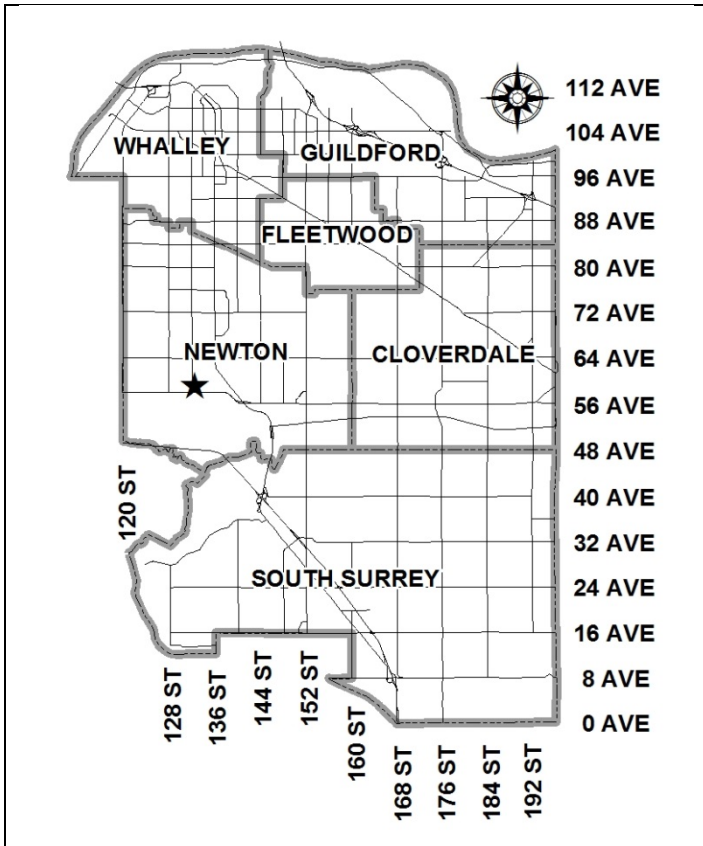


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7913-0272-00

Planning Report Date: July 07, 2014

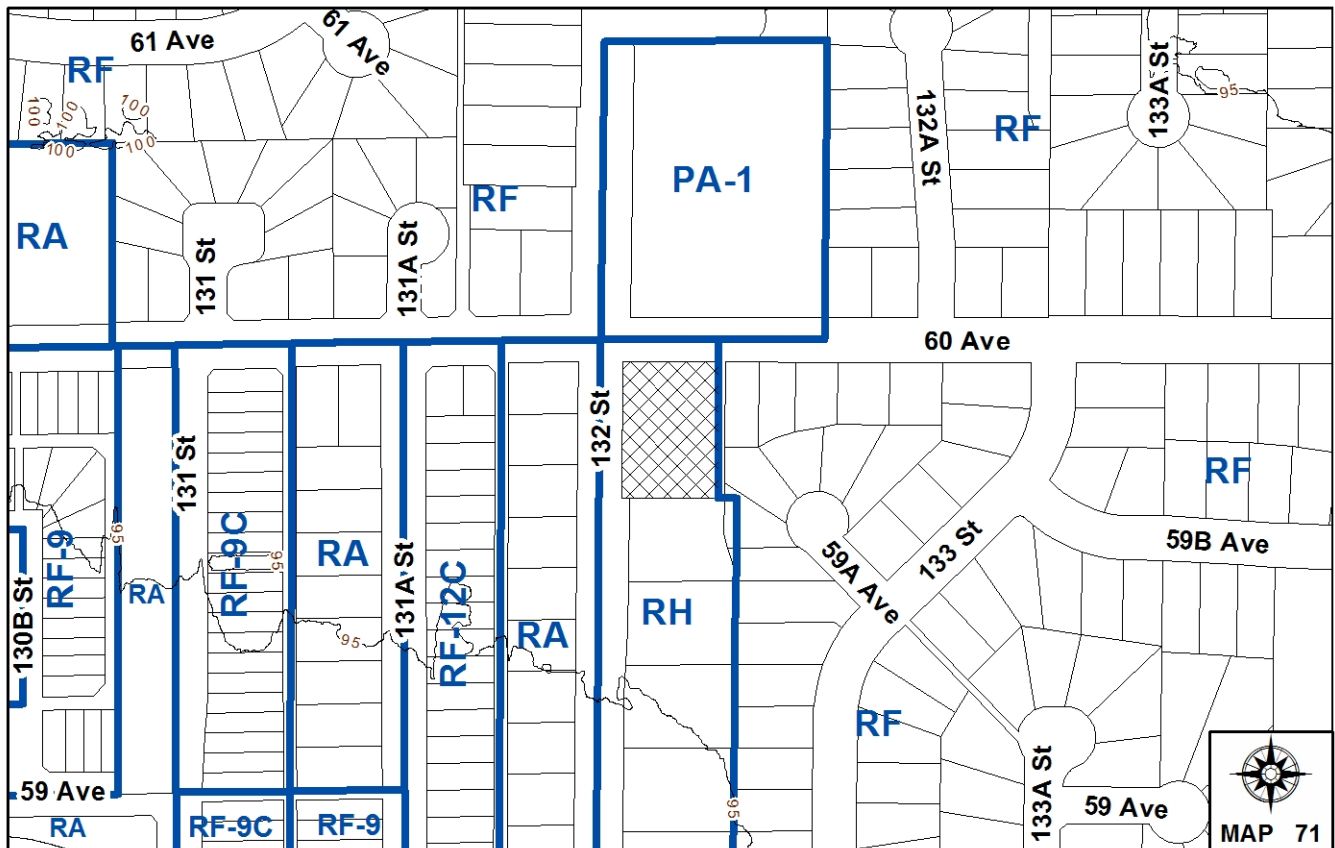


PROPOSAL:

- **OCP Amendment** from Suburban to Urban
- **Rezoning** from RH to RF

in order to allow subdivision of one (1) lot into four (4) single family lots.

LOCATION: 5980 - 132 Street
OWNER: Chamkaur S Chhina
 Harpreet K Chhina
ZONING: RH
OCP DESIGNATION: Suburban
NCP DESIGNATION: Existing Single Family



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking redesignation in the OCP from Suburban to Urban, to allow for rezoning and subdivision that complies with the West Newton Highway 1 Neighbourhood Concept Plan.

RATIONALE OF RECOMMENDATION

- The proposed OCP redesignation from Suburban to Urban is consistent with the West Newton Highway 10 NCP.
- Complies with the intent of the West Newton Highway 10 NCP Designation.
- The proposed density and building form are appropriate for this part of West Newton.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend the OCP by redesignating the subject site in Development Application No. 7913-0272-00 from Suburban to Urban and a date for Public Hearing be set.
2. Council determine the opportunities for consultation with persons, organizations and authorities that are considered to be affected by the proposed amendment to the Official Community Plan, as described in the Report, to be appropriate to meet the requirement of Section 879 of the Local Government Act.
3. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" (By-law No. 12000) to "Single Family Residential Zone (RF)" (By-law No. 12000) and a date be set for Public Hearing.
4. 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) input 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) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
