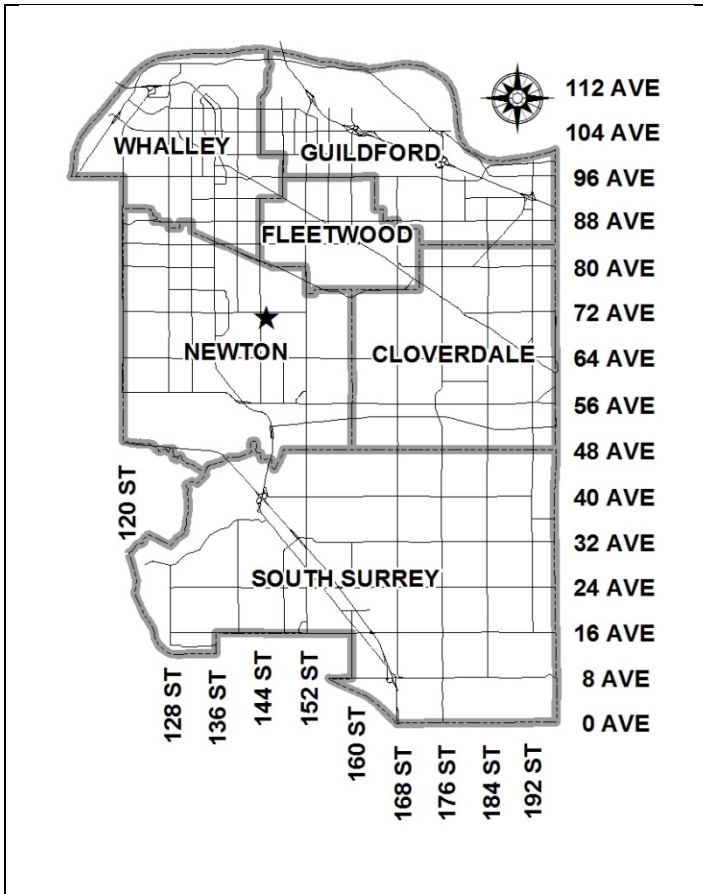


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0178-00

Planning Report Date: November 03, 2014



PROPOSAL:

- **NCP Amendment** from Townhouses (max. 15 upa) to Single Family Small Lots
- **Rezoning** from RA and RF-9C to RF-9C, RF-10 and RF-SD

in order to allow subdivision into 3 single family small lots and 4 semi-detached single family lots.

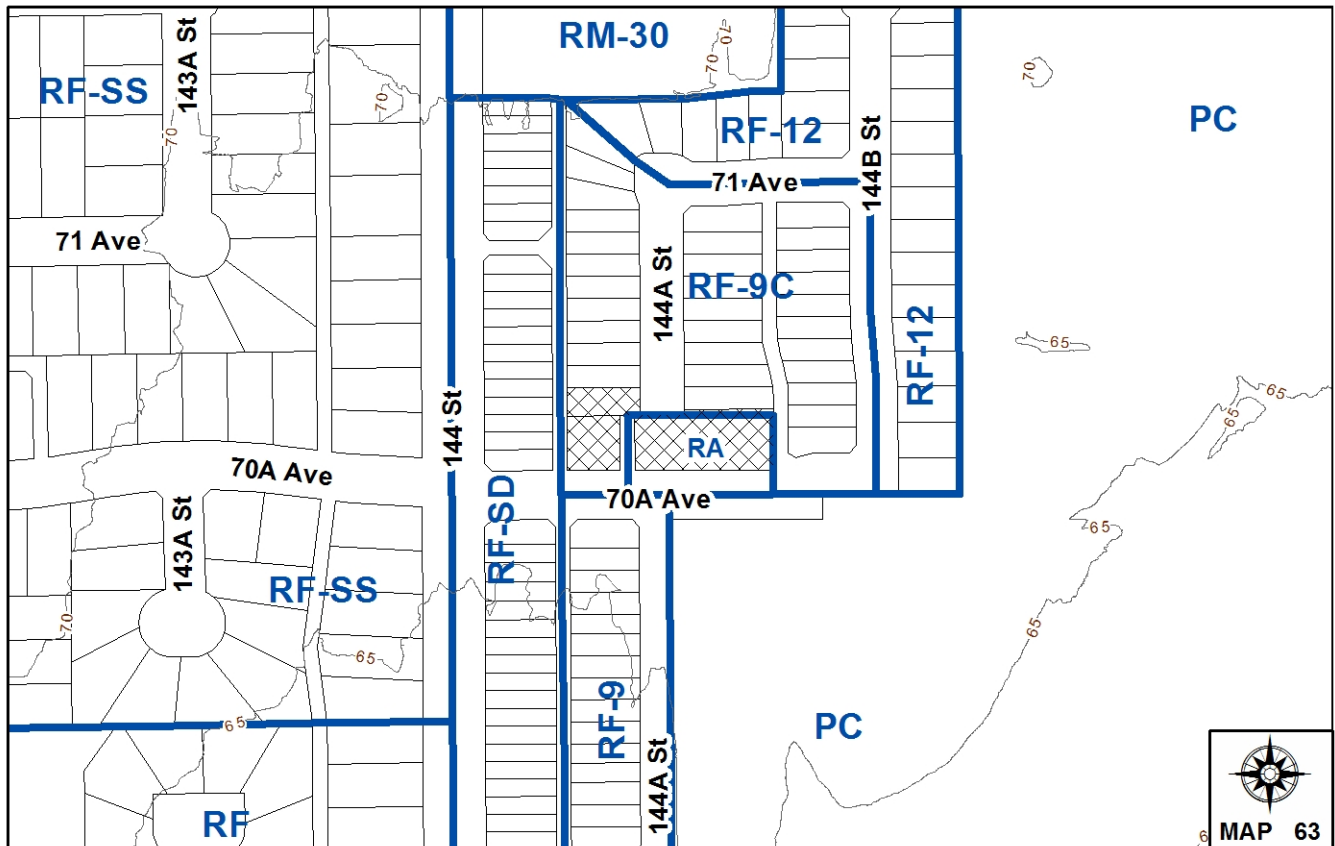
LOCATION: 14455 and 14433 - 70A Avenue
 7053 - 144A Street

