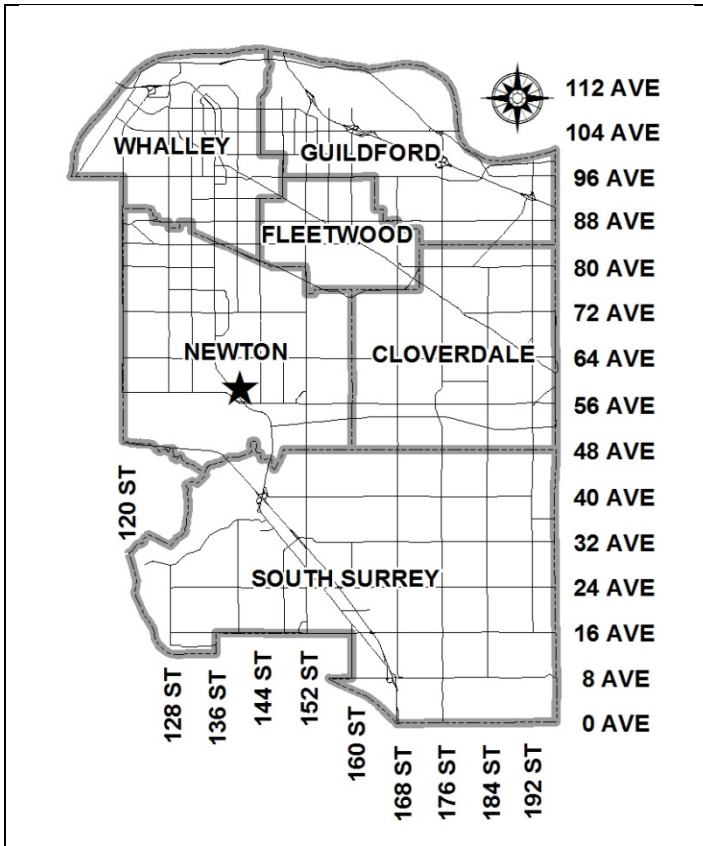


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0175-00

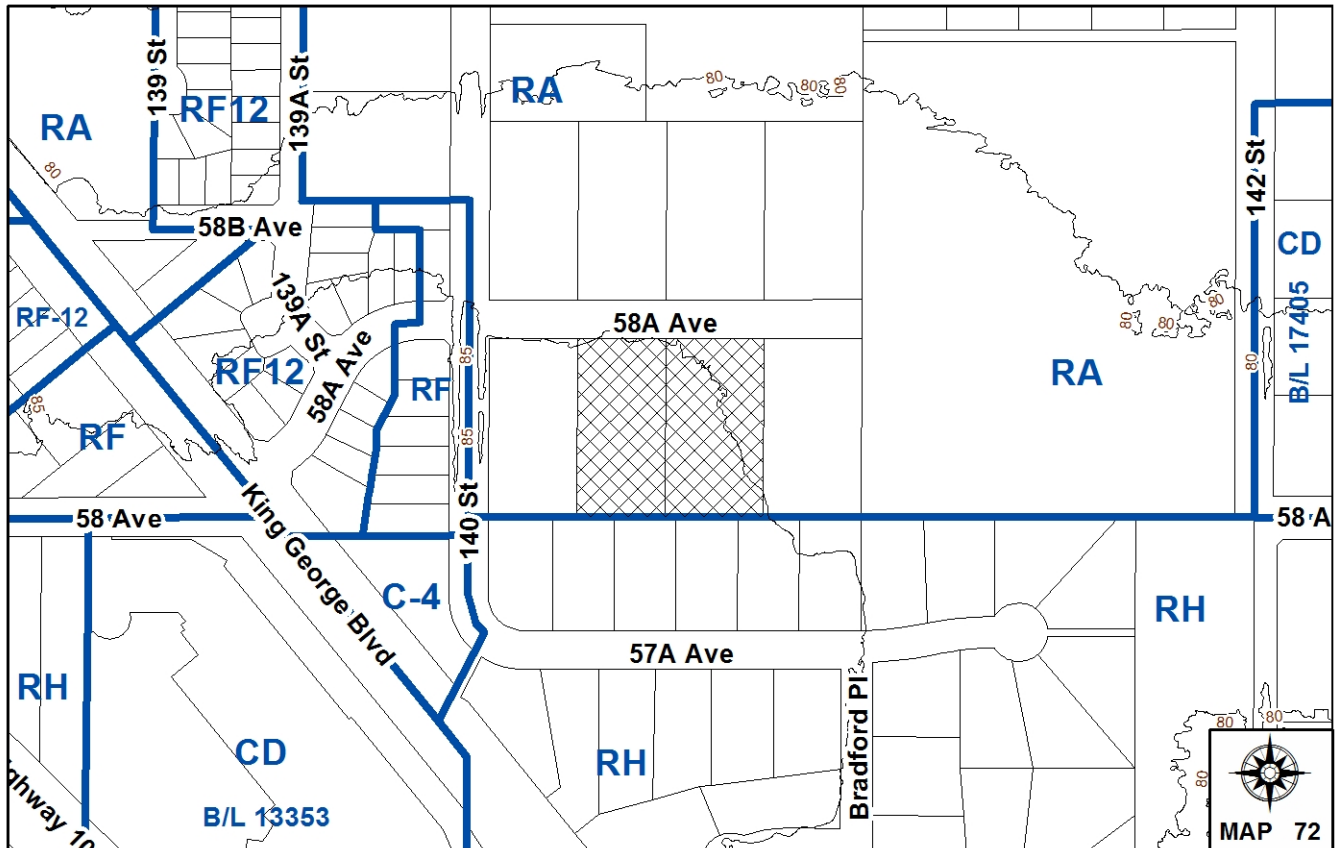
Planning Report Date: June 23, 2014



**PROPOSAL:**

- **Partial NCP Amendment** from Single Family Residential to Single Family Small Lots, and modification of the NCP road pattern.
- **Rezoning** from RA to RF and RF-12 in order to allow subdivision into 16 Lots.

**LOCATION:** 14034 and 14056 - 58A Avenue  
**OWNER:** 0949866 B.C. Ltd.  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** Single Family Residential (6.0 u.p.a.)



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### RECOMMENDATION SUMMARY

- Bylaw introduction and set date for Public Hearing for rezoning.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the South Newton NCP from "Single Family Residential" to "Single Family Small Lots" for a portion of the site (Block B – Appendix VIII).
- Requires an amendment to the South Newton NCP road layout.

### 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, is appropriate for this part of South Newton, and is consistent with the pattern of development established along the 140<sup>th</sup> Street corridor, south of 60<sup>th</sup> Avenue.
- The proposal establishes a new through road and avoids construction of a cul-de-sac, supporting a finer grain road network.
- The applicant has volunteered an additional 1% cash-in-lieu of parkland (above and beyond the required 5%) to further assist with parkland acquisition in the South Newton area.
- The proposal accommodates retention of several on-site trees in good health and form.
- Area residents have not expressed any opposition to the proposal.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone Block A of the subject site on the attached Survey Plan (Appendix VIII) from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) and Block B of the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) registration of a Section 219 Restrictive Covenant for tree preservation;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (g) the applicant satisfy the deficiency in tree replacement on the site to the satisfaction of the Planning and Development Department;
  - (h) 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 of park contribution as volunteered to by the applicant.
3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to re-designate the land (Block B - Appendix VIII) from Single Family Residential to Single Family Small Lots and modify the proposed road pattern 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:**

8 students at Woodward Hill Elementary School  