 - (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.

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 North Ridge Elementary School
 1 Secondary student at Panorama Ridge Secondary School

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

(Appendix IV)

Parks, Recreation & Culture: No objection.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval was granted for the rezoning under MOTI file #2014-00158, until January 16, 2015.

SITE CHARACTERISTICS

Existing Land Use: single family dwelling (to be removed)

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 60 Avenue):	Baptist church	Urban / Institutional	PA-1
East:	Single family dwellings	Urban / Existing Single Family	RF
South:	Single family dwellings	Suburban / Proposed Single Family (6 upa)	RH
West (Across 132 Street):	Single family dwellings	Suburban / Small Lot (10 upa)	RA

DEVELOPMENT CONSIDERATIONS**Background and proposal**

- The subject site is 0.26 hectares [0.65 acres], designated Suburban in the OCP, designated Existing Single Family in the West Newton Highway 10 NCP, and zoned RH.
- The site is at the southeast corner of 60 Avenue and 132 Street, and it is occupied by one single family dwelling (to be removed).
- The applicant is proposing to develop single family lots, as per NCP designation. The proposal includes OCP amendment from Suburban to Urban, and rezoning from RH to RF.
- Four (4) single family lots are proposed. Each lot fronts 132 Street, and all lots have access proposed from a rear lane.

- All proposed lot areas and dimensions comply with the provisions of the proposed RF Zone.

PRE-NOTIFICATION

Pre-notification letters were sent on January 14, 2014, and staff received no comments.