OWNER: o699400 BC Ltd. et al.

ZONING: RA, RF-9C

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lot and Townhouses (15 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking East Newton South NCP amendment from "Townhouses (15 upa)" to "Single Family Small Lot"

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Partly complies with East Newton South NCP Designation.
- Previous applications to the north and west have redesignated the surrounding lots to "Single Family Small Lot", and this proposed subdivision would complete the pattern of development established in the block.
- Subject site was partly redesignated to "Single Family Small Lot" and rezoned to RF-9C as part of previous applications. This proposal will decrease the area that is zoned RF-9C, while creating 2 lots RF-9C, one RF-10 lot, and 4 RF-SD lots.
- Each proposed coach house is providing 2 parking spaces on a double garage, and a parking pad as well. There will also be additional on-street parking on 70A Avenue and 144A Street.
- No concerns were expressed by area residents.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site as shown on the Rezoning Block Plan (Appendix II) as follows:
 - (a) Block A from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) to "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000);
 - (b) Block B from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) to "Single Family Residential (10) Zone (RF-10)" (By-law No. 12000); and
 - (c) Block C from "One-Acre Residential Zone (RA)" (By-law No. 12000) and "Single Family Residential (9) Coach House Zone (RF-9C)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000),

and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) completion of the road closure and acquisition of lane road allowance west of 144A Street; and
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the East Newton South NCP to redesignate a portion of the land from Townhouses (max. 15 upa) to Single Family Small Lots when the project is considered for final adoption.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix III.

School District: **Projected number of students from this development:**

2 Elementary students at Georges Vanier Elementary School
1 Secondary students at Frank Hurt Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Fall, 2015.

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: single family dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwellings and coach houses on small lots	Urban / Single Family Small Lots	RF-9C
East (Across lane):	Single family dwellings and coach houses on small lots	Urban / Single Family Small Lots	RF-9C and RF-12
South (Across 70A Avenue):	Single family dwellings on small lots and cemetery	Urban / Single Family Small Lots and Cemetery	RF-9 and PC
West (Across lane):	Single family semi-detached dwellings	Urban / Single Family Small Lots	RF-SD

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site consists of three properties and an existing lane to be closed. The larger property is currently zoned RA, and the other two properties are zoned RF-9C. The site is designated "Urban" in the OCP, and is designated "Single Family Small Lots" and "Townhouses (15 upa)" in the East Newton South Neighbourhood Concept Plan (NCP).
- This application proposes rezoning from RA and RF-9C to RF-9C, RF-10 and RF-SD, and redesignating a portion of the subject site "Townhouses (15 upa)" to "Single Family Small Lots" in the East Newton South NCP.
- This application includes the closure of an unopened lane west of 144A Street.

- The properties to the north were rezoned to RF-9C and redesignated from "Townhouses (15 upa)" to "Single Family Small Lots" under application No. 7905-0224-00, and the properties to the west were rezoned to RF-SD and redesignated from "Townhouses (15 upa)" to "Single Family Small Lots" under application No. 7907-0332-00.
- This proposal continues what is an appropriate pattern for the block, with 2 RF-9C lots, one RF-10 lot, and 4 RF-SD lots, with the construction of 144A Street connecting to 70A Avenue.

DEVELOPMENT CONSIDERATIONS

Background

- The subject site consists of three properties and an unopened lane, with a total area of 0.22 hectares (0.54 acres). It is located on the north side of 70A Avenue at 144A Street. As part of this application, 144A Street will be extended south to 70A Avenue. The site is designated "Urban" in the OCP, and designated "Single Family Small Lots" and "Townhouses (15 upa)" in the East Newton South Neighbourhood Concept Plan (NCP), and zoned RA and RF-9C.
- Two of the lots were involved in previous applications (Application Nos. 7905-0224-00 and 7907-0332-00), which resulted in their rezoning to RF-9C, and an NCP amendment on one of the lots from "Townhouses (15 upa)" to "Single Family Small Lots".

