

**PROPOSAL:**

- **NCP Amendment** for changes to the road network.
- **Rezoning** from RA to RF-9, RF-10, RF-12, RF-13
- **Development Permit** for Hazard Lands (Steep Slopes)

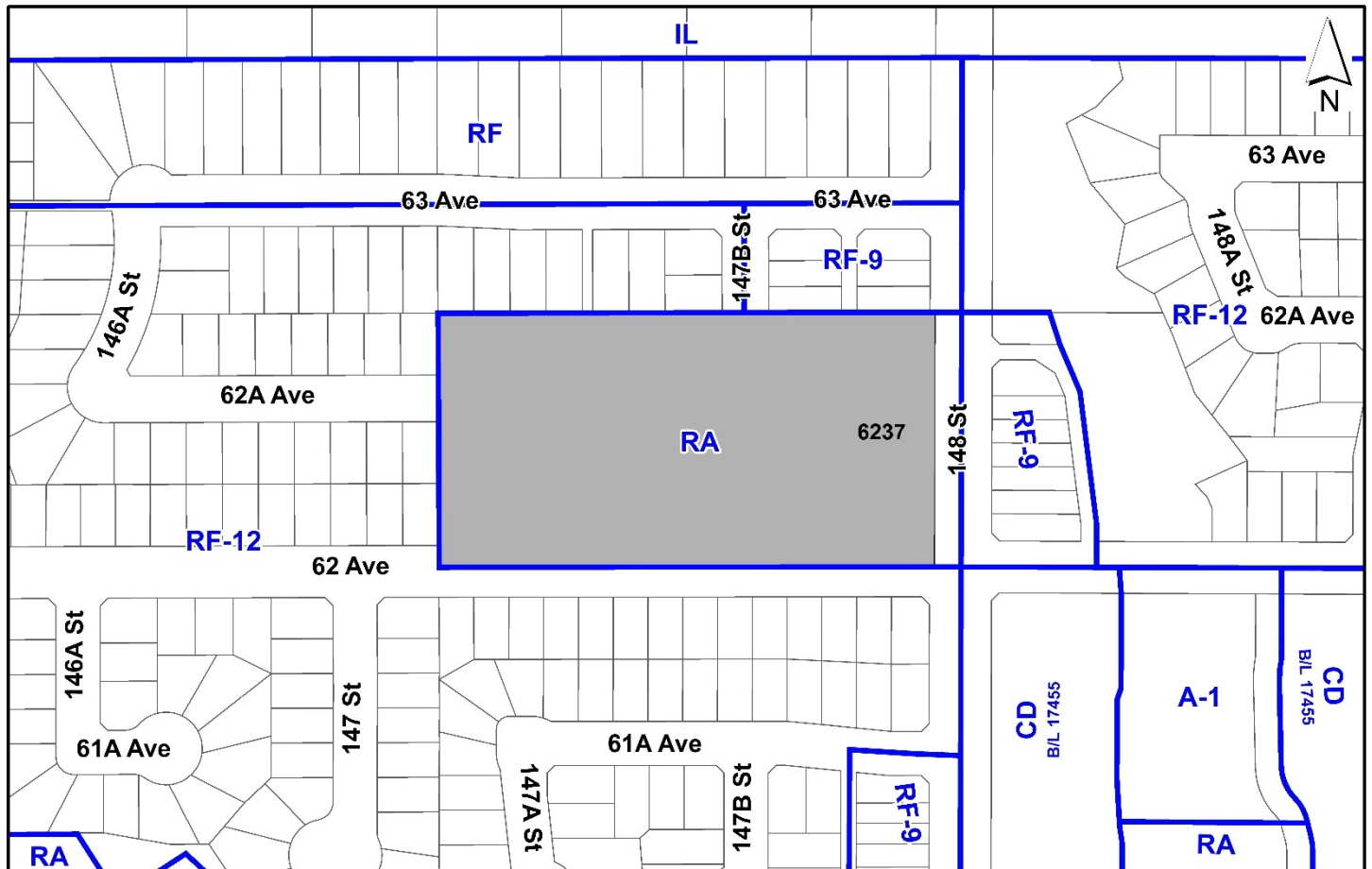
to allow subdivision into 41 single family small lots.

**LOCATION:** 6237 - 148 Street

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** (South Newton) Single Family Residential Flex  
 6-14 upa



**RECOMMENDATION SUMMARY**

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit for Hazard Lands.
- The application proposes an amendment to the road network shown in the South Newton Neighborhood Concept Plan.

**RATIONALE OF RECOMMENDATION**

- The proposal complies with the Official Community Plan (OCP) and Neighbourhood Concept Plan (NCP) land use designations for the site.
- The proposal is consistent with the existing pattern of development in the surrounding neighbourhood and is appropriate for this part of the South Newton Neighbourhood Concept Plan (NCP) Area.
- The proposed changes to the road network will allow for better circulation of traffic in this area and create a more efficient subdivision layout with consistent lot sizes.
- The proposal complies with the Development Permit requirements in the OCP for Hazard Lands (Steep Slopes).

