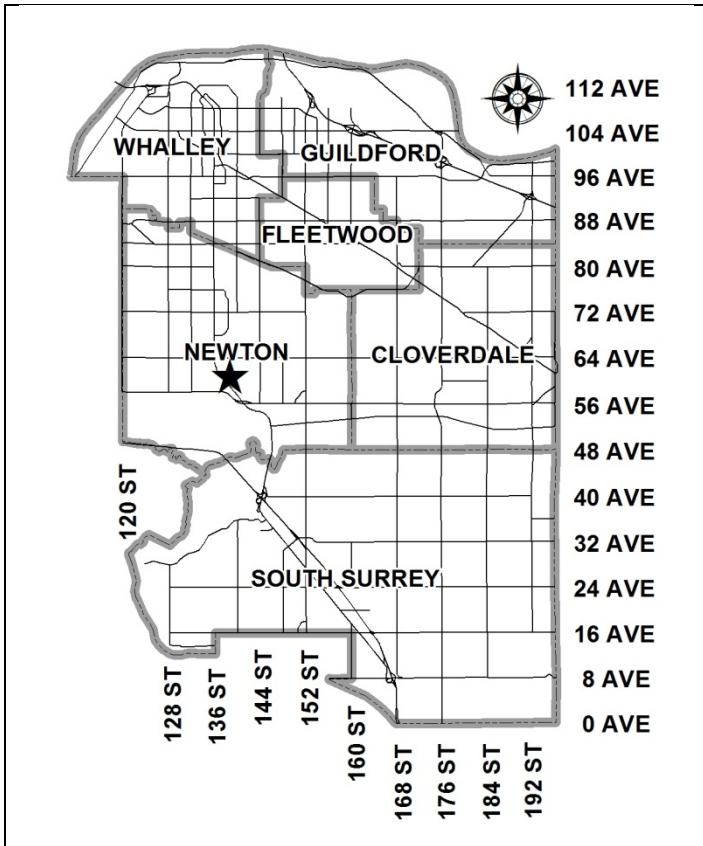


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0069-00

Planning Report Date: September 9, 2013

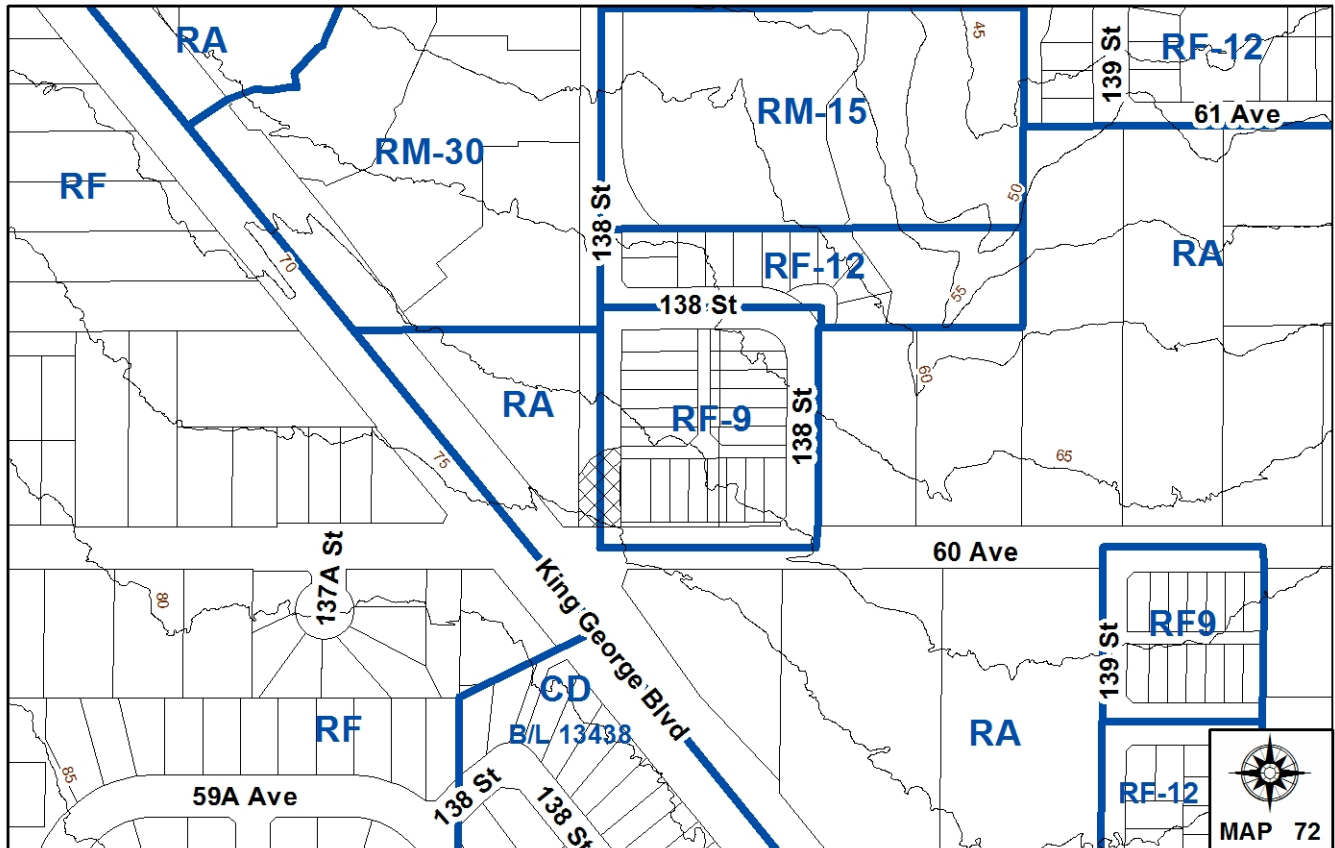


**PROPOSAL:**

- NCP amendment from unopened road allowance to Single Family Small Lots
- **Rezoning** from RA and RF-9 to RF-12

To permit the creation of 1 RF-12 and 2 RF-9 lots

**LOCATION:** 6018 - 138 Street  
**OWNER:** North 60 Development Inc.  
**ZONING:** RA/RF-9  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** None



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An amendment to the South Newton Neighbourhood Concept Plan (NCP) is required to designate the site (unopened road allowance) to "Single Family Small Lots".

### RATIONALE OF RECOMMENDATION

- The proposal complies with Official Community Plan (OCP) designation.
- The proposal for single family small lots along 60 Avenue is in keeping with the proposed development patterns in the neighbourhood and the realigned walkway approved by Council extending from 138 Street to King George Boulevard.
- The application will contribute to the delivery of the 138 Street Re-alignment Strategy through the closure and sale of a portion of the unopened 138 Street road allowance.
- The developer has also agreed to make a voluntary cash contribution of \$55,000 per net developable acre towards the 138 Street re-alignment per Council's approved strategy (Corporate Report R215).

