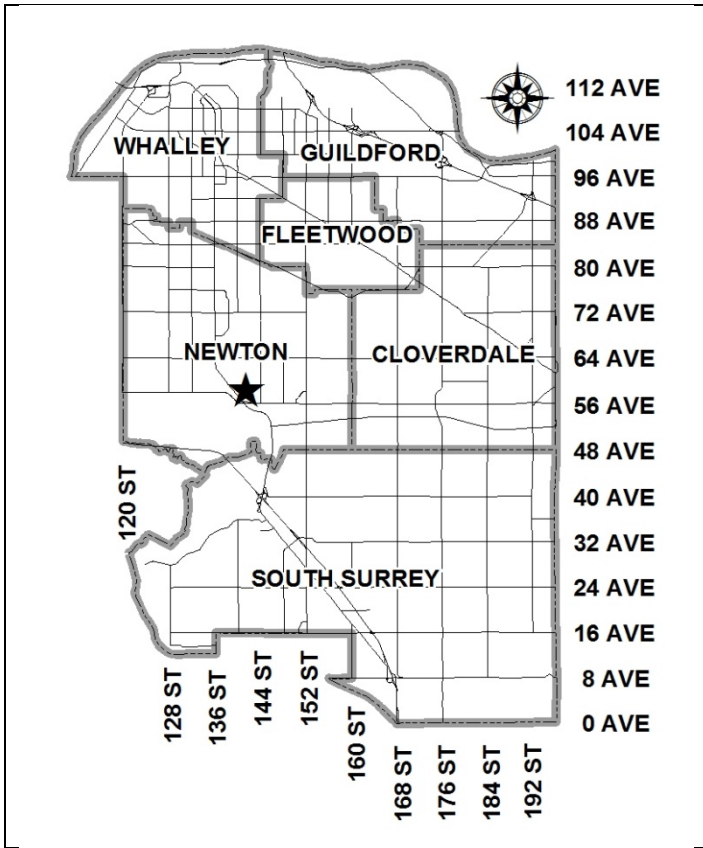


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0176-00

Planning Report Date: December 16, 2013



**PROPOSAL:**

- **Rezoning** from RA to RF-10 and RF-12.  
 in order to allow subdivision into 4 single family lots.