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" for Block A as shown on the attached Survey Plan (Appendix I); to "Single Family Residential (12) Zone (RF-12)" for Block B; to "Single Family Residential (10) Zone (RF-10)" for Block C; and to Single Family Residential (9) Zone (RF-9) for Block D, a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7920-0182-00 for Hazard Lands (Steep Slopes), generally in accordance with the attached drawings (Appendix I).
3. 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized Geotechnical Report;
  - (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;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (h) submission of an acoustical report for the units adjacent to 148 Street and registration of a Section 219 Restrictive Covenant to ensure implementation of noise mitigation measures.
  - (i) registration of a Restrictive Covenant requiring that an additional parking stall be provided on all RF-9 lots for a total of 3 spaces.
4. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) for modification to the road network when the project is considered for final adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Vacant Lot	Single Family Residential Flex 6 - 14.5 upa	RA
North:	Single Family Residential	Single Family Residential Flex 6 -14.5 upa	RF-9
East (Across 148 Street):	Single Family Residential	Single Family Residential Flex 6 -14.5 upa	RF-9
South (Across 62 Ave):	Single Family Residential	Single Family Residential Flex 6 -14.5 upa	RF-12
West:	Single Family Residential	Single Family Residential Flex 6 -14.5 upa	RF-12

### Context & Background

- The 1.88 hectare (4.6 acre) subject site is designated Urban in the Official Community Plan (OCP) and "Single Family Residential Flex 6-14.5 u.p.a." in the South Newton Neighbourhood Concept Plan (NCP).
- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)", "Single Family Residential (10) Zone (RF-10)", "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential (13) Zone (RF-13)" in order to facilitate subdivision into 41 single family small lots (Appendix I). An amendment to the South Newton NCP is also proposed for changes to the local road network.
- Fifteen lots are proposed as RF-12, two lots are proposed as RF-10s, six lots are proposed as RF-13 and eighteen lots are proposed as RF-9 to achieve the proposed layout and modified road network.
- The proposed rezoning to RF-9, RF-10, RF-12 and RF-13 is consistent with the sites NCP land use designation of Single Family Residential Flex 6-14.5 u.p.a. and is considered appropriate in this context as adjacent lots are zoned RF-9 and RF-12 (both small lot zones) and the proposal will complete a similar development pattern.
- The subdivision follows the general lot pattern of the existing neighbourhood. The RF-10 and RF-13 Zones were not in effect when the existing neighbourhood was created in the 2000s but they are compatible with the adjacent lot sizes.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- All of the proposed lots (RF-9, RF-10, RF-12 and RF-13) meet the minimum requirements of the zoning bylaw for their respective zones and no variances are proposed.

	<b>Proposed</b>
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	Proposed
<b>Lot Area</b>	
Gross Site Area:	4.6 acres
Road Dedication:	1.49 acres
Net Site Area:	3.15 acres
<b>Number of Lots:</b>	41
<b>Unit Density:</b>	13 units per acre
<b>Range of Lot Sizes</b>	270m <sup>2</sup> – 434m <sup>2</sup>
<b>Range of Lot Widths</b>	9.6 m – 18.3m
<b>Range of Lot Depths</b>	23.8m – 28.1m

### Referrals

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

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

13 Elementary students at Goldstone Park Elementary School  
9 Secondary students at Sullivan Heights Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by 2022.

Parks, Recreation & Culture: Parks has no concerns with this application.

### Transportation Considerations

- The application proposes an amendment to the road network in the South Newton Neighbourhood Concept Plan (NCP) that would eliminate 147B Street extending southwards from 62A Avenue.
- The proposed changes to the road network will allow for better circulation of traffic in this area, provide increased on-street parking and create a more efficient subdivision layout with consistent lot sizes.
- Transportation staff have reviewed the proposed road concept and found it preferable from a connectivity and circulation perspective.

## **POLICY & BY-LAW CONSIDERATIONS**

### **Official Community Plan**

#### Land Use Designation

- The property is designated Urban in the Official Community Plan. The proposal complies with the uses permitted in Urban designation.

### **Secondary Plans**

#### Land Use Designation

- The property is designated Single Family Residential Flex 6 – 14.5 upa. The proposal complies with this land use designation.
- The applicants are proposing an amendment to the South Newton Neighbourhood Concept Plan for changes to the road network which eliminates 147A Street extending southwards from 62A Avenue.

### **Zoning By-law**

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)", "Single Family Residential (10) (RF-10)", "Single Family Residential (12) Zone (RF-12)", and "Single Family Residential (13) Zone (RF-13)".

#### Lot Grading and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting Ltd. 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).
- A preliminary lot grading plan, submitted by Hub Engineering and dated July 30, 2020 has been reviewed by staff and found to be generally acceptable. The applicant is proposing 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. Ro66; 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 lot to support the development of new affordable housing.

## PUBLIC ENGAGEMENT

Pre-notification letters were sent on November 16, 2020 and Development Proposal Signs were installed on October 26, 2020. Staff received 1 response from an adjacent neighbour (*staff comments in italics*):

An area resident expressed concerns about traffic calming and school capacity issues resulting from the proposed 41 single family residential lots.

*(The City's Transportation Planning Division will review traffic calming measures at the detailed design stage.*

*The Surry School District advises that development application will result in 13 additional elementary students and 9 secondary students. Further they advise that the Ministry of Education approved funding for the design and construction of an addition which will allow for an additional 700 student capacity for Sullivan Heights Secondary in 2018. The construction is targeted to complete in January 2022).*

An area resident expressed concerns about parking issues with the proposed development, as there are already parking issues in this neighbourhood.