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated "Existing Single Family" in the West Newton Highway 10 NCP. This site and the properties to the south are currently zoned RH.
- Both sides of 132 Street are currently designated "Suburban" in the OCP, and their NCP designation is for single family, with 10 upa on the west side of 132 Street, and 6 upa on the east side of 132 Street. The transition from urban single family to urban single family small lot is provided along 132 Street. Properties to the east and north are designated "Urban" in the OCP.
- The proposed OCP redesignation from "Suburban" to "Urban" (Appendix VIII) is consistent with the West Newton Highway 10 NCP (Appendix VII) and other development in the area.
- There were no concerns expressed as a result of pre-notification.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 879 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL AND REVIEW

- The applicant has retained Mike Tynan from Tynan Consulting Ltd. as the design consultant. The design consultant has proposed a set of building design guidelines (summary attached as Appendix V).
- A preliminary lot grading plan, submitted by Hub Engineering Inc., has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

TREES

- Mike Fadum, ISA Certified Arborist of Mike Fadum and Associates prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder / Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Mountain Ash	1	1	0
Paper Birch	1	1	0
Pacific Dogwood	3	3	0
Coniferous Trees			
Douglas Fir	25	18	7
Western Red Cedar	7	5	2
Total (excluding Alder and Cottonwood Trees)	38	29	9
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		12	
Total Retained and Replacement Trees		21	
Contribution to the Green City Fund		\$13,800	

- The Arborist Assessment states that there are a total of 38 protected trees on the site. There are no Alder or Cottonwood trees on the site. It was determined that 9 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The proposed alignment of the sidewalk on 132 Street was altered in order to maximize tree preservation on the site. This will require suspended slab for the sidewalk and supervision by an arborist during construction.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 58 replacement trees on the site. Since only 12 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 46 replacement trees will require a cash-in-lieu payment of \$13,800, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 21 trees are proposed to be retained or replaced on the site with a contribution of \$13,800 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 11, 2014. 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)	• Complies with the West Newton Highway 10 Neighbourhood Concept Plan
2. Density & Diversity (B1-B7)	• Single family residential.
3. Ecology & Stewardship (C1-C4)	• n/a
4. Sustainable Transport & Mobility (D1-D2)	• n/a
5. Accessibility & Safety (E1-E3)	• n/a
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• n/a

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
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.	West Newton Highway 10 NCP Plan
Appendix VIII.	OCP Redesignation Map

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LFM/da

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Information for City Clerk

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

1. (a) Agent: Name: Mike Kompter
 Hub Engineering Inc.
 Address: #101, 7485 - 130 Street
 Surrey, B.C. V3W 1H8

 Tel: 604-572-4328 - Work
 604-572-4328 - Fax

2. Properties involved in the Application

(a) Civic Address: 5980 - 132 Street

(b) Civic Address: 5980 - 132 Street
 Owner: Harpreet K Chhina
 Chamkaur S Chhina
 PID: 008-623-082
 Lot 68 Section 8 Township 2 New Westminster District Plan 39831

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to amend the Official Community Plan to redesignate the property.
- (b) Introduce a By-law to rezone the property.
- (c) Application is under the jurisdiction of MOTI.