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the property shown on the Survey Plan (Appendix I) as follows:
  - (a) Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)";
  - (b) Block B from "Single Family Residential (9) Zone (RF-9)" to "Single Family Residential (12) Zone (RF-12)";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) the applicant address the replacement tree deficit;
  - (d) submission of an acceptable tree survey and a statement regarding tree preservation;
  - (e) submission of an acceptable building scheme to the satisfaction of the Planning and Development Department; and
  - (f) completion of the road closure and sale of a portion of the 138 Street road allowance.
3. Council pass a resolution to amend the South Newton NCP to re-designate the land 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:**

1 Elementary student at Woodward Hill Elementary School  
 1 Secondary student 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 by Spring 2014. (Appendix IV)

**Parks, Recreation & Culture:**

Parks has no objection to the project. The Department requests the applicant use CPTED design principles and low permeable fencing on proposed Lot 1 to ensure eyes on the walkway.

**Ministry of Transportation & Infrastructure (MOTI):**

Preliminary Approval granted for 1 year.

**SITE CHARACTERISTICS**

Existing Land Use: Unopened road allowance.

**Adjacent Area:**

Direction	Existing Use	OCP/ NCP Designation	Existing Zone
North:	Vacant land and unopened 138 Street road allowance. Under application to rezone to develop townhouses and close a portion of road (#7912-0119-00)	Urban/ Townhouse 15 upa max	RA
East:	Vacant land now under subdivision and development	Urban/ Single Family Small Lots	RF-9
South (Across 60 Avenue):	King George Boulevard, large residential properties	Urban/Townhouse 15 upa max/Buffer	RA
West:	Vacant land under application to rezone to develop townhouses CD (#7912-0119-00)	Urban/	RA

**JUSTIFICATION FOR PLAN AMENDMENT**

- An NCP amendment is necessary to designate the site to "Single Family Small Lots". This will ensure the lots created under this application will share the same designation as the lots, recently created to the east, under application #7912-0037-00.
- The application will contribute to the realignment of 138 Street by closing and purchasing a portion of the unopened 138 Street road allowance and by providing a voluntary cash contribution of \$55,000 per net developable area in accordance with Council's approved funding strategy (Corporate Report 215).

- The proposed designation and rezoning of the unopened road allowance is consistent with the realignment of the 138 Street walkway endorsed by Council in March 2013.

## DEVELOPMENT CONSIDERATIONS

### Background and Site Context

- The development site consists of a 528 m<sup>2</sup> (5,683 sq.ft.) portion of unopened 138 Street road allowance, which will be closed and purchased by the applicant as part of the 138 Street Realignment Strategy (Corporate Report R215) prior to final adoption.
- On May 6, 2013 Council authorized the City Clerk to bring forward a by-law to close and remove the dedication as highway of the portion of 138 Street, adjacent to the property at 6018 - 138 Street. The City has also obtained an executed agreement to sell the road allowance to the applicant subject to Council approval.
- The development site is designated "Urban" in the Official Community Plan (OCP) and split zoned "One-Acre Residential Zone (RA)" and "Single Family Residential (9) Zone (RF-9)". The site is presently without an NCP designation as the South Newton map shows 60 Avenue exiting at King George Boulevard at this location.

### Proposal

- The applicant is proposing to amend the South Newton NCP by designating the 528 sq.m. (5,683 sq.ft.) development site as "Single Family Small Lots". This amendment will ensure the residential block along 60 Avenue is consistently designated for small lot development.
- The applicant is also proposing to rezone a portion of the site (415 sq.m. (14,467 sq.ft.)) from "One-Acre Residential Zone (RA)" and "Single Family Residential (9) Zone (RF-9)" to "Single Family Residential (12) Zone (RF-12)".
- The consolidation of the development site with the property at 6018 60 Avenue (specifically the oversized Lot 24 created under application #7912-0037-00) will enable the developer to subdivide and create one new RF-12 lot and two new RF-9 lots, along 60 Avenue.
- The proposed RF-12 lot will be a Type 1 interior lot with a total area of 415 sq.m. (14,467 sq.ft.), while the two proposed RF-9 Type I interior lots will each have an area of 273 sq. m. (2,938 sq.ft.). Each lot will be accessed by a rear lane connected to the realigned 138 Street.
- The RF-12 lot will eventually border on a City owned 8 metre (26 ft) corridor with a 4 metre (13 ft) walkway at the west side of the lot. The delivery of the final walkway will, however, in part be dependent on the completion of application #7912-0119-00, east of the site.
- While much of the walkway, north of the present site, will be built under application #7912-0237-00, development application #7912-0119-00 will help achieve the final walkway alignment by rezoning the property at 6045 138 Street, closing and consolidating a portion of unopened road allowance and providing for land dedication at the southern end of the site.

- Until that time, the applicant of the present application will provide a temporary 1.5 metre (5 ft.) walkway and statutory right-of-way along the western edge of proposed Lot 1 to allow temporary public passage to 60 Avenue.

### Tree Retention

- On April 29, 2013, the applicant's arborist submitted a preliminary tree retention assessment report for the development site. The report states that the five (5) protected trees on or straddling the development site will need to be removed. None of these trees are suitable for retention due to advanced health decline and significant structural defects. The following is a breakdown of the protected trees on site by species:

Tree Species	Total No. of Trees	Trees Proposed to be Retained	Trees Proposed to be Removed
Bigleaf Maple	1	0	1
Black Cottonwood	4	0	4
<b>TOTAL</b>	<b>5</b>	<b>0</b>	<b>5</b>

- Of the five (5) trees to be removed on the site, four will be replaced on a 1:1 basis, while the remaining tree will be replaced on a 2:1 basis for a total of six replacement trees. Cash-in-lieu for these trees will be collected from the applicant for the City's Green Fund.
- The arborist report, tree preservation and replacement plan will be subject to final review and approval prior to Bylaw adoption.

### Building Scheme, Lot Grading Plan

- A set of building design guidelines for this project has been submitted by Tynan Consulting Ltd. The guidelines are similar to those submitted for application #7912-0037-00 (east of the development site) and will provide for a consistent look and treatment along 60 Avenue.
- The proposed guidelines are reflective of the predominant motifs and design treatments used in new construction and include:
  - Neo-traditional and neo-heritage styles;
  - Moderate pitched roof lines, wood accents, trim and detailing;
  - Natural and neutral colours;
  - Cedar shingles, shake profile concrete roof tiles and asphalt shingles in grey and brown;
  - Moderate pitched roof lines, asphalt shingles, cedar shakes, tar and gravel;
  - Exterior wall cladding in cedar, stucco, vinyl, brick and stone;
  - Wood accents, trim and detailing; and
  - Predominately natural and neutral colours, with some subdued primary colours.
- A summary of the building design guidelines for the project is included in Appendix V. On April 24, 2013, a preliminary lot grading plan for the project was approved by the Building Division.

PRE-NOTIFICATION

- Pre-notification letters were sent out for this application on April 15, 2013 and a development sign was placed on site. To date no telephone calls or e-mails have been received on the proposed project.