 4 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 by late 2015.

(Appendix IV)

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

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

**SITE CHARACTERISTICS**

Existing Land Use: 2 Single Family Residential lots each with one dwelling unit and accessory structures.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 58A):	Single Family Residential	Urban/Single Family Residential	RA
East:	Single Family Residential	Urban/Single Family Residential	RA
South:	Single Family Residential	Urban/ Suburban Residential ½ Acre	RH
West:	Single Family Residential	Urban/Single Family Residential	RA

**JUSTIFICATION FOR PLAN AMENDMENT**

- The proposed development and NCP Amendment is consistent with the pattern established along the 140<sup>th</sup> Street corridor, south of 60<sup>th</sup> Avenue.
- This proposed layout is an appropriate transition to the existing lower density lands designated "Suburban" in the South Newton NCP and zoned RH (Half Acre Residential), south-east of the subject site (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 60<sup>th</sup> Avenue corridor.

- The applicant has demonstrated a commitment to tree retention.
- The proposed modification to the road pattern of the South Newton NCP allows for more onsite parking and supports a finer grain road network and preferred grid pattern in the vicinity of the site.
- The applicant has volunteered an additional 1% cash-in-lieu of parkland contribution.
- Area residents have not expressed any opposition to the proposal.

## DEVELOPMENT CONSIDERATIONS

### Site Description & Context

- The subject site is comprised of two parcels located at 14034 and 14056 - 58A Avenue with a total area of 8844m<sup>2</sup> (2.19 acre). They are designated "Urban" in the Official Community Plan, "Single Family Residential" in the South Newton NCP (Neighbourhood Concept Plan), and are currently zoned "One-Acre Residential Zone (RA)".
- South of the subject site is an established area of RH (Half Acre Residential) zoned lots, designated Suburban Residential in the South Newton NCP. To the east of the subject site, at the end of 58A Avenue, are vacant lands owned by School District #36 which are zoned RA and designated "Office Park" in the South Newton NCP.
- There are several development applications within the vicinity of the subject site, south of 60<sup>th</sup> Avenue and along 140<sup>th</sup> Street, detailed in the table below. Staff have received numerous pre-application inquiries for other properties near the subject site and expect continued development activity in the area. A map outlining the below sites is contained in Appendix VII:

Application #	Address(es)	Proposal	Status
7910-0175-00	5814/36/60 - King George Blvd. 5821/77 & 5925 - 140 <sup>th</sup> Street	66 lot subdivision, and rezoning to RF, RF-12, and RF-9.	Complete. Houses under construction.
7911-0268-00	5925 - 140 <sup>th</sup> Street	10 lot subdivision and rezoning to RF-12 and RF-9.	3 <sup>rd</sup> Reading Granted. Detailed Engineering Review commenced.
7912-0118-00	14013 - 58A Avenue	6 lot subdivision and rezoning to RF-12.	3 <sup>rd</sup> Reading Granted. Detailed Engineering Review commenced.
7912-0266-00	5877 - 140 <sup>th</sup> Street	8 lot subdivision and rezoning to RF and RF-12	3 <sup>rd</sup> Reading Granted.
7914-0067-00	14022/50/64 - 60 <sup>th</sup> Avenue	26 lot subdivision and rezoning to RF-10.	Initial Planning Review.

### Proposal

- The applicant proposes to amend the South Newton Neighbourhood Concept Plan (NCP) from "Single Family Residential" to "Single Family Small Lots" for portion of the proposed site, rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and "Single Family Residential (12) Zone (RF-12)", and subdivide to create 16 new single family lots (Appendix II).
- The proposed lots range in area from 320m<sup>2</sup> to 747m<sup>2</sup>. Proposed lots 1 – 4 and lots 10 – 16 meet the minimum dimensional requirements of the RF-12 Zone. Proposed Lots 5 – 9 meet the minimum dimensional requirements of the RF Zone.
- The proposed subdivision is partially consistent with the NCP. The applicant proposes a row of RF Zoned lots (Appendix II, lots 5-9) along the southern boundary of the subject site, which does not require an NCP amendment. The wider and deeper RF Zoned lots will provide a suitable transition to the existing RH zoned lots to the south.
- The applicant's proposed NCP amendment also includes a modification of the road pattern: The South Newton NCP shows a cul-de-sac extending south from 58A Avenue, whereas the proposed layout includes a through road extending south from 58A Avenue, turning to the east. This road will temporarily dead-end at the eastern boundary of the subject site, and is proposed to ultimately connect with 58A Avenue when the property to the east, 14088 - 58A Avenue, redevelops.
- The applicant has provided a concept plan (Appendix II) showing the future road pattern and subdivision potential of the adjacent properties. Staff support the proposed NCP amendment and modification of the road pattern.

### Parkland Contribution

- 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 applications #7910-0175-00, 7911-0268-00, 7912-0266-00 and 7912-0218-00 have also volunteered an additional 1% cash-in-lieu contribution.
- The applicant has volunteered an additional 1% cash-in-lieu, in addition to the 5% cash-in-lieu of parkland required by the *Local Government Act*, to assist with future park acquisition in the vicinity of the subject site.

TREES

- Trevor Cox and Max Rathburn, ISA Certified Arborists of Diamond Head Consulting, prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Red Alder	1	-	1
Black Cottonwood	4	4	-
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	2	2	-
Black Locust	1	-	1
Black Walnut	2	2	-
Cherry	2	2	-
Little Leaf Linden	2	-	2
<b>Coniferous Trees</b>			
Douglas Fir	17	15	2
Eastern White Cedar	1	1	-
Scots Pine	1	1	-
Shorepine	1	1	-
White Spruce	1	1	-
Western Red Cedar	29	19	10
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>59</b>	<b>44</b>	<b>15</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>32</b>	
<b>Total Retained and Replacement Trees</b>		<b>48</b>	
<b>Contribution to the Green City Fund</b>		<b>\$19,800</b>	

- The Arborist report identifies a total of 59 protected trees on the site excluding Alder and Cottonwood trees. (5 existing trees, approximately 8% of the total trees on the site, are Alder and Cottonwood trees.) 15 trees can be retained as part of this development proposal, taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The depth of proposed Lots 1 – 3 has been maximized in order to facilitate retention of 12 trees in the rear yards of these lots while also allowing for useable yard space and the construction of the maximum size house permitted by by-law.
- Offsite trees to the south of proposed lots 5 – 9 are unaffected by the proposed development and maintain a natural landscape buffer between the larger lots to the south of the subject site.

- Pursuant to the Tree Protection bylaw, a total of 92 replacement trees are required based on a ratio of 1:1 for alder and cottonwood trees and 2:1 for all other bylaw protected trees. Only 32 replacement trees can be accommodated on the site; the deficit of 66 replacement trees requires a cash-in lieu contribution to the Green City Fund of \$19,800 in accordance with the City's Tree Protection Bylaw.
- In addition to replacement trees, boulevard street trees will be planted. This will be determined at the servicing agreement stage by the Engineering Department.
- In summary, a total of 48 trees are proposed to be retained or replaced on the site with a contribution of \$19,800 to the Green City Fund.

