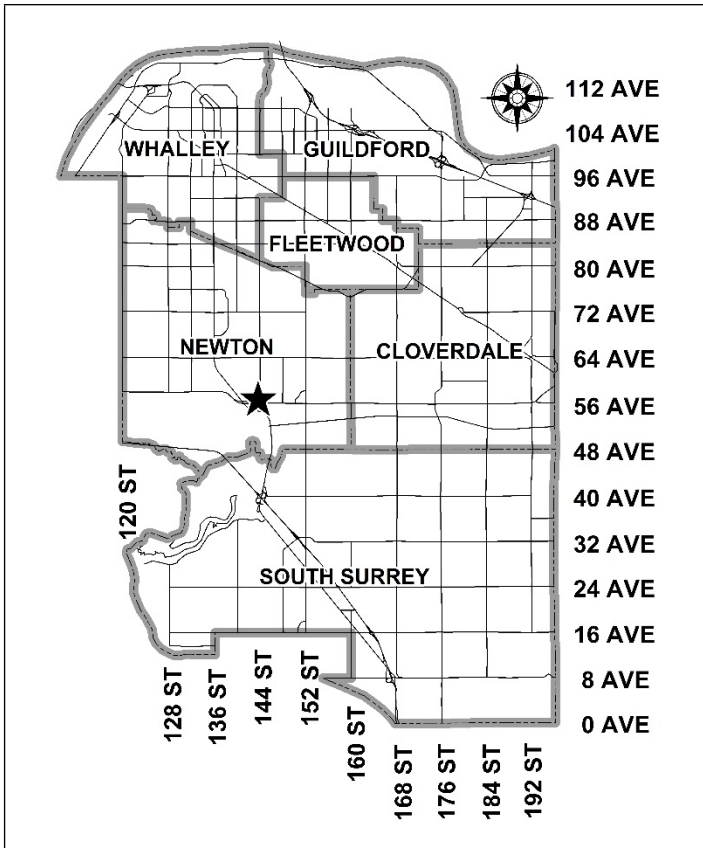


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7919-0191-00

Planning Report Date: April 20, 2020



PROPOSAL:

- **NCP Amendment** for a portion of the site from Single Family Residential to Single Family Small Lots and for changes to the local road network
- **Rezoning** from RH to RF-13 and CD (based on RH-G)

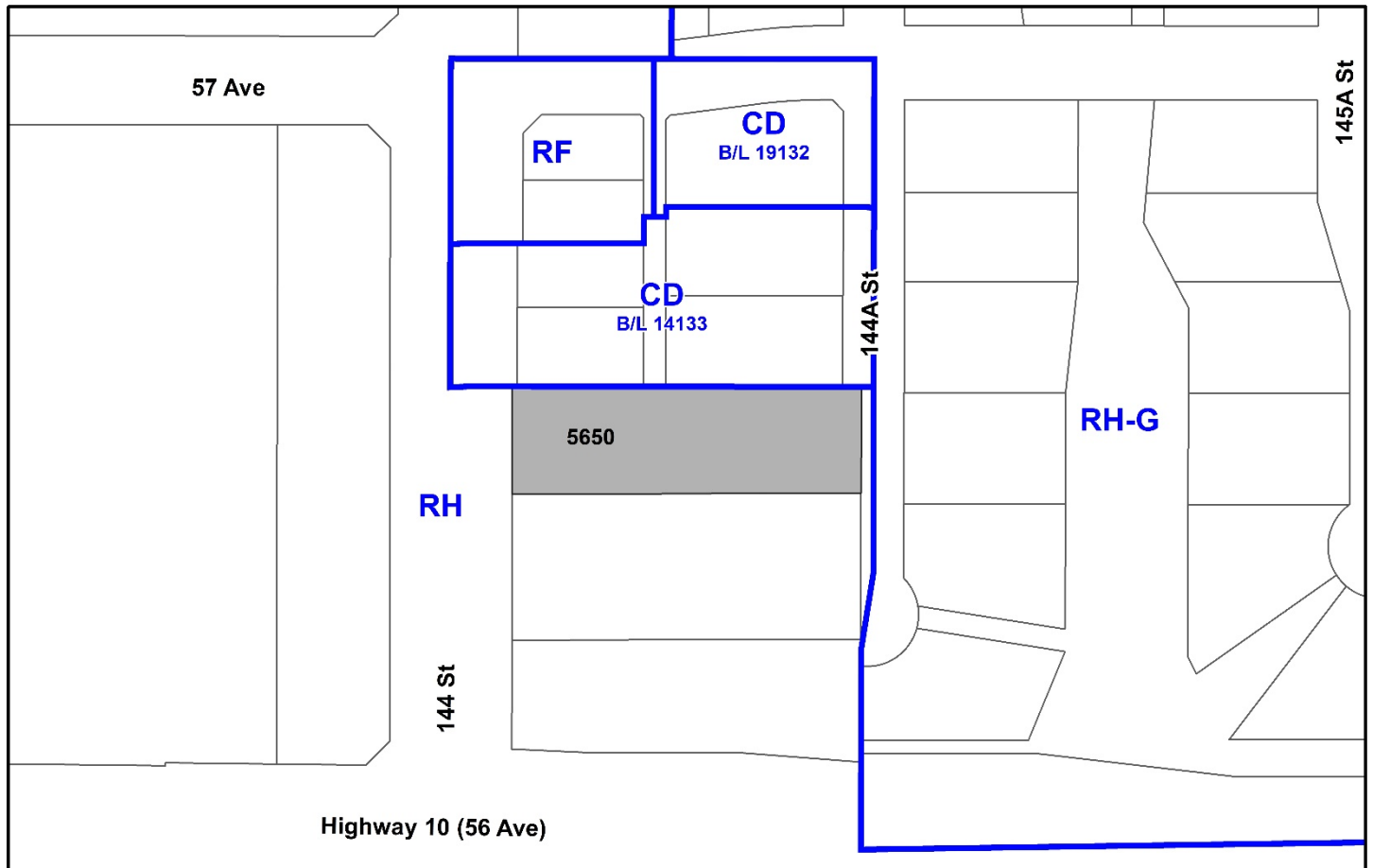
to allow subdivision into two single family residential lots.

LOCATION: 5650 - 144 Street

ZONING: RH

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential and Suburban Residential ½ Acre



RECOMMENDATION SUMMARY

- Bylaw Introduction and set date for Public Hearing for Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposed density is appropriate for this part of South Newton.
- Lot 1 (east lot) is proposed to be rezoned to a Comprehensive Development (CD) Zone based on the Half-Acre Residential Gross Density Zone (RH-G). Lot 1 will be consistent with the existing lot sizes in the neighbourhood, and the property's Suburban Residential ½ Acre designation in the South Newton NCP.
- The west portion of the site covering proposed Lot 2 proposes an NCP Amendment from Single Family Residential to Single Family Small lots and rezoning to the Single Family Residential 13 (RF-13) Zone. The NCP Amendment is required to facilitate the applicant's proposal as smaller urban lots are anticipated in the future through subdivision when the existing dwelling is removed.
- The proposal would be consistent with the form of development for a previous application to the north at 5760 144 Street which has received Third Reading. The proposal is also consistent with the form of development that is proposed under Development Application No. 7914-0308-00 on the lands to the south at 5620 and 5630 144 Street which is being considered as a separate agenda item on the April 20, 2020 Regular Council - Land Use meeting.
- In the interim Lot 2 is proposed to be an oversized Single Family Residential (13) Zoned (RF-13) lot that will have a larger lot size and width in comparison with the majority of the existing or proposed lots to the north of the property along 144 Street.
- The proposed subdivision will facilitate the extension of an existing lane, in combination with the road dedication that is to be achieved under Development Application No. 7914-0308-00 on the properties to the south. The extended lane will provide more efficient vehicular movement in the local area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A Bylaw be introduced to rezone the portion of the site shown as Block A on the Survey Plan attached to Appendix I, from Half-Acre Residential Zone (RH) to Single Family Residential (13) Zone (RF-13), and a date be set for Public Hearing.
2. A Bylaw be introduced to rezone the portion of the site shown as Block B on the Survey Plan attached as Appendix I, from Half-Acre Residential Zone (RH) to Comprehensive Development Zone (CD), and a date be set for public hearing.
3. Council instruct staff to resolve the following issue prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (g) registration of a Section 219 Restrictive Covenant for tree protection; and
 - (h) the applicant address the 15% cash-in-lieu of open space associated with gross density type lots.
4. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from Single Family Residential to Single Family Small Lots and for changes to the local road network when the project is considered for final adoption.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single Family Dwelling	Single Family Residential & Suburban Residential ½ Acre	RH
North:	Single Family Dwelling	Single Family Residential & Suburban Residential ½ Acre	CD (By-law No.14133)
East (Across 144A St):	Single Family Dwelling	Suburban Residential ½ Acre	RH-G
South:	Single Family Dwelling under Development Application No: 7914-0308-00	Single Family Residential & Suburban Residential ½ Acre	RH
West (Across 144 St):	RCMP Headquarters and Surrey Provincial Courthouse	Institutional	RH

