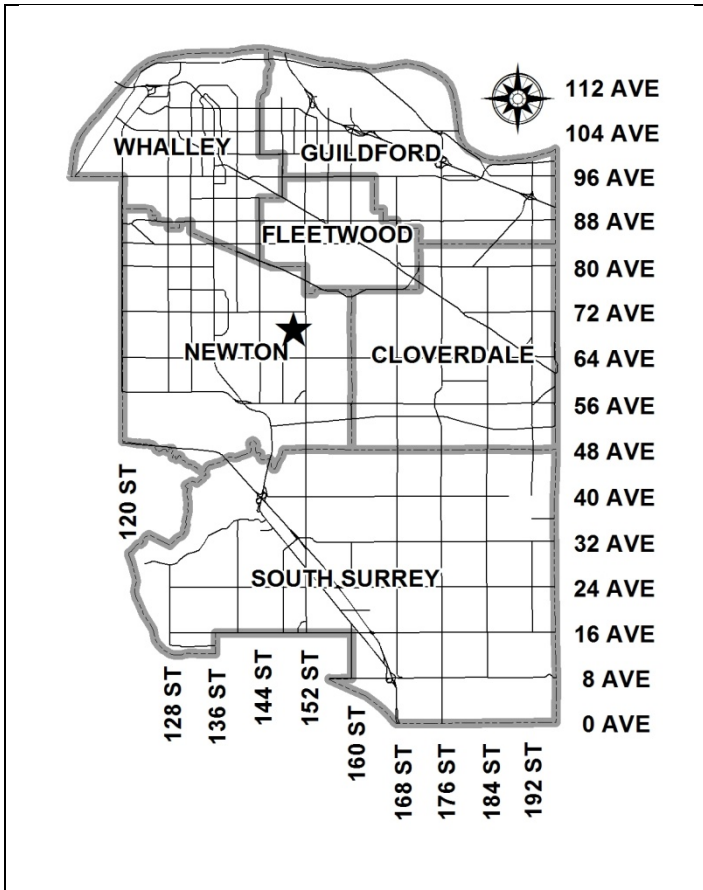


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7912-0333-00

Planning Report Date: May 6, 2013

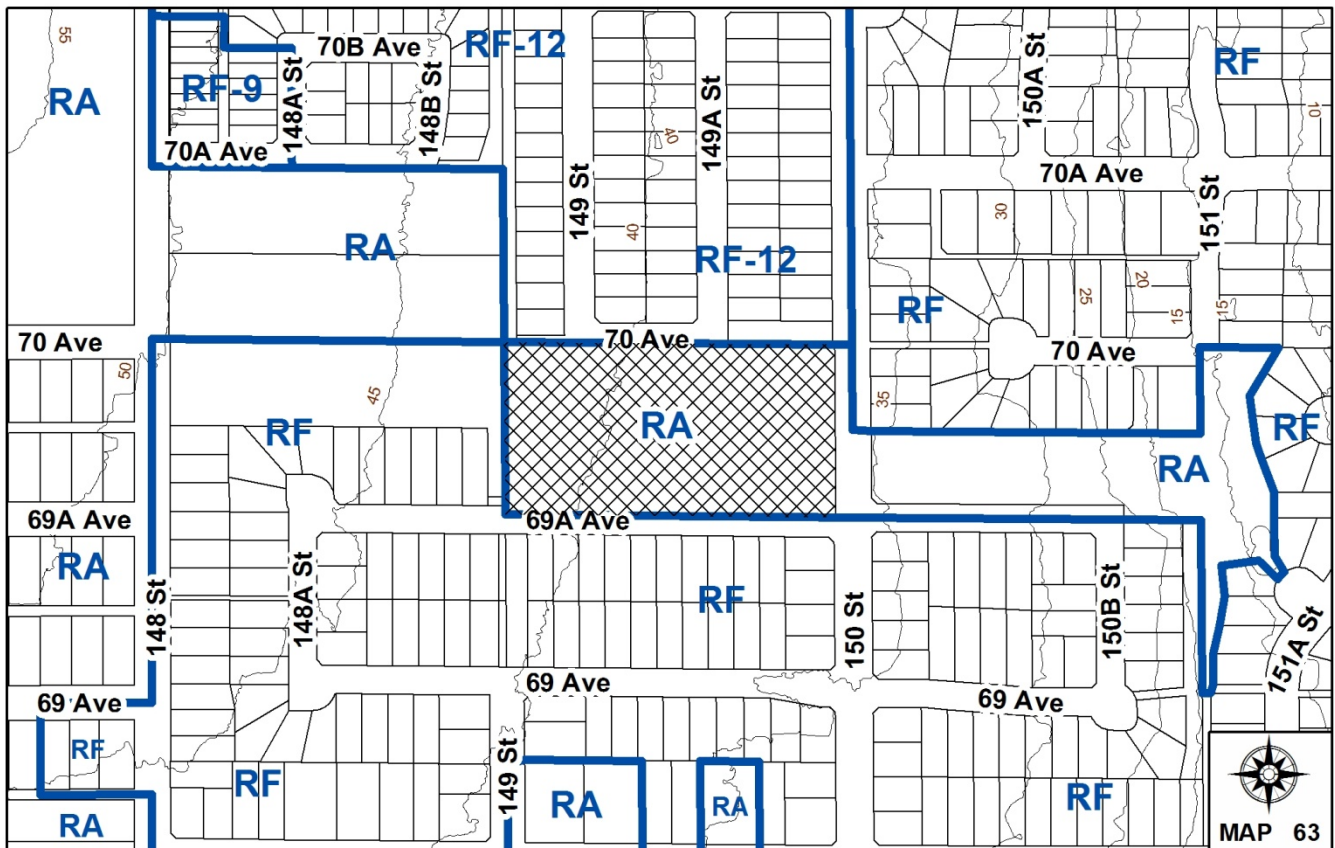


PROPOSAL:

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

in order to allow subdivision into approximately 29 single family small lots and additional park land.

LOCATION: 6979 - 150 Street
OWNER: 0952697 B.C. LTD.
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Schools, Parks and Open Space, Urban Single Family Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the East Newton South Neighbourhood Concept Plan (NCP) to amend the land use designation from "Schools" and "Urban Single Family Residential" to "Single Family Small Lots".

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The NCP anticipated relocating T. E. Scott Elementary to the northern portion of the site, and single family residential development on the southern portion of the site at 6 units per acre (upa).
- The applicant has proposed small single family lots at approximately 6.1 upa, and the school is not needed. Therefore, an amendment to the Neighbourhood Concept Plan is required.
- The proposed development completes the existing development pattern in this area of East Newton South.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant adequately address the shortfall in tree replacement;
 - (e) registration of a Restrictive Covenant for Tree Protection;
 - (f) submission and registration of a Building Scheme Restrictive Covenant to the satisfaction of the General Manager, Planning & Development; and
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the East Newton South NCP to redesignate the site from "Schools" and "Urban 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:**

15 Elementary students at T. E. Scott Elementary School
7 Secondary students at Frank Hurt Secondary School

(Appendix IV)

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

Parks, Recreation & Culture:

Parks supports the amount of parkland shown on the layout. Land in excess of 5% dedication to be acquired by Parks.

SITE CHARACTERISTICS

Existing Land Use:

