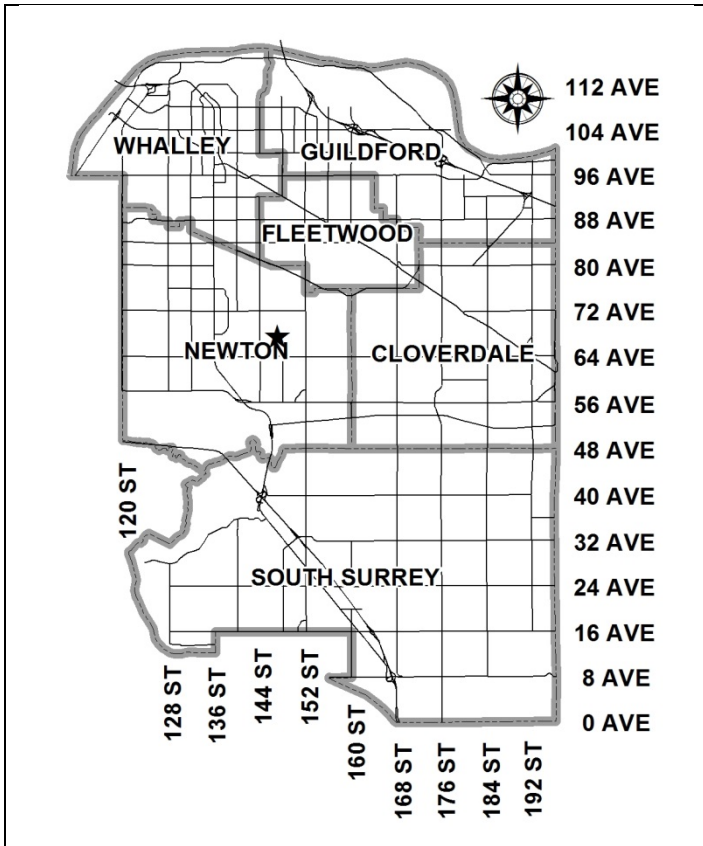


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0253-00

Planning Report Date: May 2, 2016

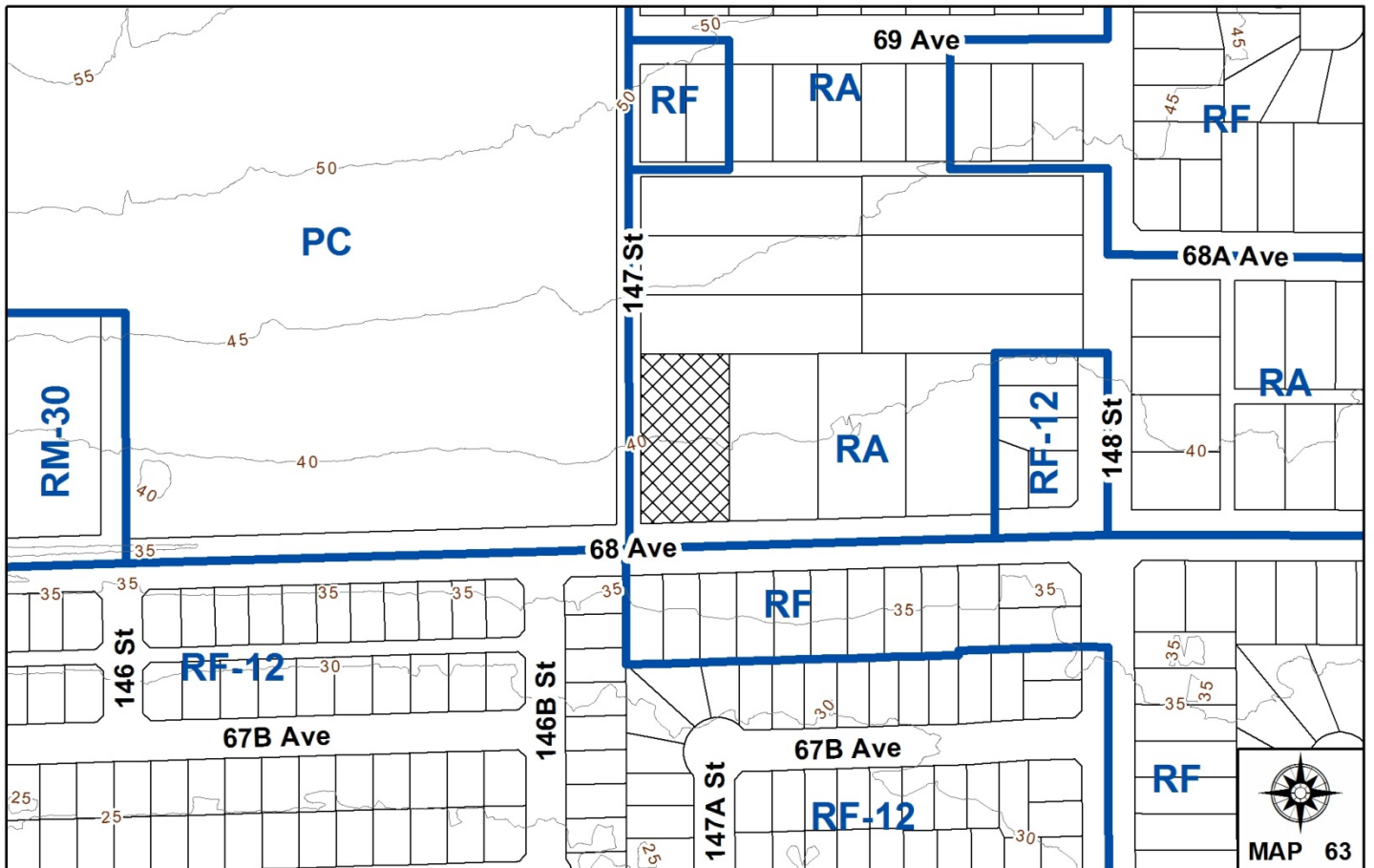


PROPOSAL:

- **NCP Amendment** from Urban Single Family Residential to Single Family Small Lots
- **Rezoning** from RA to RF-12

to allow subdivision into five (5) single family lots.

LOCATION: 14713 - 68 Avenue
OWNER: C & M 68th Avenue Projects Ltd.
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Urban Single Family Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application proposes an amendment to the East Newton South Neighbourhood Concept Plan (NCP) from "Urban Single Family Residential" to Single Family Small Lots".

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- Area residents have raised no objections to the proposed development.
- The proposed density and building form are appropriate for this part of East Newton South.
- The proposed development mirrors the development approved in 2012 at the north west corner of 148 Street and 68 Avenue, within the same block as the subject property, under Development Application No. 7910-0056-00. Under Application No. 7910-0056-00, the developer provided a concept plan based on the RF-12 zone for the remainder of the block. The proposal to develop the subject property into RF-12 lots was anticipated as a result of the approval of Application No. 7910-0056-00.