#### 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 created for nearby recent developments.
- The proposed guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix V.
- A preliminary lot grading and servicing plan, submitted by Hub Engineering, has been reviewed by staff and found to be generally acceptable. The applicant proposes approximately 0.5 – 0.75 metres (1.5 – 3 ft.) of fill over portions of the site to accommodate in-ground basements. This is consistent with the surrounding developments.

#### PRE-NOTIFICATION

Pre-notification letters were mailed to 46 property owners within 100 metres of the subject site on September 19<sup>th</sup>, 2013. A Development Proposal Sign was posted in front of the property on September 13<sup>th</sup>, 2013. To date, staff have received no comments.



INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheet
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	Locations of Nearby Development Applications
Appendix VIII	Rezoning Block Plan

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

DS/da

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# SUBDIVISION DATA SHEET

Proposed Zoning: RF & RF-12

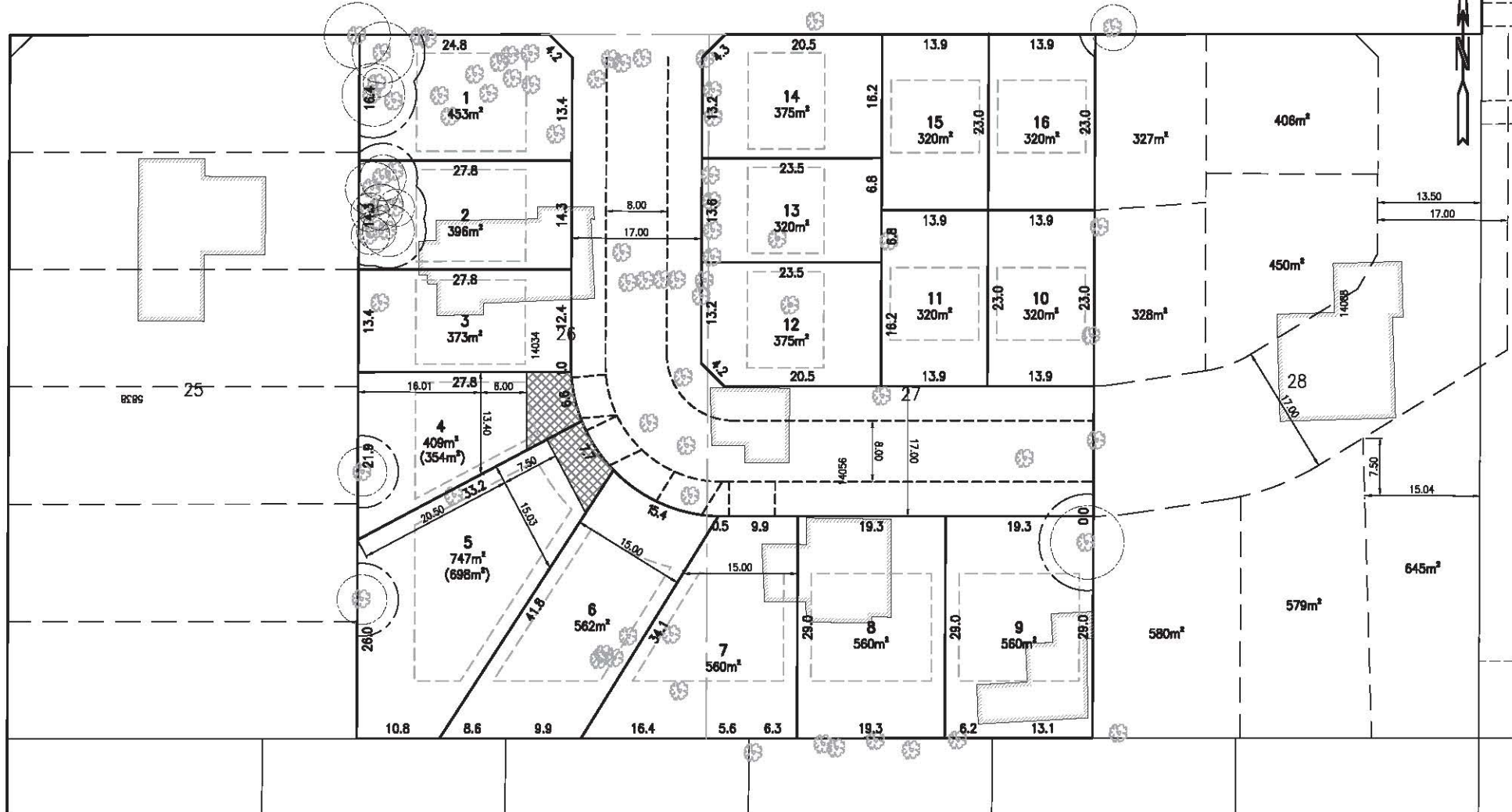
Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.19
Hectares	0.88
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	16
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4 - 19.3
Range of lot areas (square metres)	320 - 747
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	18/7.3
Lots/Hectare & Lots/Acre (Net)	22.9/9.4
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	65
Estimated Road, Lane & Driveway Coverage	10
Total Site Coverage	75
<b>PARKLAND</b>	
Area (square metres)	-
% of Gross Site	-
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