*(All of the proposed lots will meet the minimum parking requirements for their respective zones. The applicant has also agreed to register an RC on the title of the proposed RF-9 zoned lots to ensure that three parking spaces will be constructed on each of these lots).*

## DEVELOPMENT PERMITS

### Hazard Lands (Steep Slope) Development Permit Requirement

- The subject property falls within the Hazard Lands (Steep Slope) Development Permit Area (DPA) in the OCP, given that the site contains steep slopes within 10-30 metres from the top of a slope buffer area. The Hazard Land (Steep Slope) Development Permit is required to protect developments from hazardous conditions for a small portion of the subject site along the north east corner and south property line.
- Most of the property is relatively flat with a gentle slope towards the northeast corner of the site.
- A geotechnical report, prepared by Braun Silas Neels, *P. Eng.*, of Braun Geotechnical Ltd. and dated October 26, 2020 was peer reviewed by Stuart Hrysiu *P. Eng.*, of Braun Geotechnical Ltd. and found to be generally acceptable by the peer reviewer. The report and peer review were reviewed by staff and found to conform to the OCP Development Permit guidelines for Hazard Lands. The finalized geotechnical report will be incorporated into the Development Permit.
- The geotechnical report investigated issues related to slope stability and natural storm water drainage, from a geotechnical perspective, to determine the feasibility of development on the site and proposing recommendations to ensure the ongoing stability of the slope.

- The consultant has determined that the development is feasible provided that the recommendations in their report are incorporated into the overall design of the site, which provides additional recommendations and safety measures for onsite construction.
- Registration of a Section 219 Restrictive Covenant that requires the owner to develop the site in accordance with the conditions in the geotechnical report is required as a condition of final adoption.
- At Building Permit stage, the Building Division will require Letters of Assurance from a geotechnical engineer to ensure that the building plans comply with the recommendations in the approved geotechnical report.

## TREES

Peter Mennel, ISA Certified Arborist of Mike Fadum & 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
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	13	13	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Birch	1	1	0
Paper Birch	1	1	0
Cherry	1	1	0
Bigleaf Maple	23	22	1
Lombardy Poplar	7	7	0
Oak	1	1	0
Oak, English	1	1	0
<b>Coniferous Trees</b>			
Western Red Cedar	9	9	0
Douglas-Fir	11	10	1
Western Hemlock	1	1	0
Falsecypress	2	2	0
Spruce	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>60</b>	<b>58</b>	<b>2</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>68</b>	
<b>Total Retained and Replacement Trees</b>		<b>70</b>	
<b>Contribution to the Green City Program</b>		<b>\$24,400</b>	



- The Arborist Assessment states that there is a total of 60 mature trees on the site, excluding Alder and Cottonwood trees. 13 existing trees, approximately 17 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 2 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 129 replacement trees on the site. Since only 68 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 61 replacement trees will require a cash-in-lieu payment of \$24,400 to the Green City Program, in accordance with the City's Tree Protection By-law.
- In summary, a total of 68 trees are proposed to be replaced on the site with a contribution of \$20400 to the Green City Program.

#### INFORMATION ATTACHED TO THIS REPORT

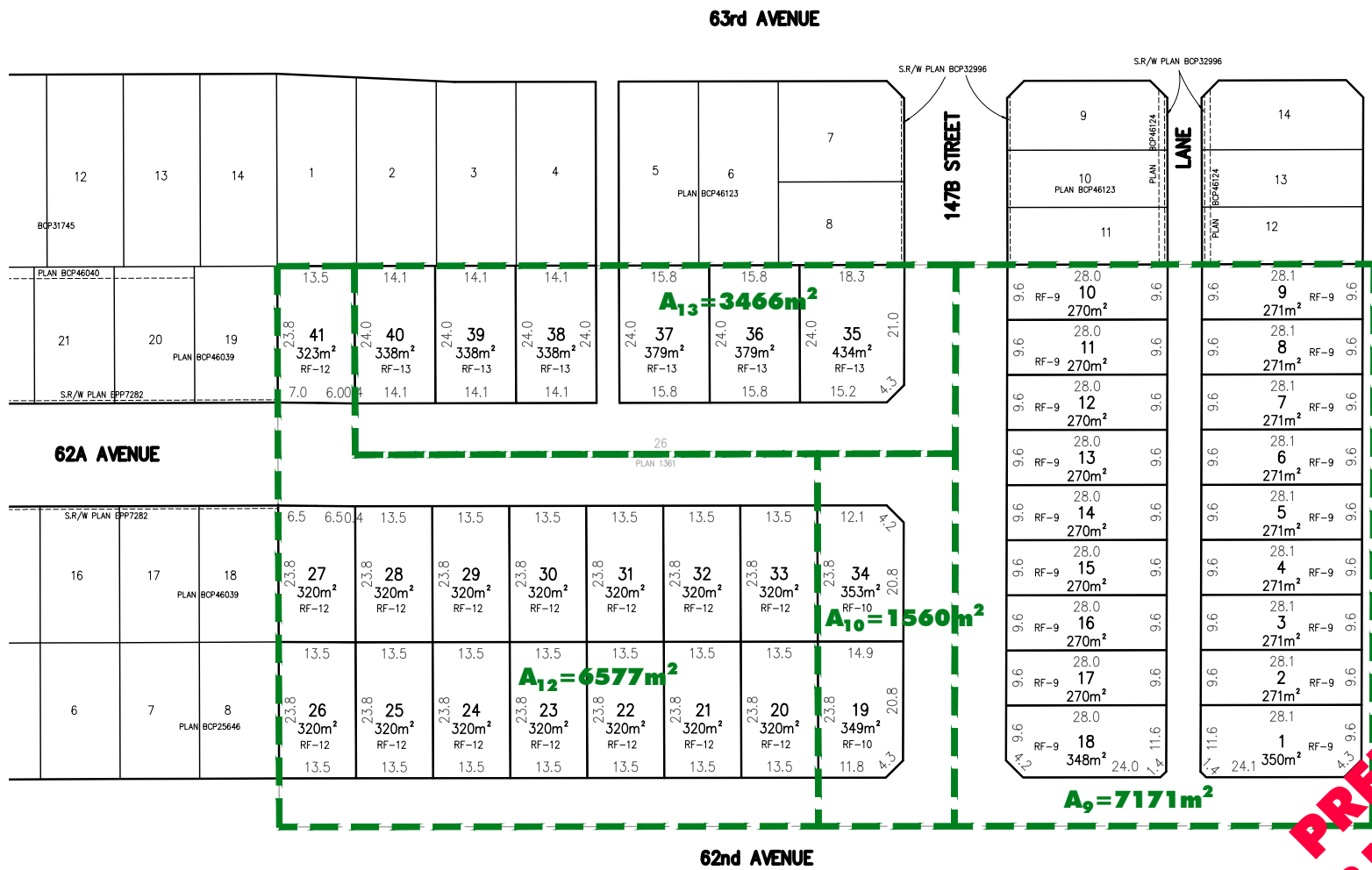
The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout & Block Plan
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Summary of Tree Survey and Tree Preservation
Appendix V.	Summary of Design Guidelines
Appendix VI.	NCP Plan