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 (12) Zone (RF-12)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the East Newton South NCP to redesignate the land from "Urban Single Family Residential" to "Single Family Small Lots" when the project is considered for final adoption.

REFERRALS

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

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

3 Elementary students at T.E. Scott Elementary School
1 Secondary student at Frank Hurt Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by early 2017.

Parks, Recreation & Culture: The Parks, Recreation, and Culture Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North	Single family dwelling on half-acre lot	Urban/Urban Single Family Residential	RA
East	Single family dwelling on 0.6 acre lot	Urban/Urban Single Family Residential	RA
South (Across 68 Avenue):	Single family dwellings	Urban/Urban Single Family Residential	RF
West (Across 147 Street):	Valley View Cemetery	Urban/Cemetery	PC

DEVELOPMENT CONSIDERATIONSBackground

- The subject property is located on the north-east corner of the intersection of 68 Avenue and 147 Street.
- The subject property is designated “Urban” in the Official Community Plan (OCP), “Urban Single Family Residential” in the East Newton South Neighbourhood Concept Plan (NCP), and zoned “One Acre Residential Zone” (RA).
- To the south across 68 Avenue between 146B Street and 148 Street are RF zoned lots. These lots are 15 metres (50 ft.) in width and 560 square metres (6,000 sq. ft.) in size, which is the minimum permitted for lot width and lot size under the RF Zone. To the south and west of these lots are RF-12 zoned properties.