Context & Background

- The subject site is located at the northeast corner of the intersection of Highway 10 and 144 Street, across from the RCMP Headquarters and the Surrey Provincial Courthouse. The property is designated Urban in the Official Community Plan (OCP), Single Family Residential and Suburban Residential ½ Acre in the South Newton Neighbourhood Concept Plan (NCP), and zoned Half-Acre Residential Zone (RH).
- To the north of the site are four lots created under Development Application No. 7900-0044-00 which are subject to the provisions of Comprehensive Development (CD) Zone (By-law No. 14133). Further north at the intersection between 57 Avenue and 144 Street are three lots created under Development Application No. 7916-0145-00. The two lots fronting 144 Street are zoned Single Family Residential (RF), with the rear lot located adjacent 144A Street zoned Comprehensive Development (based on RH-G).
- The property to the north at 5760-144 Street has been granted Third Reading of the Rezoning By-law under Development Application No.7918-0079-00. This application proposes the creation of one Single Family Lot (RF) and three Single Family Residential (13) (RF-13) lots.
- A Development Application (No: 7914-0308-00) on the properties to the south at 5620 and 5630-144 Street proposes to create four Single Family Residential (13) Zoned (RF-13) lots, two Comprehensive Development zoned (based on RH-G) lots. This application is also being considered at the Regular Council- Land Use Meeting of April 20, 2020.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing an NCP Amendment on the western portion of the site from Single Family Residential to Single Family Small lot and to rezone the western portion of the site from Half-Acre Residential Zone (RH) to Single Family Residential (13) Zone (RF-13), and the eastern portion of the site to Comprehensive Development Zone (CD)(Based on RH-G) to create one RF-13 lot (Lot 2) and one CD lot (Lot 1). The lot sizes and dimensions are described in the table below.

	Proposed
Lot Area	
Gross Site Area:	2,717 square metres
Road Dedication:	409 square metres
Undevelopable Area:	N/A
Net Site Area:	2,308 square metres
Number of Lots:	2
Unit Density:	3 units per acre/ 7 units per hectare
Lot Sizes	943 and 1364 square metres
Lot Widths	29 metres and 28.7 metres
Lot Depths	38.3 metres and 55.8 metres

- Lot 1 (eastern lot) is proposed to be zoned Comprehensive Development (CD) based on the Half-Acre Residential Gross Density Zone (RH-G), and will be consistent with the existing lot sizes in the neighbourhood, and with the property's Suburban Residential ½ Acre designation in the South Newton NCP.
- Lot 2 (western lot) is proposed to be an oversized Single Family Residential (13) Zone (RF-13) lot that will have a larger lot size and width in comparison with the existing lots to the north of the property, and with the proposal to the south under Development Application No. 7914-0308-00. The application proposes to redesignate this portion of the site from Single Family Residential to Single Family Small Lots in the South Newton NCP. The applicant, who represents both applications, has advised that there is insufficient area to create an additional lot in conjunction with the lands to the south under Development Application No.7914-0308-00.
- The existing house on proposed Lot 2 is proposed to be retained and thus a future subdivision application will be required to create typical RF-13 sized lots. Based on the proposed lot size of 943 square metres and lot width of 29 metres, lot 2 has future subdivision potential to be further divided to create an additional RF-13 lot. Proposed lot 2 is consistent with the intent of the RF-13 Zone and meets the minimum lot depth and width requirements of the zone.
- The provision of RF-13 zoned lots at this location should have minimal impact as the lots would be complementary to the lots that are proposed to the south under Development Application No. 7914-0308-00 (should these applications be supported by Council). Similarly, both of these applications are located along the southern boundary of the NCP area, adjacent to a provincial Highway and an arterial road and thus would be proposed on the edge of the community and not within the central portion of the existing neighborhood.

- It is also noted that a similar proposal for RF-13 type lots inclusive of the associated NCP Amendment has received Third Reading to the north of the subject property at 5760 - 144 Street.
- The applicant has submitted a location certificate demonstrating that the existing dwelling complies with the requirements of the RF-13 Zone.

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: The School District has provided the following projections for the number of students from this development:

1 Elementary School students at Cambridge Elementary School
1 Secondary School students at Sullivan Heights 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 June 2021.

Parks, Recreation & Culture: Parks will accept cash-in-lieu of the 15% open space dedication that would be required under the RH-G Zone.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval from MOTI is granted for one year.

Transportation Considerations

- The subject site is bounded by 144 Street to the west and Highway 10 to the south.
- Together with the subdivision of the properties to the south at 5630 and 5620 144 Street (Development Application No. 7914-0408-00), the proposed subdivision will extend the existing laneway and connect 57 Avenue to 144A Street.
- As 144 Street is classified as an Arterial Road, no vehicle access is permitted.

Sustainability Considerations

- The applicant has met all of the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

School Capacity Considerations

- The School District has advised that as of September 2019, Cambridge elementary school is operating at 155% of capacity. There are 12 portables on site used for enrolling space. Though the school site is large enough to accommodate more portables in the future, actual enrolment is almost double the capacity of the existing school. The neighbouring schools are in a similar situation.
- To manage this long-term demand, the District has purchased a fifth elementary school site adjacent to the existing Goldstone Park and has requested capital funding to build a new 655 capacity elementary school that is targeted to open in September 2023. The Ministry of Education has approved funding for the design and construction of a 700-capacity addition at Sullivan Heights which is targeted to open in September 2021.
- The applicant has indicated that the project to be completed and ready for occupancy in June 2021.

POLICY & BYLAW CONSIDERATIONS

Regional Growth Strategy

- The site is designated General Urban in the Regional Growth Strategy. Residential activities are permitted under this designation.

Official Community Plan

Land Use Designation

- The site is designated Urban in the Official Community Plan. Residential activities are permitted under this designation.

Secondary Plans

Land Use Designation

- The property is designated Single Family Residential and Suburban Residential ½ Acre in the South Newton Neighbourhood Concept Plan (NCP). Proposed Lot 1 complies with the NCP designation of Suburban residential ½ Acre.
- The applicant is proposing to amend the NCP designation for the western portion of the site (proposed Lot 2) from Single Family Residential to Single Family Small Lots to facilitate the proposed subdivision and for changes to the local road network to extend the existing lane.

NCP Amendment Rationale

- The NCP Amendment is required to facilitate the applicant's proposal as smaller urban lots are anticipated in the future when the existing dwelling is to be removed. The proposal would be consistent with the form of development for a previous application to the north at 5760 - 144 Street which has received Third Reading. The proposal is also consistent with the form of development that is proposed under Development Application No. 7914-0308-00 on the lands directly to the south which is being considered as a separate agenda item on the April 20, 2020 Regular Council - Land Use meeting.
- Both of these applications are located along the southern boundary of the NCP area, adjacent to a provincial Highway and an arterial road and thus would be proposed on the edge of the community and not within the central portion of the existing neighborhood.
- As an oversized RF-13 lot, Proposed lot 2 will have wider frontage and deeper lot depth than a typical Single Family Residential (RF) zoned lot.
- The current proposal proposes an amendment to the local road network as identified in the South Newton NCP. The current NCP road network does not identify that the existing lane be extended to connect to 144A Street.
- Staff have identified that daylighting the existing lane to 144A Street relative to having a dead-end condition will provide improved access and more efficient vehicular circulation for both resident traffic and for the operation of service vehicles (i.e. garbage trucks). In addition, daylighting the lane and avoiding a dead-end condition is in keeping with CPTED principles and allows for more public, natural surveillance of the lane.