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58A Ave

APPENDIX II

140 St



CLIENT:		PROJECT:	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 13031	DATE JUN 2014	LEGAL:	MUNICIPAL PROJECT No:
SCALE: 1:500			
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

**Hub Engineering Inc.**  
 Engineering and Development Consultants

Member  
**PACIFIC LAND GROUP**  
 Land Use, Development & Environmental Strategists

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8  
 Tel: 604-572-4328 Fax: 604-501-1825 E-mail: mail@hub-inc.com

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

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

DATE: **June 17, 2014** PROJECT FILE: **7813-0175-00**

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RE: **Engineering Requirements  
Location: 14034 and 14056 - 58A Ave**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment.

**REZONE/SUBDIVISION**

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

- dedicate 0.5m SROWs fronting 58 Avenue, 58A Avenue and 140A Street.
- dedicate 17.00 metres for 140A Street and 58 Avenue (reduced for tree protection).
- dedicate 3.0m x 3.0m corner cut at the intersection of 140A Street and 58A Avenue.

***Works and Services***

- construct 140A Street to a local standard.
- construct 58 Avenue to a local standard (with temp. turn around at east end).
- construct the south half of 58A Avenue to a local standard.
- construct water mains, sanitary sewers and drainage system to service the proposed development.
- pay applicable latecomer and front-ender charges.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Variance Permit.



Rémi Dubé, P.Eng.  
Development Services Manager

LR



Planning

May-05-14

**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.

Woodward Hill Elementary opened in spring 2010, the capacity in the table below does not include a modular classroom that was 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, Goldstone Park Elementary, is under construction on Site #211 on 146th Street immediately east of Sullivan Heights Secondary 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. A boundary move is under consideration from Woodward Hill Elementary to North Ridge Elementary, Sullivan Heights Secondary to Panorama Ridge Secondary, including the subject property, for implementation in 2014.

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 an NCP amendment, will not result in a significant increase to enrolment projections. The School District is reviewing school catchments and will be preparing a long range facility plan to help accommodate projected changes in student demographics.

**THE IMPACT ON SCHOOLS**

APPLICATION #:

13 0175 00

**SUMMARY**

The proposed 16 Single family with suites are estimated to have the following impact on the following schools:

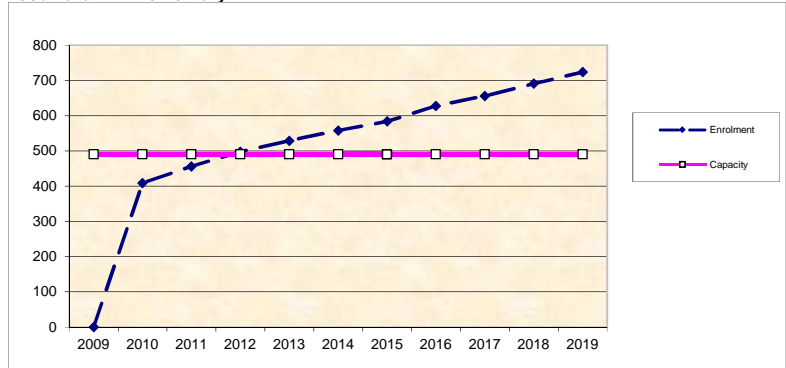
**Projected # of students for this development:**

Elementary Students:	8
Secondary Students:	4

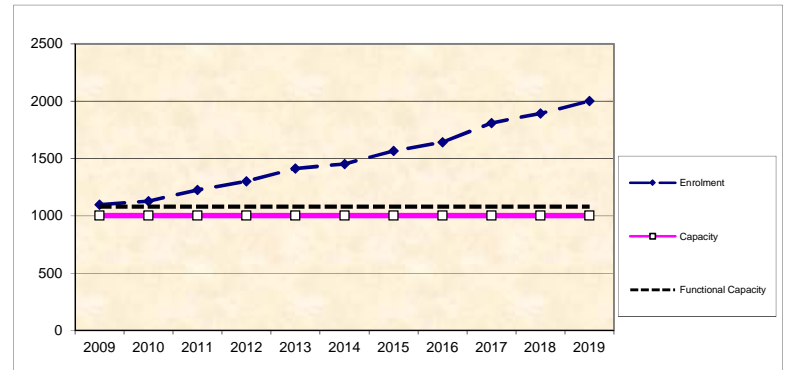
September 2013 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	66 K + 463
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1412
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**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: 7913-0175-00  
Project Location: 14034 and 14056 - 58A Avenue, Surrey, B.C.  
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

### 1. Residential Character

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

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-9 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-9 and RF-12 developments in this general area).