SUSTAINABLE DEVELOPMENT CHECKLIST

On April 26, 2013, the applicant prepared and submitted a sustainable development checklist for the subject site. 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)	• An amendment to the South Newton NCP is required.
2. Density & Diversity (B1-B7)	• Density will comply with NCP after rezoning.
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 (G1-4)	• None

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	NCP Plan

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

HP/da





## SUBDIVISION DATA SHEET

Proposed Zoning: RF-12/RF-9

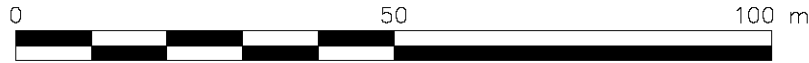
Requires Project Data	Proposed
GROSS SITE AREA	961.2 m <sup>2</sup>
Acres	0.237
Hectares	0.096
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	RF-12/RF-9
Range of lot widths (metres)	/9 m
Range of lot areas (square metres)	415 m <sup>2</sup> / 273 m <sup>2</sup>
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	
Lots/Hectare & Lots/Acre (Net)	
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	6%
Total Site Coverage	56%*
PARKLAND	N/A
Area (square metres)	
% of Gross Site	
	<b>Required</b>
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	NO
Road Length/Standards	
Works and Services	
Building Retention	
Others	

\*Provided by Applicant

# BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. \_ \_ \_ OF PART ROAD DEDICATED ON PLAN 2840 SECTION 9 TOWNSHIP 2 NEW WESTMINSTER DISTRICT

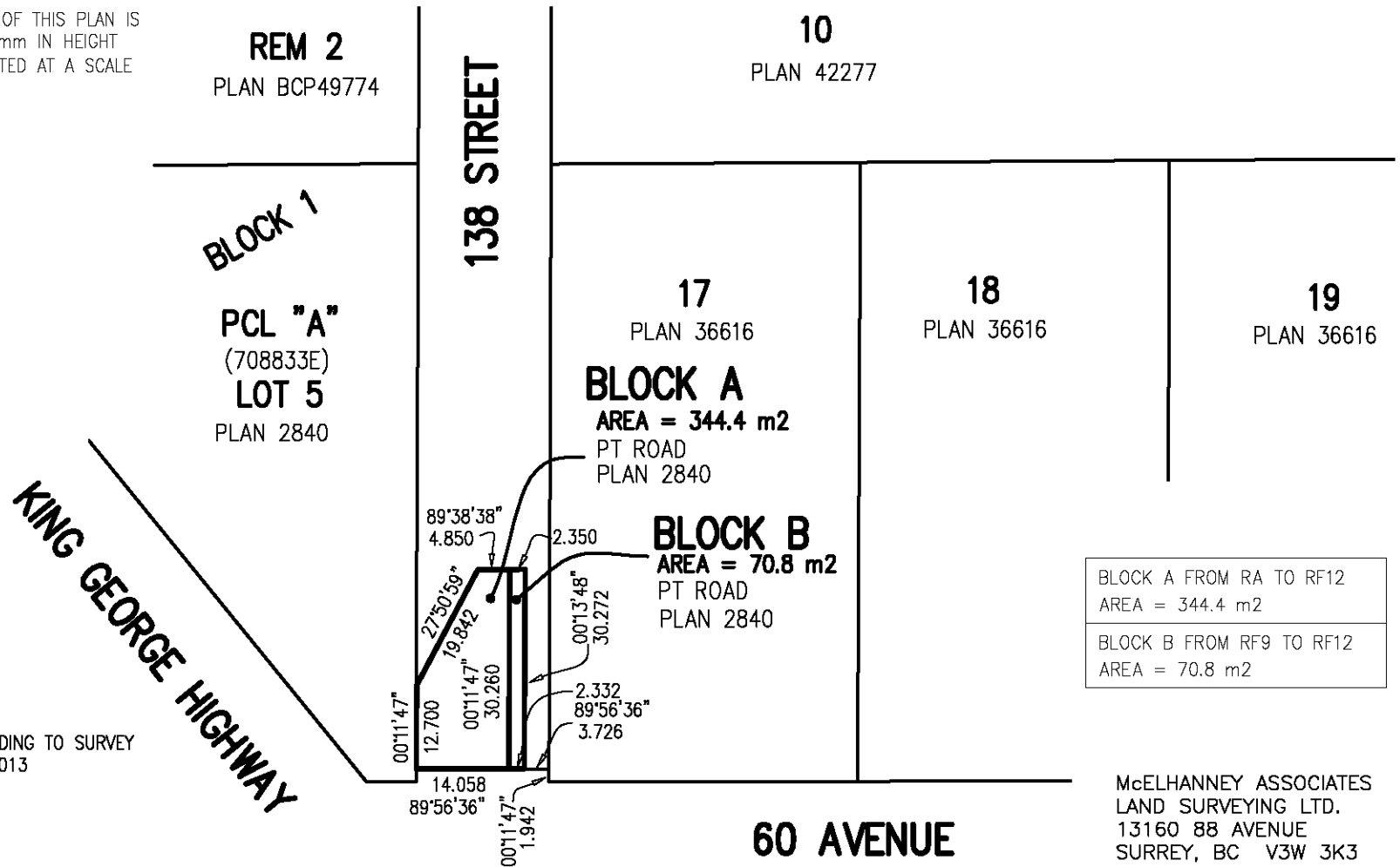
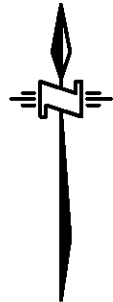
SCALE 1 : 1000

BCGS 92G.016



ALL DISTANCES ARE IN METRES AND DECIMALS THEREOF

THE INTENDED PLOT SIZE OF THIS PLAN IS  
280mm IN WIDTH BY 216mm IN HEIGHT  
(LETTER SIZE) WHEN PLOTTED AT A SCALE  
OF 1:1000