Zoning Bylaw

- The applicant proposes to rezone the subject site from Half-Acre Residential Zone (RH) to Single Family Residential (13) Zone (RF-13) and Comprehensive Development (CD) Zone.
- The applicant is proposing to have a larger lot fronting 144A Street and smaller lots (ultimate condition) fronting 144 Street to be consistent with the existing development pattern along 144 Street and to be in keeping with the intent of the South Newton NCP. Currently, the existing adjacent lots fronting 144 Street are smaller single family residential lots ranging from 560 to 725 square metres, and the lots fronting 144 A Street are larger quarter-acre lots ranging from 1,162 to 1,300 square metres.
- The table below provides an analysis of the development proposal in relation to the requirements of the Single Family Residential (13) Zone (RF-13) for the proposed lot shown as Lot 1 in the subdivision plan in Appendix II.

RF-13 Zone (Part 16B)	Permitted	Proposed
Unit Density:	28 units per hectare	7.3 units per hectare
Lot Size		
Lot Size (interior lot):	336 square metres	943.2 square metres
Lot Width:	12 metre	29 metre
Lot Depth:	28 metre	32.5 metre

- The applicant is proposing a Comprehensive Development Zone (CD) for the lands shown as Block B on the survey plan (Appendix I). The proposed CD Bylaw will have provisions based on the Half-Acre Residential Gross Density Zone (RH-G), with changes to the lot depth and width requirement of Section K.3 of the zone, and provision for 15% cash-in-lieu of the open space dedication, as shown in the table below.
- A comparison of the lot width, depth and open space requirements in the RH-G Zone and the proposed CD Bylaw is illustrated in the following table:

Zoning	RH-G Zone (Part 15)	Proposed CD Zone (Proposed Lot 1)
Lot Width: <i>Regular Standard Lots</i>	30 metres	28.7 metres
<i>Permissible Reduction</i>	24 metres	N/A
Lot Depth: <i>Regular Standard Lots</i>	30 metres	47.8 square metres
<i>Permissible Reduction</i>	30 metres	N/A
Open Space	15% open space set aside	N/A*

* The applicant is proposing to provide 15% cash-in-lieu of open space, to address the requirement for gross density type subdivisions under the RH-G Zone.

- The minimum subdivision requirements prescribed in the CD By-law, as shown on the proposed layout, will ensure that a larger RH-G lot is created which is in keeping with surrounding neighbourhood and Suburban Residential ½ Acre designation in the South Newton NCP.
- All other aspects of the proposed CD By-law comply with the provisions of the RH-G Zone.

Lot Grading and Building Scheme

- The applicant retained Ran Chahal of Apex Design Group Inc as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- Styles recommended for this site include Neo-Traditional, Neo-Heritage, Rural-Heritage or West Coast Modern.
- A preliminary lot grading plan, submitted by Mainland Engineering Design Corporation, and dated December 12, 2019, has been reviewed by staff and found to be generally acceptable. The applicant proposes in-ground basements. 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.

Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.

- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

Community Amenity Contributions

- On November 18, 2019, Council approved the City's Community Amenity Contribution Policy (Corporate Report CR224) which applies to all residential rezoning applications. The applicant will be required to contribute \$1,000 per dwelling unit in accordance with the requirements of a Tier 1 application.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on August 28, 2019, and Development Proposal Signs were installed on March 9, 2020. Staff received 2 responses from neighbouring residents (*staff comments are provided in italics*):
 - One resident sought clarification for the proposed lot sizes.

(Staff provided the resident with a copy of the proposed layout and clarified the lot size and dimensions.)

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Arbutus	1	1	0
Beech	1	1	0
Bigleaf Maple	1	1	0
Cherry	2	2	0
Hazelnut	2	2	0
Horse Chestnut	1	1	0
Coastal Redwood	1	1	0
Norway Maple	1	1	0
Sweet Chestnut	3	3	0
Willow	1	1	0
Coniferous Trees			
Dawn Redwood	1	1	0
Deodar cedar	2	2	0
Douglas Fir	17	17	0
Hemlock	1	1	0
Lawson Cypress	22	22	0
Western Redcedar	4	4	0
Total (excluding Alder and Cottonwood Trees)	61	61	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		11	
Total Retained and Replacement Trees		0	
Contribution to the Green City Program		\$44,400	

- The Arborist Assessment states that there is a total of 61 mature trees on the site. No trees are proposed to be retained after taking into consideration the location of services, building footprints, road dedication required to facilitate the extension of the lane, and proposed lot grading. The City's Landscape Architect has reviewed the proposal and note that tree retention is not possible with the lane and servicing requirement.
- For those trees that cannot be retained, the applicant will be required to plant trees 2 to 1 replacement ratio for all trees. This will require a total of 122 replacement trees on the site. Since only 11 replacement trees can be accommodated on the site (based on an average of 5 trees per lot), the deficit of 111 replacement trees will require a cash-in-lieu payment of \$44,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection Bylaw.
- In summary, a total of 11 trees are proposed to be retained or replaced on the site with a contribution of \$44,400 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Block Plan
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Proposed CD Bylaw
- Appendix VIII. Proposed NCP Amendment

approved by Shawn Low

Jean Lamontagne
General Manager
Planning and Development

CL/cm

SURVEY PLAN TO ACCOMPANY CITY OF SURREY

**BYLAW NO. _____ OVER PART OF LOT "B" EXCEPT FIRSTLY: PT. SUB'D BY PLAN 17457
SECONDLY: PT. SUB'D BY PLAN 37915; SECTION 10 TOWNSHIP 2 NWP PLAN 12875**

FOR THE PURPOSE OF REZONING

CIVIC ADDRESS

B.C.G.S. 92G016

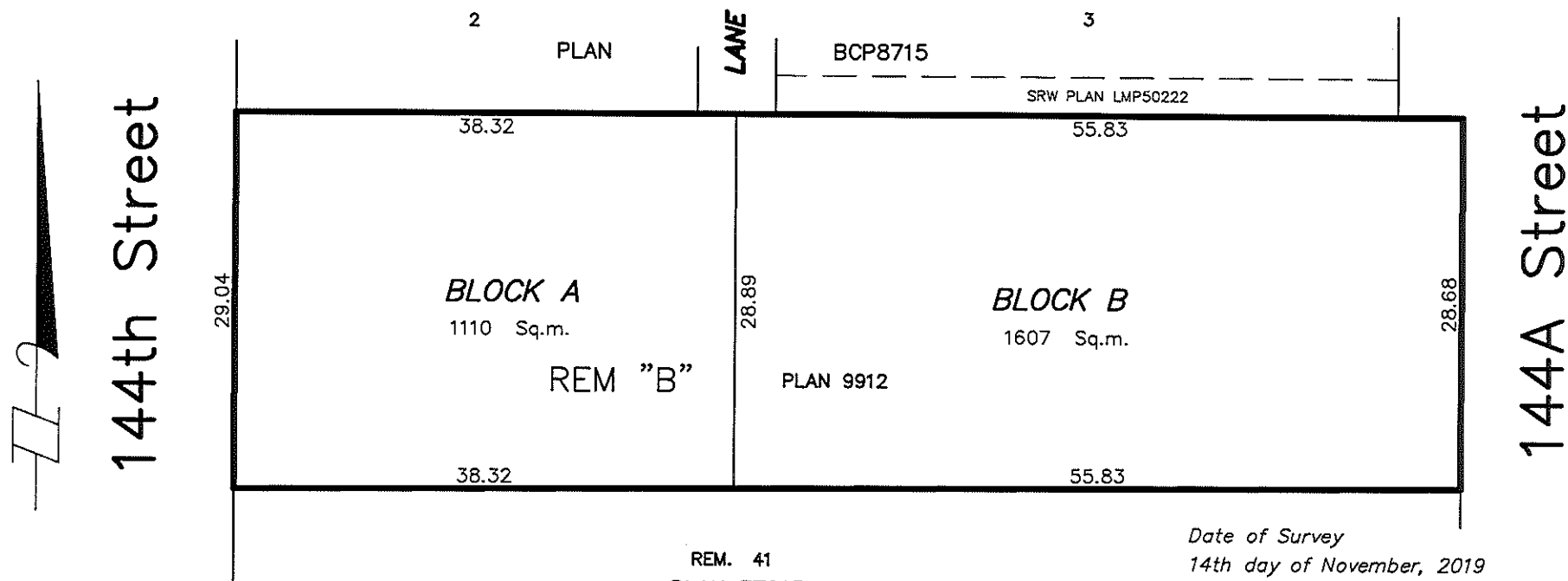
5650 144th Street
Surrey, B.C.