Proposal

- The applicant proposes to subdivide the site to create 2 RF-9C lots, 1 RF-10 lot, and 4 RF-SD lots, for a total of 7 new lots. The proposed gross density is 32 uph (13 upa) [36 uph or 15 upa in net density], which is consistent with the OCP "Urban" designation, and the redesignation to "Single Family Small Lots" in the NCP.
- Proposed Lots 1 and 2 will continue the RF-9C development that occurs to the north of the site. Proposed Lot 7 will create a transition lot RF-10, between RF-9C lots to the north, and proposed Lots 3, 4, 5 and 6 RF-SD to the south.
- The properties at 7053-144A Street and 14433-70A Avenue are currently zone RF-9C and have a total area of 931 m² (10,021 sq. ft.). The proposed rezoning will result in a decrease in the areas that is zoned RF-9C to 542.8 m² (5,842 sq. ft.). The two proposed lots with coach houses will complete the pattern on the street, and will not significantly impact the neighbourhood, that has over 30 RF-9C lots to the north, mostly built in 2008/2009.
- Currently, the area is 40% zoned RF-9C, and 60% zoned RA. The proposal is to reduce the proportion of coach houses, while still protecting the character of the neighbourhood. Of the total 7 lots proposed, 57.1% are RF-SD (4 lots), 28.6% are RF-9C (2 lots), and 14.3% are RF-10 (1 lot).

- All proposed lots meet the minimum dimensions of each proposed zone:

Zone	Minimum area	Minimum width	Minimum depth
RF-9C	250 m ² (2,690 sq. ft.)	9 m (30 ft.)	28 m (90 ft.)
RF-10 (Type IV)	324 m ² (3,490 sq. ft.)	9 m (30 ft.)	36 m (118 ft.)
RF-SD (interior)	200 m ² (2,150 sq. ft.)	7.2 m (24 ft.)	28 m (90 ft.)
RF-SD (corner)	226 m ² (2,430 sq. ft.)	8.7 m (29 ft.)	28 m (90 ft.)

- All lots are to have their access through rear lanes, enhancing the pedestrian environment along 70A Avenue and 144A Street.
- The building scheme for the proposed coach houses (Lots 1 and 2) shows a double garage (6 m [20 ft.] wide) and a parking pad (2.9 m [9.5 ft.] wide) on the lot, providing for a total of 3 parking stalls within each property. There will also be additional parking spaces on-street, both on 70A Avenue and on 144A Street, with approximately 3 on-street spaces in front of the coach houses.

Building Scheme and Lot Grading

- Proposed Lots 1 and 2 have a Building Scheme registered on property 7053 - 144A Street that will remain on Title and will apply to the proposed lots.
 - Proposed Lots 3 and 4 have a Building Scheme registered on property 14433 - 70A Avenue that will remain on Title and will apply to the proposed lots.
 - Proposed Lots 5, 6 and 7 will have a new Building Scheme registered. The applicant has retained Mike Tynan from Tynan Consulting Ltd. as the design consultant. The design consultant conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines (summary attached as Appendix V).
 - A preliminary lot grading plan, submitted by Hunter Laird Engineering Ltd., 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

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates Ltd 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)			
Apple			
Acacia, False	5	5	0
Paper Birch	1	1	0
Coniferous Trees			
Pine	1	1	0
Spruce, Canada	2	2	0
Western Red Cedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	11	11	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		7	
Total Retained and Replacement Trees		7	
Contribution to the Green City Fund		\$ 4,500	

- The Arborist Assessment states that there are a total of 11 protected trees on the site, with no Alder and Cottonwood trees. It was determined that no 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.
- 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 22 replacement trees on the site. Since only 7 replacement trees can be accommodated on the site (based on an average of 1 tree per lot), the deficit of 15 replacement trees will require a cash-in-lieu payment of \$4,500, representing \$300 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 144A Street. This will be determined at the servicing agreement stage by the Engineering Department.
- In summary, a total of 7 trees are proposed to be retained or replaced on the site with a contribution of \$4,500 to the Green City Fund.

PRE-NOTIFICATION

Pre-notification letters were sent on October 01, 2014, and a development sign was installed early in October 2014. Staff has received one phone call.

- The resident was inquiring about parkland in the area and a crosswalk at 144 Street and 70A Avenue. He had no objection to the application.