 MOTI File No. 2014-00158

SUBDIVISION DATA SHEET

Proposed Zoning: RF

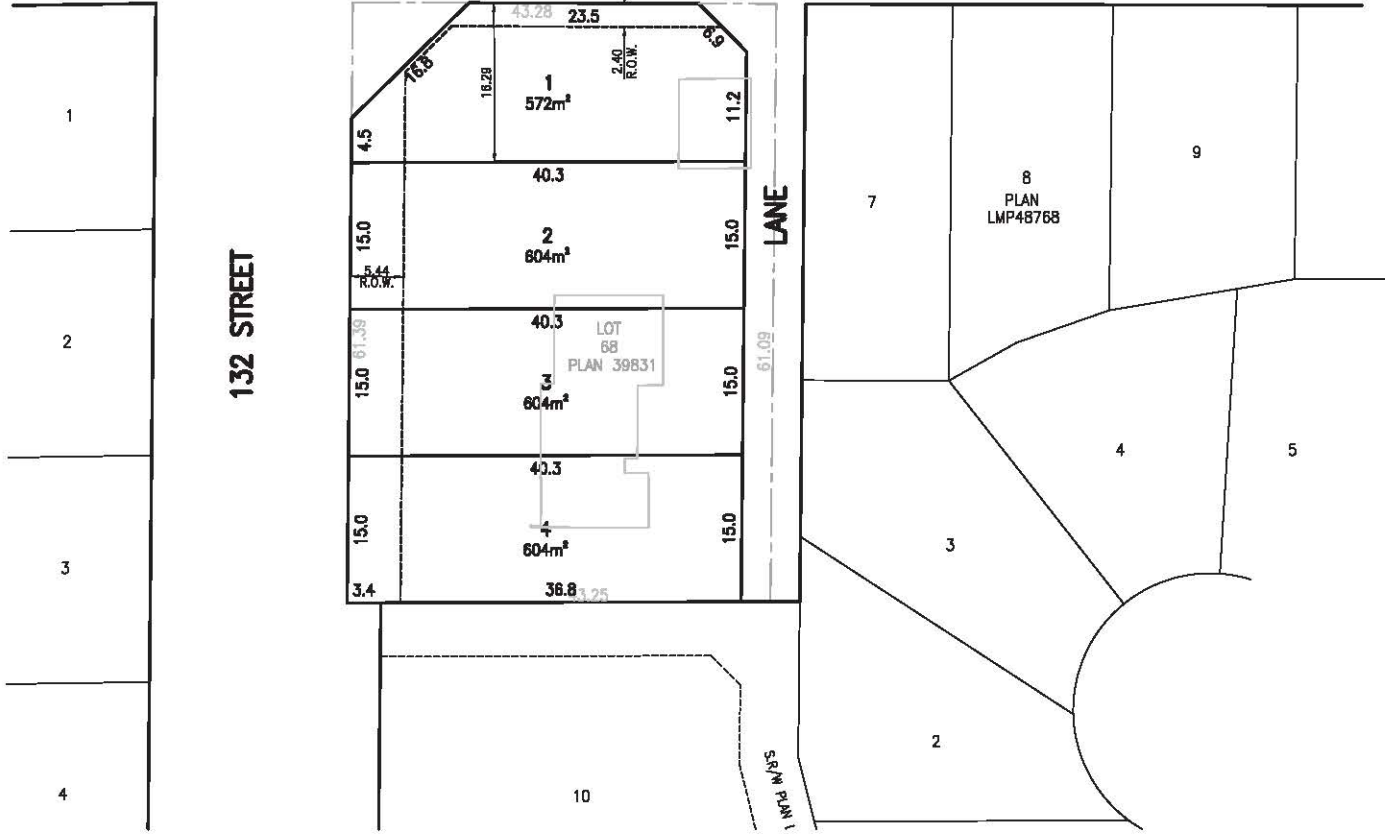
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.65
Hectares	0.26
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	15 m to 16.29 m
Range of lot areas (square metres)	570 m ² to 604 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15.4 units per hectare / 6.2 upa
Lots/Hectare & Lots/Acre (Net)	18.6 units per hectare / 7.5 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	55%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

SROW FOR 132 STREET IS 4.94m PLUS 0.5m
 SROW FOR 60 AVENUE IS 1.90m PLUS 0.5m

60 AVENUE

132 STREET

LANE



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CLIENT:	PROJECT: 8980 132 STREET		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No.	13063	DATE	MAR 2014
LEGAL:	SCALE:	MUNICIPAL PROJECT No:	
	1:500	7813-0272-00	
PRELIMINARY PLAN - SUBJECT TO APPROVAL (S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

Hub Engineering Inc.
 Engineering and Development Consultants



101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8
 Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

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

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

DATE: **July 2, 2014** PROJECT FILE: **7813-0272-00**

RE: **Engineering Requirements
Location: 5980 132 Street**

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 metres on 132 Street for the ultimate 30.00 metre wide Arterial Road, including 5.00 metre x 5.00 metre corner cut at 132 Street and 60 Avenue.
- Dedicate 1.942 metres on 60 Avenue for the ultimate 24.00 metre wide Collector Road, including 3.00 metre x 3.00 metre corner cut at 60 Avenue and the north-south lane.
- Dedicate 3.00 metres for the ultimate 6.00 metre wide lane.
- Provide 0.50 metre wide Statutory Rights-of-way on 132 Street and 60 Avenue.
- Dedicate as road (without compensation), City Owned Road for the West 33 feet of Pcl A (RP3886) SE4 Sec 8 TP2 on a road dedication or subdivision plan (132 Street).
- Determine the status of dedication of 60 Avenue, and if determined to be not dedicated as road then the applicant is to dedicate (without compensation) the North 33 feet of the SE4 Sec 8 TP2 on a road dedication or subdivision plan.