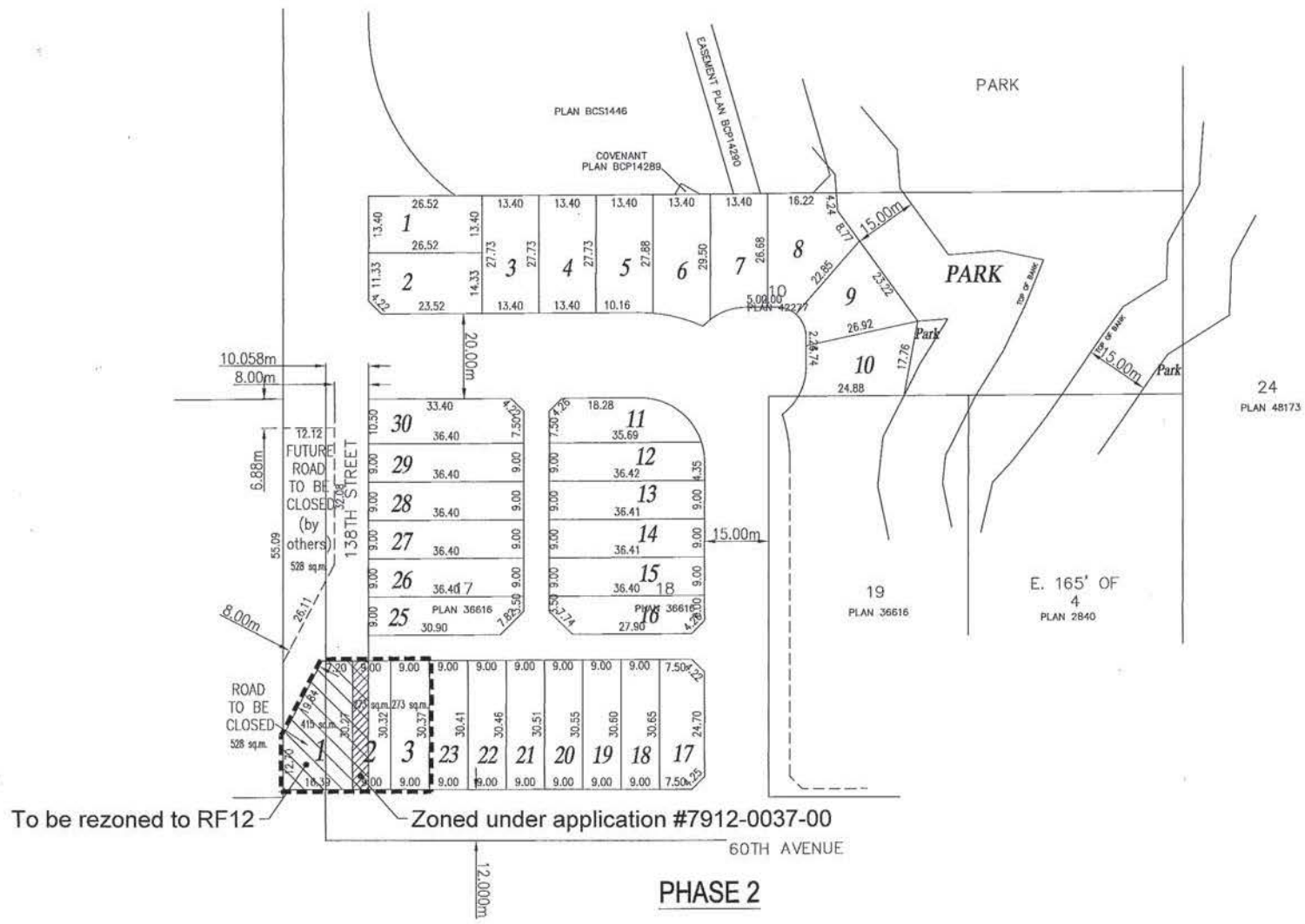


BLOCK A FROM RA TO RF12 AREA = 344.4 m <sup>2</sup>
BLOCK B FROM RF9 TO RF12 AREA = 70.8 m <sup>2</sup>

CERTIFIED CORRECT ACCORDING TO SURVEY  
THIS 5th DAY OF APRIL, 2013

McELHANNEY ASSOCIATES  
LAND SURVEYING LTD.  
13160 88 AVENUE  
SURREY, BC V3W 3K3  
TEL: 604-596-0391  
FILE: 2112-08196-07

JAMES G. SHAW, BCLS, CLS



To be rezoned to RF12      Zoned under application #7912-0037-00

**PHASE 2**

**Proposed Development Plan**  
 North 60 Development Inc. #6018 - 138 Street  
 7913-0069-00



---

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

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

DATE: **August 22, 2013** PROJECT FILE: **7813-0069-00**

---

RE: **Engineering Requirements  
Location: 6018 138 Street**

#### **NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

#### **REZONE/SUBDIVISION**

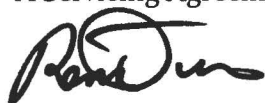
##### ***Property and Right-of-Way Requirements***

- Provide a 0.5 meter wide Statutory Right-of-Way (SRW) along frontage of 60 Avenue.
- Provide a 1.5 meter wide SRW along the west property line of Lot 1 to connect the walkway to 60 Avenue.

##### ***Works and Services***

- Construct a temporary 1.5 meter walkway along the west property line of lot 1. Walkway to be located within a SRW.
- Construct a 4.0 meter wide concrete walkway capable of supporting emergency service vehicles. Walkway to be located within the ultimate 8.00 meter wide 138 Street Corridor. This walkway is to be constructed under Project 7812-0037.
- Construct the north half of 60 Avenue to the Collector standard. These works will be constructed under Project 7812-0037.
- Construct storm, sanitary and water system for the proposed development.
- Provide a cash contribution based on a prorated rate of \$55,000.00 per net developable acre relative to the 138 Street Realignment Strategy.
- Pay Sanitary Area Latecomer Charge under 5809-0135-00-1.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

CE4



Monday, April 15, 2013  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 13 0069 00

**SUMMARY**

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	1

September 2012 Enrolment/School Capacity

<b>Woodward Hill Elementary</b>	
Enrolment (K/1-7):	73 K + 425
Capacity (K/1-7):	40 K + 450
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1300
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

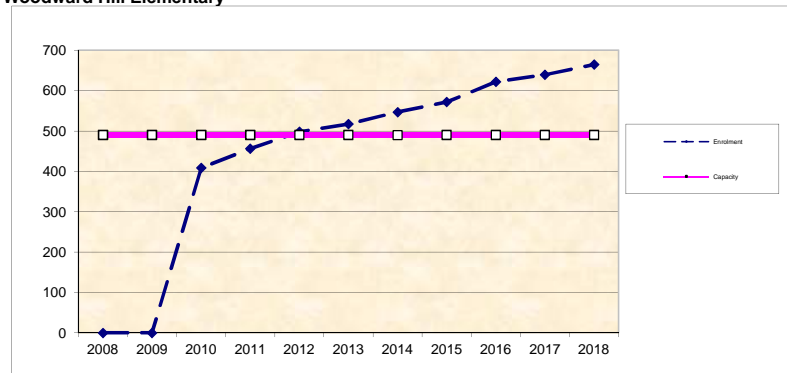
**School Enrolment Projections and Planning Update:**

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

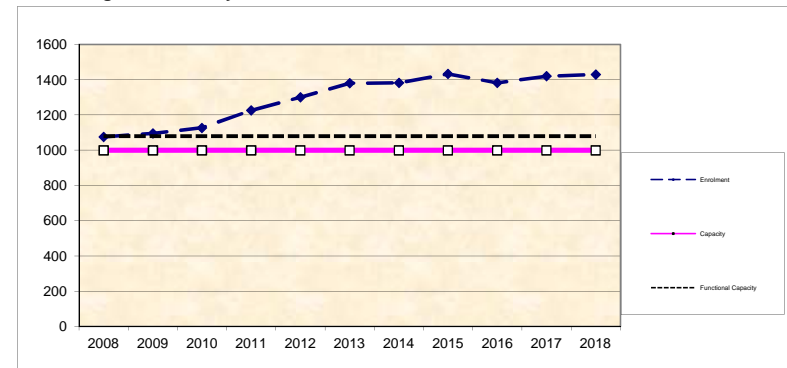
A new elementary school (#212 Woodward Hill Elementary) opened in spring 2010, the capacity in the table below does not include one modular classroom which was recently added to accommodate growth. Regular and Early French enrolment from McLeod Road moved to the new Woodward Hill Elementary. The enrolment for the school as of September 2012 was 73 Kindergarten and 425 grade 1-7 students, and enrolment is projected 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 help Woodward Hill relieve overcrowding in the short term, as a boundary move has been approved from Woodward Hill Elementary to the new school, although most of the students attending the new school will come from Cambridge 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. This particular application, although involving and NCP amendment, will not result in an increase to the gross site area density, and the number of residential units being proposed on the parcel is within what would be permitted at a density of 15 units per hectare if density was measured based on "developable area" as defined by the Zoning Bylaw. The density is consistent with the NCP build out estimates when it was adopted. The proposal will not change students projections and the School District will be preparing a long range facility plan to help accommodate projected changes in student demographics.