Current Proposal

- The applicant proposes to rezone the subject property to “Single Family Residential (12) Zone” (RF-12) in order to allow subdivision into five (5) single family small lots. The proposed RF-12 Zone is consistent with the designation in the Official Community Plan (OCP); however an NCP amendment from “Urban Single Family Residential” to “Single Family Small Lots” is required.
- All five (5) proposed lots conform to the minimum requirements of the RF-12 Zone in terms of lot area, width and depth. The lots range in size from 363 square metres (3,907 sq. ft.) to 509 square metres (5,480 sq. ft.). The lot widths range from 13.4 metres (44 ft.) to approximately 18.7 metres (61 ft.).
- No existing structures are proposed to be retained.

Building Design Guidelines and Lot Grading

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting 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” and “West Coast Contemporary”. Style range is not restricted in the building scheme but should be reasonably compatible with other homes in the immediate area.
- A preliminary lot grading plan was submitted by Hub Engineering Inc. dated July 2015. The information has been reviewed by staff and found to be generally acceptable. Based on the preliminary lot grading plan, in-ground basements are proposed on all lots.

PRE-NOTIFICATION

- Pre-notification letters were sent to surrounding property owners on December 17, 2015 and Development Proposal Signs were installed on September 22, 2015. To date staff have received no responses to the proposal.

JUSTIFICATION FOR PLAN AMENDMENT

- The East Newton South Neighbourhood Concept Plan (NCP) designates the site “Urban Single Family Residential”. In order to rezone the site to RF-12, an NCP amendment to “Single Family Small Lots” is required.
- A similar rezoning and subdivision application was approved in 2012 at the north-west corner of 68 Avenue and 148 Street, in the same block as the subject property, under Development Application No. 7910-0056-00. The current application follows the same general subdivision layout and lot orientation that was approved under Development Application No. 7910-0056-00. Under Development Application No. 7910-0056-00, the developer provided a concept plan which proposed subdivision under the RF-12 Zone for the remaining larger lots located in the area bounded by 68 Avenue, 147 Street, 69 Avenue and 148 Street. Approval of Development Application No. 7910-0056-00 has essentially set a precedent, and RF-12 development is anticipated for the remainder of the block.
- The proposed density and building form are appropriate for this part of Newton.
- No opposition has been raised through the pre-notification.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	2	2	0
Maple, Bigleaf	1	1	0
Coniferous Trees			
Cedar, Western Red	25	23	2
Douglas-fir	2	2	0
Pine, Scots	1	1	0
Total	31	29	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		14	
Total Retained and Replacement Trees		16	
Contribution to the Green City Fund		\$9,425	

- The Arborist Assessment states that there are a total of 31 protected trees on the site. There are no existing Alder or Cottonwood trees on site. 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 58 replacement trees on the site. Since only 14 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 44 replacement trees will require a cash-in-lieu payment of \$9,425, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 16 trees are proposed to be retained or replaced on the site with a contribution of \$9,425 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 14, 2015. The following table summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject property is located at the north-east corner of 68 Avenue and 147 Street, within the East Newton South NCP Area. • The subject property is designated “Urban Single Family Residential” in the NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The application proposes a unit density of 23 units per hectare (9 units per acre). The proposed RF-12 Zone permits a maximum of 25 units per hectare (10 units per acre). • The proposed development allocates space for backyard gardens.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates the following Low Impact Development Standards: <ul style="list-style-type: none"> ○ Roof downspout disconnection ○ Dry swales ○ Sediment control devices • The application proposes to plant 14 replacement trees to enhance the ecological habitat on site. • The development will incorporate provisions for recycling and compost pickup.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • n/a
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • The design of the site incorporates Crime Prevention Through Environmental Design “CPTED” principles by providing well-lit sidewalks.
6. Green Certification (F1)	<ul style="list-style-type: none"> • n/a
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notification letters were sent to surrounding property owners on December 17, 2015 and Development Proposal Signs were installed on September 22, 2015. A public hearing will be held for the rezoning application.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Proposed NCP Amendment