Works and Services

- Reinstate the boulevard on 132 Street with topsoil and sod.
- Remove existing sidewalk on 60 Avenue and construct a 1.80 metre wide concrete sidewalk adjacent to the new lot line.
- Construction of 60 Avenue to the ultimate 14.00 metre pavement width will be deferred to a future Capital Project by the City.
- Construct the north-south lane to the residential lane standard with barrier curb and gutter, including interim lane letdown.
- Provide storm water calculation to the nearest trunk sewer.
- Construct storm sewer infrastructure to service the lane.
- Construct sanitary sewer to service the site.
- Abandon and cap at the main all existing service connections that are no longer required.
- Pay Latecomer Charges relative to 5804-0091-00-2 and 5804-0091-00-3.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

IK1



Planning January-14-14

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.

The North Ridge Elementary catchment is within the new Panorama Ridge Secondary catchment. Enrolment at North Ridge remains below capacity at the elementary school although there is still some residential development proceeding within catchment. An addition to Panorama Ridge Secondary has been approved as a capital project (the addition will be built large enough to accommodate 1500 students, plus there will be Neighbourhood of Learning Centre with space that can accommodate community use). The addition to Panorama Ridge Secondary is under construction and should be completed after 2013. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 13-0272-00

SUMMARY

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

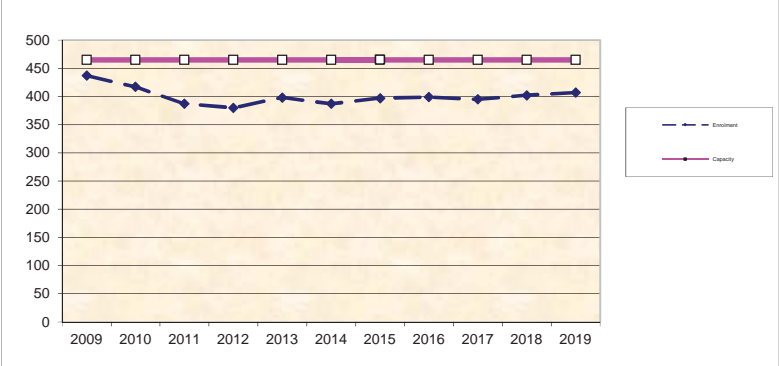
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

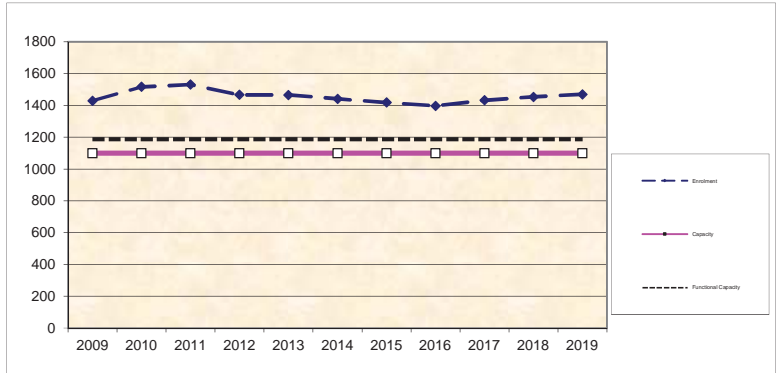
September 2013 Enrolment/School Capacity

North Ridge Elementary	
Enrolment (K/1-7):	48 K + 350
Capacity (K/1-7):	40 K + 425
Panorama Ridge Secondary	
Enrolment (8-12):	1466
Nominal Capacity (8-12):	1100
Functional Capacity*(8-12):	1188

North Ridge Elementary



Panorama Ridge 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: 7913-0272-00
 Project Location: 5980 – 132 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

This area was built out over a time period spanning from the 1950's to the 2000's. The age distribution from oldest to newest is: 1950's (31%) 1960's (38%) 1980's (8%) 2000's (23%). Home size distribution is: 1000 sq.ft. (31%), 1501 - 2000 sq.ft. (8%), 2001 - 2500 sq.ft. (31%), 2501 - 3000 sq.ft. (23%), 3000 - 3550 sq.ft. (8%). Styles found in this area include: "Old Urban" (69%), "West Coast Modern" (8%), "Modern California Stucco" (8%), "Neo-Traditional" (15%). Home types include: Bungalow (31%), Bungalow with above-ground basement (8%), Split Level (8%), Cathedral Entry (23%), Basement Entry (8%), and Two-Storey (23%).