*approved by Shawn Low*

Jean Lamontagne  
General Manager  
Planning and Development

HS/cm



PRELIMINARY  
SUBJECT TO REVIEW  
AND APPROVAL

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CLIENT:		PROJECT: 6237 - 148 STREET, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 20018	DATE: SEP 2020	LEGAL:	SCALE: 1:750	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

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

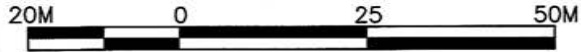


Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6  
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
ZONING BYLAW No. \_\_\_\_\_ OF LOT 26 SECTION 10 TOWNSHIP 2  
NEW WESTMINSTER DISTRICT PLAN 1361**

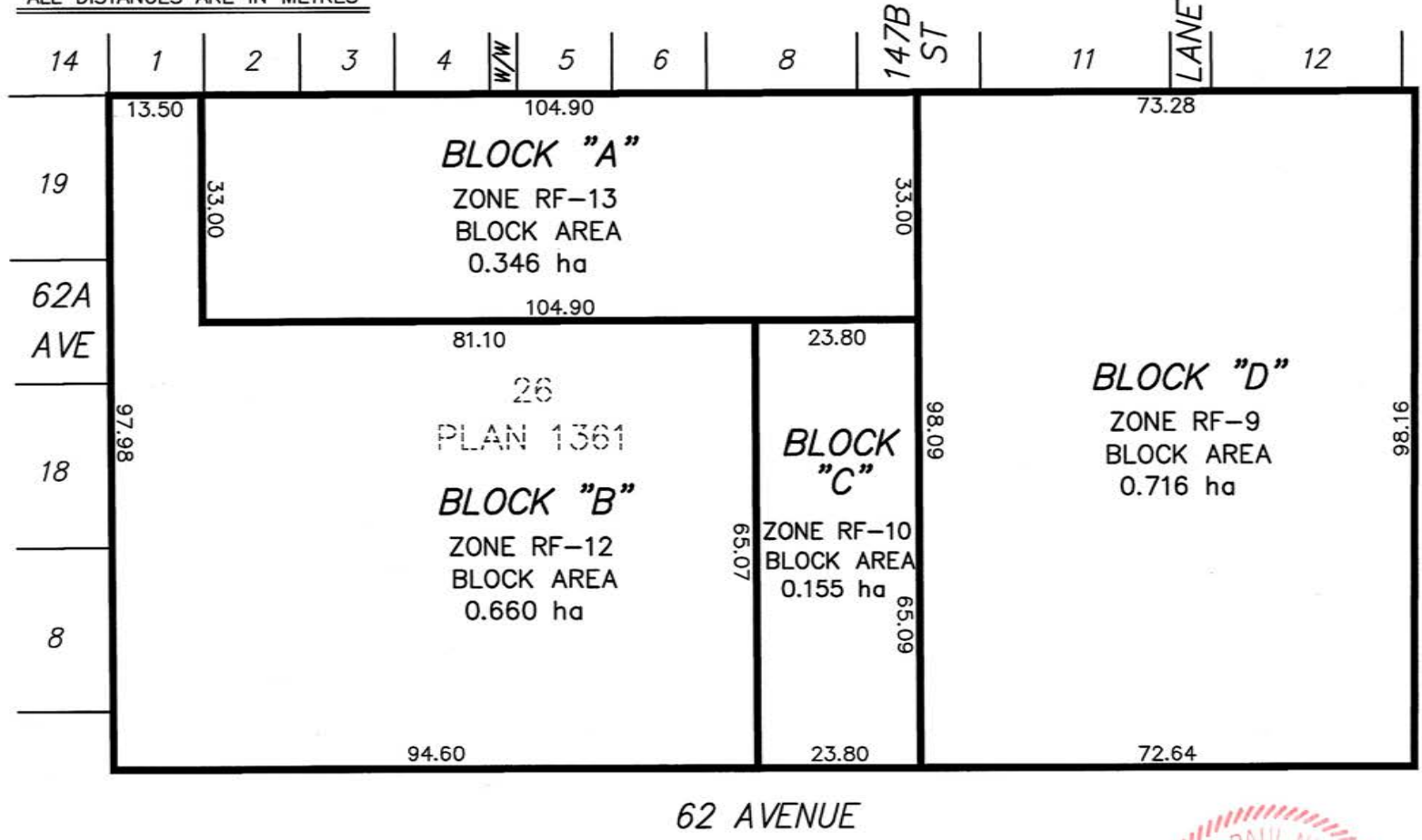
CITY OF SURREY  
B.C.G.S. 92G.016

SCALE = 1:1000



"ALL DISTANCES ARE IN METRES"