original signed by Ron Hintsche

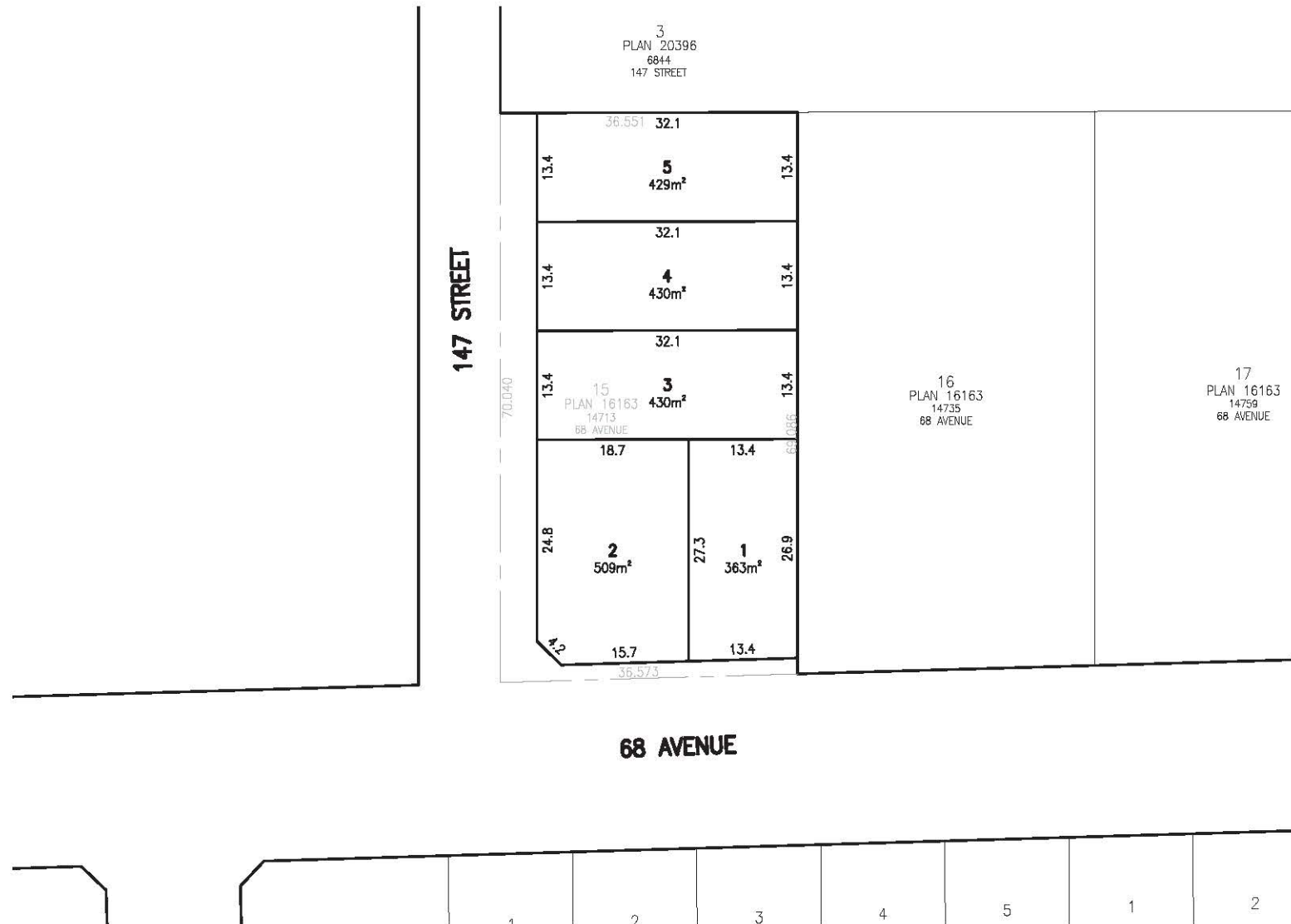
Jean Lamontagne
General Manager
Planning and Development