Massing scale (front wall exposure) characteristics include: simple, small, low mass structures (31%), low to mid-scale massing (8%), mid-scale massing (8%), mid-scale massing with proportionally consistent, well balanced massing design (15%), mid to high scale massing (31%), and high scale massing (8%). The scale (height) range for front entrance structures include: One storey front entrance (46%), 1½ storey front entrance (46%), Two storey front entrance (8%). Covered parking configurations include: single vehicle garage (33%), double garage (42%), and rear garage (25%).

The range of roof slopes found in this area is: 2:12 (23%), 3:12 (8%), 4:12 (8%), 5:12 (31%), and 7:12 (31%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (38%) and Main common gable roof (62%). Feature roof projection types include: no projections (44%), common hip (28%), common gable (22%), Dutch hip (6%). Roof surfaces include: tar and gravel (31%), interlocking tab type asphalt shingles (15%), shake profile asphalt shingles (8%), concrete tile (rounded Spanish profile) (8%), concrete tile (shake profile) (23%), and cedar shingles (15%).

Main wall cladding materials include: horizontal cedar siding (23%), horizontal waney edge cedar siding (8%), vertical channel cedar siding (15%), horizontal vinyl siding (23%), and stucco cladding (31%). Feature wall trim materials used on the front facade include: no feature veneer (33%), brick feature veneer (33%), horizontal cedar accent (20%), 1x4 vertical battens over Hardipanel in gable ends (13%). Wall cladding and trim colours include: neutral (47%), natural (41%), and primary derivative (12%).

A variety of landscaping standards are evident, ranging from "modest old urban" to "above average modern urban" featuring numerous shrub plantings. Driveway surfaces include: asphalt

driveway (62%), broom finish or smooth concrete driveway (8%), exposed aggregate driveway (23%), and rear driveway (8%).

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

- 1) **Context Homes:** 15 percent of existing neighbouring homes (2 homes) provide suitable architectural context for use at the subject site (85 percent of homes are considered 'non-context'). Context homes include: 13230 - 60 Avenue and 13236 - 60 Avenue. These homes meet massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These homes provide an appropriate standard for future development in this area, subject to the normal updating of standards over time.
- 2) **Style Character:** There is a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional" and "Neo-Heritage", as these styles are an ideal bridge between old urban and modern urban. 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 is a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Cathedral Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs:** Massing designs should meet new standards for post year 2010 RF 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 2 storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including Vinyl, cedar, , stucco, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 RF zone developments.
- 7) **Roof surface:** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, and tar and gravel. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope:** A significant number of neighbouring homes have low slope roofs that are not well suited to the proposed style range. Emulation of the low slope roof characteristic is therefore not recommended. Roofs slopes of 7:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage.

Streetscape: The area surrounding the subject site contains a variety of single family residential zonings including RF, RH, and RA, which were developed over a 60 year (plus) period. This has resulted in a wide variety of homes of different types (Bungalow, Two-Storey, Basement Entry, Cathedral Entry, Split Level), various sizes (under 1000 sq.ft. to over 3500 sq.ft.), and various styles (Old urban, West Coast Modern, Modern California Stucco, and Neo-Traditional). There are significant differences in massing design standards, and a wide range of exterior construction materials. Landscaping standards range from "modest old urban" to above-average modern urban". The area is considered a "varied character area".

2. Proposed Design Guidelines

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

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

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are homes in this area (13230 - 60 Avenue and 13236 - 60 Avenue) that are considered to provide acceptable architectural context. Homes will therefore be in a compatible style range, including "Neo-Traditional" and "Neo-Heritage" styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours:

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

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development. “Warm” colours such as pink, rose, peach, salmon are not 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 should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.

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

Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or broom finish concrete. Driveways permitted only from the rear lane due to the arterial status of 132 Street.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** March 25, 2014