P.I.D. 005-671-701  
CIVIC ADDRESS: #6237 148th STREET



SOUTH FRASER LAND SURVEYING LTD.  
B.C. LAND SURVEYORS  
SUITE 202 - 19292 60th AVENUE  
SURREY, B.C. V3S 3M2  
TELEPHONE: 604 599-1886  
FILE: 201329ZONES

THIS PLAN LIES WITHIN THE  
METRO VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO  
LAND TITLE OFFICE RECORDS DATED  
THIS 2nd DAY OF DECEMBER, 2020

*Gene Paul Nikula*  
GENE PAUL NIKULA B.C.L.S.(803)

201329ZONES

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

FROM: **Development Engineer, Engineering Department**

DATE: **November 17, 2020 (Revised)** PROJECT FILE: **7820-0182-00**

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RE: **Engineering Requirements  
Location: 6237 148 Street**

**REZONE & SUBDIVISION**

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

- Dedicate 8.50 metres on 62 Avenue;
- Dedicate 1.942 metres on 148 Street;
- Dedicate 18.0 metres on 147B Street;
- Dedicate 18.0 metres on 62A Avenue;
- Dedicate 6.0 metres for Residential Lane;
- Dedicate 4.0 metres to match existing 4.0 metre walkway;
- Dedicate all corner cuts at road intersections; and
- Register 0.5 metre statutory right-of-ways along all road frontages (62 Avenue, 62A Avenue, 147B Street and 148 Street).

***Works and Services***

- Construct 62 Avenue;
- Construct 147B Street;
- Construct 62A Avenue;
- Construct lane;
- Construct walkway;
- Construct water, drainage, and sanitary mains along road frontages required to service the site. Construct service connections, complete with inspection chamber/water meter, to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee of \$52,305.75 (GST included) is required. If payment is not received until 2021, a new rate must be calculated (rates increase on January 1<sup>st</sup>).

**DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT**

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



Jeff Pang, P.Eng.  
Development Engineer

**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.

Goldstone Park elementary was opened February 2014 to relieve the enrolment pressure at both Woodward Hill and Cambridge Elementary. As of September 2020, all three schools are severely overcrowded. To meet in-catchment demand, there is a total of 25 portables across the three sites to address the need for enrolling space.

On the 2021/2022 5-year Capital Plan, the District is requesting as Priority 1 to construct a new 655 capacity elementary to address the overcrowding in the South Newton area. The Ministry of Education has not approved capital funding to move to design and construction of the school.

In June 2018, the Ministry of Education has approved funding for design and construction of a 700 capacity addition at Sullivan Heights. The addition is currently in construction and is targeted to open January 2022.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 20 0182 00

**SUMMARY**

The proposed 41 Single family with suites are estimated to have the following impact on the following schools:

**Projected enrolment at Surrey School District for this development:**

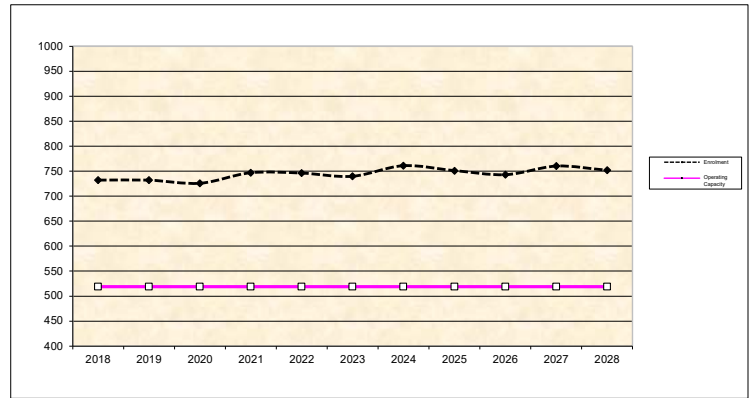
Elementary Students:	13
Secondary Students:	9

**September 2020 Enrolment/School Capacity**

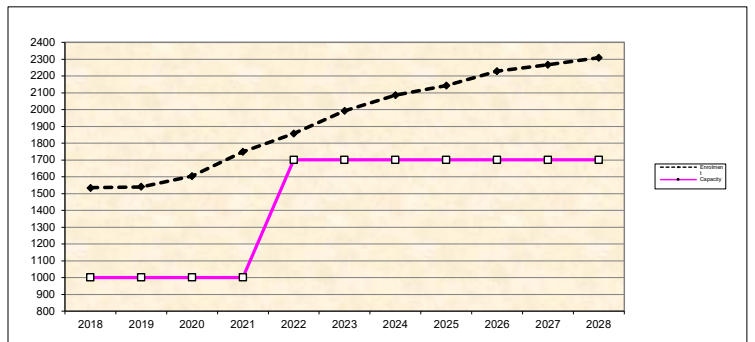
<b>Goldstone Park Elementary</b>	
Enrolment (K/1-7):	75 K + 651
Operating Capacity (K/1-7)	76 K + 443
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1604
Capacity (8-12):	1000
Addition Capacity (8-12) 2022:	1700

<b>Projected population of school-age children for this development:</b>	31
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**Goldstone Park 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.