EM/ar

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	0.627
Acres	0.254
Hectares	
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m – 18.6 m
Range of lot areas (square metres)	363 m ² – 507 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	19.7 uph / 7.9 upa
Lots/Hectare & Lots/Acre (Net)	23.2 uph / 9.4 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	20%
Total Site Coverage	70%
PARKLAND	
Area (square metres)	
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



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Appendix II

CLIENT:	PROJECT: 14713 68 AVENUE, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 15054	DATE: AUG 2015	LEGAL:	MUNICIPAL PROJECT No.:
SCALE: 1:500			
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

Hub Engineering Inc.
Engineering and Development Consultants

Member
PACIFIC LAND GROUP

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

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

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

DATE: **February 4, 2016** PROJECT FILE: **7815-0253-00**

RE: **Engineering Requirements
Location: 14713 68 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the Neighbourhood Concept Plan Amendment.

REZONING/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m on 68 Avenue towards the 24.0 m wide Collector Road allowance.
- Dedicate 3.0 m x 3.0 m corner cuts at 68 Avenue and 147 Street.
- Dedicate 4.5 m on 147 Street towards the 14.5 m Local Road allowance.
- Register 0.5 m statutory rights-of-way on 68 Avenue and 147 Street for service connections and sidewalk maintenance.

Works and Services

- Construct north side of 68 Avenue to the Collector Road standard. The City will reimburse for the upsizing cost from the Local Road standard to the Collector Road standard.
- Construct 147 Street to a modified Local Road standard with boulevard and sidewalk on the east side only.
- Construct storm and sanitary sewer mains on 147 Street.
- Construct metered water service connections to each lot.
- Construct storm and sanitary service connections for each lot.
- Pay Sanitary Connection Fee relative to 7803-0135-00.

A Servicing Agreement is required prior to Rezoning and Subdivision.



Robert Cooke, Eng.L.
Development Project Engineer

IK1



Thursday, January 28, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0253 00

SUMMARY

The proposed 5 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2015 Enrolment/School Capacity

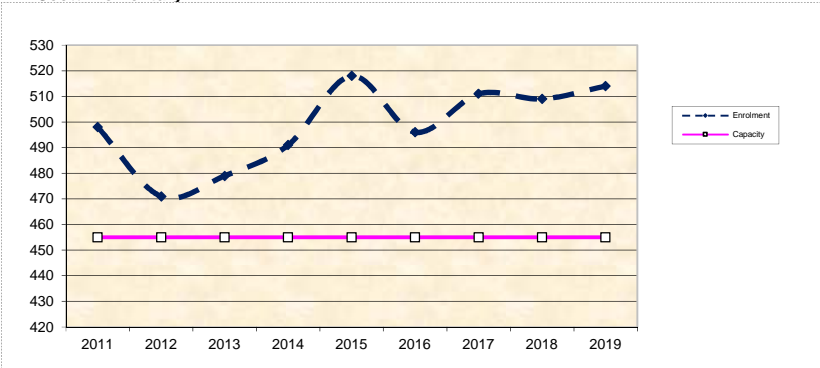
T. E. Scott Elementary	
Enrolment (K/1-7):	62 K + 456
Capacity (K/1-7):	80 K + 375
Frank Hurt Secondary	
Enrolment (8-12):	1174
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

School Enrolment Projections and Planning Update:

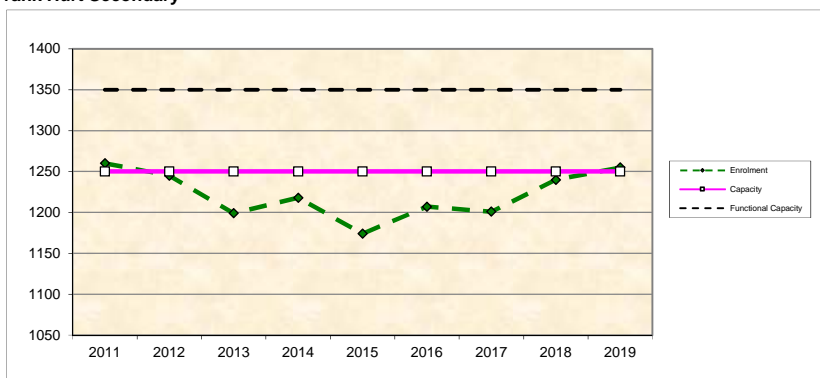
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Capacity in the table includes an approved 8 classroom addition to TE Scott, with full day Kindergarten implementation in 2011. The addition was completed in October 2012, with students moving into the new space in November 2012. TE Scott also is receiving a seismic upgrade to the older portions of the school, to be completed by July 2013. TE Scott Elementary School's capacity also includes an existing four classroom modular complex which will remain on site. Construction (seismic project) related portable classrooms are scheduled to be removed this summer, before September 2013. A boundary change from TE Scott to Georges Vanier has been implemented to help reduce overcrowding. Frank Hurt Secondary capacity also includes a four classroom modular complex. There are no capital projects identified for Frank Hurt Secondary. The proposed development will not have an impact on these projections.

T. E. Scott Elementary



Frank Hurt Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7915-0253-00
 Project Location: 14713 - 68 Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

This area was built out over a time period spanning from the 1950's to the early year 2000's. The age distribution from oldest to newest is: 1950's (8%), 1960's (15%), 1980's (8%), and early post year 2000's (69%). A majority of homes in this area have a floor area in the 2501 - 3000 sq.ft. size range. Home size distribution is: under 1000 sq.ft. (8%), 1000 - 1500 sq.ft. (8%), 1501 - 2000 sq.ft. (8%), and 2501 - 3000 sq.ft. (77%). Styles found in this area include: "Old Urban" (23%), "West Coast Modern" (8%), "Neo-Traditional" (69%). Home types include: Bungalow (15%), Basement Entry (8%), Two-Storey (77%).

Massing scale (front wall exposure) characteristics include: low mass structure (15%), mid-scale massing (69%), mid to high scale massing (8%), and high scale, box-like massing resulting from locating the upper floor directly above or beyond the floor below (8%). The scale (height) range for front entrance structures include: one storey front entrance (38%), and 1 ½ storey front entrance (62%).

The range of roof slopes found in this area is: 2:12 (5%), 5:12 (5%), 6:12 (10%), and 8:12 (80%). Main roof forms (largest upper floor truss spans) include: main common hip roof (77%), and main common gable roof (23%). Feature roof projection types include: none (11%), Common Hip (11%), Common Gable (56%), Dutch Hip (17%), and Shed roof (6%). Roof surfaces include: Tar and gravel (8%), Metal (8%), Rectangular profile type asphalt shingles (8%), Shake profile asphalt shingles (23%), Concrete tile (shake profile) (46%), and cedar shingles (8%).

Main wall cladding materials include: horizontal cedar siding (23%), horizontal vinyl siding (54%), vertical vinyl siding (8%), and stucco cladding (15%). Feature wall trim materials used on the front facade include: no feature veneer (14%), brick feature veneer (5%), stone feature veneer (36%), wood wall shingles accent (18%), vertical board and batten cedar accent (5%), 1x4 vertical battens over Hardipanel in gable ends (18%), and Tudor style battens over stucco accent (5%). Wall cladding and trim colours include: Neutral (24%), Natural (71%), and Primary derivative (6%).