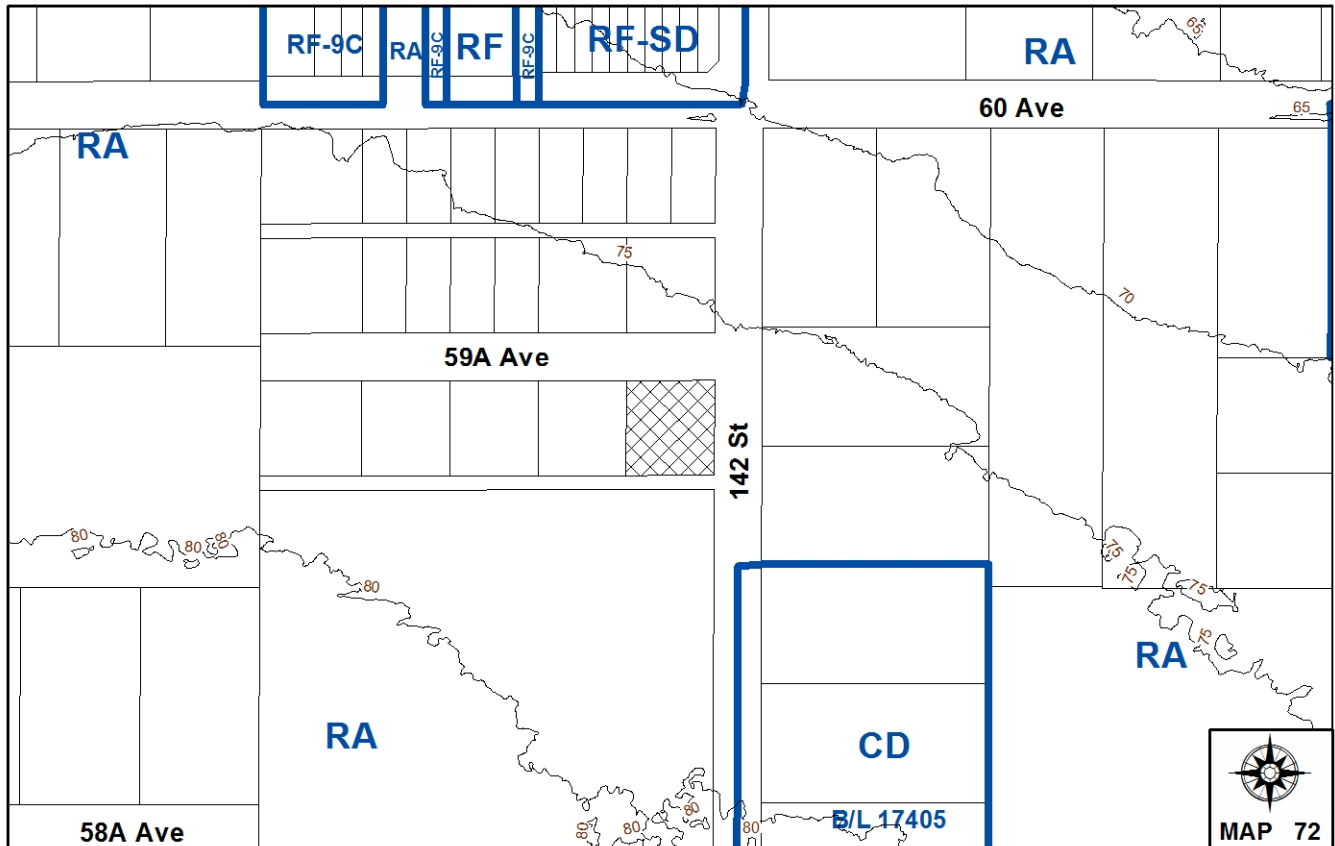
**LOCATION:** 5945 - 142 Street

**OWNER:** Darryl N Hume  
 Valerie A Hume

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Small Lots



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan.
- The proposal complies with the South Newton NCP.
- The subject property is the first on the block to develop into single family small lots. The neighbouring properties to the west are appropriately sized to continue the pattern of RF-10 development in the future.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject property shown on the Rezoning Block Plan (Appendix VII) as follows:
  - (a) Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)";
  - (b) Block B from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)";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 arborist report and tree survey regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) the applicant adequately address the shortfall in tree replacement; and
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

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:**

2 Elementary students 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 late 2014.  
(Appendix IV)

**Parks, Recreation & Culture:**

Parks has no objection to the proposed development.

Parks notes that there may be boulevard trees that could be impacted by this subdivision which will be reviewed with the submission of the final subdivision layout.

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

Preliminary Approval granted for 1 year.

**SITE CHARACTERISTICS**

**Existing Land Use:** Single family dwelling

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 59A Ave):	Single family house	Urban/ Single Family Small Lots	RA
East (Across 142 <sup>nd</sup> St):	Single family house	Urban/ Townhouses (15 u.p.a. max)	RA
South:	Vacant Lot	Urban/Office Park	RA
West:	Single family house	Urban/ Single Family Small Lots	RA

**DEVELOPMENT CONSIDERATIONS****Site Context**

- The subject property is located on the west side of 142<sup>nd</sup> Street and south of 60<sup>th</sup> Avenue. The property is designated "Urban" in the Official Community Plan (OCP) and "Single Family Small Lots" in the South Newton Neighbourhood Concept Plan (NCP).
- The subject property is currently zoned "One-Acre Residential Zone (RA)".
- The property is 1,500 square metres (16,146 square feet) in area, 37.4 metres (123 feet) wide and 40.3 metres (132 feet) deep.
- The subject property is the first on the block to propose redevelopment into single family small lots. The neighbouring properties to the west are appropriately sized to continue with RF-10 redevelopment similarly in the future.