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwellings and Greenbelt	Urban/Single Family Small Lots and Parks & Open Space	RF-12
East (Across 150 Street):	Single family dwellings and Greenbelt	Urban/ Urban Single Family Residential and Parks & Open Space	RF
South (Across 69A Avenue):	Single family dwellings	Urban/Urban Single Family Residential	RF
West:	T.E. Scott Elementary School Park	Urban/Parks & Open Space	RF

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant is proposing an amendment to the East Newton South Neighbourhood Concept Plan (NCP) to redesignate the site from "Schools" and "Urban Single Family Residential" to "Single Family Small Lots".
- The portion of the lot initially designated "Schools" is no longer needed. Under application No. 7904-0136-00, on lands to the north, Surrey School District No. 36 confirmed that it no longer planned to relocate T.E. Scott from its current location at 7079 – 148 Street as per the East Newton South NCP.
- The proposal is consistent with the existing neighbourhood context. Under application No. 7904-0136-00, a site adjacent to the north amended its NCP designations from "Elementary School", "Low Density Compact Housing" and "Urban Single Family" to "Single Family Small Lots", in order to permit an RF-12 subdivision.
- The proposed development completes the development pattern that has already been established in this area of East Newton South, and the development concept submitted with the adjacent application demonstrates that a similar amendment was anticipated on the subject site.
- All of the proposed RF-12 lots have been oriented to front onto 149, 149A, and 150 Street(s), to match the orientation of the existing RF-12 lots to the north, thereby providing a consistent streetscape, while minimizing the impact to the interface with the existing RF-zoned lots across 69A Avenue to the south.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site is located on the northwest corner of 69A Avenue and 150 Street in East Newton. The site is designated "Urban" in the Official Community Plan (OCP), and "Schools" and "Urban Single Family Residential", in the East Newton South Neighbourhood Concept Plan (NCP).