CITY OF SURREY

LEGEND

-property dimensions are derived
from field survey

SCALE
1:500



REM. 41
PLAN 37915

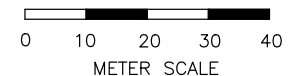
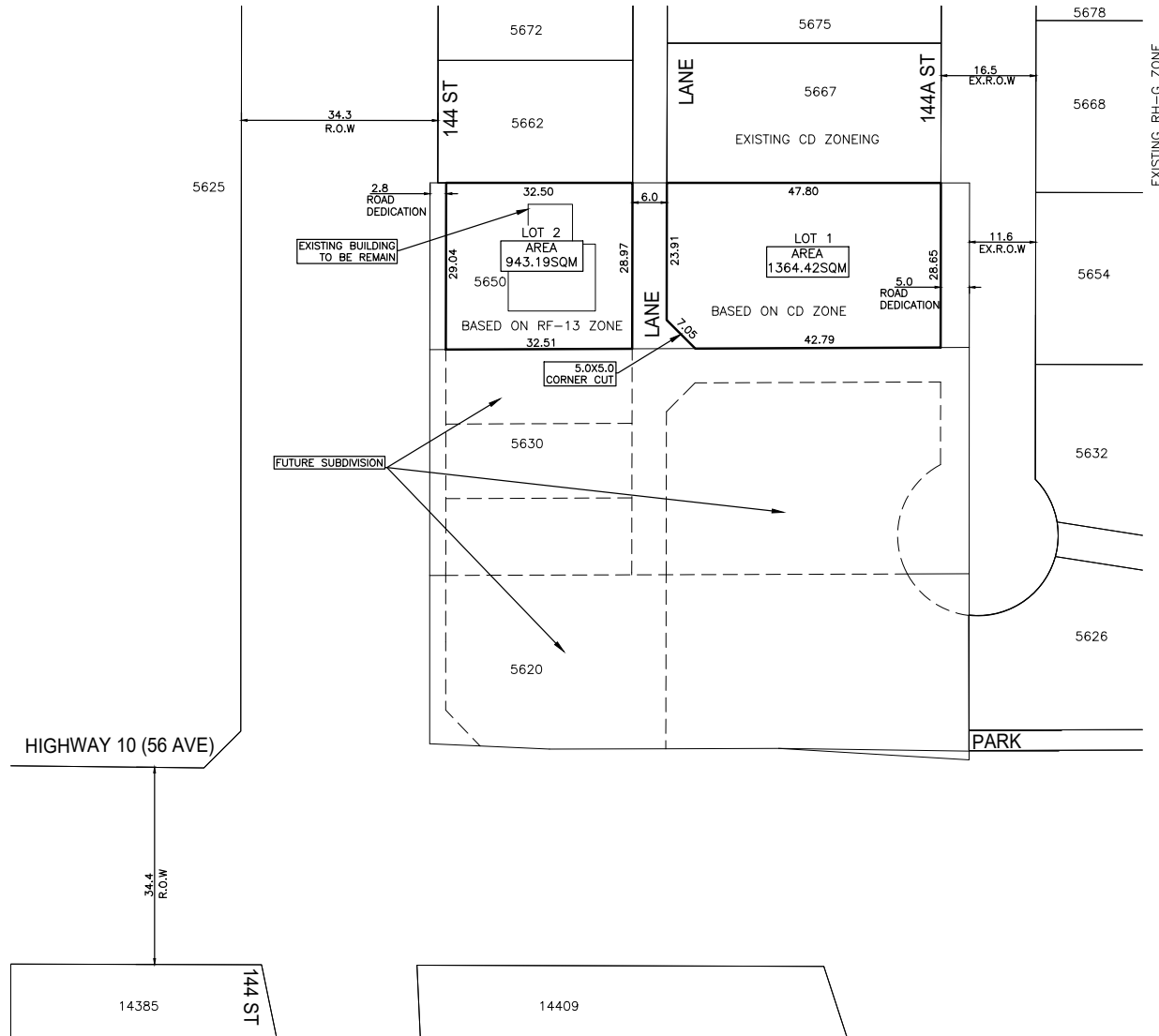
Date of Survey
14th day of November, 2019

DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
216-12899 76th Avenue
Surrey, B.C. V3W 1E6
Phone: 604 501-6188
email: info@dhaliwalsurvey.com
File: 1305115-Z01

**THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT**

**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED**

British Columbia Land Surveyors
Mark J.R. Daley
MARK J.R. DALEY 867 BCLS 867



EXISTING ZONING: RH
PROPOSED ZONING: RF-13(LOT-1)RH(LOT-2)

NOTE:
1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.
2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR.
SITE AREA
GROSS SITE AREA: 2,723.09sqm.

ZONING:
EXISTING ZONING: RH
PROPOSED ZONING: CD BASED ON RH-G(LOT-1) RF-13(LOT-2)
LEGAL DESCRIPTION:
LOT 2 BLOCK 1 SECTION 10 TOWNSHIP 2 PLAN NWP12875 NWD PARCEL B, PART W 1/2 OF SW 1/4, EXCEPT PLAN 17457 & 37215.

019/06/03	IK	RM	ISSUED FOR REVIEW		
NO	YY	MM	DD	DRN	CH

MAINLAND ENGINEERING DESIGN CORPORATION
UNIT 206 8363 128TH STREET
SURREY, B.C. V3W 4E1
TEL: (604) 543 8044 FAX: (604) 543 8104
EMAIL: CIVIL@MAINLANDENG.COM

DEVELOPMENT/SITE LOCATION
2 LOT SUBDIVISION
#5650 144 ST, SURREY, B.C.

DWG. NAME
PRELIMINARY LAYOUT PLAN

SEAL

SCALE	1:800	SURREY PROJECT NO.		DRAWING NO.	1
DESIGNED	RM	MAINLAND PROJECT NO.	C-1942	OF 1	
DRAWN	IK				
CHECKED	RM	DATE	19/06/03	REV.	0
APPROVED	AB				

INTER-OFFICE MEMO

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

FROM: **Development Engineer, Engineering Department**

DATE: **March 27, 2020** PROJECT FILE: **7819-0191-00**

RE: **Engineering Requirements
Location: 5650 144 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808m along 144 Street.
- Dedicate 5.0m along 144A Street.
- Dedicate a 5.5m x 5.5m corner cut at the lane intersection.
- Dedicate 6.0m for ultimate 6.0m north/south lane.
- Provide a temporary turn-around at end of the north/south lane or secure a 6.0m dedication from 5630 144 Street for ultimate Residential Lane.
- Provide a 0.5m Statutory Right-of-Way along 144 Street and 144A Street.

Works and Services

- Ensure elevation on 144 Street is at +/- 300mm to centerline of 144 Street.
- Construct west side of 144A Street.
- Construct north/south lane.
- Construct east/west lane within 5630 144 Street to the Residential Lane standard, if dedication or SRW provided. Alternatively construct a temporary turn-around to city standards and provide cash-in-lieu for removal and restoration of temporary turn around area.
- Remove the temporary turn-around within 5662 144 Street with the cash-in-lieu previously collected as part of Surrey Project 7800-0044-00.
- Confirm downstream storm drainage system capacity; upgrade if required.
- Construct storm drainage systems to service the proposed lots and frontage roads.
- Construct water, sanitary and storm service connections for each lot.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision.



Jeff Pang, P.Eng.
Development Engineer
CE4

March 10, 2020
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.

Cambridge Elementary along with Goldstone Park, Woodward Hill and Sullivan Elementary service the south Newton community. All schools work together to meet the in-catchment demand. With 64th Street to the north, ALR to east and south and King George Boulevard to the West, these schools catchments are contained within these barriers. As both 64th and King George serve as major arterial roads, catchments have been created to ensure families do not have to cross such major roadways for safety reasons.

As of September 2019, Cambridge elementary was operating 155%, there are 12 portables on site used for enrolling space. Though the school site is large enough to accommodate more portables in the future, actual enrolment is almost double of the capacity of the existing school. The neighbouring schools are in a similar situation.

To manage this long term demand, the District has purchased a fifth elementary school adjacent to the existing Goldstone Park. As part of the 2020/2021 Five year Capital Plan, the District is requesting capital funding to be build a new 655 capacity elementary school targeted to open September 2023. Because of the need in the area, the Ministry of Education has approved that District to begin preparing a feasibility report to define the scope, budget and timeline for the design and construction of the new school.

In June 2018, the Ministry of Education has approved funding for design and construction of a 700 capacity addition at Sullivan Heights. The opening of the addition is targeted for September 2021.