**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: 7913-0069-00  
 Project Location: 6018 -138 St., 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 a strong new growth area at the intersection of 60 Avenue, King George Boulevard, and 138 Street. West of the subject site is a recently serviced RM-30 zoned property at which construction has just begun as of April 2012 (excavation only). North of the subject site is an RM-15 zoned multi-family site comprised of attached replicated units varying only in colour. Wall area for the main and upper floors is fully exposed (no roof structure between the first and second floor). The units have a common gable roof at a 6:12 slope, and a shake profile asphalt shingle roof surface. Walls are clad in horizontal siding and each pair of dwelling shares a single common gable projection clad in wall shingles. These units do not provide suitable context for a year 2013 RF-12 and RF-9 zoned development because the units are not detached and do not have a roof area between the main and upper floors reducing exposed wall mass at the upper floor.

East and south of the site are old urban / old suburban homes built out over a time period spanning from the 1950's to the 1970's. The age distribution from oldest to newest is : 60 years old (13%), 50 years old (50%), 40 years old (38%), Most homes are in the 1000-1500 sq.ft. size range Home size distribution in this area is as follows : under 1000 sq.ft. (13%), 1000-1500 sq.ft. (63%), 2001-2500 sq.ft. (13%), 2501-3000 sq.ft. (13%), Styles found in this area include : "Old Urban" (75%), and "West Coast Traditional" (25%). Home types include : Bungalow (50%), Bungalow with above-ground basement (13%), Split Level (13%), Basement Entry (13%), Cathedral Entry (13%). There are no Two-Storey type homes.

The massing scale found on neighbouring homes ranges from simple small low mass structures (63%), to mid-scale structures (13%), and high scale structures with box-like massing resulting from locating the upper floor directly above or beyond the floor below, thereby exposing the entire upper floor wall mass to street views (25%). The scale range for the front entrance element is : one storey (75%), 1.1/2 storey (25%).

Eighty nine percent of homes have a low slope roof (flat to 5:12). Main roof forms (largest truss spans) include : common hip (13%), common gable (75%), Dutch hip (13%). Feature roof projection types include : none (13%), common hip (13%), common gable (63%), Dutch hip (13%). Roof surfaces include : tar and gravel (25%), interlocking tab type asphalt shingles (63%), and shake profile asphalt shingles (13%).

Main wall cladding materials include : horizontal cedar siding (38%), stucco cladding (50%), full height brick at front (13%). Feature veneers on the front façade include : no feature veneer (13%), brick (13%), stone (25%), horizontal cedar (50%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (46%), Natural (earth tones) (46%), Primary derivative (red, blue, yellow) (8%).

A variety of landscaping standards are evident including : modest old suburban (50%), modest old urban (25%), average old urban (25%), none of which provide suitable modern context. Driveway surfaces include : no driveway (13%), gravel (25%), asphalt (63%).

One hundred percent of homes can be considered 'non-context', and none are recommended for emulation. Rather, a new character area is proposed.

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

- 1) Context Homes: There are no suitable context homes. General context is to be provided from standards commonly found in new (post 2010) RF-12 and RF-9 developments in the City.
- 2) Style Character : the existing "Old Urban" and "West Coast Traditional" style homes should not be emulated. The proposed style range is : "Neo-Traditional", "Neo-Heritage", "Traditional", and "Heritage".
- 3) Home Types : There are no existing Two-Storey type homes in the area surrounding the subject site. However, it is expected that all new homes at the subject site will be Two-Storey type.
- 4) Massing Designs : Surrounding new homes do not provide suitable or desirable massing context for a year 2013 RF-12 and RF-9 site.
- 5) Front Entrance Design : Front entrance porticos range from one to 1 ½ storeys in height on existing homes. However, in the RF-9 zone, the new dwellings will be of a scale that is suitable only for one storey high front entrance porches or one storey high front entrance verandas. A 1 ½ storey front entrance would be suitable however for RF-12 zone homes.
- 6) Exterior Wall Cladding : A variety of wall cladding materials have been used in this area and a variety can be recommended, subject to meeting common new standards for RF-12 and RF-9 developments.
- 7) Roof surface : Roof surfaces include tar and gravel and asphalt shingles. The recommendation will be to permit only shake profile asphalt shingles of a minimum 30 year quality, accompanied by a raised ridge cap, for internal consistency.
- 8) Roof Slope : Roof pitch 5:12 or lower on most existing homes. The proposal is to set the minimum roof slope to 8:12 with exceptions for some types of roof elements.

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

**Streetscape:** The subject site is located in a new growth area in transition to a modern urban area. There are two significant new multifamily sites in the area; and RM-30 zone development recently serviced in which excavation has just begun and a recently completed RM-15 multi-family site characterized by attached units replicated in design, and differentiated only in colour. The

multi-family home have a simple common gable roof with an asphalt shingle surface, horizontal siding, and a wood shingles accent. The remaining structures in this area are single family constructed on large RA zoned lots. The homes are either small simple old Bungalows, or are box-like Cathedral Entry type homes with low slope roofs with asphalt shingle or tar and gravel surfaces.

## 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”, “Traditional”, or “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 one storey.

### 2.2 Proposed Design Solutions:

**Interfacing Treatment  
with existing dwellings)**

No existing neighbouring homes provide suitable context for the proposed RF-9 and RF-12 type homes at the subject site. Interfacing treatments are therefore not contemplated.

**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, 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:** 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. Also, new environmentally sustainable roofing products, providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Grey, brown, 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:** 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 RF-12 corner lot homes 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 shall be set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements. One-storey elements on the new RF-9 corner lot homes shall comprise a minimum of 20 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor shall be set back a minimum of 0.6 metres [2'- 0"] from the one-storey elements.

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan, and sod from the street to the front face of the home plus:

RF-12 lots: minimum 17 shrubs of a minimum 3 gallon pot size.