Proposal

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" to allow subdivision into approximately 29 small single family lots and creation of additional park land.
- The proposed RF-12 Zone is consistent with the OCP designation, but an amendment to the East Newton South NCP from "Schools" and "Urban Single Family Residential" to "Single Family Small Lots" is needed for the rezoning.
- Proposed lots 6, 7, 13, 18, 19, 24 and 29 conform to the minimum width, (15.4 metres / 51 ft.) depth, (22 metres / 72 ft.) and area (375 m² / 4,037 sq. ft.) of the RF-12 Zone (Type II Corner Lots). All other proposed lots conform to the minimum width (13.4 metres / 44 ft.) depth (22 metres / 72 ft.) and area (320 m² / 3,445 sq. ft.) of the RF-12 Zone (Type II Internal Lots).
- Proposed Lots 19 - 25 will front onto 149 Street. Proposed Lots 7 - 18 will front onto 149A Street, and Proposed Lots 1 - 6 will front onto 150 Street. Access to all proposed lots will be taken from the corresponding street frontage.

Lot Grading & Building Scheme

- The preliminary lot grading information proposes grading similar to the RF-12 development adjacent north of the site in order to provide an appropriate transition from existing to proposed road and building elevations. The difference between the two sites ranges from 0.05 metres (2 in.) to 0.70 metres (2.3 ft.), for an average grade difference of approximately 0.30 metres (1 ft.).
- The applicant proposes in-ground basements. In order to accommodate basements, a significant amount of fill must be placed on the site. The amount of fill required ranges from 0.5 metres (1.6 ft.) to 2 metres (6.5 ft.) across the site.
- The amount of fill that is being placed on the site reduces opportunities for tree preservation. The applicant was asked to consider alternative development options for lots that contain existing mature trees. However, the applicant has not been receptive to options that reduce lot yield or preclude in-ground basements. The impact to tree retention is discussed in the "Trees" section of this report.

- Building design guidelines have been developed for the site by Mike Tynan of Tynan Designs Inc., which are reflective of the predominant design treatment in the area, including:
 - Neo-Traditional and Neo-Heritage styles are permitted;
 - Generous overhangs and roof materials of cedar, shake profile concrete roof tiles and asphalt shingles in a shake profile; and
 - Use of natural colours, generous trim and detailing, feature areas of brick and stone.
- A summary of the building design guidelines is attached as Appendix V.

Trees

- The applicant has retained Mike Fadum & Associates Ltd. to provide an arborist report for the subject site. There are 229 by-law sized trees on site, of which 213 are proposed to be removed and 16 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 Summary

Tree Species	Total No. of Mature Trees (On-site)	Total proposed for retention (On-site)	Total proposed for removal (On-site)
Alder, Red & Cottonwood, Black	49	0	49
Birch, Paper	7	0	7
Cedar, Western Red	114	12	102
Cedar, Deodar	3	2	1
Douglas-fir	5	1	4
Falsecypress	1	0	1
Fir, Grand	1	0	1
Maple, Bigleaf	48	0	48
Maple, Japanese	1	1	0
total	229	16	213

- Under Tree Protection By-law (16100), protected trees are to be replaced at a ratio of 2:1; therefore, a total of 373 replacement trees would be required for this application. The applicant proposes 87 replacement trees, resulting in a tree replacement deficit of 290 trees. Monetary compensation for the remaining 290 trees is \$63,750, based on the By-law requirement of \$15,000/acre.
- The majority of the existing mature trees on the site are located on the northeast portion of the site. This portion of the site has been proposed to be dedicated as Park, in order to optimize tree retention. With the exception of the current dwelling and front yard, most of the site has also been identified as an Ecosystem Site (No. 5090) in the Ecosystem Management Study (EMS). Staff have worked with the applicant to identify additional trees that would be suitable for retention. Below is a break-down of the reasons why the 211 trees proposed for removal are proposed to be removed:

- 49 are Red Alder or Black Cottonwood trees with little retentive value;
 - 56 trees need to be removed to accommodate road construction on 69A Avenue, 149 Street, 149A Street, and 150 Street;
 - 16 trees have either poor health or poor structure, and/or are in decline; and
 - 92 trees conflict significantly with the building envelopes and/or site servicing from 69A Avenue, 149 Street, 149A Street, and 150 Street.
- All but approximately 7% of the tree inventory must be removed in order to accommodate the proposed lot grading, due to the proposed fill. Staff asked the applicant to modify the lot grading plan in order to preserve these trees, but the applicant has asked to proceed with the current tree preservation and lot grading proposal.
 - The applicant is required to provide approximately 377 replacement trees, and is proposing to provide 87 replacement trees, for an average of 3.55 trees per lot (Appendix VI). 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 preservation.