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

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## Tree Preservation Summary

Surrey Project No: 20-0182-00

Address: 6237 148 Street, Surrey, BC

Registered Arborist: Peter Mennel - PN5611-A

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	73
<b>Protected Trees to be Removed</b>	71
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	2
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 13 X one (1) = <u>13</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 58 X two (2) = <u>116</u></li> </ul>	129
<b>Replacement Trees Proposed</b>	68
<b>Replacement Trees in Deficit</b>	61
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

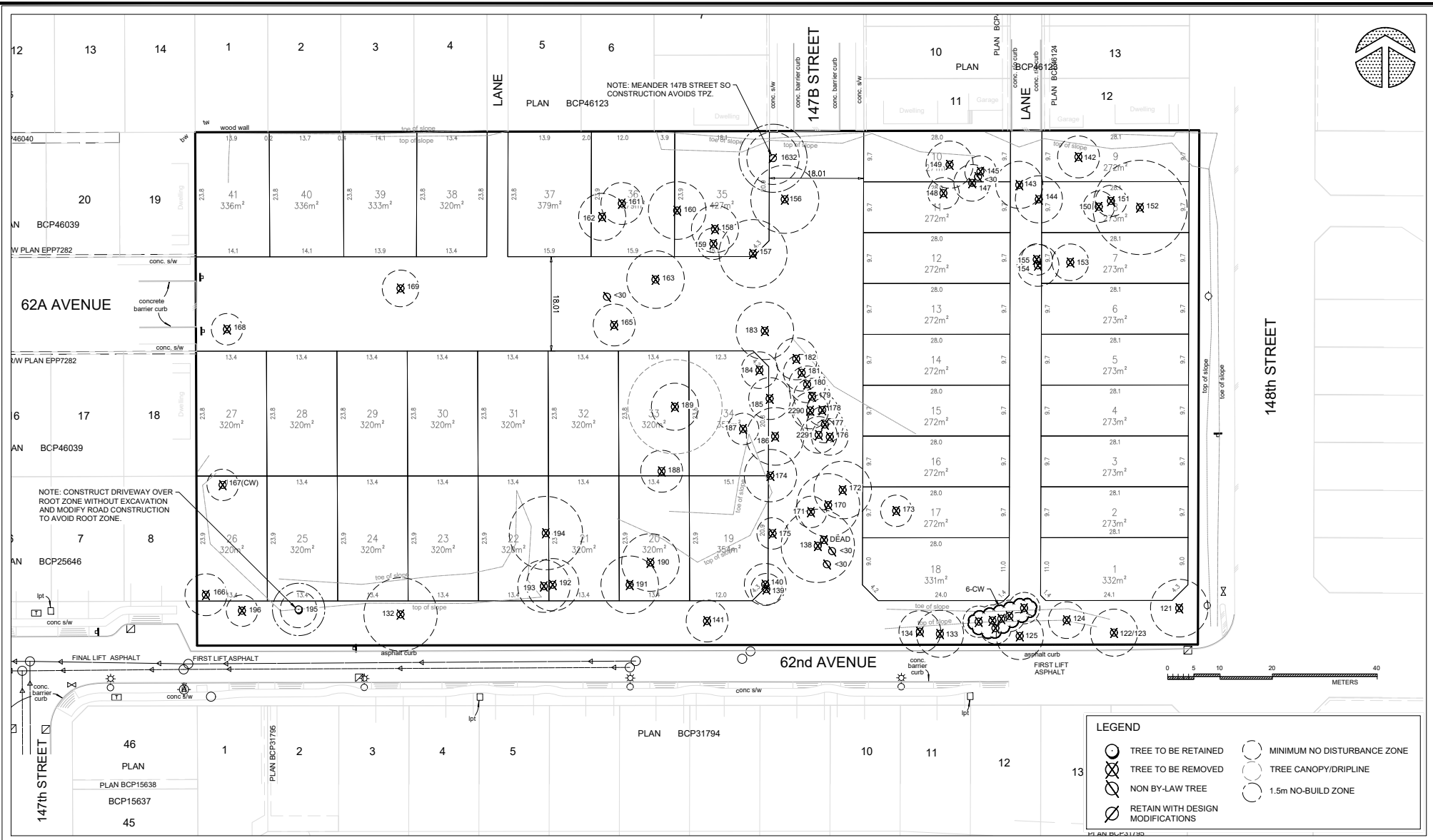
Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: December 1, 2020
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Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302





NOTE: MEANDER 147B STREET SO CONSTRUCTION AVOIDS TPZ.

NOTE: CONSTRUCT DRIVEWAY OVER ROOT ZONE WITHOUT EXCAVATION AND MODIFY ROAD CONSTRUCTION TO AVOID ROOT ZONE.

LEGEND	
	TREE TO BE RETAINED
	TREE TO BE REMOVED
	NON BY-LAW TREE
	RETAIN WITH DESIGN MODIFICATIONS
	MINIMUM NO-DISTURBANCE ZONE
	TREE CANOPY/DRIPLINE
	1.5m NO-BUILD ZONE