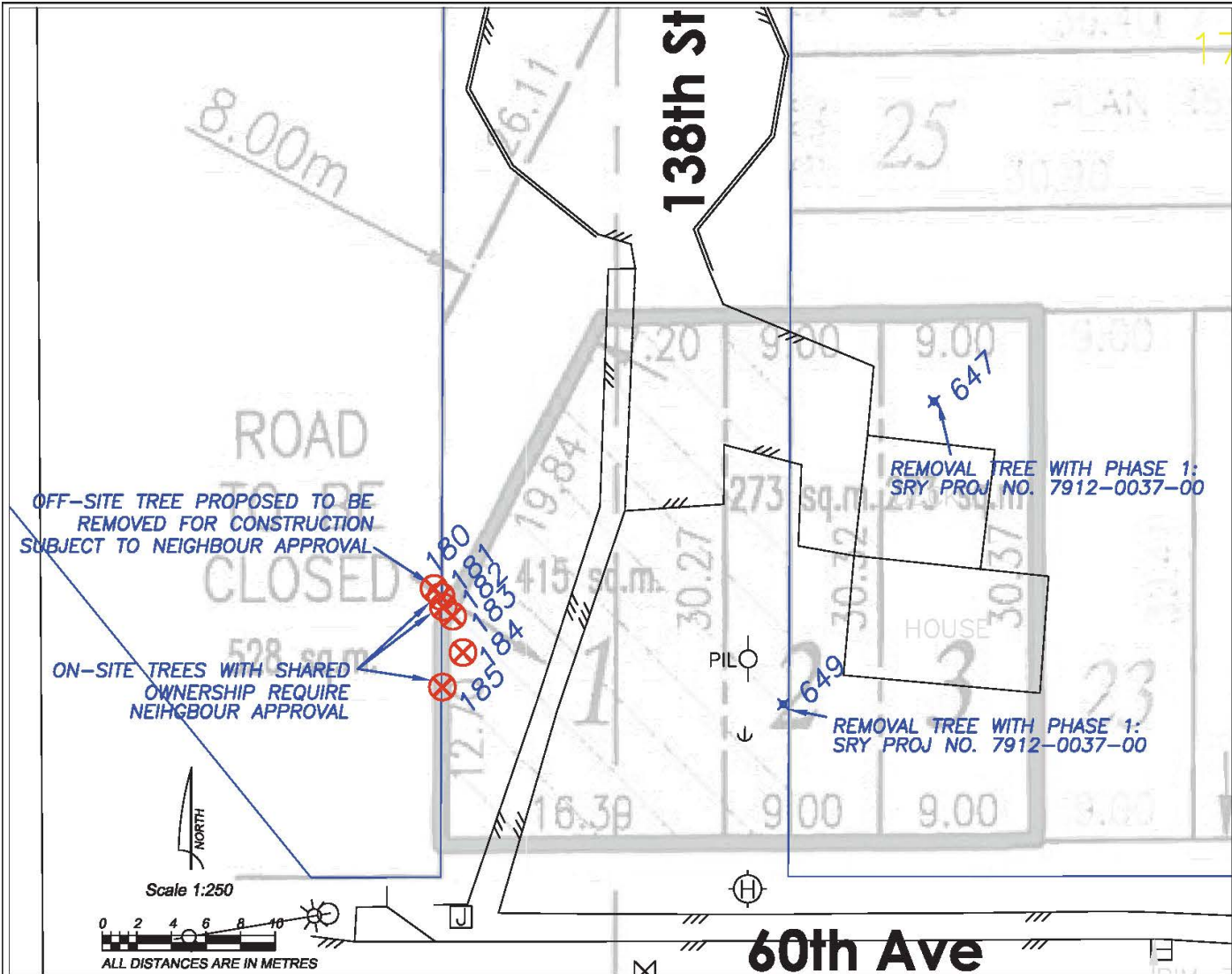
RF-9 lots: minimum 12 shrubs of a minimum 3 gallon pot size.

Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete driveways permitted only on lots where the driveway connects a rear garage to a rear lane.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd. Date: April 24, 2013