PRE-NOTIFICATION

Pre-notification letters were sent out on March 20, 2013 and staff received no response.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 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"> ● Located within the East Newton South NCP – proposal is generally consistent with the Plan, but amendment required as discussed in this report.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> ● Private Backyard Gardens – 80m² per lot.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> ● Absorbent soils greater than 300 mm in depth. ● Cisterns/Rain Barrels. ● Dry Swales. ● 9.5% Parkland dedication (.185 ha). ● Ecosystem Site No. 5090. ● Composting & Recycling Pickup made available.

4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Connections to off-site pedestrian and multi-use paths. • Direct pedestrian linkages to transit stops. • Showers and Change Facilities.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • "Eyes on Park" area expanded by providing windows in building walls adjacent to park areas.
6. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • NCP process included significant public input, further opportunity for input at Public Hearing. • Zoning and NCP designations preclude sites from developing built forms that would be conducive to sustainability elements identified in this checklist.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary, 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. NCP Plan & Redesignation Map

INFORMATION AVAILABLE ON FILE

- Arborist Report Prepared by Mike Fadum & Associates Dated March 20, 2013
- Lot Grading Plan Prepared by McElhanney & Assoc. Dated March 28, 2013

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

NA/da

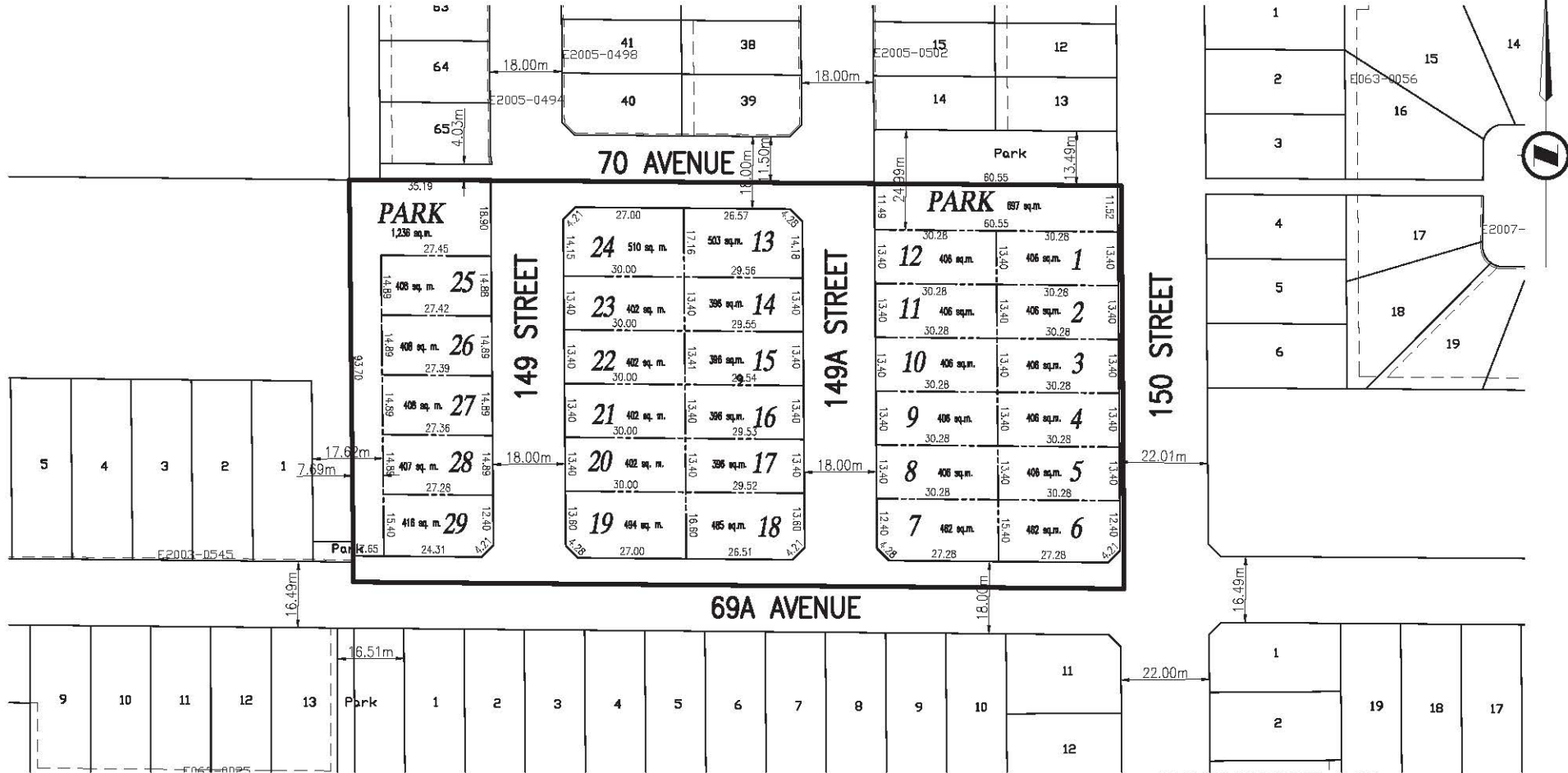
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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.76
Hectares	1.93
NUMBER OF LOTS	
Existing	1
Proposed	29
SIZE OF LOTS	
Range of lot widths (metres)	13.40 - 15.40
Range of lot areas (square metres)	396 - 510
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15/ha & 6.1/ac
Lots/Hectare & Lots/Acre (Net)	15/ha & 6.1/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
Area (square metres)	1883
% of Gross Site	9.5
	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