Reviewed and Approved by:  **Date:** March 25, 2014

Tree Preservation Summary

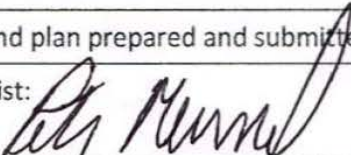
Surrey Project No: 13-0272-00

Address: 5980 – 132 Street

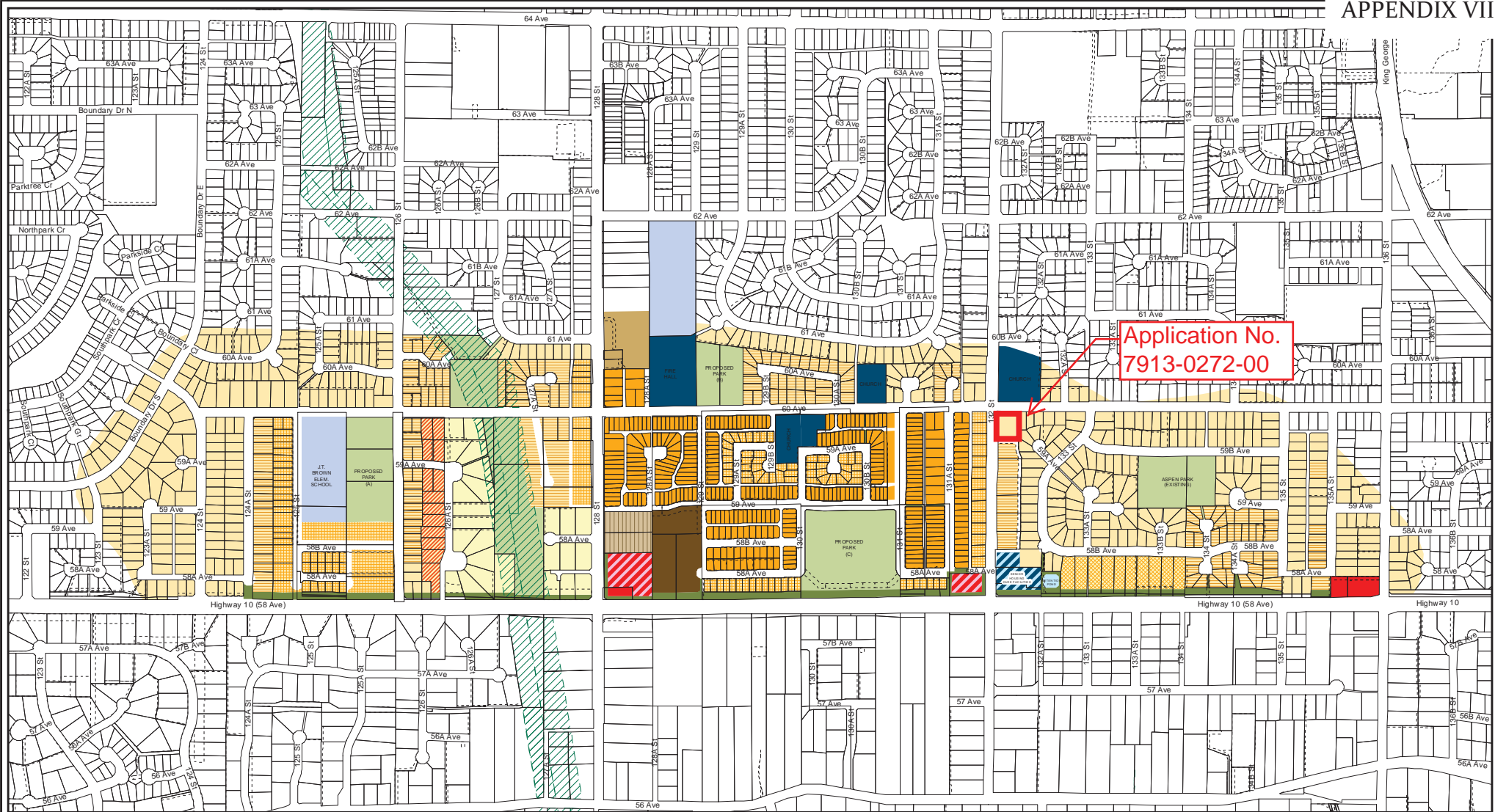
Registered Arborist: Peter Mennel




















On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	38
Protected Trees to be Removed	29
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	9
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $29 \times \text{two (2)} = 58$	58
Replacement Trees Proposed	12
Replacement Trees in Deficit	46
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $0 \times \text{one (1)} = 1$ - All other Trees Requiring 2 to 1 Replacement Ratio $0 \times \text{two (2)} = 0$	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.	
Signature of Arborist: 	Date: June 13, 2014 Revised: July 2, 2014