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0191 00

SUMMARY

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

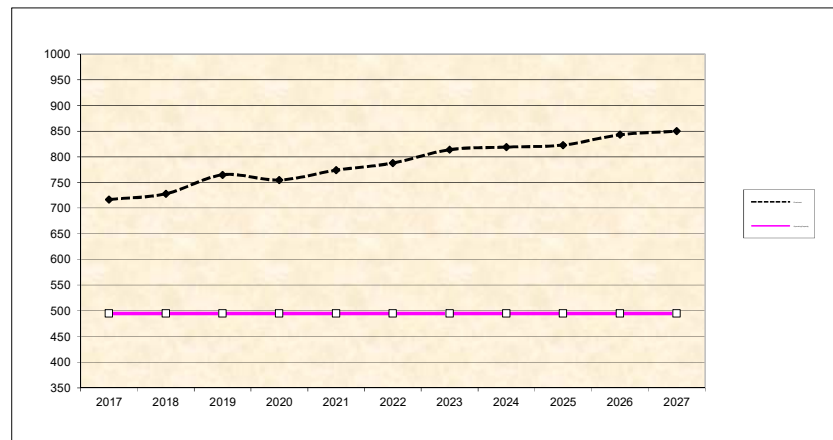
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

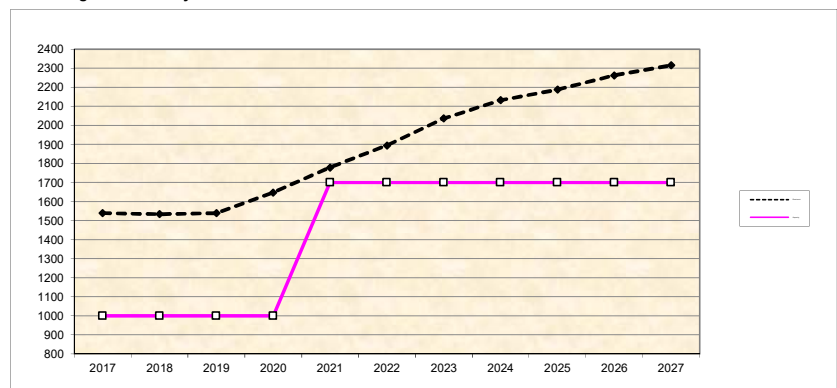
September 2019 Enrolment/School Capacity

Cambridge Elementary	
Enrolment (K/1-7):	98 K + 667
Operating Capacity (K/1-7)	76 K + 419
Sullivan Heights Secondary	
Enrolment (8-12):	1540
Capacity (8-12):	1000
Addition Capacity (8-12) 2021:	1700

Cambridge Elementary



Sullivan Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 19-0191
Property Location: 5650-144 Street, Surrey, B.C

Design Consultant: Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC
 Apex Design Group Inc.
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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 immediate neighborhood surrounding the subject site is an old urban area built out in the 1960'-90's with newer homes across Highway 10 Street being built in the 2000's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1500-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 68.00% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch of 3-5/12 to a medium pitch of 6-9/12 and over common truss roofs with simple gables and common hips with Asphalt Shingles and Cedar Shakes being most common.

Wall surface materials are limited in the most part to one of the following: Stucco (dominant), Vinyl and Cedar. Brick or Stone for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 72.00% of the homes having Exposed Aggregate driveways.

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

Many of these existing homes are over 20 years old, they do not reflect characteristics we would be in favor of today. In order to achieve a cohesive streetscape with the cul-de-sac homes, I would recommend a maximum roof pitch of 8:12 on the upper floor, except for the gables, which can be steeper as long as they do not exceed the highest roof peak of the upper floor 8:12 roof. Besides employing modern design, massing and finishing standards, I would encourage the new homes to have covered verandas at the

front of the home. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

- Dwelling Types:**
 - "Two-Storey" 60.00%
 - "Basement /Cathedral Entry" 4.00%
 - "Rancher (Bungalow)" 36.00%
 - "Split Levels" 0.00%

- Dwelling Sizes:
(Floor Area/Volume)**
 - Size range: 12.00% under 2000 sq.ft excl. garage
 - 16.00% 2001 - 2500 sq.ft excl. garage
 - 72.00% over 2501 sq.ft excl. garage

- Exterior Treatment
/Materials:**
 - Vinyl: 32.00% Stucco: 48.00% Cedar: 20.00% Hardi: 0.00%
 - Brick or stone accent on 48.00% of all homes

- Roof Pitch/Materials:**
 - Asphalt Shingles: 44.00% Cedar Shingles: 32.00%
 - Concrete Tiles: 12.00% Tar & Gravel: 0.00%
 - 44.00% of homes have a roof pitch of 6:12 and lower
 - 56.00% have a roof pitch of 7 and higher.

- Window/Door Details:** 100.00% of all homes have rectangular windows

- Streetscape:** A variety of simple "Two Story", 15-50 year old "West Coast Traditional" homes in a common urban setting. Roofs on most homes are simple medium pitch common hip or common gable forms with Asphalt Shingles Roof Tiles is on most of the homes. Most homes are clad in Vinyl or Stucco.

- Other Dominant
Elements:** Most of the existing homes located in the immediate study area have covered front verandas.

2. Proposed Design Guidelines

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

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be difficult to achieve in this area since many of the existing homes are over 20 years old and the exterior design and finishing material choices are now outdated and not practical. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types:	Two-Storey, Split Levels and Ranchers (Bungalows).
Dwelling Sizes:	Two-Storey or Split Levels - 2000 sq.ft. minimum
Floor Area/Volume:	Basement Entry - 2000 sq.ft. minimum Rancher or Bungalow - 1400 sq.ft. minimum (Exclusive of garage or in-ground basement)
Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: "Neo-Traditional", "Neo-Heritage", "Rural-Heritage" or "West Coast Modern" will be compatible with the existing study area homes.
Exterior Materials /Colours:	Stucco, Cedar, Hardi, Vinyl siding is permitted only on non street facing facades, Brick and Stone in "Neutral" and "Natural" colours. "Primary" and "Warm" colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 3:12 and maximum 8:12, except gables can be higher as long as the highest point of the gable doesn't exceed the upper floor 8:12 roof ridge.
Roof Materials/Colours:	Cedar shingles or Asphalt shingles in a shake profile with raised ridge caps. Grey, brown or black tones only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



Ran Chahal, Design Consultant
Architectural Technologist AIBC, CRD.ASTTBC
Apex Design Group Inc.

August 6, 2019
Date

Tree Preservation Summary

Surrey Project No:

Address: 5650 144th Street Surrey

Registered Arborist: Glenn Murray

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)	61
Protected Trees to be Removed	61
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 $\underline{\quad 0 \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 61 \quad} \times \text{two (2)} = 122$ 	122
Replacement Trees Proposed	11
Replacement Trees in Deficit	111
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	1
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{\quad \quad \quad} \times \text{one (1)} = 0$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\quad 1 \quad} \times \text{two (2)} = 2$ 	2
Replacement Trees Proposed	0
Replacement Trees in Deficit	2

