located on an EMS ecosystem corridor opportunity. This corridor was originally intended to provide a secondary connection from the South Newton West Terrestrial Hub (#35) to the Colebrook Terrestrial Hub (#40).
- Neither the ecosystem site nor the corridor is included in the draft Biodiversity Conservation Strategy (BCS), which is intended to replace and update the EMS.

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 Character Study found that the majority of existing older urban homes in the area do not provide an appropriate context for new development. The new guidelines are consistent in theme and character with those developed for the 66 lot subdivision west of the site (Development Application 7910-0175-00) and the proposed 10 lot subdivision north of the site (Development Application 7912-0266-00).
- The proposed guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix VII.
- A preliminary lot grading and servicing plan, submitted by McElhanney Consulting, has been reviewed by staff and found to be generally acceptable. The applicant proposes approximately 0.5 – 1.0 metres (1.5 – 3 ft.) of fill over the site to accommodate in-ground basements. This is consistent with the surrounding developments.

PRE-NOTIFICATION

Pre-notification letters were mailed to the owners of 29 houses within 100 metres of the subject site. A Development Proposal Sign was installed in front of the property on February 26th, 2013. To date, the Planning and Development Department has not received any calls or correspondence concerning the project.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 12th, 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) | • Within the South Newton NCP |
| 2. Density & Diversity (B1-B7) | • Consistent with OCP. (Proposed unit density exceeds NCP designation; amendment required) |
| 3. Ecology & Stewardship (C1-C4) | • None |
| 4. Sustainable Transport & Mobility (D1-D2) | • None |
| 5. Accessibility & Safety (E1-E3) | • None |
| 6. Green Certification (F1) | • None |

| | |
|-------------------------------------|--------|
| 7. Education & Awareness (G1-G4) | • None |
|-------------------------------------|--------|

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

| | |
|---------------|--|
| Appendix I. | Lot Owners and Action Summary |
| Appendix II. | Proposed Subdivision Layout |
| Appendix III. | Engineering Summary |
| Appendix IV | School District Comments |
| Appendix V | Building Design Guidelines Summary |
| Appendix VI | Summary of Tree Survey and Tree Preservation |
| Appendix VII | NCP Plan |
| Appendix VIII | Rezoning Block Plan |

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

DS/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: James Pernu
McElhanney Consulting Services Ltd.

Address: Central City Tower
Suite 2300, 13450 - 102 Avenue
Surrey, BC V3T 5X3

Tel: 604-596-0391 - Work
604-596-8853 - Fax

2. Properties involved in the Application

(a) Civic Address: 5877 - 140 Street

(b) Civic Address: 5877 - 140 Street
Owner: Sukhjot K Gill
Sukhraj S Gill
Rajwant K Sandhu
Gurdial S Sandhu

PID: 005-186-820
Lot 51 Section 9 Township 2 New Westminster District Plan 40335

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the property.

(b) Application is under the jurisdiction of MOTI.