A special crosswalk (with flashing lights) is planned to be installed at the 144 Street / 70A Avenue intersection. The crosswalk is planned to be designed in 2015 and installed in 2016. The City has received a petition from a group of residents asking for more parkland in the area, and are currently working with the petition organizers to coordinate improvements on the lands on the boulevard on the south side of 70A Avenue to create a space were residents can gather.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 16, 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)	<ul style="list-style-type: none"> • The site is located within the East Newton South NCP • Urban development consistent with adjacent developments
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Proposed density is consistent with approved NCP • 3 different types of house are proposed: single family on small lot, single family on small lot with coach house, and single family semi-detached
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • n/a
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • 144A Street will be completed to 70A Avenue as part of this application, providing sidewalks, streetlights and a shorter connection for vehicles and pedestrians than the existing • Local bus service is available on 144 Street
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Street lighting will be provided • Homes will be designed with "eyes on the street"
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • 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. Survey Plan and Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. NCP Plan

original signed by Nicholas Lai

Jean Lamontagne
General Manager
Planning and Development

LFM/da

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DRV 10/30/14 10:04 AM

Information for City Clerk

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

1. (a) Agent: Name: Hunter Laird Eng. Ltd. (Clarence Arychuk)
 Address: #300, 65 - Richmond Street
 New Westminster, BC
 V3L 5P5
 Tel: 604-525-4651
 604-525-5715 (fax)

2. Properties involved in the Application

- (a) Civic Address: 14455 - 70A Avenue
 14433 - 70A Avenue
 7053 - 144A Street

- (b) Civic Address: 14455 - 70A Avenue
 Owner: o699400 B C Ltd
 Director Information:
 Amritpal Singh Gill
 Mohinder Singh Samra

No Officer Information Filed as at July 8, 2014

PID: 010-477-284
Lot 3 Section 15 Township 2 New Westminster District Plan 19283

- (c) Civic Address: 14433 - 70A Avenue
 Owner: Charanjit K Gill
 Gurpal S Gill
 PID: 028-297-415
 Lot 5 Section 15 Township 2 New Westminster District Plan BCP45721

- (d) Civic Address: 7053 - 144A Street
 Owner: o699400 BC Ltd
 Director Information:
 Amritpal Singh Gill
 Mohinder Singh Samra

No Officer Information Filed as at July 8, 2014

PID: 028-297-423
Lot 6 Section 15 Township 2 New Westminster District Plan BCP45721

3. Summary of Actions for City Clerk's Office

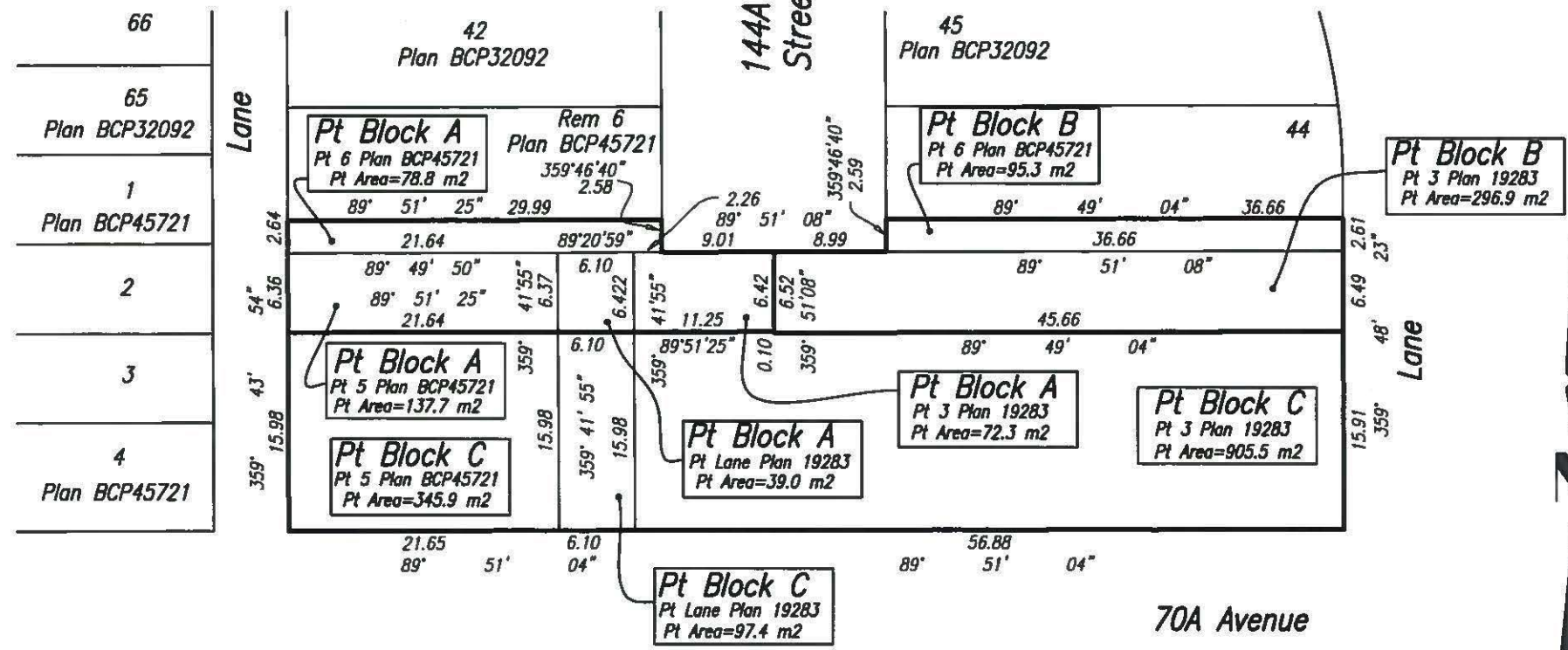
- (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-9C, RF-10, RF-SD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.54 acres
Hectares	0.22 hectares
NUMBER OF LOTS	
Existing	3 and road allowance (unopened lane)
Proposed	7
SIZE OF LOTS	
Range of lot widths (metres)	7.2 m to 9.1 m
Range of lot areas (square metres)	216 m ² to 333 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	31.8 uph / 12.9 upa
Lots/Hectare & Lots/Acre (Net)	36.3 uph / 14.7 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	60
Estimated Road, Lane & Driveway Coverage	19
Total Site Coverage	79%
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