**Current Proposal**

- The applicant proposes to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential (10) Zone (RF-10)" lots (i.e. 3 RF-12 lots and 1 RF-10 lot) (Appendix II).

- The proposed RF-12 lots (Lots 1-3) range in area from 326 square metres (3,509 square feet) to 375 square metres (4,036 square feet) and meet the minimum depth, width, and area requirements of the zone.
- The proposed RF-10 lot (Lot 4) is 362.2 square metres (3,899 square feet) in area and meets the minimum depth, width, and area requirements of the zone.

### Road Dedication & Access

- The applicant will be required to dedicate and construct the west half of 142 Street (collector) and the south half of 59A Avenue (local) to the ultimate road standard. The applicant will also be required to construct a 6.0 metre (20 feet) wide lane across the full rear frontage of the site.
- Proposed Lot 1 is required to have vehicle access from 59A Avenue and proposed Lots 3 and 4 are required to have vehicle access from the lane.

### Building Design and Lot Grading

- The applicant retained design consultant, Michael E. Tynan of Tynan Consulting Ltd. to conduct a character study of the surrounding homes and proposed Building Design Guidelines to suit development in this neighbourhood.
- The Character Study found that the majority of existing older homes in the neighbourhood do not provide a suitable architectural context for new development. The design guidelines propose updated standards that result in reasonable compatibility with the existing older homes but will meet or exceed standards commonly found in RF-12 and RF-10 developments constructed in Surrey post year 2010.
- The proposed design 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 Hunter Laid Engineering Ltd. has been reviewed by the Building Division and found to be generally acceptable.

### Tree Preservation

- The applicant retained Diamond Head Consulting Ltd. to prepare the Arborist Report and Tree Management Plans for the subject property. The Arborist Report identifies 8 bylaw protected trees located on the subject property. Three of these trees are shared with the neighbouring property to the west. The report identifies 7 of these trees to be removed for the development, including six trees found to have poor retention potential. One on-site tree (Douglas Fir) is identified as "moderately" suitable for retention located in the front yard of proposed Lot 4. The on-site tree to be retained currently has a 3.7 metre (12 feet) root protection zone.

- The tree assessment was carried out based upon the proposed development on the subject property. A total of 7 trees are proposed to be removed. A summary of tree retention and removal by species is provided below:

<b>Tree Species</b>	<b>Retain</b>	<b>Remove</b>	<b>Total</b>
Western Red Cedar	-	6	6
Douglas Fir	1	1	2
<b>TOTAL</b>	<b>1</b>	<b>7</b>	<b>8</b>

- There are 8 city trees identified along the site's east boundary on 142 Street. Seven of the 8 city trees are identified to be removed for required road work. The retained tree (Western Redcedar) will require root protection.
- There are 8 off-site trees located on the neighbouring property to the west in close proximity to the shared property line. Three of these trees are identified to be removed to accommodate the development with permission from the adjoining property owner. These off-site trees are not included in the tree count.
- A total of 28 replacement trees are required as per the City's Tree Protection Bylaw (No. 16100). The applicant proposes 7 replacement trees on the subject property. In lieu of the remaining 21 replacement trees, a contribution of \$6,300 to the City's Green Fund will be required.
- A Tree Preservation Summary is included in Appendix VI of this report.

#### PRE-NOTIFICATION

- Pre-notification letters were mailed to the owners of 35 houses within 100 metres of the subject property. A Development Proposal Sign was installed in front of the property on September 11, 2013. To date, the Planning and Development Department received three (3) phone calls from area residents concerning the proposed development, including two (2) requesting information only and one (1) expressing the following concerns:
  - A resident expressed opposition to the proposed subdivision and removal of mature trees in the neighbourhood.