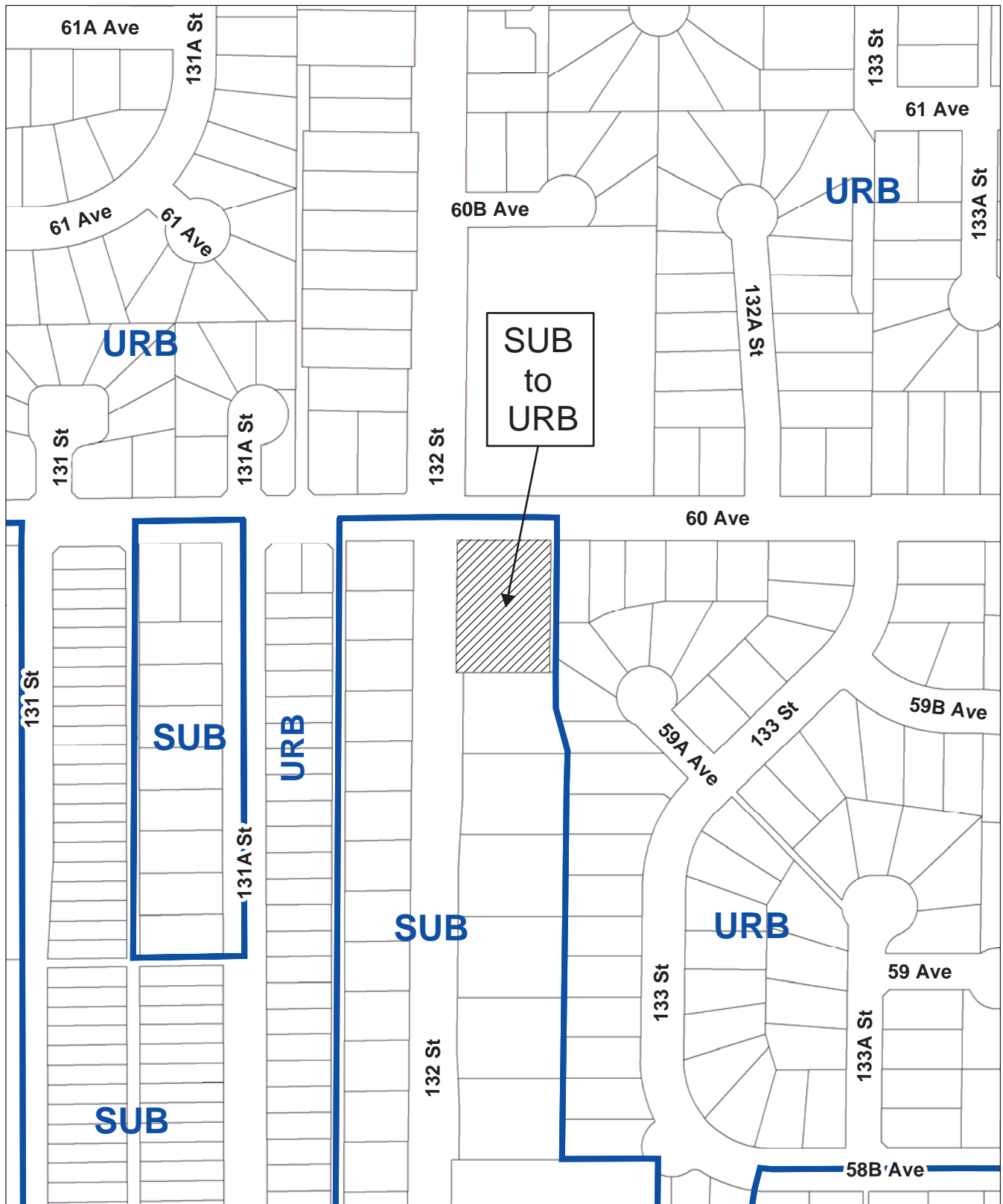


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|--|-----------------------------------|---|-----------------------------------|---|---------------------------|---|-------------------|
|  | EXISTING HALF ACRE LOTS |  | APPROVED CLUSTER HOUSING (10 UPA) |  | INSTITUTIONAL |  | PARKS |
|  | SUBURBAN TRANSITION LOTS |  | SMALL LOT (10 UPA) |  | PROPOSED INSTITUTIONAL |  | WALKWAYS |
|  | EXISTING SUBURBAN TRANSITION LOTS |  | SMALL LOT WITH LANE (13 UPA) |  | EXISTING LOCAL COMMERCIAL |  | MUNICIPAL R.O.W. |
|  | PROPOSED SINGLE FAMILY (6 UPA) |  | ATTACHED HOUSING (MAX 20 UPA) |  | PROPOSED LOCAL COMMERCIAL |  | R.O.W. (BC HYDRO) |
|  | EXISTING SINGLE FAMILY |  | SENIORS HOUSING (20 UPA) |  | SCHOOLS | | |

WEST NEWTON/HWY #10 NCP LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT





OCP Amendment 7913-0272-00
Proposed amendment from Suburban to Urban