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- NOTES:**
- OPEN SPACE REQUIRED:
LOT AREA (19,282 sq.m.) * 5% = 964 sq.m.
 - OPEN SPACE PROVIDED: 1833 sq. m.
 - EXCESS OPEN SPACE TO BE ACQUIRED BY CITY OF SURREY: 869 sq.m.
 - 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.

TOTAL AREA APPROX. 19,282 sq.m. (4.76 ac.)
LAYOUT ASSUMES RF-12 TYPE II ZONE;
MINIMUM 320 sq.m. 13.4m WIDE 22.0m DEEP
CORNER LOTS 375 sq.m. 15.4m WIDE

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

SKETCH 7
Scale: 1:1000
Date: January 14, 2013
Job No.: 2111-02978-1

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

FROM: Development Services Manager, Engineering Department

DATE: May 1, 2013 **PROJECT FILE:** 7812-0333-00

RE: Engineering Requirements
Location: 6979 150 St

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 0.942 metres along 150 Street for 22 m road.
- Dedicate 6.5 metres along 69A Avenue and 70 Avenue for 18 m local road.
- Dedicate 3.0 metre x 3.0 metre corner cuts at the intersections of 150 Street and 69A Avenue, 149A Street and 70 Avenue, 149 Street and 70 Avenue, 149A Street 69A Avenue, and 149 Street and 69A Avenue.
- Dedicate 18.0 metres for 149A Street and 149 Street for local roads.
- Provide a 0.500 metre SRW on west side of 150 Street, north side of 69A Avenue, south side of 70 Avenue, frontages of 149A Street, and frontages of 149 Street.

Works and Services

- Construct west half of 150 Street to 22.0 metre local road standard.
- Construct north half of 69A Avenue, east of 149 Street to 18.0 metre local road standard.
- Construct north half of 69A Avenue, west of 149 Street to match existing section.
- Construct south half of 70 Avenue to 18.0 metre local road standard.
- Construct 149A Street and 149 Street to 18.0 metre Neo Traditional local road standards.
- Construct 3.0 metre sidewalk in walkway allowance adjacent to proposed Park.
- Construct storm mains along proposed 149A Street and 149 Street.
- Construct drainage facilities to service the proposed development.
- Construct 200 mm water mains along proposed 149A Street and 149 Street.
- Construct water facilities to service the proposed development.
- Construct sanitary mains along proposed 149A Street and 149 Street.
- Construct sanitary facilities to service the proposed development.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

CE



Wednesday, April 10, 2013
Planning

School Enrolment Projections and Planning Update:

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

Capacity in the table includes an approved 8 classroom addition to TE Scott, with full day Kindergarten implementation, to be completed by 2011. The school's capacity also includes an existing four classroom modular complex. A boundary change from TE Scott to Georges Vanier has been implemented to help reduce overcrowding. Frank Hurt Secondary capacity also includes a four classroom modular complex. There are no capital projects identified for Frank Hurt Secondary. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 12 0333 00