*(City staff indicated the property is designated "Single Family Small Lots" and the proposed density and building form is in keeping with the South Newton NCP. The applicant has re-evaluated the site layout in order to retain two additional off-site trees along the shared property line.)*

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 13, 2013. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	• Within the South Newton NCP
2. Density & Diversity (B1-B7)	• Consistent with the OCP and NCP
3. Ecology & Stewardship (C1-C4)	• Dry swales and sediment control devices will be considered in rain water management
4. Sustainable Transport & Mobility (D1-D2)	• N/A
5. Accessibility & Safety (E1-E3)	• Homes oriented towards the street to create “eyes on the street”
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• Public notification has taken place

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.	Rezoning Block Plan

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

DH/da

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DRV 12/12/13 10:51 AM

Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

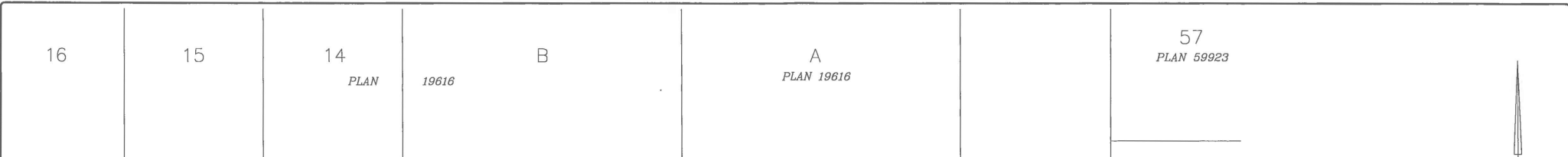
1. (a) Agent:      Name:               Dexter Hirabe  
                                                  Hunter Laird Engineering Ltd.  
                          Address:             Suite 300, 65 - Richmond Street  
                                                  New Westminster, BC V3L 5P5  
  
                                                  Tel:                    604-525-4651 - Work  
                                                  604-525-4651 - Fax
  
2.       Properties involved in the Application
  - (a)      Civic Address:           5945 - 142 Street
  
  - (b)      Civic Address:           5945 - 142 Street  
          Owner:                     Darryl N Hume  
                                          Valerie A Hume  
          PID:                       000-468-932  
          Lot "D" Block 2 Legal Subdivision 7 Section 9 Township 2 New Westminster  
          District Plan 19616
  
3.       Summary of Actions for City Clerk's Office
  - (a)      Introduce a By-law to rezone the property.
  
  - (b)      Application is under the jurisdiction of MOTI.  
  