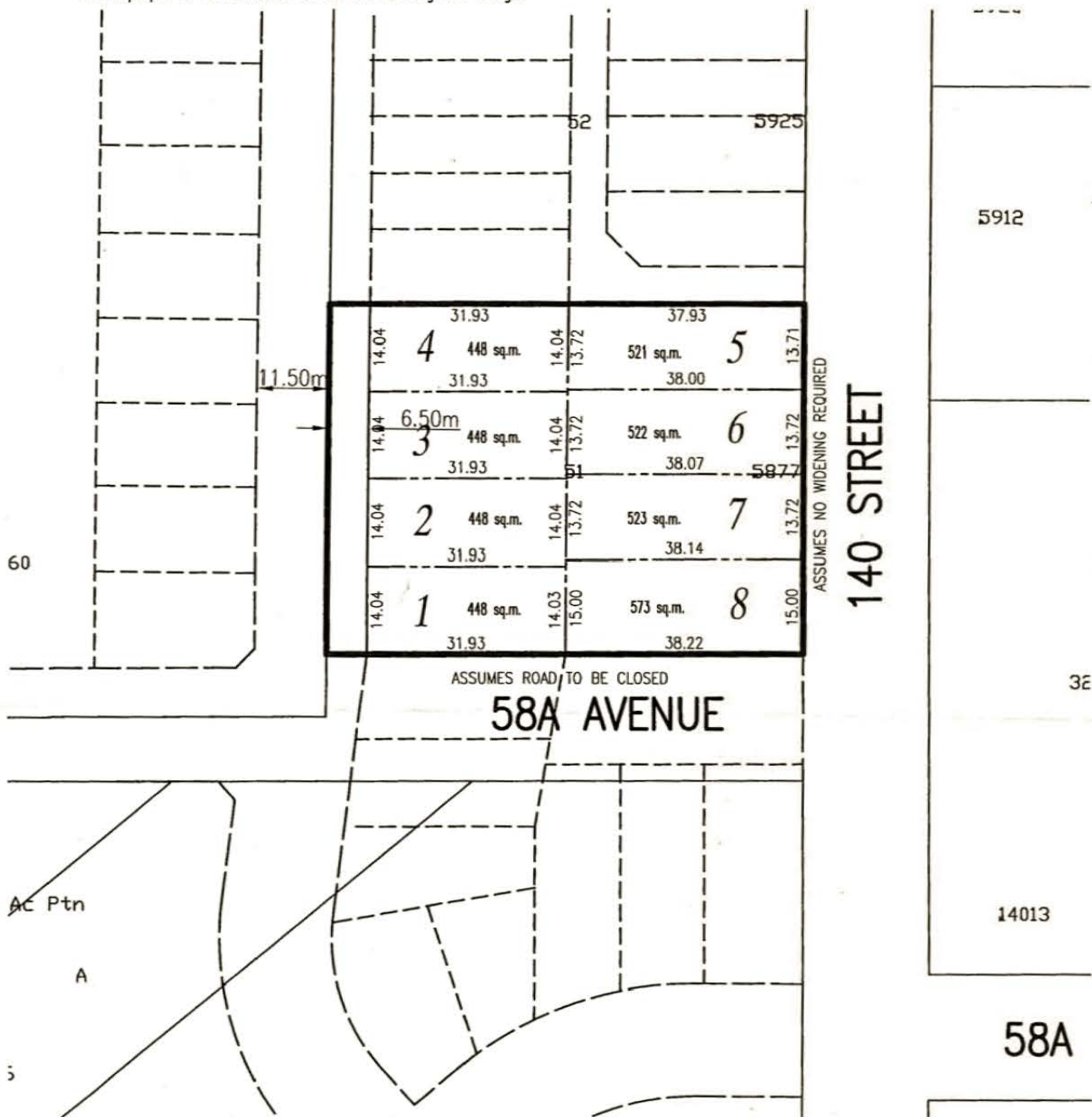
MOTI File No. 2013-00656

SUBDIVISION DATA SHEET

Proposed Zoning: RF / RF-12

| Requires Project Data | Proposed | | |
|--|---------------|------------|-------|
| GROSS SITE AREA | | | |
| Acres | 1.06 | | |
| Hectares | 0.43 | | |
| NUMBER OF LOTS | | | |
| | RF | Overall | RF-12 |
| Existing | 0 | 1 | 0 |
| Proposed | 1 | 8 | 7 |
| SIZE OF LOTS | | | |
| Range of lot widths (metres) | 13.71 - 14.03 | 13.71 - 15 | 15.0 |
| Range of lot areas (square metres) | 448 - 523 | 448 - 573 | 573 |
| DENSITY | | | |
| Lots/Hectare & Lots/Acre (Gross) | 7.5/18.6 | | |
| Lots/Hectare & Lots/Acre (Net) | 8.3/20.4 | | |
| SITE COVERAGE (in % of gross site area) | | | |
| Maximum Coverage of Principal & Accessory Building | 50% | | |
| Estimated Road, Lane & Driveway Coverage | 15% | | |
| Total Site Coverage | 65% | | |
| PARKLAND | | | |
| 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 | | |

This drawing and design is the property of McElhanney Consulting Services Ltd. and shall not be used, reused or reproduced without the consent of the said company. McElhanney Consulting Services Ltd. will not be held responsible for the improper or unauthorized use of this drawing and design.