SUMMARY

The proposed 29 Single family with suites are estimated to have the following impact on the following schools:

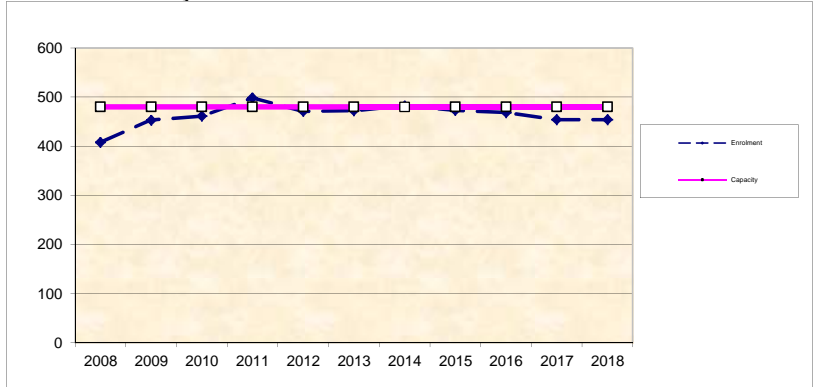
Projected # of students for this development:

Elementary Students:	15
Secondary Students:	7

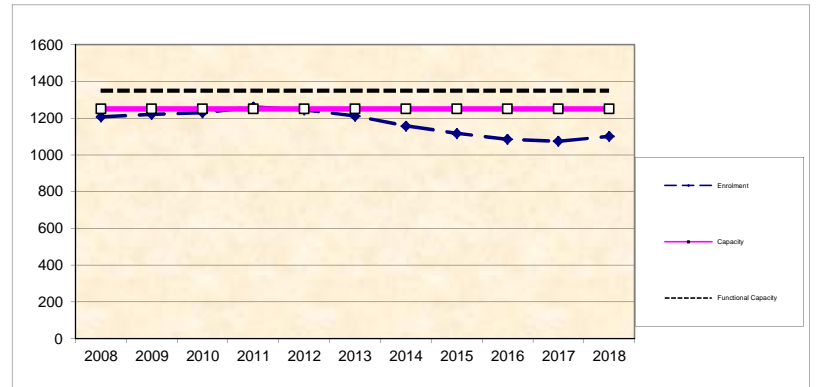
September 2012 Enrolment/School Capacity

T. E. Scott Elementary	
Enrolment (K/1-7):	60 K + 411
Capacity (K/1-7):	80 K + 400
Frank Hurt Secondary	
Enrolment (8-12):	1245
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

T. E. Scott Elementary



Frank Hurt 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: 7912-0333-00
Project Location: 6979 - 150 Street, Surrey, B.C.
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

This area was built out over a time period spanning from the 1970's to the 2000's. The age distribution from oldest to newest is: 1970's (4%), and post year 2000's (96%) (All homes in this neighbourhood except the "site home" to be demolished can be considered new homes. All homes in the surrounding area (other than the site home) are either zoned RF-12 and have a floor area = 2800 sq.ft., or are zoned RF on 560m² lots and have a floor area = 2900 sq.ft.. Styles found in this area include: "Old Urban" (4%)(the site home), "Neo-Heritage" (50%), or "Neo-Traditional" (46%). Home types include: Basement Entry (4%)(the site home), or Two-Storey (96%).

All homes other than the site home have desirable mid-scale massing characteristics and exhibit an acceptable standard for proportionality between elements on the front facade, and overall balance in the design. The site home, a Basement Entry home with a box-like massing design is to be demolished. The scale (height) range for front entrance structures include: One storey front entrance (8%), 1.1/2 storey front entrance (92%). Covered parking configurations include: single carport (4%), and double garage (96%).

The range of roof slopes found in this area is: 4:12 (4%)(site home), and 8:12 (96%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (96%), Main common gable roof (4%). Feature roof projection types include: Common Hip (3%), Common Gable (83%), and Dutch Hip (14%). Roof surfaces include: Interlocking tab type asphalt shingles (4%), Shake profile asphalt shingles (96%).

Main wall cladding materials include: Horizontal cedar siding (4%), Horizontal vinyl siding (92%), and Stucco cladding (4%). Feature wall trim materials used on the front facade include: Brick feature veneer (2%), Stone feature veneer (49%), Wood wall shingles accent (19%), 1x4 vertical battens over Hardipanel (28%), and Stucco feature accent (2%). Wall cladding and trim colours include: Neutral (21%), and Natural (79%). Primary, primary derivative, and "warm" colours have not been used in this area.