          MOTI File No. 2013-04142



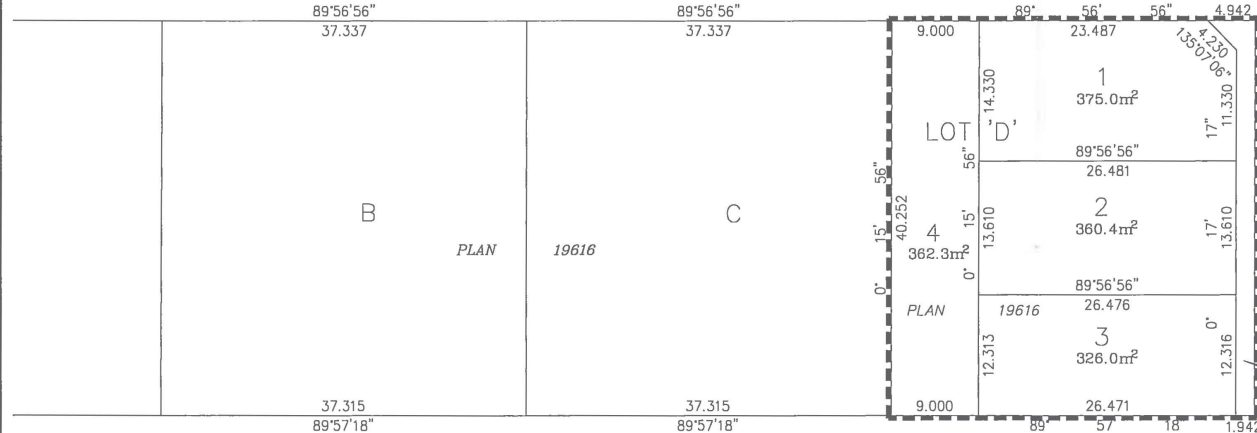
## SUBDIVISION DATA SHEET

Proposed Zoning: RF-10 / RF-12

Requires Project Data	Proposed		
<b>GROSS SITE AREA</b>			
Acres	0.37		
Hectares	0.15		
<b>NUMBER OF LOTS</b>			
	Overall	RF-10	RF-12
Existing	1		
Proposed		1	3
<b>SIZE OF LOTS</b>			
Range of lot widths (metres)	37.4	9.0	12.3 - 14.3
Range of lot areas (square metres)	1506.4	362.3	326.0 - 375.0
<b>DENSITY</b>			
Lots/Hectare & Lots/Acre (Gross)	26.7 uph/10.8 upa		
Lots/Hectare & Lots/Acre (Net)	28.1 uph / 11.4 upa		
<b>SITE COVERAGE (in % of gross site area)</b>			
Maximum Coverage of Principal & Accessory Building	52%		
Estimated Road, Lane & Driveway Coverage	8%		
Total Site Coverage	60%		
<b>PARKLAND</b>			
Area (square metres)	N/A		
% 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>BOUNDARY HEALTH Approval</b>			
	NO		
<b>DEV. VARIANCE PERMIT required</b>			
Road Length/Standards	NO		
Works and Services	NO		
Building Retention	NO		
Others	NO		

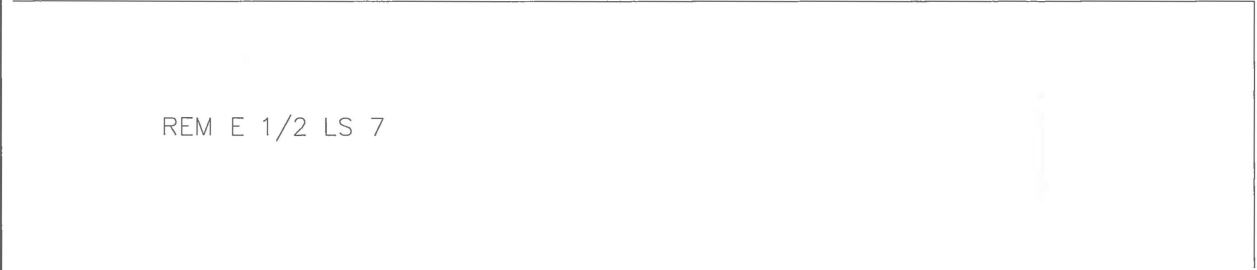


59A AVENUE



142nd STREET  
ROAD 82.7m<sup>2</sup>

LANE



**Preliminary Layout**  
 5945 142 Street - High Quality Homes  
 7913-0176-00



HunterLaird  
 ENGINEERING LTD  
 August 2013  
 #6523

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

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

DATE: **November 10, 2013** PROJECT FILE: **7813-0176-00**

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RE: **Engineering Requirements for a Residential Development.  
Location: 5945 142 Street**

### REZONE/SUBDIVISION

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

- Dedicate 1.942 metre along 142 Street for the ultimate 24.0 metre Collector Road Standard.
- Provide a 0.500 metre Statutory Rights-of-Way on the south side of 59A Avenue and the west side of 142 Street frontages.

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

- Construct west half of 142 Street (collector) and the south half of 59A Avenue (local);
- Construct a 6.0 metre wide lane across the full rear frontage of the site;
- in accordance with the Zoning Bylaw both lots 1 and 3 must have vehicular access from 59A Avenue and the lane respectively;
- Construct on-site storm water mitigation measures and register corresponding Restrictive Covenants (RC) on the title of each lot;
- Construct a water main along 142 Street frontage and tie into existing 200 mm diameter water main;
- Construct sanitary main along the 59A Avenue frontage;
- De-commission the existing on-site sewage disposal system; and
- Provide drainage, water, and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

CE



Tuesday, September 03, 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.