There are however, three new applications in the immediate area; an 8 lot development at 5877 - 140 Street (7912-0266-00) comprised of seven RF12 lots and one RF lot, a 10 lot development at 5925 - 140 Street (7911-0268-00) comprised of nine RF9 lots and one RF-12 lot, and a 6 lot RF zone development at 14013 - 58A Avenue (7912-0118-00). For neighbourhood continuity, the building scheme for the subject site should be similar with respect to the quality and quantity of exterior wall cladding and trim and detailing materials to those of the three nearby sites, with some adjustments to massing design regulations reflecting any differences in zoning and landscaping requirements.

## **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 RF-12 zone subdivisions created subsequent to 2010, and are also consistent with building scheme regulations for the adjacent new sites to the west identified as Surrey Project 7912-0266-00, 7911-0268-00, and 7912-0118-00.
- 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 ranges from one storey to 1½ storeys, which is an appropriate scale for RF and RF-12 zone subdivisions.
- 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. Building schemes for the proposed new developments (7912-0266-00, 7911-0268-00, and 7912-0118-00) located west of the subject site permits the use of cedar shingles, shake profile asphalt shingles, shake profile concrete roof tiles, and environmentally sustainable roof materials in a shake profile. A similar range of roofing materials is recommended for the subject site.
- 8) Roof Slope : Roof pitch 2:12 to 12:12 on existing homes. Min 7:12 slope is recommended, which is a common minimum roof slope used on most new RF and some new RF-12 zone subdivisions.



**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 1 ½ storeys.

### 2.2 Proposed Design Solutions:

**Interfacing Treatment with existing dwellings)**

No existing neighbouring homes provide suitable context for the proposed RF and RF-12 zone homes at the subject site, Interfacing treatments are therefore not contemplated. New homes should be consistent in theme, representation, and character with proposed homes in the adjacent new developments to the west (Surrey projects 7912-0266-00, 7911-0268-00, and 7912-0118-00), and should meet common new post year 2010 standards for RF and RF-12 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 7:12.

**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:** 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 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 is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

**Landscaping:** *High modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs for interior lots and a minimum of 30 shrubs for corner lots. Shrubs shall be of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.

Date: October 20, 2013

**Reviewed and Approved by:**



Date: October 20, 2013

Table 4. Tree Preservation Summary

**TREE PRESERVATION SUMMARY**

Surrey Project No: 13-0175  
 Address: 14034 and 14056 58 Avenue, Surrey, BC  
 Registered Arborist: Max Rathburn  
 ISA Certified Arborist (PN0599A)  
 ISA Certified Tree Risk Assessor (159)

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>64</b>
<b>Protected Trees to be Removed</b>	<b>48</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>16</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{4} \times \text{one (1)} = 4$ - All other Trees Requiring 2 to 1 Replacement Ratio $44 \times \text{two (2)} = 88$	<b>92</b>
<b>Replacement Trees Proposed</b>	<b>32</b>
<b>Replacement Trees in Deficit</b>	<b>66</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\quad \times \text{two (2)} = 0$	<b>0</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and submitted by:



June 13, 2014

Arborist

Date

## 3.2 Tree Retention Discussion

### PROPOSED LAND USE:

- Re-Zoning to accommodate 16 Lots, with the construction of new roads and services.

### TREE RETENTION STRATEGY

- The overall tree retention strategy for this site is to whole groups of trees (groves) that have grown up together to maintain their reliant growth habits.
- The two main groves have an asphalt driveway that transects the grove and may have restricted root growth on the east side of the trees.
- The vast majority of the subject trees' are growing will be impacted by the proposed design and cannot be safety retained.

## 3.3 Tree Retention and Removal Summary

### TREE RETENTION:

**Retain and protect tree #'s: 256, 265, 267, 268, 270, 271, 272, 273, 274, 275, 276, 277, 278, 290 and 3781.** Retain and provide the Tree Protection Zone setbacks as shown on the Tree Retention Plan and ensure the proposed design accommodates the above recommend Tree Protection Zones.

- a) The proposed building designs on lots 1, 2, and 3 will need to accommodate the Tree Protection setbacks.
  - b) On-site arborist direction will be needed during the excavation for the new building adjacent the two northwest Tree Protection Zones (lots 1, 2, and 3); root pruning will be undertaken if needed.
  - c) On-site arborist direction will be needed during the removal of the existing asphalt driveway.
  - d) Any construction activities within the Tree Protection Zones of any retained trees must be approved and / or directed by the project arborist.
  - e) Any construction activities that abut the retained trees must be approved by the project arborist.
  - f) Crown clean pruning is recommended on the retained trees to ensure the dead, and broken limbs are removed prior to construction.
  - g) After the excavation; Root Zone Enhancements utilizing the injection of an organic low nitrogen fertilizer (with bio-stimulants) are recommended.
- The above treatments must be undertaken by a qualified tree service company under the direct guidance of the project arborist.