NOTES:

- PRELIMINARY LAYOUT ONLY, SUBJECT TO APPROVAL.
- AREAS AND DIMENSIONS ARE SUBJECT TO DETAILED SURVEY AND CALCULATION, AND MAY VARY.
- NOT TO BE USED FOR LEGAL TRANSACTIONS.

LAYOUT ASSUMES RF-12 ZONE LOTS 1-7; MINIMUM 320 sq.m. 13.4m wide 22.0m deep AND RF ZONE LOT 8; MINIMUM 560 sq.m. 15.0m wide 28.0m deep TOTAL AREA Approx. 4296 sq.m. (1.06 ac.)

*LAYOUT DOES NOT CONFORM TO THE SOUTH NEWTON NEIGHBOURHOOD LAND USE PLAN.

McElhanney
 McElhanney Consulting Services Ltd.
 13160-88TH AVENUE PHONE(604)596-0391
 SURREY, B.C. FAX(604)596-8853

SKETCH 1

Scale: 1:1000
 Date: JULY 11, 2012
 Job No.: 2111-02962-0

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

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

DATE: **April 3, 2013**

PROJECT FILE: **7812-0266-00**

RE: **Engineering Requirements
Location: 5877 - 140 Street**

REZONE/SUBDIVISION/NCP AMENDMENT

Property and Right-of-Way Requirements

- provide a 0.50 metre SROW fronting 140 Street and 139A Street.
- dedicate 6.50 metres for 139A Street.

Works and Services

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

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

LR



Wednesday, February 13, 2013
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #:

7912-0266-00

SUMMARY

The proposed 8 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

| | |
|----------------------|---|
| Elementary Students: | 4 |
| Secondary Students: | 2 |

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 |

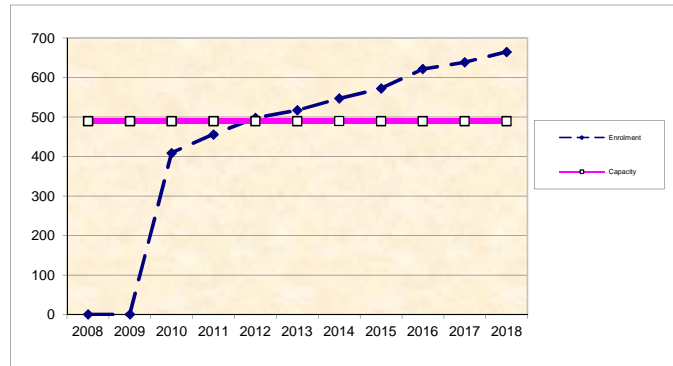
School Enrolment Projections and Planning Update:

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

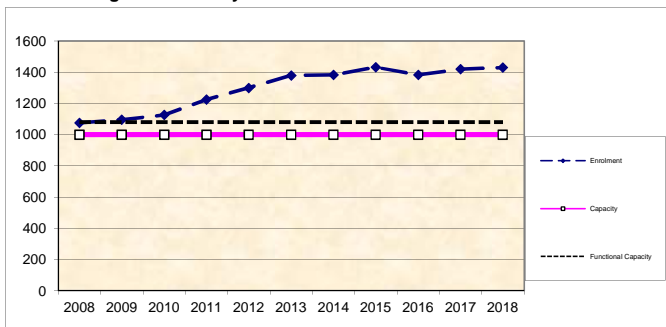
A new elementary school (#212 Woodward Hill Elementary) opened in spring 2010, the capacity in the table below does not include one modular classroom which was recently added to accommodate growth. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. The enrolment 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

Surrey Project no: 7912-0266-00
Project Location: 5877 - 140 Street, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

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

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

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

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

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

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

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

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

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage”, or “Rural Heritage”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.

- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1½ storeys (maximum 12 feet).

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

No existing neighbouring homes provide suitable context for the proposed RF-12 and RF zone homes at the subject site, Interfacing treatments are therefore not contemplated. New homes should be consistent with common new post year 2010 standards for RF and RF12 zone subdivisions.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

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

Roof Pitch:

Minimum 8:12.

Roof Materials/Colours:

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

In-ground basements:

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

Treatment of Corner Lots:

Not applicable - there are no corner lots.

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs for RF-12 lot #6, and 20 shrubs for RF zone lots. Shrubs shall be of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or broom finish concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd.

Date: February 7, 2013

Reviewed and Approved by:

A handwritten signature in blue ink, appearing to read "Michael Egan", written over a horizontal line.

Date: February 7, 2013



Appendix

TREE PRESERVATION SUMMARY

Surrey Project No.: 7912-0266-00
 Project Location: 5877 140th Street Surrey, BC
 Consulting Arborist: Norman Hol

1 *Summary description of the existing tree resource. See also the arborist report on file*
 See Arborist Report.

2 *Summary of Proposed Tree Removal and Replacement*

| | | |
|--|-------------|-------------|
| Quantity of Bylaw Protected Trees Identified | (A) | <u>30</u> |
| Quantity of Bylaw Protected Trees to be Removed (Hazard) | (B) | <u>0</u> |
| Quantity of Bylaw Protected Trees to be Removed | (C) | <u>28</u> |
| Quantity of Bylaw Protected Trees to be Retained | (A-B-C) (D) | <u>2</u> |
| Quantity of Replacement Trees Required (2:1 ratio except for alder and cottonwood at 1:1 ratio) | (E) | <u>51</u> |
| Quantity of Replacement Trees Proposed | (F) | <u>20</u> |
| Quantity of Replacement Trees in Deficit | (E-F) (G) | <u>31</u> |
| Quantity of Retained Trees and Replacement Trees on Site | (D+F) (H) | <u>22</u> |
| Number of Lots Proposed in the Project | (I) | <u>8</u> |
| Average Number of Trees per Lot | (H/I) | <u>2.75</u> |