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 an increase to the gross site area density, and the proposed density is consistent with the NCP build out estimates from this site, when the NCP was adopted. The proposal will not change students projections and 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 0176 00

**SUMMARY**

The proposed 4 Single family with suites are estimated to have the following impact on the following schools:

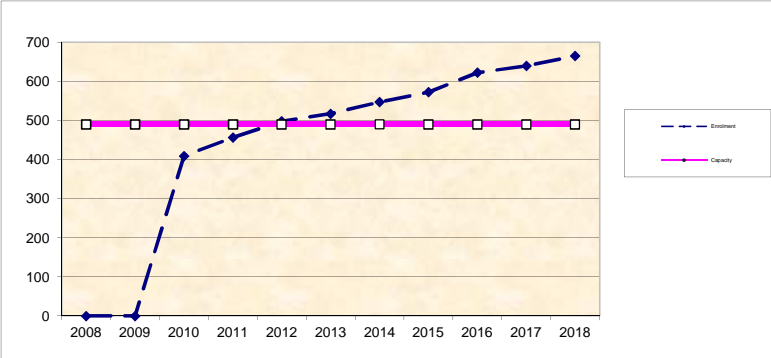
**Projected # of students for this development:**

Elementary Students:	2
Secondary Students:	1

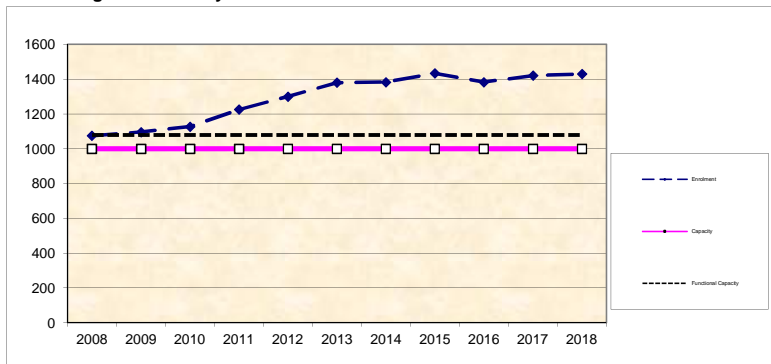
September 2012 Enrolment/School Capacity

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

**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: 7913-0176-00  
 Project Location: 5945 - 142 Street, Surrey, B.C.  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

### **1. Residential Character**

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

The subject site is located in an old growth area built out substantially in the late 1960's and 1970's. There are dozens of large properties in the surrounding area that have future development potential, and it is a reasonable expectation that many of these properties will redevelop in the near future. It has been 20 years since any new homes were constructed in this area, and so the subject site will be precedent setting for the expected redevelopment of this area.

This area was built out over a time period spanning from the 1960's to the 1990's. The age distribution from oldest to newest is: 1960's (10%), 1970's (70%), 1980's (10%), and 1990's (10%). A majority of homes in this area have a floor area in the 1501 - 3000 sq.ft. size range. Home size distribution is: Under 1000 sq.ft. (10%), 1501 - 2000 sq.ft. (30%), 2001 - 2500 sq.ft. (20%), 2501 - 3000 sq.ft. (30%), and over 3550 sq.ft. (10%). Styles found in this area include: "Old Urban" (40%), "West Coast Modern" (10%), "Rural Heritage" (20%), "Colonial" (10%), "Traditional Cape Cod" (10%), and "Neo-Traditional" (10%). Home types include: Bungalow (30%), Split Level (10%), 1.1/2 Storey (10%), Basement Entry (10%), Cathedral Entry (20%), and Two-Storey (20%).

Massing scale (front wall exposure) characteristics include: Low mass structure (30%), Mid-scale massing with proportionally consistent, well balanced massing design (20%), Mid to high scale massing (20%), High scale massing (10%), and High scale, box-like massing (20%). The scale (height) range for front entrance structures include: One storey front entrance (60%), One storey front entrance veranda in heritage tradition (10%), and 1½ storey front entrance (30%).