STAMP	NO.	DATE	BY	REVISION
	1	JUL 16/20	MK	LOT LAYOUT

**MIKE FADUM AND ASSOCIATES LTD.**  
**VEGETATION CONSULTANTS**

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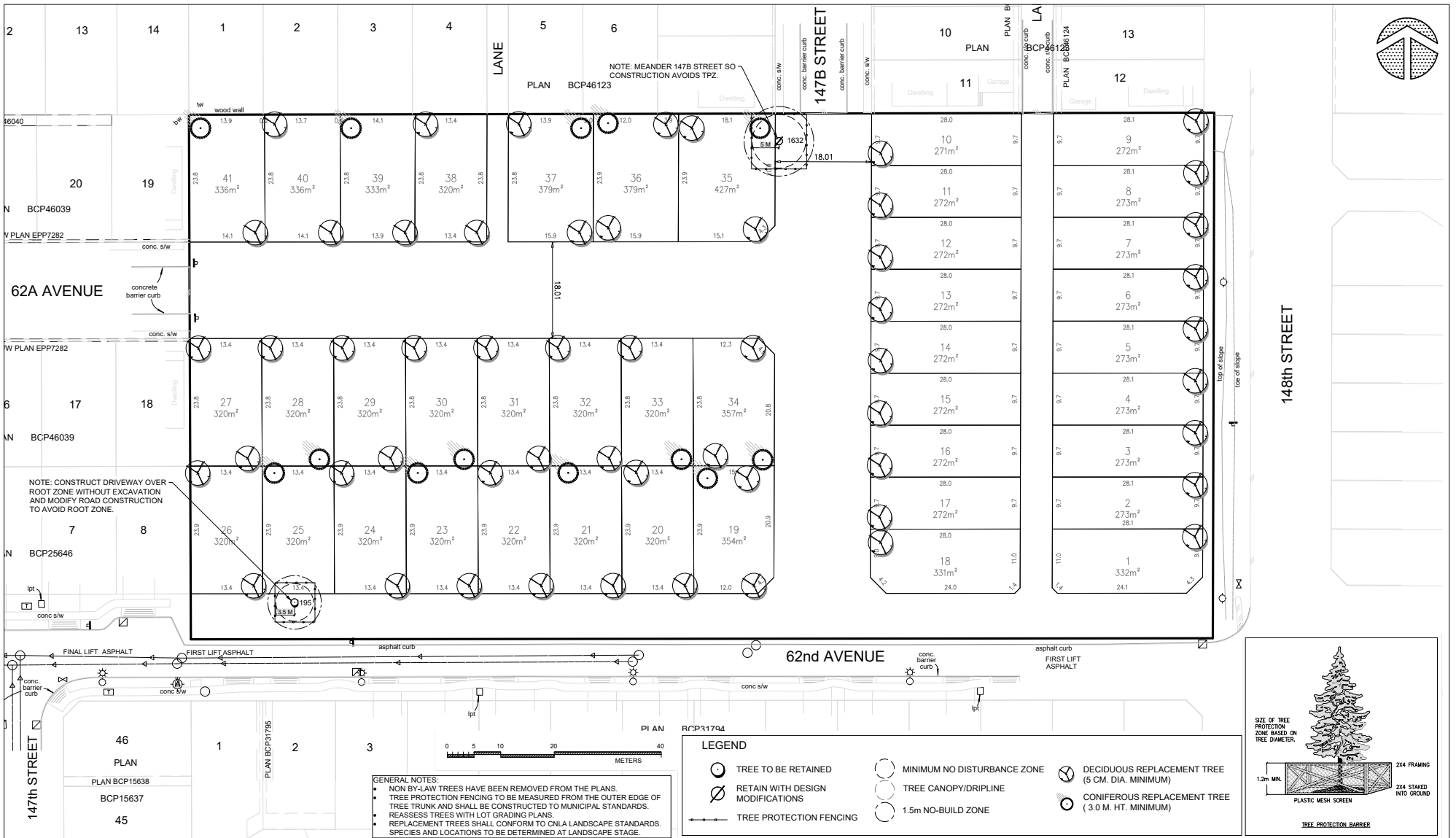
PROJECT TITLE  
**6237 148 STREET**  
**SURREY, B.C.**

SHEET TITLE  
**T1 - TREE REMOVAL AND PRESERVATION PLAN**

CLIENT \_\_\_\_\_

DRAWN SGL  
 SCALE AS SHOWN  
 DATE JULY 12, 2020

**T-1**  
 SHEET 1 OF 2



NOTE: MEANDER 147B STREET SO CONSTRUCTION AVOIDS TPZ.

62A AVENUE

62nd AVENUE

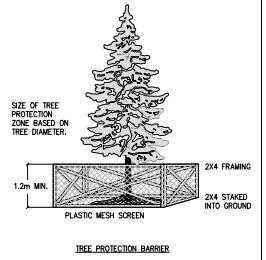
148th STREET

**GENERAL NOTES:**

- NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
- TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
- REASSESS TREES WITH LOT GRADING PLANS.
- REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

**LEGEND**

- TREE TO BE RETAINED
- WITH DIAGONAL LINE RETAIN WITH DESIGN MODIFICATIONS
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- TREE CANOPY/DRIPLINE
- 1.5m NO-BUILD ZONE
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)



STAMP	NO.	DATE	BY	REVISION
	1	JUL16/20	MK	LOT LAYOUT

**MIKE FADUM AND ASSOCIATES LTD.**  
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PROJECT TITLE  
**6237 148 STREET**  
**SURREY, B.C.**

SHEET TITLE  
**T2 - TREE PROTECTION PLAN**  
 CLIENT \_\_\_\_\_

DRAWN  
 SGL  
 SCALE  
 AS SHOWN  
 DATE  
 JULY 12, 2020

**T-2**  
 SHEET 2 OF 2



## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 20-0182-00  
Project Location: 6237 – 148 Street, Surrey, B.C.  
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

### **1. Residential Character**

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

The subject site is located within a new growth modern urban compact lot development area. The site is surrounded on four sides by RF-12 developments to the south, west and northwest and by RF-9 developments to the east and northeast. The subject site can be considered an infill development in an area in which the scale and form of homes in adjacent developments has already defined the character of this area.