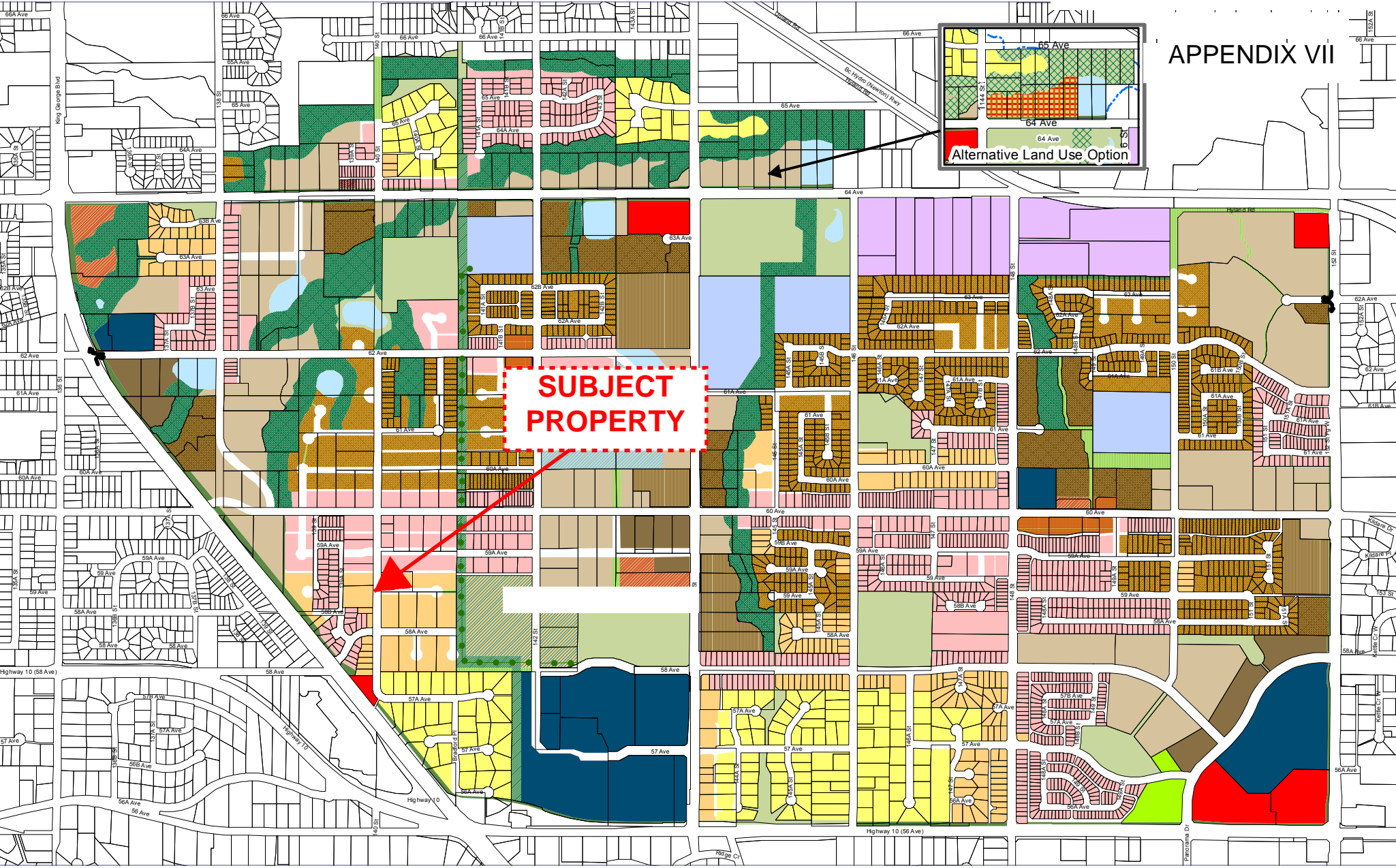
3 Tree Survey and Preservation/Replacement Plan Attached **Yes**

This summary and the referenced documents are prepared and submitted by:

Norman Hol, Consulting Arborist

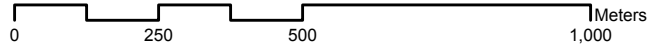
Dated: March 4, 2013

Direct: 604 813 9194
 Email: norm@aclgroup.ca



SOUTH NEWTON

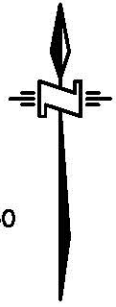
NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department



- | | | | | |
|--------------------------|--|-----------------|------------------------------|----------------------|
| 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 | | |

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.