The range of roof slopes found in this area is: 2:12 (9%), 3:12 (18%), 4:12 (9%), 5:12 (27%), 6:12 (9%), 7:12 (9%), 8:12 (9%), and 10:12 (9%). Main roof forms (largest upper floor truss spans) include: main common hip roof (20%), and main common gable roof (80%). Feature roof projection types include: Common Hip (20%), Common Gable (60%), Dutch Hip (10%), and Shed roof (10%). Roof surfaces include: Roll roofing (30%), Interlocking tab type asphalt shingles (20%), Rectangular profile type asphalt shingles (30%), Concrete tile (rounded Spanish profile) (10%), Concrete tile (shake profile) (10%).

Main wall cladding materials include: Horizontal cedar siding (60%), Vertical channel cedar siding (10%), Horizontal vinyl siding (20%), and Stucco cladding (10%). Feature wall trim materials used on the front facade include: No feature veneer (40%), Brick feature veneer (40%), Stone feature veneer (20%). Wall cladding and trim colours include: Neutral (28%), Natural (50%), Primary derivative (17%), and Warm (6%).

Covered parking configurations include: Single carport (11%), Double carport (33%), Single vehicle garage (22%), Double garage (33%).

A variety of landscaping standards are evident, ranging from "modest old urban" to "extraordinary suburban-estate". Driveway surfaces include: Gravel (9%), Asphalt (55%), Broom finish concrete (18%), and Exposed aggregate (18%).

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

- 1) **Context Homes:** There are no existing neighbouring homes that provide suitable architectural context for a post year 2010 RF-12 and RF-10 zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character :** Compatible styles recommended for this site include "Neo-Traditional" and "Neo-Heritage". 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 :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-12 and RF-10 zoned subdivisions. 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 projections 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. On RF12 lots 1, 2, 3, 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. On RF-10 lot 4, front entrance porticos should be limited to a maximum height of one storey.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, 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 year 2010 RF12 and RF-10 developments.
- 7) **Roof surface :** This is area in which homes have roll roofing, concrete roof tiles, and asphalt shingle roofs. It is expected that most new homes constructed over the next few years in this area will have asphalt shingle roofs. For continuity, asphalt shingles are recommended. Cedar shingles and concrete roof tiles are not recommended. However,

where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended.

- 8) **Roof Slope** : A significant number of homes have low slope roofs that are not well suited to the proposed style range, nor to likely use on future homes in this area. Emulation is not recommended. Roofs slopes of 8:12 or higher are recommended.

**Streetscape:** This is an old growth area characterized by old urban homes from the 1960's and 1970's, in a variety of types including Bungalow, Split Level, Basement Entry, Cathedral Entry, 1 ½ Storey, and Two-Storey. Massing designs range from the small simple low mass Bungalows to the box-like Basement Entry and Cathedral Entry homes in which the upper floor is located directly above the lower floor on all sides of the structure. Roof slopes range from 2:12 to 10:12, and roofs are surfaced with roll roofing, asphalt shingles, or concrete roof tiles. There are a wide variety of wall cladding materials. Trim and detailing standards are low by modern standards. A wide range of landscaping standards are evident.

## 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 storey on RF-10 lot 4, and to 1 ½ storeys on the other three RF12 lots.

### 2.2 Proposed Design Solutions:

#### **Interfacing Treatment with existing dwellings)**

Existing neighbouring homes do not provide suitable context for the proposed RF-10 and RF-12 type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-10 and RF-12 developments constructed in Surrey subsequent to the year 2010.

**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:** Only 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. Greys, browns, or black.

**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 Lot 1:** 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 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 8 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. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** August 30, 2013

**Reviewed and Approved by:**



**Date:** August 30, 2013



### TREE PRESERVATION SUMMARY

Project Location: 5945 142<sup>nd</sup> Street Surrey, BC  
 Registered Arborist: Trevor Cox, MCIP  
 ISA Certified Arborist (PN1920A)  
 Certified Tree Risk Assessor (43)  
 BC Parks Wildlife and Danger Tree Assessor

Detailed Assessment of the existing trees of 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 of the Subject Site: A 0.15ha site with one building and 8 on site trees.

2. Summary of Proposed Tree Removal and Placement:

The summary will be available before final adoption.