Covered parking configurations include: no covered parking (15%), single vehicle garage (8%), double garage (69%), and rear garage (8%).

A variety of landscaping standards are evident, ranging from lots in a primarily natural state with dense native tree stands, to an average modern urban standard. Driveway surfaces include: gravel (8%), asphalt (23%), exposed aggregate (62%), and rear (8%).

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

- 1) **Context Homes:** 69 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 31 percent of homes are considered 'non-context'). Context homes include: 14668 - 68 Avenue, 6798 - 146B Street, 14702 - 68 Avenue, 14712 - 68 Avenue, 14724 - 68 Avenue, 14732 - 68 Avenue, 14740 - 68 Avenue, 14748 - 68 Avenue, and 14752 - 68 Avenue. These homes could be emulated, which would produce an acceptable architectural result. However, massing design, construction materials, and trim and detailing standards for new homes constructed in new RF-12 zone subdivisions, now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF-12 zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** Existing surrounding homes are of styles typical of those found in post year 2000 compact lot developments. Styles recommended for this site include "Neo-Traditional" and "Neo-Heritage". Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent. It should also be recognized that there is a strong style change in progress now toward "West Coast Contemporary" designs. Manifestations of this style that are reasonably compatible with other homes approved at the subject site should also be considered.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-12 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including Vinyl, cedar, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope :** Roof slopes of 8:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range. Some exceptions permitted to achieve specific style objectives, such as reduced slope at a covered entry veranda or to ensure minimum roof slopes do not force ridge heights to exceed the maximum height in the zoning by-law or to cause unnecessary overshadowing of neighbouring lots. A provision should also be available for feature roof projections at lower slopes, subject to consultant determination that the low slope roof component adds architectural interest without detracting from integrity of the style form.

Streetscape: At the context site to the south (14600 and 14700 blocks on the south side of 68 Ave.) there is obvious continuity of appearance. All homes are 2700-2900 square foot "Neo-Traditional" / "Neo-Heritage" style Two-Storey type. The homes have

mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have 1 - 1 ½ storey high front entrances. Main roof forms are common hip or common gable at an 8:12 slope. All homes have common gable projections articulated with either cedar shingles or with hardboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof or a shake profile concrete tile roof and all are clad in either vinyl or stucco with feature masonry accents. The colour range includes only natural and neutral hues. Landscaping meets a common modern urban standard. Homes on the north side of 68 Avenue opposite the context site, and in the 6800 block of 147 Street are old urban structures on large lots with native landscapes.

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”, or compatible style 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 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring “context homes” including 14668 - 68 Ave., 6798 - 146B St., 14702 - 68 Ave., 14712 - 68 Ave., 14724 - 68 Ave., 14732 - 68 Ave., 14740 - 68 Ave., 14748 - 68 Ave., and 14752 - 68 Ave. Homes will therefore be in a compatible style range, including “Neo-Traditional”, “Neo-Heritage” and compatible styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours:

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

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 8:12, 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.

Roof Materials/Colours: Shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.

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

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

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 25 shrubs of a minimum 3 gallon pot size, of which at least 10 shrubs are planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** December 3, 2015

Reviewed and Approved by:  **Date:** December 3, 2015

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 15-0253-00
Address: 14713 68th Avenue, Surrey
Registered Arborist: Mike Fadum

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)	31
Protected Trees to be Removed	29
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 29 X two (2) = 58 	58
Replacement Trees Proposed	14
Replacement Trees in Deficit	44
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6 	6
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