**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _ _ _
OF LOT 3 PLAN 19283, LANE DEDICATED ON PLAN 19283 AND PART OF LOTS 5 AND 6
PLAN BCP45721 ALL OF SECTION 15 TOWNSHIP 1 NEW WESTMINSTER DISTRICT**



All distances are in metres and decimals thereof.

The intended plot size of this plan is 280mm in width by 216mm in height (A size) when plotted at a scale of 1:500.

Block A Area = 327.8 m2 to RF-9C
Block B Area = 392.2 m2 to RF-10
Block C Area = 1,348.8 m2 to RF-SD

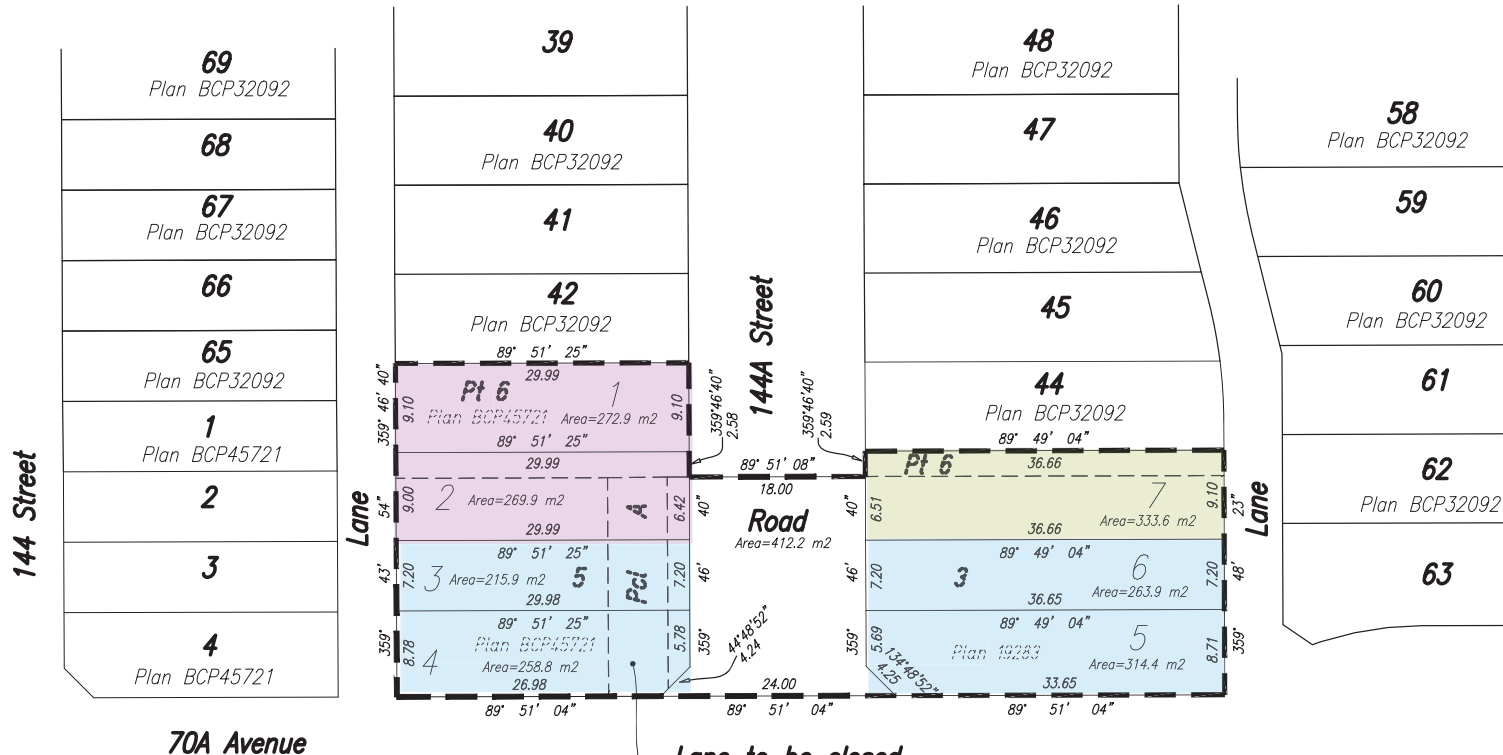
Certified Correct this
29th day of September, 2014.



B.C.L.S.

2014/09/29 - 16.42 C:\Southern BC MS\010049480 Marathon\CAD\Working\010049480 R01 zone.dwg

FOCUS
Focus Survey (BC) Limited Partnership
300-65 Richmond St, New Westminster, BC
t: 604-525-4651
PROJECT REF./DRAWING No.
010049480 R01 ZONE



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:500.