A variety of landscaping standards are evident, including: old suburban landscape standard with sod and modest plantings (4%), modest, modern urban landscape standard with sod and a few shrubs only (21%), average modern urban landscape standard (63%), and above-average modern urban landscape standard featuring numerous shrub plantings (13%). Driveway surfaces include: asphalt driveway (4%), and exposed aggregate driveway (96%).

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

- 1) **Context Homes:** Ninety six percent of existing neighbouring homes provide suitable architectural context for use at the subject site. The only home considered "non-context" is the site home, which is to be demolished. The character of this area has been clearly defined by the new and aesthetically desirable housing stock. There are no opportunities to introduce a new character into this area. This is an infill situation in which new homes at the subject site should be similar in theme, representation, and character with the existing homes.
- 2) **Style Character :** Styles recommended for this site include "Neo-Traditional" and "Neo-Heritage", similar to all new homes in this area. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All homes other than the site home are Two-Storey type. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) however, is no longer regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-12 zoned subdivisions, similar or better to that of surrounding homes. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and proportions should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height, though clearly most are 1 ½ storeys high. The recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 developments.
- 7) **Roof surface :** This is a new growth area in which all new homes have a shake profile asphalt shingle roof. The asphalt roof characteristic is readily identifiable now, and a single home with a roof surface other than asphalt shingles would stand out as inconsistent. Therefore, to ensure consistency of character, only shake profile asphalt shingles are recommended.
- 8) **Roof Slope :** Roof slopes of 8:12 or higher have been used on all new context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: In the area surrounding the subject site there is obvious continuity of appearance. All homes are 2800 - 2900 square foot "Neo-Heritage" or "Neo-Traditional" 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 slope. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof and all

are clad in vinyl (with the exception of one stucco clad home). The colour range includes only natural and neutral hues. Landscaping meets a modest-to-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”, or “Neo-Heritage”. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring “context homes”. Homes will therefore be in a compatible style range, including “Neo-Traditional” and “Neo-Heritage” styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

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 are not recommended for this development. “Warm” colours such as pink, rose, peach, salmon are not recommended. 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:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 15 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. 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:** March 21, 2013

Reviewed and Approved by:  **Date:** March 21, 2013

SURREY TREE PRESERVATION SUMMARY

Surrey Project No: 12-0333-00
Project Location: 6979 - 150 Street, Surrey, BC
Arborists: Mike Fadum and 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

Ground cover transitions from turf grasses southeast of the existing house to a closed canopy stand of tightly spaced western redcedar across much of the east half. The west half is dominated by widely spaced native broadleaf species including red alder, black cottonwood and bigleaf maple. The western redcedar are typically of moderate structure and moderate to good health with limited trunk tapers and shade suppressed canopies as a result of the competitive environment. Trees across the west half are poorly structured and examples of stem failure were common.

2. Summary of Proposed Tree Removal and Replacement

The summary will be available before final adoption.

Number of Protected Trees identified	(A) 229
Number of Protected Trees declared hazardous due to Natural causes	(B) 0
Number of Protected Trees to be removed	(C) 213
Number of Protected Trees to be retained (A-C)	(D) 16
Number of Replacement Trees required (49 alder and cottonwood X 1 and 162 others X 2)	(E) 377
Number of Replacement Trees proposed	(F) 87
Number of Replacement Trees in deficit (E-F)	(G) 290
Total number of Prot. and Rep. Trees on site (D+F)	(H) 103
Number of lots proposed in the project	(I) 29
Average number of Trees per Lot	(H/I) 3.55