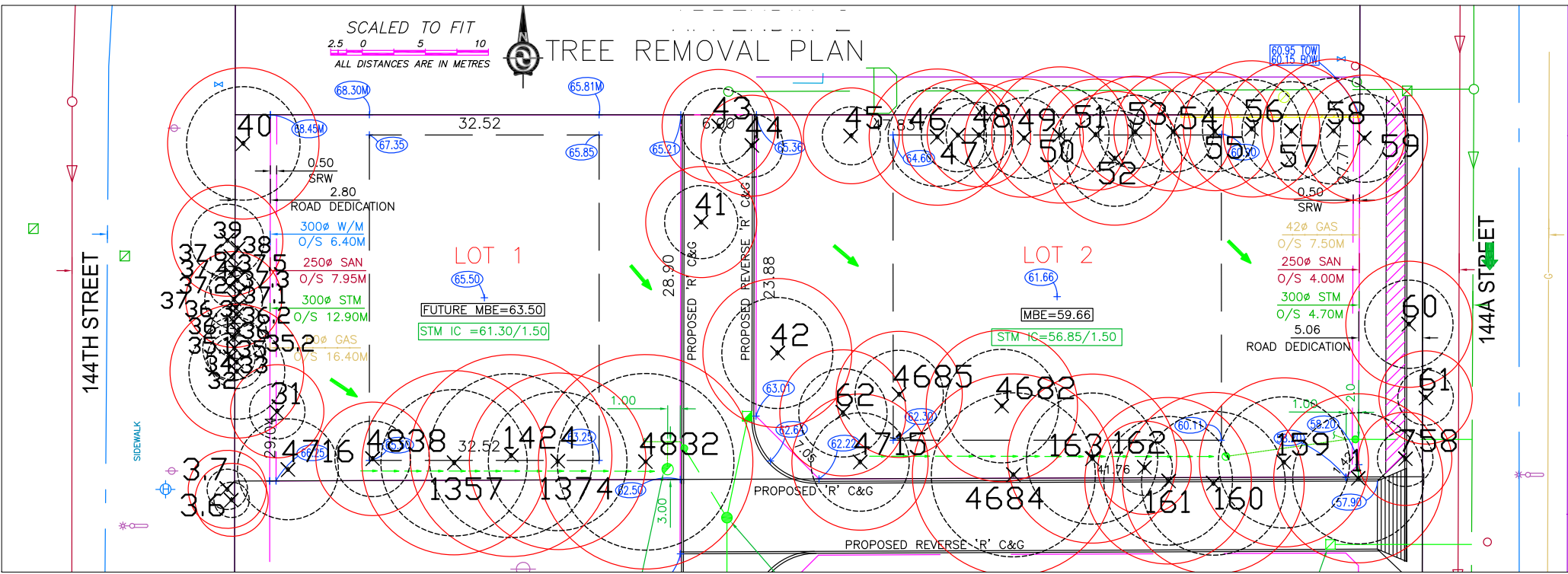
Summary, report and plan prepared and submitted by:



(Signature of Arborist)

25-Oct-19

Date



Froggers Creek
Tree Consultants Ltd

7763 McGregor Avenue Burnaby BC V5J 4H4
Telephone: 604-721-6002 Fax: 604-437-0970

5650 144th Street, Surrey BC

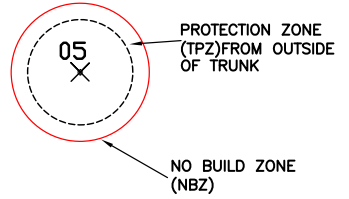
TREE REMOVAL AND RETENTION PLAN
THE DRAWING PLOTS ALL TREES, PROPOSED FOR REMOVAL, THEIR PROTECTION ZONES AND PROTECTION FENCING IN RELATION TO PROPOSED LAYOUT

October 25, 2019

- NOTES:
1. SITE LAYOUT INFORMATION AND TREE SURVEY DATA PER SUPPLIED DRAWING
 2. REFER TO ATTACHED TREE PROTECTION REPORT FOR INFORMATION CONCERNING TREE SPECIES, STEM DIAMETER, HEIGHT, CANOPY SPREAD AND CONDITION.
 3. ALL MEASUREMENTS ARE METRIC

LEGEND

TREE PROPOSED FOR REMOVAL



TREE INVENTORY				
#	Type	Action	DBH	TPZ
1	Douglas fir	Remove	80cm	4.8m
3.6	Lawson Cypress	Remove	13/12/8cm	1.3m
3.7	Lawson Cypress	Remove	15/15/12cm	1.5m
31	Douglas fir	Remove	34cm	2.0m
32	Cypress	Remove	40/30cm	3.5m
33	Cypress	Remove	33cm	2.0m
34	Cypress	Remove	30cm	1.8m
35	Cypress	Remove	38cm	2.3m
35.1	Cypress	Remove	18cm	1.1m
35.2	Cypress	Remove	17cm	1.0m
36	Cypress	Remove	34cm	2.0m
36.1	Cypress	Remove	20cm	1.2m
36.2	Cypress	Remove	25cm	1.5m
36.3	Cypress	Remove	20cm	1.2m
37	Cypress	Remove	36cm	2.2m
37.1	Cypress	Remove	25cm	1.5m
37.2	Cypress	Remove	25cm	1.5m
37.3	Cypress	Remove	25cm	1.5m
37.4	Cypress	Remove	25cm	1.5m
37.5	Cypress	Remove	15cm	0.9m
37.6	Cypress	Remove	24cm	1.4m

TREE INVENTORY				
#	Type	Action	DBH	TPZ
38	Cypress	Remove	41cm	2.5m
39	Cypress	Remove	36/18cm	2.7m
40	Douglas fir	Remove	70cm	4.2m
41	Sweet Chestnut	Remove	45cm	2.7m
42	Sweet Chestnut	Remove	68cm	4.1m
43	Cherry	Remove	25/20/15cm	2.8m
44	Cherry	Remove	38cm	2.3m
45	Douglas fir	Remove	35cm	2.1m
46	Douglas fir	Remove	60cm	3.6m
47	Douglas fir	Remove	45cm	2.7m
48	Douglas fir	Remove	40cm	2.4m
49	Douglas fir	Remove	50cm	3.0m
50	Douglas fir	Remove	60cm	3.6m
51	Douglas fir	Remove	45cm	2.7m
52	Arbutus	Remove	35/35cm	3.5m
53	Douglas fir	Remove	45cm	2.7m
54	Douglas fir	Remove	50cm	3.0m
55	Douglas fir	Remove	50cm	3.0m
56	Douglas fir	Remove	60cm	3.6m
57	Douglas fir	Remove	60cm	3.6m
58	Douglas fir	Remove	65cm	3.9m

TREE INVENTORY				
#	Type	Action	DBH	TPZ
59	Willow	Remove	28/28/28cm	3.2m
60	Beech	Remove	30/20/15cm	3.2m
61	Bigleaf Maple	Remove	25/20cm	2.0m
62	Sweet Chestnut	Remove	54cm	3.2m
159	Douglas fir	Remove	80cm	4.8m
160	Western Redcedar	Remove	88cm	5.3m
161	Western Redcedar	Remove	78cm	4.7m
162	Hazelnut	Remove	15/15/15cm	2.0m
163	Western Redcedar	Remove	80cm	4.8m
758	Hazelnut	Remove	15/10/10cm	2.0m
1357	Decodar cedar	Remove	89cm	5.3m
1374	Dawn Redwood	Remove	85cm	5.1m
1424	Cypress	Remove	80/30/30cm	6.0m
4682	Horse Chestnut	Remove	65/50cm	4.2m
4684	Western Redcedar	Remove	80/30/30cm	6.0m
4685	Hemlock	Remove	30/25/25cm	3.2m
4715	Norway Maple	Remove	60cm	3.6m
4716	Decodar cedar	Remove	62cm	3.7m
4832	Coastal Redwood	Remove	90/80cm	6.5m
4838	Western Redcedar	Remove	28/22/18cm	2.8m

CITY OF SURREY

BYLAW NO. 20057

A bylaw to amend "Surrey Zoning By-law, 1993, No. 12000", as amended
.....

THE COUNCIL of the City of Surrey ENACTS AS FOLLOWS:

- 1. Surrey Zoning By-law, 1993, No. 12000, as amended, is hereby further amended, pursuant to the provisions of Section 479 of the Local Government Act, R.S.B.C. 2015 c. 1, as amended by changing the classification of the following parcels of land, presently shown upon the maps designated as the Zoning Maps and marked as Schedule "A" of Surrey Zoning By-law, 1993, No. 12000, as amended as follows:

FROM: HALF- ACRE RESIDENTIAL ZONE (RH)

TO: COMPREHENSIVE DEVELOPMENT ZONE (CD)

Portion of Parcel Identifier: 009-754-831
Part of Lot "B" Except Firstly: Part Subdivided By Plan 17457 Secondly: Part Subdivided By Plan 37915; Section 10 Township 2 NWP 12875

(Portion of 5650-144 Street)

(hereinafter referred to as the "*Lands*")

As shown on the Survey Plan attached hereto and forming part of this Bylaw as Schedule A, certified correct by Mark J.R. Dailey on the 14th Day of November, 2019, containing 1,607 square metres, called Block B

- 2. The following regulations shall apply to the *Lands*:

A. Intent

This Comprehensive Development Zone is intended to accommodate and regulate the development of a *single family dwelling* on a large urban lot.

B. Permitted Uses

The *Lands* and *structures* shall be used for the following uses only, or for a combination of such uses:

- 1. One *single family dwelling* which may contain one *secondary suite*.

2. *Accessory uses* including the following:
 - (a) *Bed and breakfast* use in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law 1993, No. 12000, as amended; and
 - (b) The keeping of *boarders or lodgers* in accordance with Section B.2, Part 4 General Provisions, of Surrey Zoning By-law, 1993, No. 12000, as amended.