- RF-9C
- RF-SD
- RF-10

Proposed Subdivision Plan
 Marathon Group
 70A Avenue and 144A Street
 7914-0178-00



September 2014
 #061400375

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

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

DATE: **October 28, 2014** PROJECT FILE: **7814-0178-00**

RE: **Engineering Requirements
Location: 14433 70A Ave**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

The site layout attached to this application will require the closure and purchase by the applicant of the adjacent surplus lane allowance to enable the proposed lot yield.

Property and Right-of-Way Requirements

- Dedicate 18.00 metre width for 144A Street for the ultimate 18.00 metre Local road.
- Dedicate 3.00 metre x 3.00 metre corner cuts at 144A Street and 70A Avenue.
- Register 0.50 metre wide Statutory Right of Way (SRW) on the east side of 144A Street.

Works and Services

- Construct north side of 70A Avenue to match the Urban Forest Through Local standard established under projects 7806-0310-00 and 7807-0332-00.
- Construct 144A Street to a modified Local standard to match the existing standard established under 7805-0224-00.
- Confirm the downstream storm sewer system capacity and ensure that the proposed development does not negatively impact the existing MBEs of the upstream developments.
- Provide on-site storm water management features as prescribed in the Hyland Creek Integrated Stormwater Management Plan.
- Extend new storm and sanitary sewers on 144A Street and remove the existing 450mm storm main from the temporary lane (cash-in-lieu for removal of temporary sewers was provided under project 7805-0224-00).
- Extend water main on 144A Street and tie-in to the existing main on 70A Avenue.
- Pay SDR Fee and applicable latecomer charges relative to 57/58/5905-0224-00

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

IK₁



September-29-14
 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.

There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will have positive impact on these projections. Capacity in the table below is adjusted for the inclusion of full day Kindergarten and a "Strongstart" program (which uses one classroom) at Georges Vanier Elementary and includes a modular complex for Frank Hurt Secondary with a capacity of 150.

THE IMPACT ON SCHOOLS

APPLICATION #: 14-0178-00

SUMMARY

The proposed 7 single family lots are estimated to have the following impact on the following schools:

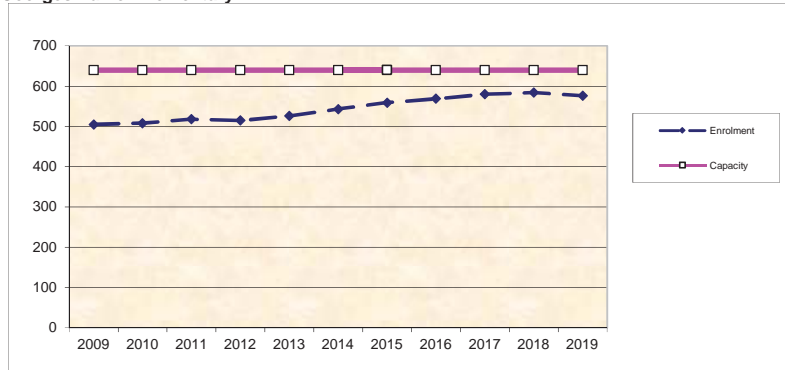
Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

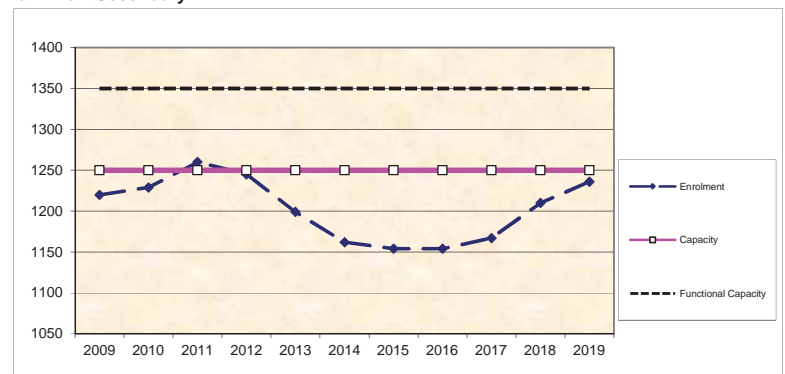
September 2013 Enrolment/School Capacity

Georges Vanier Elementary	
Enrolment (K/1-7):	78 K + 448
Capacity (K/1-7):	40 K + 600
Frank Hurt Secondary	
Enrolment (8-12):	1199
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

Georges Vanier Elementary



Frank Hurt Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7914-0178-00
 Project Location: 7053 - 144A St., 14433 and 14455 70A Ave., Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

This area was built out over a time period spanning from the 1970's to the post 2010's. The age distribution from oldest to newest is: 1970's (8%), 2000's (75%), and post 2010's (17%). A majority of homes in this area have a floor area in the 1501 - 2000 sq.ft. size range. Home size distribution is: 1501 - 2000 sq.ft. (75%), 2501 - 3000 sq.ft. (17%), 3001 - 3550 sq.ft. (8%). Styles found in this area include: "Old Urban" (8%), "Craftsman Heritage" (8%), "Neo-Heritage" (42%), "Neo-Traditional" (42%). Home types include: Cathedral Entry (8%), Two-Storey (75%), and DUPLEX (RFSD) - Two Storey (17%).