The site and the surrounding area slopes consistently down to the north at gradients in excess of ten percent. This has resulted in a consistent three storey massing form on lots that slope up to the rear, with the garage situated at the basement level, and up to fifteen risers leading from the driveway to the front door. This characteristic will result in the requirement for some building mass reduction design strategies on the front of the homes on the up-sloping lots.

The style of most homes can be described as "Neo-Traditional" or "Neo-Heritage", with the exception of two new (under construction) "West Coast Contemporary" designs; one at 14722 – 62 Avenue and the other at 14718 – 62 Avenue.

All surrounding homes are Two-Storey type with in-ground basement. The homes on the RF-12 lots are approximately 2800 sq.ft. excluding the basement, and the homes on the RF-9 lots are approximately 1700 sq.ft. excluding basements and garages.

A variety of massing designs are evident, with the scale of the homes based on the slope of the lot. Lots that slope down to the rear are considered to have low-to-mid scale massing with zero to two risers leading to the front door. Lots that slope up to the rear are considered to have mid to high scale massing designs as a result of 2 ½ to 3 storeys of massing at the front. The massing designs overall are proportionally consistent and well balanced, suitable for emulation at the subject site. Front entrance porticos range from one to 1 ½ storeys in height, though most are 1 ½ storeys and are proportionally significant in relation to other projections.

With the exception of the "West Coast Contemporary" homes, roofs are configured with a main common hip form at a 7:12 or 8:12 slope with between two and five street facing common gable or Dutch Hip projections at slopes ranging from 7:12 to 12:12. All homes have a shake profile asphalt shingle roof surface.

Wall cladding materials include vinyl, stucco, cedar, and fibre cement board in a colour range that includes neutral, natural, and rarely, primary colours. Gable ends are articulated with wall shingles

or with vertical wood battens over stucco or fibre cement board in a Tudor emulation. Most homes have a brick or stone accent. Trim and detailing standards are typical of those found on most homes from the post year 2000's.

Overall, landscaping standards are considered modest to average for post year 2000's era homes.

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

- 1) **Context Homes:** There are many homes in this area that could be considered to provide acceptable architectural context for the subject site. These homes meet new 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 new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend.
- 2) **Style Character:** Existing surrounding homes are of styles typical of those found in modern urban developments in Surrey in the early 2000's. Styles recommended for this site include "Neo-Traditional" and "Neo-Heritage" and compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. 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:** All surrounding homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs:** Massing designs should meet new standards for RF-12, RF-13 and RF10 zoned subdivisions. New homes should exhibit "mid-scale" massing, which means that mass reduction strategies will be needed on the north (low) side of dwellings. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design:** Front entrance porticos range from one to 1 ½ storeys in height. 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, except that homes on RF-10 lots will have a front entrance height limited to one storey.
- 6) **Exterior Wall Cladding:** A wide range of cladding materials have been used in this area, including vinyl, cedar, 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 year 2019 compact lot developments.
- 7) **Roof surface:** This is area in which all homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications

membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.

- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 6:12. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** The area surrounding the development site is typical of many post year 2000's compact urban developments in the City. Homes are Two-Storey type with in-ground basements ranging from 1700 sq.ft. excluding garages and basements on the RF-9 lots and approximately 2800 sq.ft. excluding basements on the RF-12 lots. Lot slope is significant to the streetscape, resulting in homes with three storeys exposed to the street on the upsloping lots and two storeys on lots that slope down to the rear, zero to two risers to the front door. Most homes are "Neo-Traditional" or "Neo-Heritage" style, but there are two new under-construction "West Coast Contemporary" designs. Massing scale ranges from mid-scale to high scale. Front entrances range from one to 1 ½ storeys in height. Most roofs are common hip at a 7:12 or 8:12 slope with several articulated street facing gables. All homes have an asphalt shingle roof. Wall cladding includes vinyl, cedar, stucco, fibre cement board and stone. A clear majority of homes have colours from neutral or natural colour palettes. Landscaping meets a modest to average 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", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. 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 2017's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 storey on the CD(RF-10) lots and to 1 ½ storeys on the RF-12 and RF-13 lots.

## 2.2 Proposed Design Solutions:

<b>Interfacing Treatment</b>	Compatible massing design relationship with neighbouring “context homes”. Homes will therefore be in a compatible style range, including “Neo-Traditional”, “Neo-Heritage”, and “West Coast Contemporary” 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 roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.
<b>Exterior Materials/Colours:</b>	Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.  “Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.
<b>Roof Pitch:</b>	Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.
<b>Roof Materials/Colours:</b>	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. Membrane roofs also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.
<b>In-ground basements:</b>	In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.
<b>Treatment of Corner Lots:</b>	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 on the RF-12 and RF-13 lots shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling, and on the CD(RF-10) lots shall comprise a minimum of 20 percent. 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 12 shrubs of a minimum 3 gallon pot size on the CD(RF-10) lots, and 17 shrubs of a minimum 3 gallon pot size on the RF-12 and RF-13 lots. Corner lots shall have a minimum of 25 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 coloured concrete in dark earth tones or medium to dark grey only.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** August 31, 2020

**Reviewed and Approved by:**       **Date:** August 31, 2020



**Proposed NCP amendment to change the road network in order to facilitate the existing subdivision pattern.**

# 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                  |                 |                              |                      |

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