C. Lot Area

Not applicable to this Zone.

D. Density

1. For the purpose of subdivision, the maximum *unit density* is 2.5 *dwelling units* per hectare [1 upa]. The maximum *unit density* may be increased to 7 *dwelling units* per hectare [3.0 upa] if amenities are provided in accordance with Schedule G of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. (a) For *building* construction within a *lot*:
 - i. The floor area ratio must not exceed 0.60 for the first 560 square metres [6,000 sq. ft.] of lot area and 0.35 for the remaining lot area in excess of 560 square metres [6,000 sq ft.], provided that 39 square metres [420 sq. ft.] must be reserved for use only as a garage or carport.
 - ii. Notwithstanding Sub-section D.2(a)i. the maximum allowable floor area is 465 square metres (5,000 sq.ft.)
 - iii. The maximum permitted floor area of a second storey for a principal building must not exceed 80% of the floor area of the main floor level including attached garage and that portion of any porch or veranda at the front that is covered by a sloped roof, but not including any portion of the structure located within 7.5 metres [25 ft.] of the front lot line. The reduced floor area of the second storey shall be accomplished by an offset at the second storey level from the wall at the main floor level from either the front or side walls or a combination thereof; and
- (b) For the purpose of this Section and notwithstanding the definition of *floor area ratio* in Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended, the following must be included in the calculation of *floor area ratio*:
 - i. Covered area used for parking unless the covered parking is located within the *basement*;

- ii. The area of an *accessory building* in excess of 10 square metres [108 sq. ft.];
- iii. Covered outdoor space with a height of 1.8 metres [6 ft.] or greater, except for a maximum of 10% of the maximum allowable floor area of which 15 square metres [160 sq. ft.] must be reserved for a front porch or veranda; and
- iv. Floor area with extended height including staircases, garages and covered parking, must be multiplied by 2, where the extended height exceeds 3.7 metres [12 ft.], except for a maximum of 19 square metres [200 sq. ft.] on the lot and floor area directly below a sloped ceiling less than 4.6 metres (15 ft.) in height, provided that the area has at least one wall 3.7 metres (12 ft.) or less in height.

E. Lot Coverage

The *lot coverage* shall not exceed 25%.

F. Yards and Setbacks

Buildings and structures shall be sited in accordance with the following minimum setbacks:

Use	Setback	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard</i>	<i>Side Yard on Flanking Street</i>
<i>Principal Building</i>		7.5 m. [25 ft.]	7.5 m. [25 ft.]	3.0 m. [10 ft.]	7.5 m. [25 ft.]
<i>Accessory Buildings and Structures</i> greater than 10 square metres [108 sq. ft.] in size		18.0 m. [60 ft.]	1.8 m. [6 ft.]	1.0 m. [3 ft.]	7.5 m. [25 ft.]
<i>Other Accessory Buildings and Structures</i>		18.0 m. [60 ft.]	0.0 m. [0 ft.]	0.0 m. [0 ft.]	7.5 m. [25 ft.]

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

G. Height of Buildings

Measurements to be determined as per Part 1 Definitions of Surrey Zoning By-law, 1993, No. 12000, as amended.

1. Principal building:
 - (a) The *building height* shall not exceed 9 metres [30 ft.].
 - (b) The *building height* of any portion of a *principal building* with a roof slope of less than 1:4 shall not exceed 7.3 metres [24 ft.].
2. Accessory buildings and structures: The *height* shall not exceed 4 metres [13 ft.] except that where the roof slope and construction materials of an *accessory building* are the same as that of the *principal building*, the *building height* of the *accessory building* may be increased to 5 metres [16.5 ft.].

H. Off-Street Parking

1. Resident *parking spaces* shall be provided as stated in Table C.1 of Part 5 Off-Street Parking and Loading/Unloading of Surrey Zoning By-law, 1993, No. 12000, as amended.
2. Outside parking or storage of *campers*, boats and *vehicles* including cars, trucks and *house trailers* ancillary to the residential use, shall be limited to:
 - (a) A maximum of 3 cars or trucks;
 - (b) *House trailer, camper* or boat provided that the combined total shall not exceed 1; and
 - (c) The total amount permitted under H.2.(a) and (b) shall not exceed 4.
3. No outside parking or storage of a *house trailer* or boat is permitted within the *front yard setback*, *side yard on flanking street* or within the required *side yards* adjacent the *principal building*, or within 1 metre [3 ft.] of the *side lot line*.

I. Landscaping

1. All developed portions of the *lot* not covered by *buildings, structures* or paved areas shall be landscaped including the retention of mature trees. This *landscaping* shall be maintained.
2. The parking or storage of *house trailers* or boats shall be adequately screened by compact evergreen trees or shrubs at least 1.8 meters [6 ft.] in height and located between the said house trailer or boat and any point on the lot line within 7.5 metres [25 ft.] of the said house trailer or boat, in order to obscure the view from the abutting lot or street, except:

- (a) Where the *driveway* or the parking area is used for parking or storage of a *house trailer* or boat, the landscape screen is not required within the said *driveway*; and
- (b) In the case of *rear yards*, this screening requirement may be provided by a 1.8 metre [6 ft.] high solid fence.

J. Special Regulations

- 1. A *secondary suite* shall:
 - (a) Not exceed 90 square metres [968 sq. ft.] in floor area; and
 - (b) Occupy less than 40% of the habitable floor area of the *building*.

K. Subdivision

Lots created through subdivision in this Zone shall conform to the following minimum standards:

<i>Lot Size</i>	<i>Lot Width</i>	<i>Lot Depth</i>
1,300 sq. m. [0.32 acre]	28 metres [91 ft.]	47 metres [154 ft.]

Dimensions shall be measured in accordance with Section E.21 of Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

L. Other Regulations

In addition to all statutes, bylaws, orders, regulations or agreements, the following are applicable, however, in the event that there is a conflict with the provisions in this Comprehensive Development Zone and other provisions in Surrey Zoning By-law, 1993, No. 12000, as amended, the provisions in this Comprehensive Development Zone shall take precedence:

- 1. Definitions are as set out in Part 1 Definitions of "Surrey Zoning By-law, 1993, No. 12000", as amended.
- 2. Prior to any use, the *Lands* must be serviced as set out in Part 2 Uses Limited, of "Surrey Zoning By-law, 1993, No. 12000", as amended and in accordance with the servicing requirements for the RH-G Zone as set forth in the "Surrey Subdivision and Development By-law, 1986, No. 8830", as amended.
- 3. General provisions are as set out in Part 4 General Provisions of "Surrey Zoning By-law, 1993, No. 12000", as amended.

4. Additional off-street parking requirements are as set out in Part 5 Off-Street Parking and Loading/Unloading of "Surrey Zoning By-law, 1993, No. 12000", as amended.
5. Sign regulations are as set out in "Surrey Sign By-law, 1999, No. 13656", as amended.
6. Special *building setbacks* are as set out in Part 7 Special Building Setbacks, of "Surrey Zoning By-law, 1993, No. 12000", as amended.
7. *Building* permits shall be subject to the "Surrey Building Bylaw, 2012, No. 17850", as amended.
8. Subdivisions shall be subject to the applicable "Surrey Development Cost Charge Bylaw, 2018, No. 19478", as may be amended or replaced from time to time, and the development cost charges shall be based on the RH-G Zone.
9. Tree regulations are set out in "Surrey Tree Protection Bylaw, 2006, No. 16100", as amended.
10. Provincial licensing of *child care centres* is regulated by the Community Care and Assisted Living Act S.B.C. 2002, c. 75, as amended, and the Regulations pursuant thereto including without limitation B.C. Reg 319/89/213.

11. This Bylaw shall be cited for all purposes as "Surrey Zoning Bylaw, 1993, No. 12000, Amendment Bylaw, 2020, No. 20057".

PASSED FIRST READING on the _____ th day of _____, 20__ .

PASSED SECOND READING on the _____ th day of _____, 20__ .

PUBLIC HEARING HELD thereon on the _____ th day of _____, 20__ .

PASSED THIRD READING on the _____ th day of _____, 20__ .

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the _____ th day of _____, 20__ .