Massing scale (front wall exposure) characteristics include: Mid-scale massing (55%), Mid-scale massing with proportionally consistent, well balanced massing design (36%), High scale, box-like massing (9%). The scale (height) range for front entrance structures include: One storey front entrance (17%), One storey front entrance veranda in heritage tradition (83%).

The range of roof slopes found in this area is: 5:12 (7%), 8:12 (73%), 12:12 (20%). Main roof forms (largest upper floor truss spans) include: main common hip roof (58%), main common gable roof (33%), main Dutch hip roof (8%). Feature roof projection types include: Common Hip (52%), Common Gable (38%), Dutch Hip (3%), and Shed roof (7%). Roof surfaces include: Interlocking tab type asphalt shingles (8%), Shake profile asphalt shingles (92%).

Main wall cladding materials include: Aluminum siding (8%), Horizontal vinyl siding (92%). Feature wall trim materials used on the front facade include: Brick feature veneer (6%), Stone feature veneer (33%), Wood wall shingles accent (17%), 1x4 vertical battens over Hardipanel in gable ends (44%). Wall cladding and trim colours include: Neutral (44%), Natural (56%).

Covered parking configurations include: Single carport (8%), Rear garage (92%).

A variety of landscaping standards are evident, ranging from "modest old urban" to "above average modern urban" standard featuring numerous shrub plantings. Driveway surfaces include: Asphalt driveway (8%), Broom finish or smooth concrete driveway (8%), Rear concrete driveway (83%).

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

- 1) **Context Homes:** 92 percent of existing neighbouring homes provide suitable architectural context for use at the subject site. 8 percent of homes are considered 'non-context'. Context homes include: 7062 / 7064 - 144 Street, 7051 - 144B Street, 7070 - 144A Street, 7066 - 144A Street, 7060 - 144A Street, 7056 - 144A Street, 7057 - 144A Street, 7061 - 144A Street, 7065 - 144A Street, 14438 - 70A Avenue, and 7046 / 7048 - 144 Street. The character of this area has been clearly defined by the new and aesthetically desirable housing stock. There are no opportunities to introduce a new character into this area. This is an infill situation in which new homes at the subject site should be similar in theme, representation, and character with the existing homes.
- 2) **Style Character :** Existing surrounding homes are of styles typical of those found in modern compact lot developments. 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-SD and RF10, 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 should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in this zone, and is consistent with all homes in this area.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including vinyl, cedar, aluminum, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 developments.
- 7) **Roof surface :** This is a new growth area in which all new homes have a shake profile asphalt shingle roof. The asphalt roof characteristic is readily identifiable now, and a single home with a roof surface other than asphalt shingles would stand out as inconsistent. Therefore, to ensure consistency of character, only shake profile asphalt shingles are recommended, except that shake profile sustainable roof surface materials can also be considered.
- 8) **Roof Slope :** Roof slopes of 8:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range. Roof slopes can be reduced at the upper floor to prevent overly high roof ridges.

Streetscape: There is obvious continuity of appearance in surrounding homes. All homes are 1700 square foot "Neo-Heritage" or "Neo-Traditional" style Two-Storey type, except that some homes are configured as RFSD duplexes with a combined area of 3500 sq.ft.. The homes have mid-scale massing designs with mass allocations distributed in a proportionally

correct and balanced manner across the façade (92% are considered "context quality"). The homes all have covered entrance verandas. Main roof forms are common hip or common gable at an 8:12 slope. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. All new homes have a shake profile asphalt shingle roof and all are clad in vinyl. The colour range includes only natural and neutral hues. Landscaping meets a common modern urban standard.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", "Rural Heritage", or compatible style. 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.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring "context homes" (92 percent of existing neighbouring homes provide suitable architectural context). Context homes include: 7062 / 7064 - 144 Street, 7051 - 144B Street, 7070 - 144A Street, 7066 - 144A Street, 7060 - 144A Street, 7056 - 144A Street, 7057 - 144A Street, 7061 - 144A Street, 7065 - 144A Street, 14438 - 70A Avenue, and 7046 / 7048 - 144 Street. Homes will therefore be in a compatible style range, including "Neo-Traditional" and "Neo-Heritage" or compatible 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 main cladding materials in 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 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 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 20 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 0.6 metres [2'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 14 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.
- Other:** Building scheme will apply only to lots 5,6,7. Coach houses are not permitted on these lots.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** Sept 21, 2014

Reviewed and Approved by:  **Date:** Sept 21, 2014

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 14-0178-00

Address: 14433/55 - 70A Avenue and 7053 - 143A Street

Registered Arborist: Peter Mennel PN-5611A

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)	11
Protected Trees to be Removed	11
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 11 X two (2) = 22 	22
Replacement Trees Proposed	7
Replacement Trees in Deficit	15
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	NA
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