3. Tree Survey and Preservation/Replacement Plan

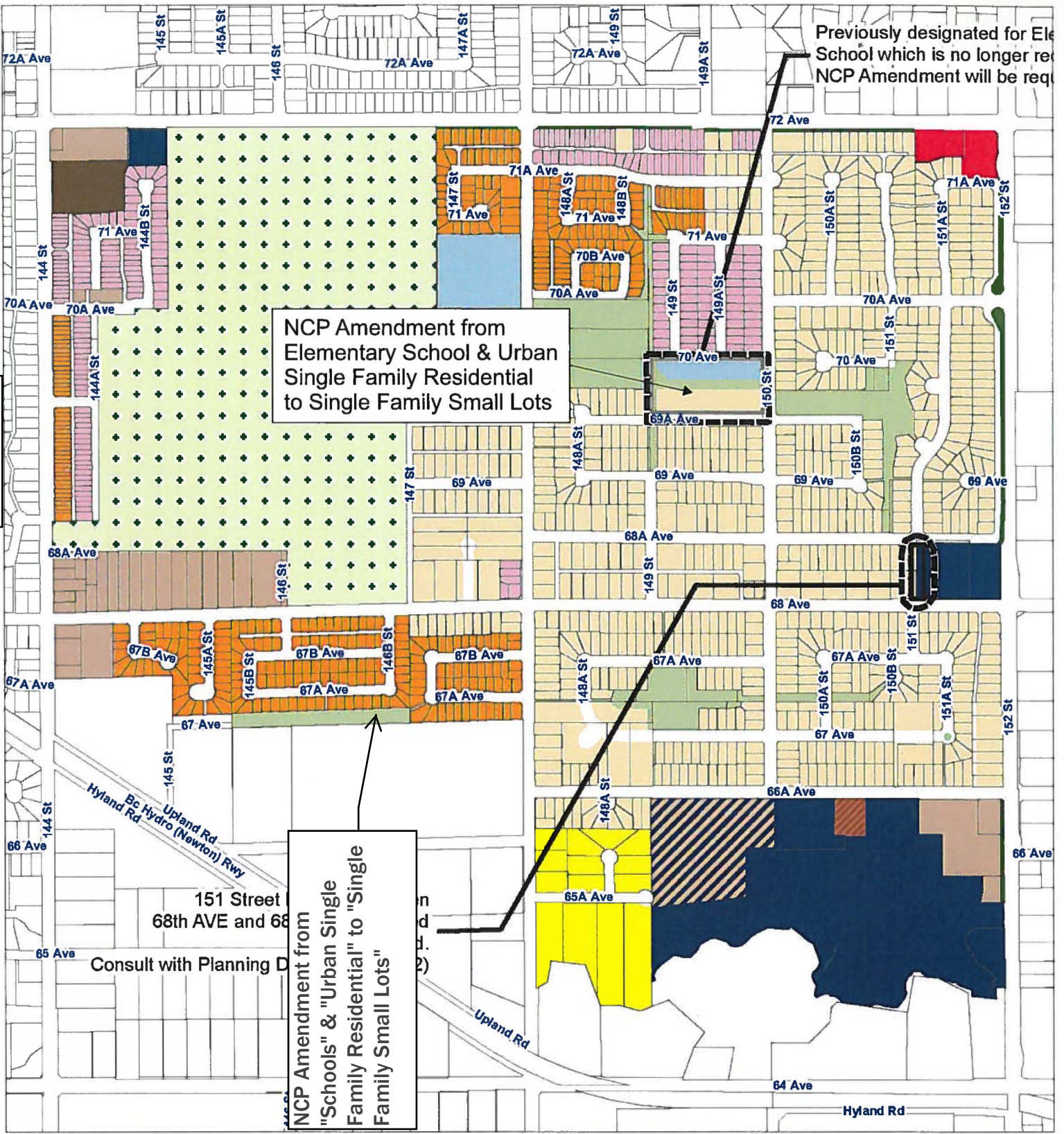
Tree Survey and Removal Plan is attached.

The replacement plan to be provided by others.

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

Date: March 20, 2013





NCP Amendment from Elementary School & Urban Single Family Residential to Single Family Small Lots

NCP Amendment from "Schools" & "Urban Single Family Residential" to "Single Family Small Lots"

Previously designated for Elementary School which is no longer required under the NCP Amendment will be required

- HALF ACRE SINGLE FAMILY RESIDENTIAL
- URBAN SINGLE FAMILY RESIDENTIAL
- SINGLE FAMILY SMALL LOTS
- SEMI-DETACHED
- LOW DENSITY COMPACT HOUSING (max 10 upa)
- TOWNHOUSES (max 15 upa)
- Townhouses (max 20 upa)
- MEDIUM TO HIGH DENSITY TOWNHOUSES (max 30 upa)

- INSTITUTIONAL (RELIGIOUS ASSEMBLIES, SCHOOL)
- INSTITUTIONAL / TOWNHOUSES
- NEIGHBOURHOOD / LOCAL COMMERCIAL
- ELEMENTARY SCHOOL
- PARKS AND OPEN SPACE
- + CEMETERY
- LANDSCAPE BUFFER STRIPS



EAST NEWTON SOUTH LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council December 15, 1997 Amended 11 Dec 2012

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