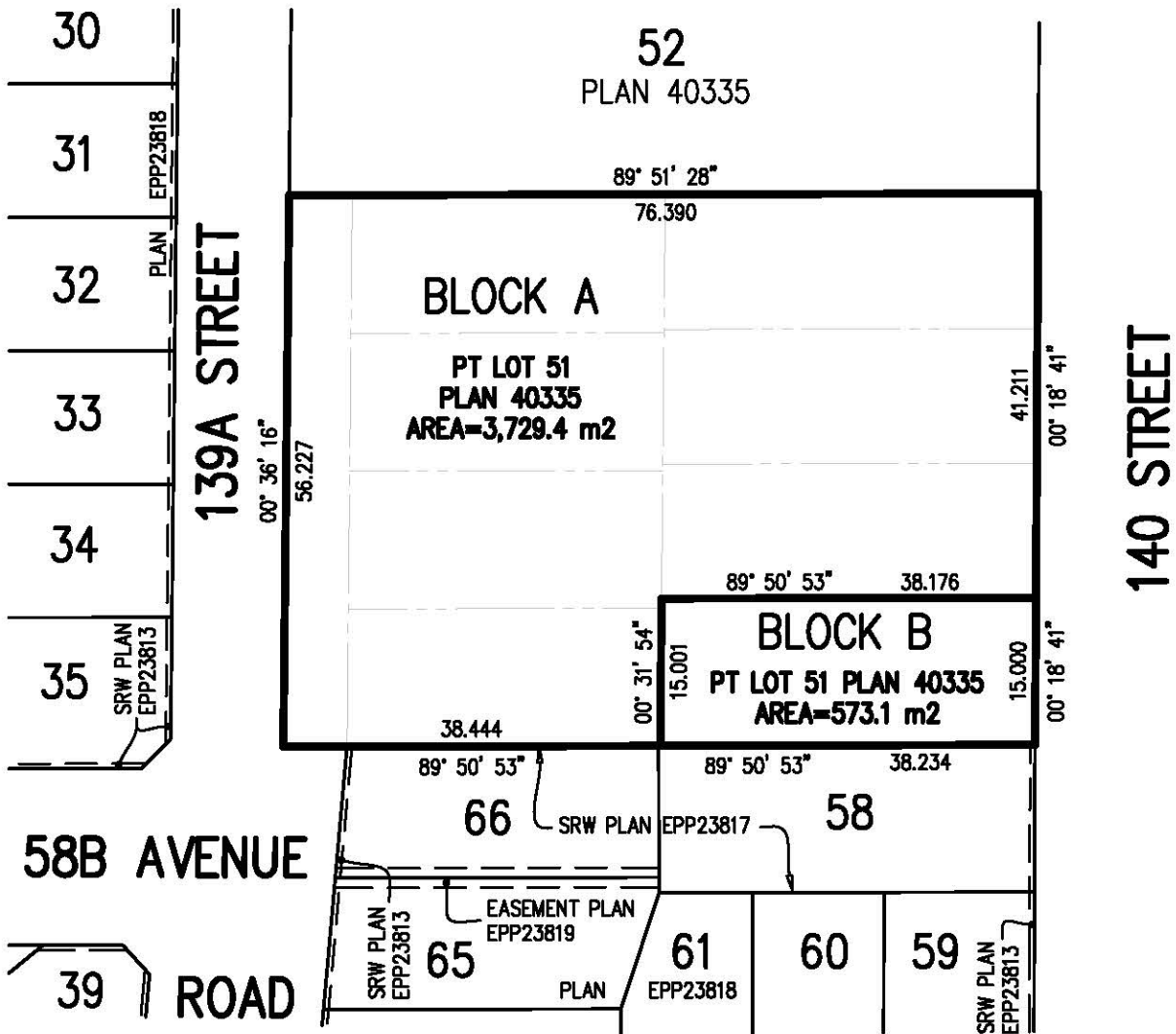
**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NO. _ _ _ OF LOT 51
SECTION 9 TOWNSHIP 2
NEW WESTMINSTER DISTRICT PLAN 40335**



SCALE: 1:750

BCGS 92G.016

| |
|---|
| BLOCK A FROM RA TO RF12 AREA = 3,729.4 m ² |
| BLOCK B FROM RA TO RF AREA = 573.1 m ² |



CERTIFIED CORRECT ACCORDING TO SURVEY
THIS 1st DAY OF APRIL, 2013

SEAN COSTELLO, BCLS

McELHANNEY ASSOCIATES
LAND SURVEYING LTD.
2300-13450 102 AVENUE
SURREY, BC V3T 5X3
TEL: 604-596-0391
FILE: 2112-62962-02