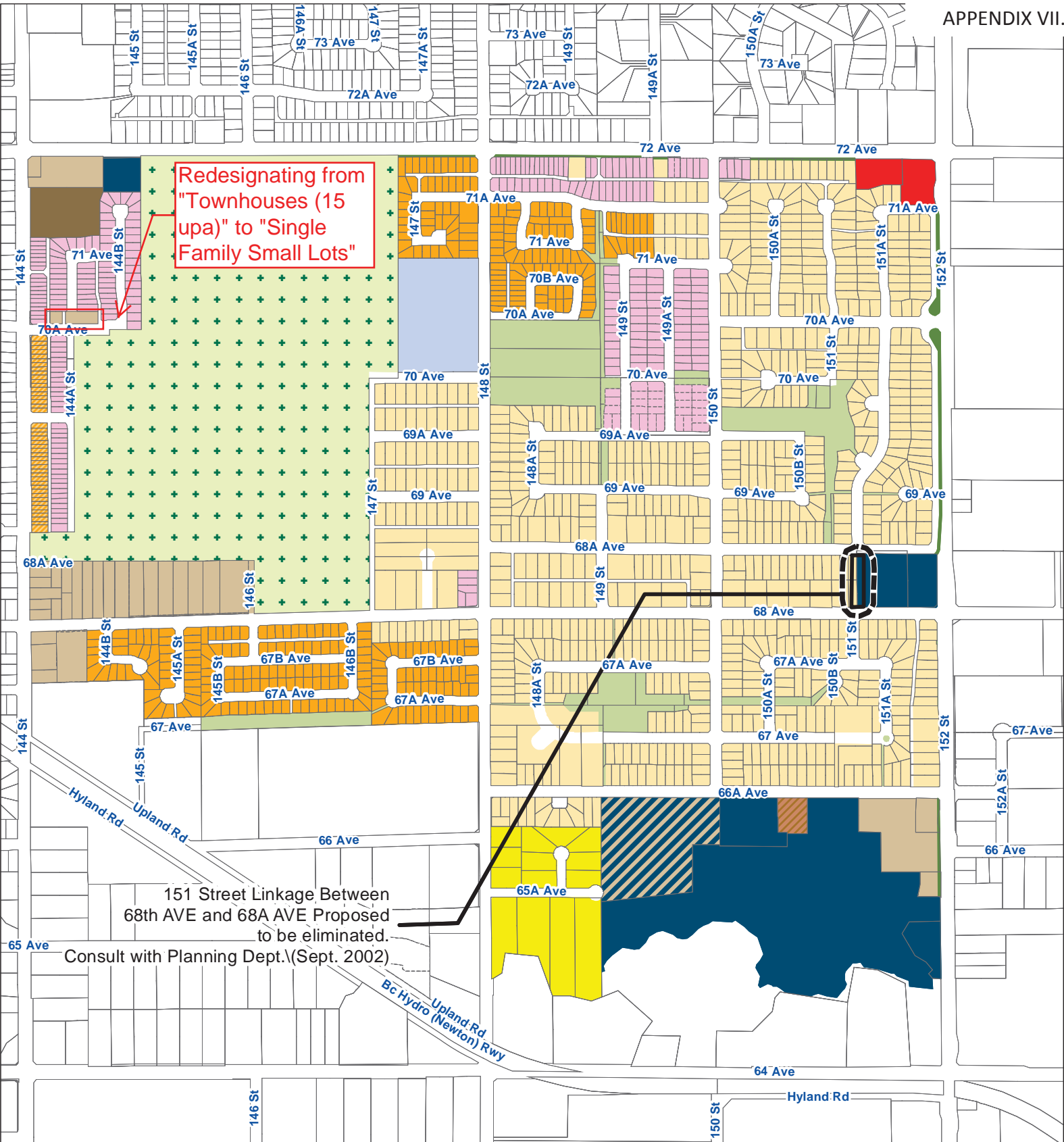
Signature of Arborist:

Date: September 29, 2014



Mike Fadum and Associates Ltd.
#105, 8277-129 Street, Surrey, BC, V3W 0A6
Phone 778-593-0300 Fax 778-593-0302





	HALF ACRE SINGLE FAMILY RESIDENTIAL		INSTITUTIONAL (RELIGIOUS ASSEMBLIES, SCHOOL)
	URBAN SINGLE FAMILY RESIDENTIAL		INSTITUTIONAL / TOWNHOUSES
	SINGLE FAMILY SMALL LOTS		NEIGHBOURHOOD / LOCAL COMMERCIAL
	SEMI-DETACHED		ELEMENTARY SCHOOL
	LOW DENSITY COMPACT HOUSING (max. 10 upa)		PARKS AND OPEN SPACE
	TOWNHOUSES (max. 15 upa)		CEMETERY
	Townhouses (max. 20 u.p.a.)		LANDSCAPE BUFFER STRIPS
	MEDIUM TO HIGH DENSITY TOWNHOUSES (max. 30 upa)		

EAST NEWTON SOUTH LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council December 15, 1997 Amended 30 July 2014

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