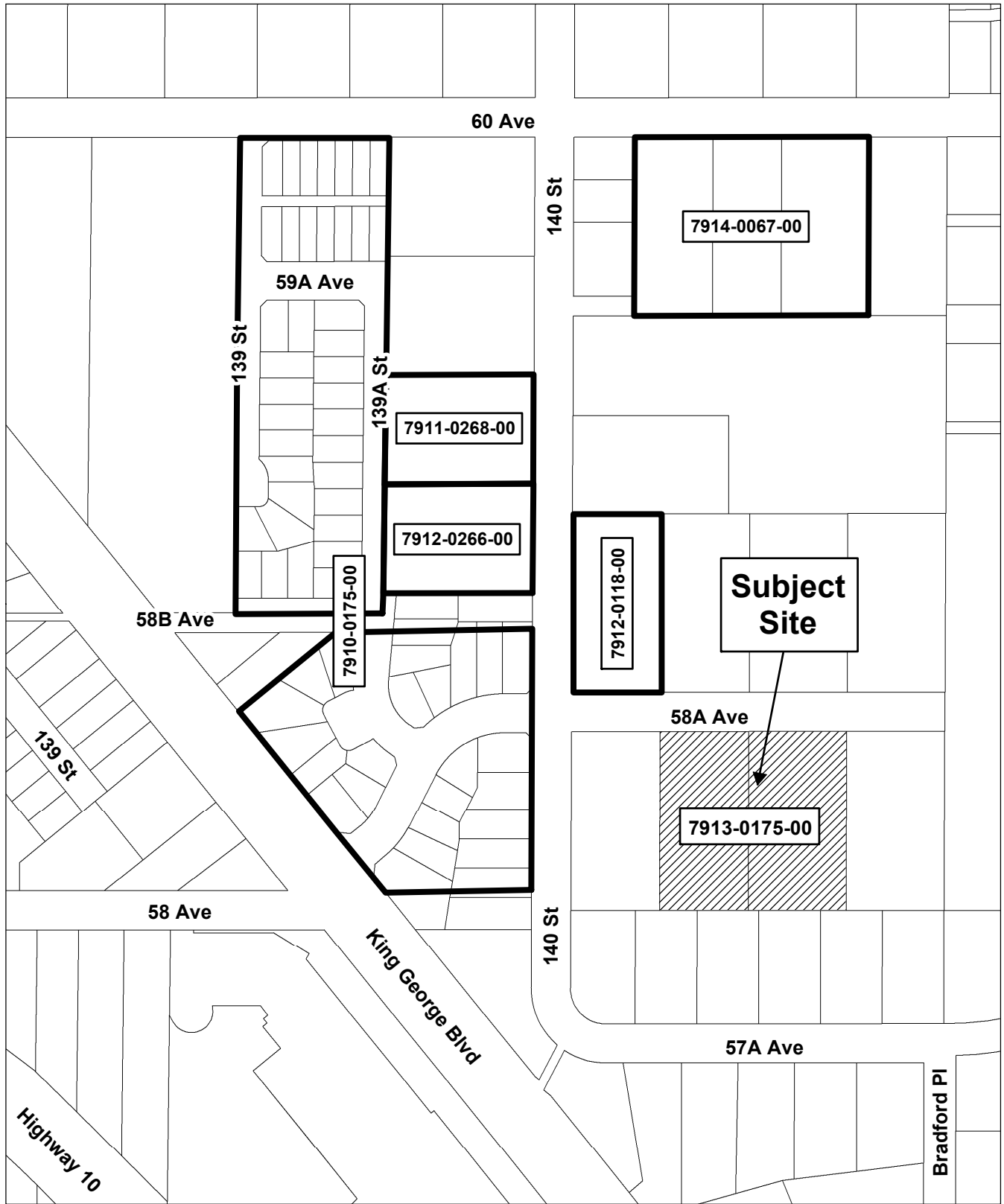
### TREE REMOVAL:

**Remove 10 suitable (on own) trees:** due to conflicts in the proposed design that cannot be reasonably revised.

**Remove 19 suitable as group trees:** due to reliance on a tree stand growing environment, and conflicts in the proposed design that cannot be reasonably revised.

**Remove 8 moderate trees:** due pre-existing health and structural conditions, and conflicts in the proposed design that cannot be reasonably revised.