Number of Protected Trees Identified	8	(A)
Number of Protected Trees declared high risk due to natural causes	-	(B)
Number of Protected Trees to be removed	6	(C)
Number of Protected Trees to be Retained ( A-B-C )	2	(D)
Number of Replacement Trees Required ( xx @ 1:1 plus xx @2:1)	28	(E)
Number of Replacement Trees Proposed	7	(F)
Number of Replacement Trees in Deficit ( E-F )	21	(G)
Total Number of Protected and Replacement Trees on Site ( D+F )	9	(H)
Number of Lots Proposed in the Project	4	(I)
Average Number of Trees per Lot ( H / I )	2.25	

3. Tree Survey and Preservation / Replacement Plan

Tree Survey and Preservation / Replacement Plan is attached

This plan will be available before final adoption

Summary prepared and submitted by:

Arborist

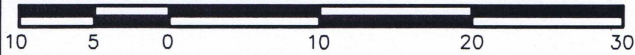


December 9,  
2013

Date

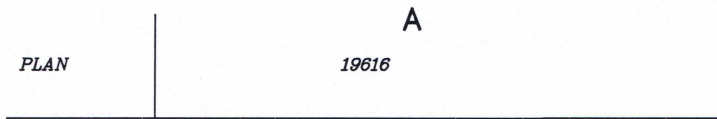
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING  
BYLAW #\_\_\_\_\_ OF LOT 'D' BLOCK 2 LEGAL SUBDIVISION 7  
SECTION 9 TOWNSHIP 2 N.W.D. PLAN 19616**

SCALE 1:500



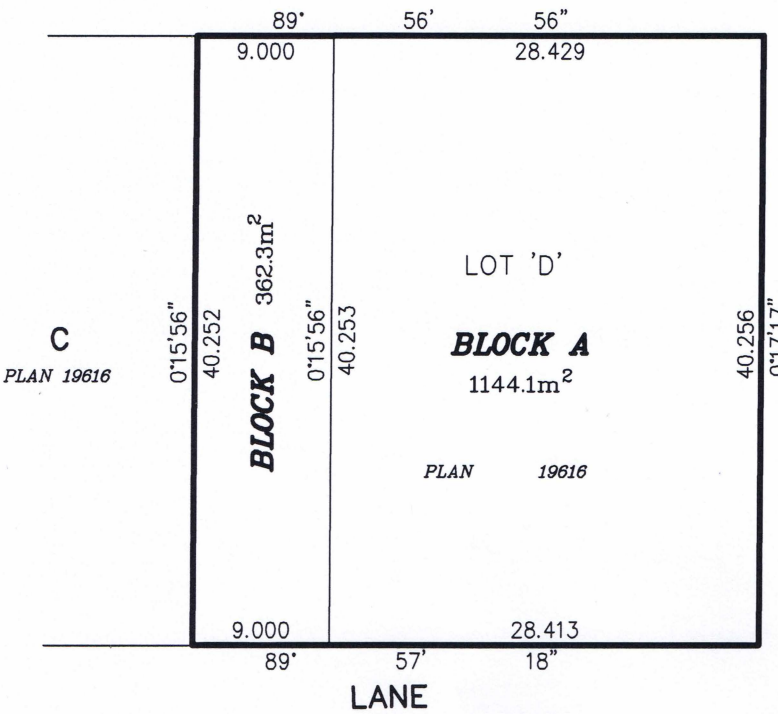
All Distances are in Metres.

CITY OF SURREY



SEC 9

59A AVENUE



C  
PLAN 19616

REM E 1/2 LS 7

142nd STREET  
TP 2

58  
PLAN 59923

59  
PLAN 59923

Grid Bearings are derived from  
OCMS 5603 & 80H2017

Onderwater Land Surveying  
B.C. Land Surveyors  
#104-5830 176A Street  
Cloverdale B.C.

FILE: JS1385\_RZ

*This Plan Lies Within The  
Greater Vancouver Regional District*

© Certified correct, completed on  
the 10th day of September, 2013

B.C.L.S.