_____ MAYOR

_____ CLERK

SURVEY PLAN TO ACCOMPANY CITY OF SURREY

**BYLAW NO. _____ OVER PART OF LOT "B" EXCEPT FIRSTLY: PT. SUB'D BY PLAN 17457
SECONDLY: PT. SUB'D BY PLAN 37915; SECTION 10 TOWNSHIP 2 NWP PLAN 12875**

FOR THE PURPOSE OF REZONING

CIVIC ADDRESS

B.C.G.S. 92G016

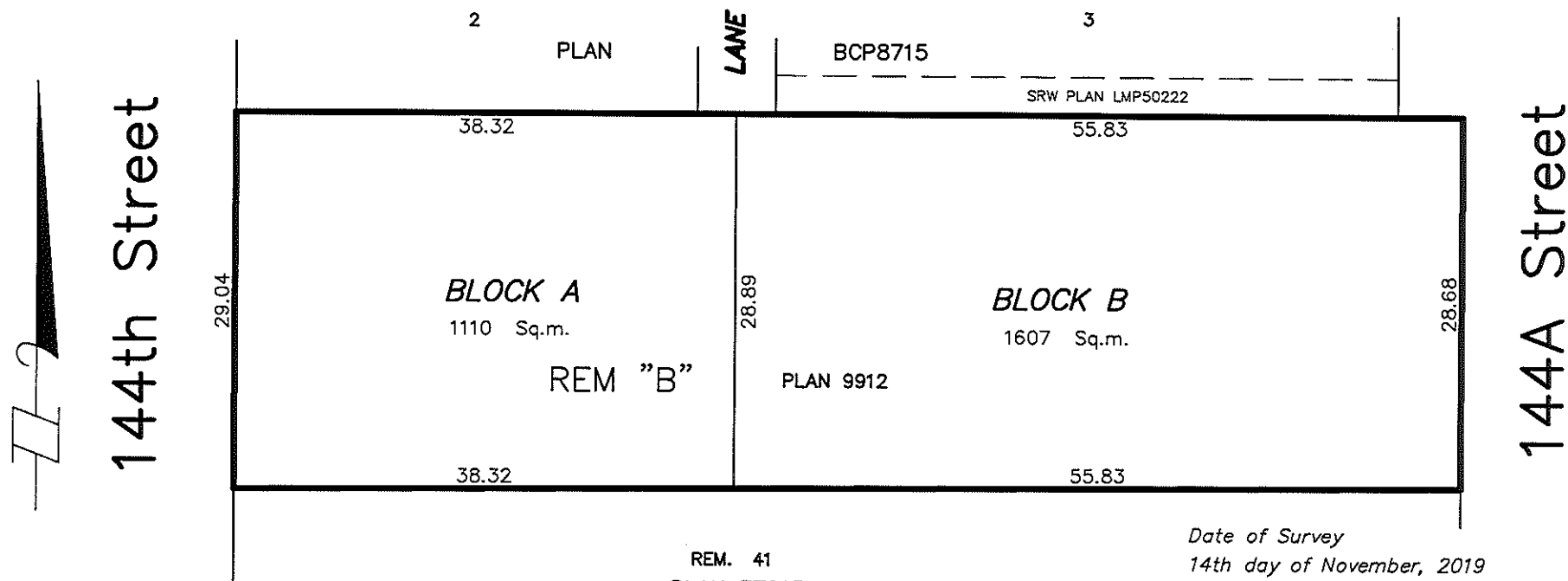
5650 144th Street
Surrey, B.C.

CITY OF SURREY

LEGEND

-property dimensions are derived
from field survey

SCALE
1:500



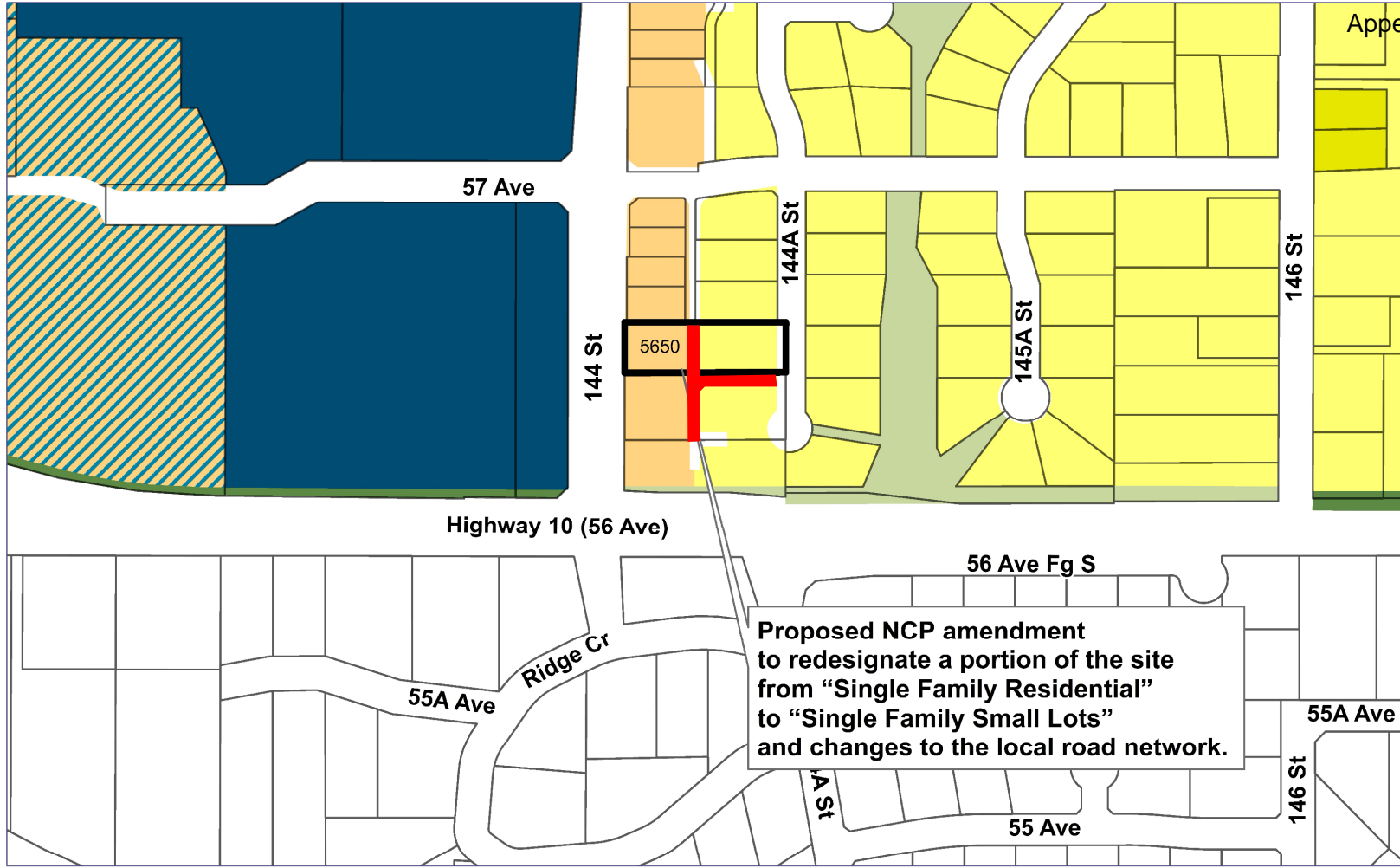
DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
216-12899 76th Avenue
Surrey, B.C. V3W 1E6
Phone: 604 501-6188
email: info@dhaliwalsurvey.com
File: 1305115-Z01

**THIS PLAN LIES WITHIN THE
METRO VANCOUVER REGIONAL DISTRICT**

**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED**

Date of Survey
14th day of November, 2019

British Columbia Land Surveyors
Mark J.R. Daley
MARK J.R. DALEY 867 BCLS 867



SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department



- | | | | | |
|--------------------------|--|-----------------|------------------------------|----------------------|
| Apartments 65 upa max | Row Housing | Commercial | Proposed School and Park | Buffers |
| Apartments 45 upa max | Single Family Residential Flex 6 to 14.5 | Institutional | Parks | Detention Ponds |
| Townhouses 25 upa max | Single Family Residential | Office Park | Proposed Park and Walkway | Utility R/W Greenway |
| Townhouses 20 upa max | Suburban Residential 1/2 Acre | Industrial | Recreational | WALKWAY |
| Townhouses 15 upa max | Suburban Residential 1/4 Acre | Schools | Creeks and Riparian Set-back | |
| Single Family Small Lots | Mixed Com/Res Apartments | Proposed School | | |
| | Mixed Com/Res Townhouse | | | |

This map is provided as general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained herein.