**Reviewed and Approved by:**  Date: April 24, 2013



**TREE PROTECTION GUIDELINES:**

- TREE PROTECTION ZONES (TPZ):** THE TPZ ALIGNMENTS ARE SHOWN ON THE TREE MANAGEMENT DRAWING AS PREPARED BY THE OFFICE. THESE ALIGNMENTS ARE BASED ON SITE AND TREE CONDITIONS AS DETERMINED BY THE PROJECT ARBORIST, AND THEY SUPERSEDE ANY OTHER TREE PROTECTION STRATEGIES PROVIDED BY OTHERS (INCLUDING CITY GUIDELINE DERIVED STRATEGIES).
- TREE PROTECTION FENCE (EQUIPPED) BARRIERS** MUST BE DECECTED AT ALIGNMENTS AS SHOWN ON THE DRAWINGS MAINTAINED IN GOOD CONDITION UNTIL THE PROJECT REITS SUBSTANTIAL COMPLETION, AND THE RESTRICTIONS MAINTAINED AS PER THE GUIDELINES HEREIN. THE FENCE CONSTRUCTION IS TO MEET OR EXCEED THE DETAIL HEREIN AND/OR MUNICIPAL STANDARDS. TREE PROTECTION FENCING MUST BE INSPECTED AND APPROVED BY THE MUNICIPALITY AND/OR THE PROJECT ARBORIST PRIOR TO ANY DEMOLITION, SITE PREPARATION OR CONSTRUCTION WORK COMMENCING. ANY CONTINGENT CHANGES TO THE TPZ FENCES MUST BE APPROVED IN ADVANCE BY THE PROJECT ARBORIST.
- SURVEY OF FENCES** IF ANY TREE PROTECTION FENCES ARE ALIGNED WITH OR WITHIN CLOSE PROXIMITY TO A RESTRICTIVE COVENANT, A PROPERTY LINE, AND/OR AN ENVIRONMENTALLY SENSITIVE OR PROTECTED AREA, THE CONTRACTOR MUST UNDERTAKE A SURVEY OF THE LOCATION OF THESE LINES SUCH THAT THE TREE PROTECTION FENCE CAN BE INSTALLED AND INSPECTED ACCURATELY.
- OFFENCES AND PENALTIES:** UNAUTHORIZED REMOVAL OF, OR DAMAGE TO RETAINED TREES, AND/OR ENCROACHMENT INTO THE TPZ MAY CONSTITUTE AN OFFENCE UNDER MUNICIPAL BYLAW PROVISIONS, AND MAY BE SUBJECT TO FINES, PENALTIES AND/OR DELAYS IN THE PROJECT. THE OWNER, THEIR CONTRACTORS OR THEIR SUB-CONTRACTORS COULD BE LIABLE FOR SUCH FINES AND/OR ANY OTHER RELATED COSTS. IN ADDITION, RELATED EXTRA COSTS TO THE OWNER MAY INCLUDE CERTAIN REMEDIAL TREATMENTS TO THE TREES AND/OR THE SOIL IN THE TREE PROTECTION ZONES, TREE REPLACEMENT PLANNING, AND/OR OTHER MEASURES AS REQUIRED BY THE MUNICIPALITY.
- WARNING:** SIGNS STATING "TREE PROTECTION AREA - NO ENTRY" IN MINIMUM 10 CM LETTERING SHOULD BE PLACED ON THE TREE PROTECTION FENCE AT A SUITABLE FREQUENCY. THE OWNER, CONTRACTORS, SUB-CONTRACTORS OR TRADES SHOULD BE MADE AWARE OF THE RESTRICTIONS HEREIN, AND SEEK CONSULTATION WITH THIS OFFICE FOR ANY ACCESS THEREIN. IF IT IS RECOGNIZED THAT CERTAIN UNPREDICTABLE CONSTRUCTION CONTACTS WITH THE TREE MAY ARISE THAT COULD INTERFERE WITH THE RETENTION OF THE SELECTED TREES, HOWEVER ANY ENCROACHMENT OR CHANGES TO THE TREE PROTECTION SCHEME ARE SUBJECT TO APPROVAL IN ADVANCE BY THE PROJECT ARBORIST AND THE MUNICIPALITY. CERTAIN RESTRICTIONS NOTED HEREIN MAY BE WAIVED IF THEY ARE CONSIDERED BY THE PROJECT ARBORIST TO BE ACCEPTABLE, AND/OR IF THE IMPACTS TO THE TREES CAN BE SUCCESSFULLY MITIGATED BY IMPLEMENTING SPECIAL MEASURES, PROTECTION SYSTEMS, COMPENSATORY TREATMENT, AND/OR FOLLOW-UP WORKS, AS SPECIFIED BY THE OFFICE.
- TREE PROTECTION GUIDELINES:** ANY WORK ACTIVITIES WITHIN THE TPZ SHOULD INCLUDE THE ADVANCE APPROVAL AND THE ON-SITE SUPERVISION OF THE PROJECT ARBORIST. SUPERVISION AND ON-SITE DIRECTION MAY BE REQUIRED. THE BRUNDS, BRANCHES, FOLIAGE AND ROOTS OF RETAINED TREES, AS WELL AS THE SOIL WITHIN THE TREE PROTECTION ZONES, MUST NOT BE DAMAGED BY CONSTRUCTION ACTIVITIES. THIS INCLUDES DIRECT MECHANICAL DAMAGE FROM MACHINERY OPERATION, AS WELL AS INDIRECT DAMAGE SUCH AS SOIL HYDROLOGY CHANGES, BURNS TO THE FOLIAGE FROM EQUIPMENT EXHAUST, ETC. EXCEPT AS APPROVED AND DIRECTED BY THE PROJECT ARBORIST, ACTIVITIES WITHIN AND ACCESS TO THE TPZ ARE RESTRICTED DURING THE TREE PREPARATION, CONSTRUCTION AND LANDSCAPE INSTALLATION PHASES OF THE PROJECT AS FOLLOWS:
  - REMOVAL OF TREES/STUMPS FROM WITHIN OR DIRECTLY ADJACENT TO TPZ.
  - NO SOIL DISTURBANCE WITHIN TPZ INCLUDING TRENCHING FOR UNDERGROUND SERVICES OR UTILITIES, EXCAVATION, PILL PLACING, BISCALATION OR CONCRETE INSTALLATION, OVERHEAD SERVICE INSTALLATION, ETC.
  - NO STORAGE OR TRANSPORT OF SOIL, SPILL, CONSTRUCTION MATERIALS, WASTE MATERIALS, ETC. WITHIN TPZ.
  - NO CONCRETE, STUCCO, DRYWALL, PAINT, OR OTHER POTENTIALLY TOXIC MATERIALS MAY BE WASHED THROUGH OR ADJACENT TO TPZ.
  - NO PASSAGE OR OPERATION OF VEHICLES OR EQUIPMENT THROUGH TPZ.
  - NO PLACEMENT OF TEMPORARY STRUCTURES OR SERVICES, ETC. WITHIN TPZ.
  - NO ATTACHING LIGHTS, SIGNS, CABLES OR ANY OTHER DEVICE TO RETAINED TREES.
  - NO UNAUTHORIZED PRUNING OR CUTTING OF RETAINED TREES. ANY PRUNING OR OTHER TREATMENT OF A RETAINED TREE MUST BE COMPLETED BY A QUALIFIED ARBORIST OR TREE SERVICE FIRM EMPLOYING ISA CERTIFIED ARBORISTS TO COMPLY WITH AND ALSO STAFFED AND UNDER THE DIRECTION OF A PROJECT ARBORIST FROM THE OFFICE.
  - EXCAVATIONS ADJACENT TO THE TPZ REQUIRES ATTENDANCE/ROOT PRUNING BY THE PROJECT ARBORIST.
- LANDSCAPING:** THE LANDSCAPING PHASE IS WHEN RETAINED TREES CAN BE SEVERELY DAMAGED. THE OPERATION OF EQUIPMENT, PLACEMENT OF GROWING MEDIA, GRADING AND SUB-BASE PREPARATION FOR HARD LANDSCAPE FEATURES (E. SIDEWALKS AND PATIOS), SITE PREPARATION FOR RETAINING WALLS AND FOOTINGS, EXCAVATION FOR FENCES, SIGNS AND OTHER LANDSCAPE FEATURES, ENGINEERING OF PLANTING HOLES FOR NEW PLANTS AND TREES, THE DIGGING OF TRENCHES FOR IRRIGATION, DRAINAGE AND LIGHTING PERIPHERY ACCESS BY WORKERS, THE PLACEMENT OF TURF AND OTHER FINISHING WORKS ALL HAVE A VERY HIGH POTENTIAL FOR TREE DAMAGE (E. ROOT LOSS OR DAMAGE, TRUNK WOUNDS, SURFACING SOIL DAMAGE EFFECTS, ETC.). IT IS VITAL THAT THE LANDSCAPE WORKS RESPECT THE LIMITATIONS ON ACTIVITIES WITHIN THE TPZ. THEREFORE THE LANDSCAPE INSTALLATION STAFF SHOULD BE ADVISED. ON-SITE DIRECTION BY THE PROJECT ARBORIST IS STRONGLY RECOMMENDED.
- PERMITTING AND REGULATORY REQUIREMENTS:** ANY TREE PROPOSED FOR REMOVAL MAY BE SUBJECT TO CITY PERMITTING REQUIREMENTS AND CONSIDERATIONS, AND MAY REQUIRE NEIGHBOUR AUTHORIZATION (E.G. IN THE CASE OF OFFSITE OR SHARED OWNERSHIP TREES). IT IS THE OWNER'S RESPONSIBILITY TO OBTAIN PERMITS AND AUTHORIZATIONS ACCORDINGLY, AND TO MEET THE CONDITIONS THEREOF. THE ACTIVE NESTS OF PROTECTED BIRD SPECIES, AND ANY NESTS OF CERTAIN OTHER SPECIES, MAY BE PROTECTED BY FEDERAL AND PROVINCIAL LAWS OR STATUTES. IF NESTS ARE OBSERVED, THE OWNER IS ENCOURAGED TO RETAIN A QUALIFIED PROFESSIONAL (P. INC.) TO PROVIDE ASSISTANCE AND IMPACT MITIGATION ADVICE, AS NECESSARY, THE RECORDING, TRANSPORT AND SALE OF MARKETABLE TIMBER DERIVED FROM LAND CLEARING WILL LEGALLY REQUIRE THAT THE OWNER OBTAIN A TIMBER MARK, IN THE GREATER VANCOUVER AND FRASER VALLEY REGIONS, CONTACT THE CHILLIWACK FOREST DISTRICT OFFICE AT 604 586 4400.