**Remove 10 unsuitable trees:** due to their pre-existing health and structural defects.



7913-0175-00  
Nearby Development Applications



**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. \_\_\_\_\_  
OF LOTS 26 & 27 SECTION 9 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT PLAN 35476**

CITY OF SURREY  
B.C.G.S. 92C.016

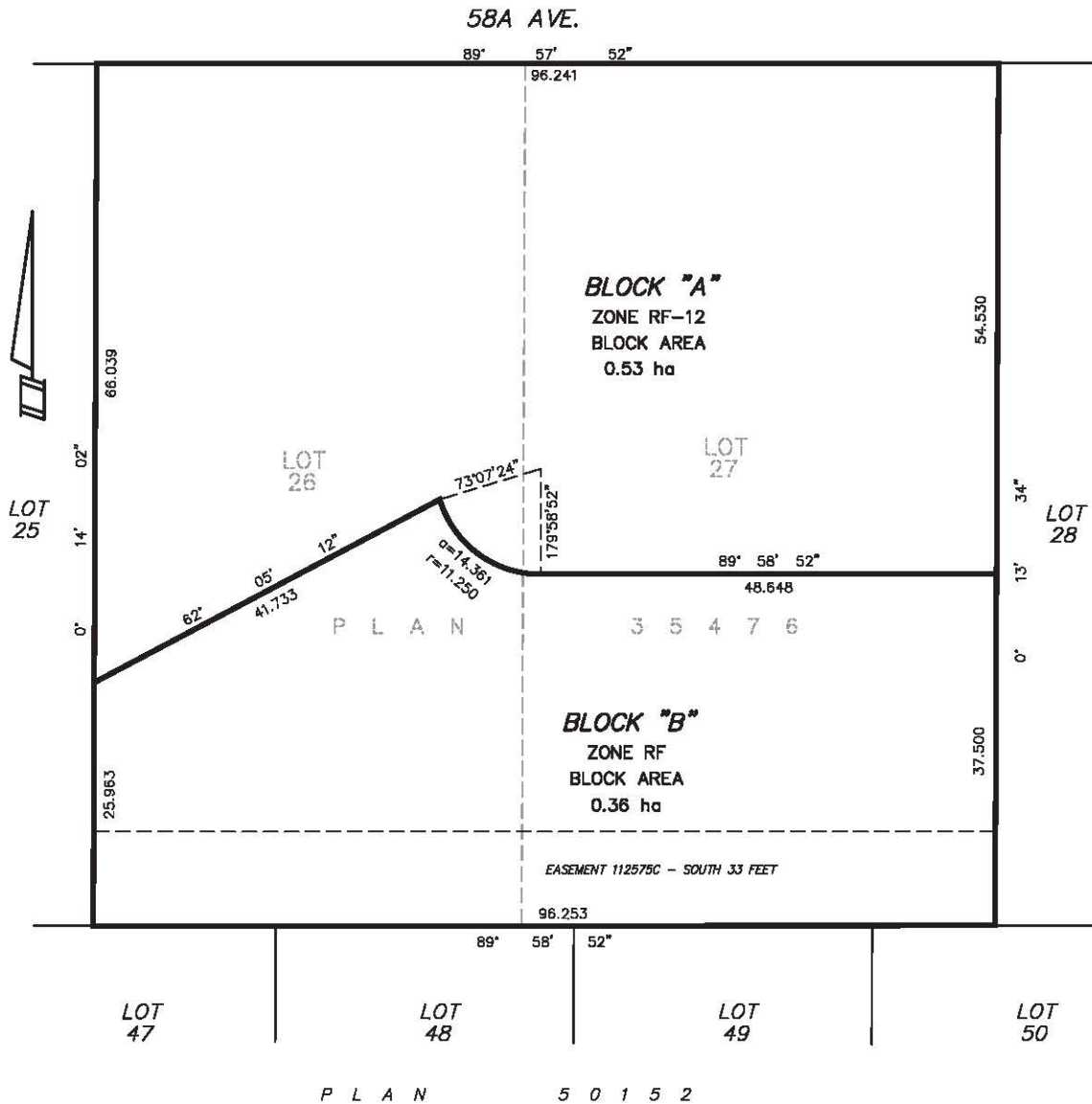


"ALL DISTANCES ARE IN METRES"

P.I.D. 007-218-168 ( LOT 26 )
SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENT 112575C
CIVIC ADDRESS: #14034 58A AVENUE
P.I.D. 002-367-041 ( LOT 27 )
SUBJECT PROPERTY MAY BE AFFECTED BY EASEMENT 112575C
CIVIC ADDRESS: #14056 58A AVENUE

BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART OF LOTS 26 & 27	SECTION 9 TOWNSHIP 2	35476	0.53 ha	BLOCK "A"	RF-12
PART OF LOTS 26 & 27	SECTION 9 TOWNSHIP 2	35476	0.36 ha	BLOCK "B"	RF



SOUTH FRASER LAND SURVEYING LTD.  
B.C. LAND SURVEYORS  
SUITE 101 - 7485 130th STREET  
SURREY, B.C. V3W 1H8  
TELEPHONE: 604 599-1886  
FILE: 13864ZON

THIS PLAN LIES WITHIN THE  
GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO  
LAND TITLE OFFICE RECORDS DATED  
THIS 11th DAY OF JUNE, 2014

SIGNATURE OF B.C.L.S.

13864ZON