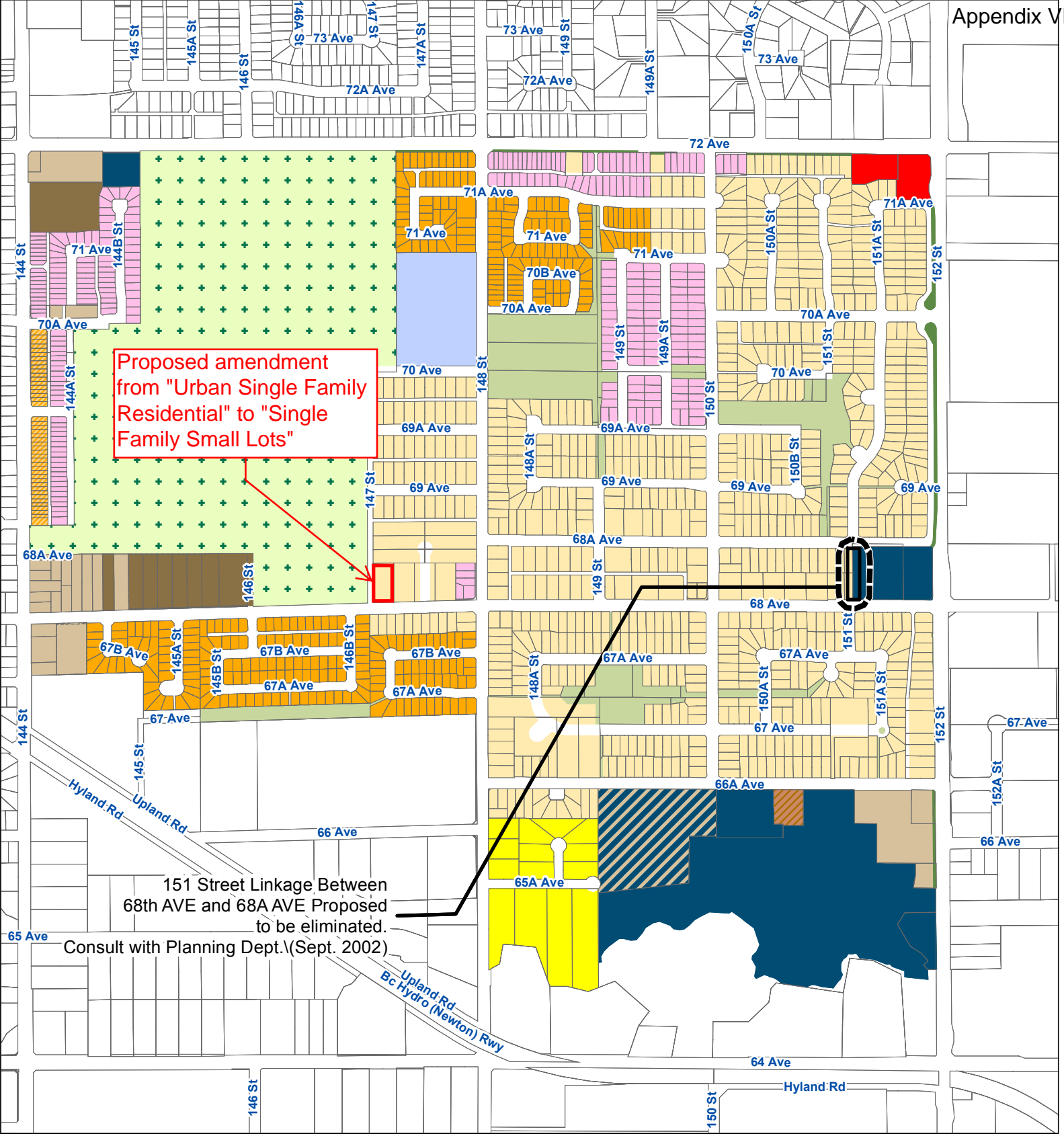
Signature of Arborist:

Date: October 16, 2015


















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Proposed amendment from "Urban Single Family Residential" to "Single Family Small Lots"

151 Street Linkage Between 68th AVE and 68A AVE Proposed to be eliminated. Consult with Planning Dept. (Sept. 2002)

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

EAST NEWTON SOUTH LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved By Council December 15, 1997 Amended 1 Dec. 2014

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