**LEGEND**

- SP DENOTES SITE LIMITS
- 180 DENOTES TREE NUMBER. REFER TO TREE INVENTORY FOR TYPE, SIZE AND CONDITION DATA
- DENOTES TREE TO BE RETAINED
- ⊗ DENOTES TREE TO BE REMOVED
- ⊕ DENOTES TREE TO BE REMOVED FOR MITIGATION OF HIGH RISK (TRAQ)
- ⊙ DENOTES UNDERSIZE TREE PER MUNICIPAL BYLAW, SPECIES AND SIZE AS NOTED.
- ⊕ DENOTES OFFSITE TREE. REFER TO REPORT FOR RECOMMENDED TREATMENT. OWNER APPROVAL FOR ANY PROPOSED ACTION/TREATMENT TO OFFSITE TREES WOULD BE REQUIRED
- ⊕ DENOTES REPLACEMENT TREE TO BE PLANTED. REFER TO PLANT LIST FOR SPECIES AND SIZE SPECIFICATIONS, AND DETAIL FOR PLANNING GUIDELINES
- DENOTES TREE PROTECTION ZONE (TPZ) ALIGNMENT. FENCE TO BE INSTALLED TO MEET APPLICABLE MUNICIPAL STANDARDS. SEE TREE PROTECTION NOTES FOR RESTRICTIONS ON ACTIVITIES WITHIN OR IN CLOSE PROXIMITY OF TPZ.

**NOTE: NO TREE REPLACEMENT ON SITE DUE TO RF9 ZONED LOTS HAVING INSUFFICIENT SPACE**

**PLAN NOTES:**

- THIS PLAN IS BASED ON A TOPOGRAPHIC AND TREE LOCATION SURVEY PROVIDED BY THE OWNERS' REGISTERED BRITISH COLUMBIA LANDS SURVEYOR OR (BCLS) AND LAYOUT DRAWINGS PROVIDED BY THE OWNERS' ENGINEER (P. ENG) AND/OR DESIGN CONSULTANTS.
- LOCATIONS OF TREE #'S 174 TO 185 WERE DETERMINED ON SITE BY PROJECT ARBORIST. ACCURATE LOCATIONS BY PROJECT SURVEYOR IS REQUIRED.
- THIS PLAN IS PROVIDED FOR CONTEXT ONLY, AND IS NOT CERTIFIED AS TO THE ACCURACY OF THE LOCATION OF FEATURES OR DIMENSIONS THAT ARE SHOWN ON THIS PLAN. PLEASE REFER TO THE ORIGINAL PLANS FOR THOSE PURPOSES.

REV #	DATE	COMMENTS
1	APR 29 2013	OFFSITE TREE TREATMENT REVISIONS
0	APR 29 2013	FIRST SUBMISSION

acigroup.ca

**ARBORTECH CONSULTING** a division of acigroup

GREATER VANCOUVER OFFICE:  
SUITE 200 - 3740 CHATHAM STREET, RICHMOND, BC CANADA V7E 2Z3 p 604.275.3484

FRASER VALLEY OFFICE:  
SUITE 109 - 1528 MCCALLUM ROAD, ABBOTSFORD, BC CANADA V2S 8A3 p 604.755.7132

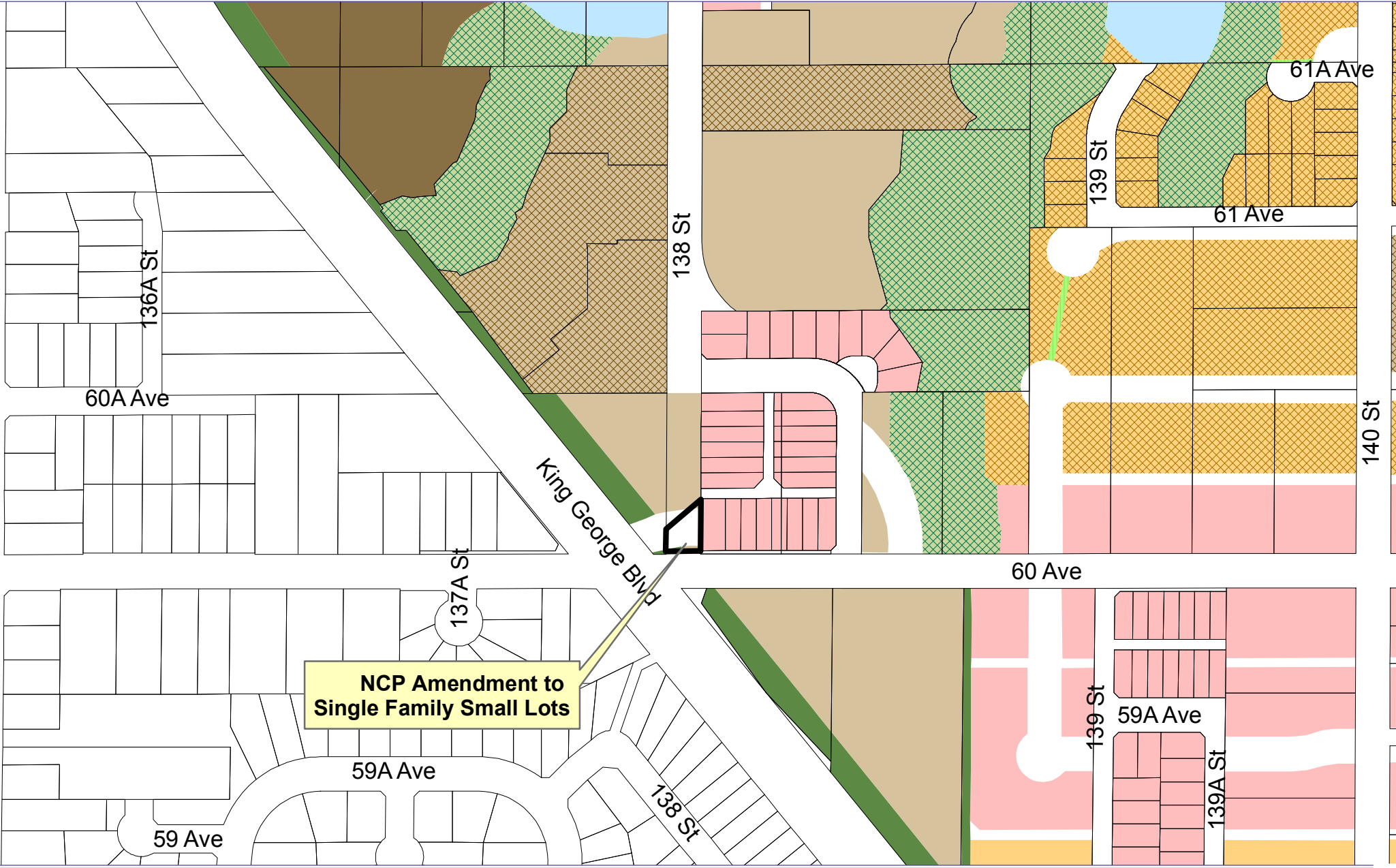
**TREE MANAGEMENT DRAWING**

PROJECT: PHASE 2 SUBDIVISION (ROAD CLOSURE)

ADDRESS: 6018 138TH STREET SURVEY

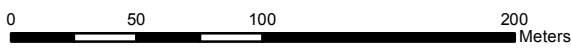
CLIENT: NORTH 60 DEVELOPMENT INC

ACL FILE: 13151 SHEET: 1 OF 1



# 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 Greenw |
| 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.