

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0308-00

Planning Report Date: September 12, 2016

**PROPOSAL:**

- **NCP Amendment** for changes to road network
- **Rezoning** from RA and RF-12 to RF-12

to permit subdivision into 19 single family lots and one remainder parcel.

**LOCATION:**

6257 - 150 Street and  
 14933 - 62 Avenue

**OWNER:**

David S. Johal  
 Gurbinder S. Johal  
 Kulwant K. Johal  
 1037594 B.C. Ltd.

**ZONING:**

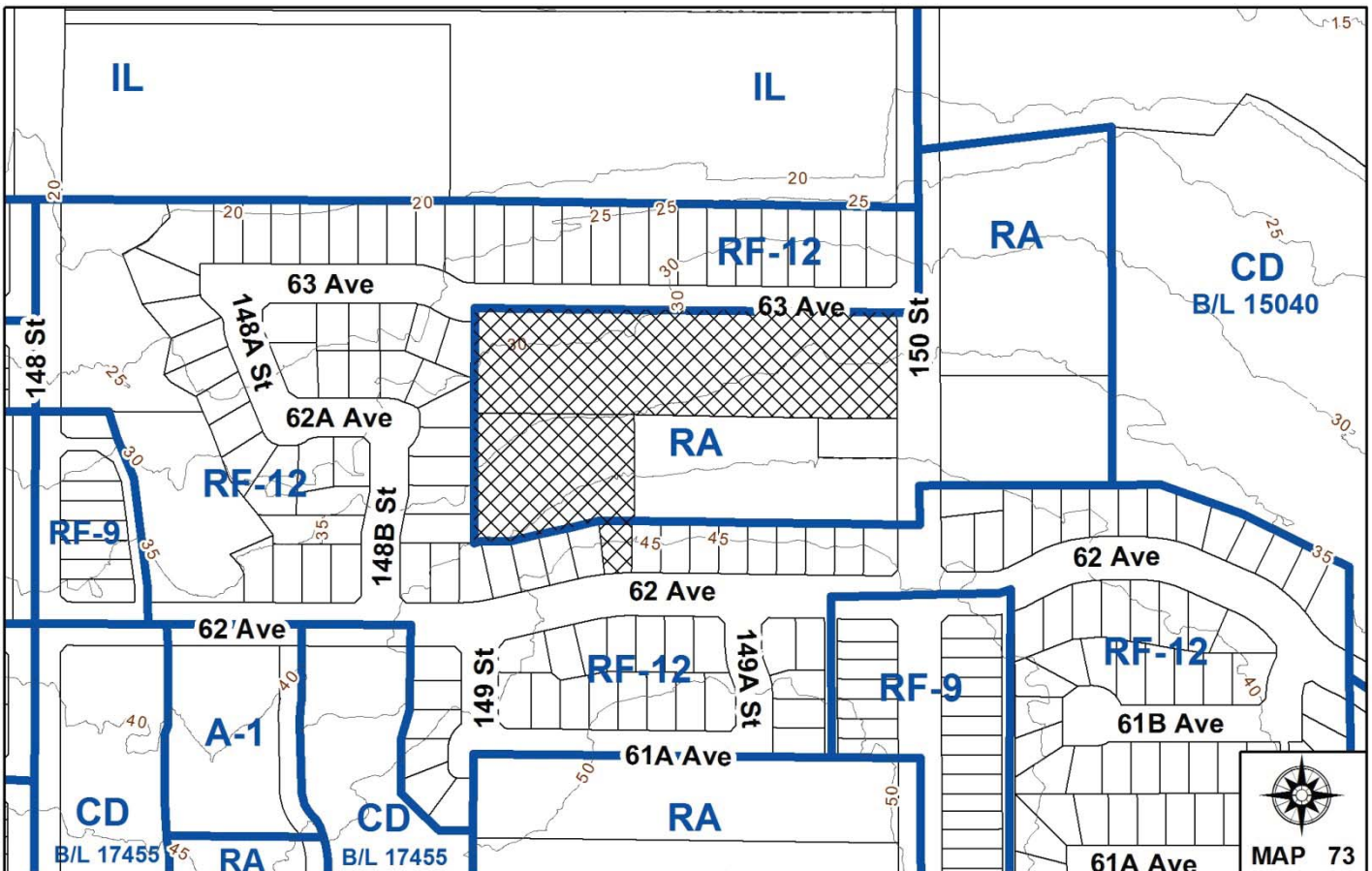
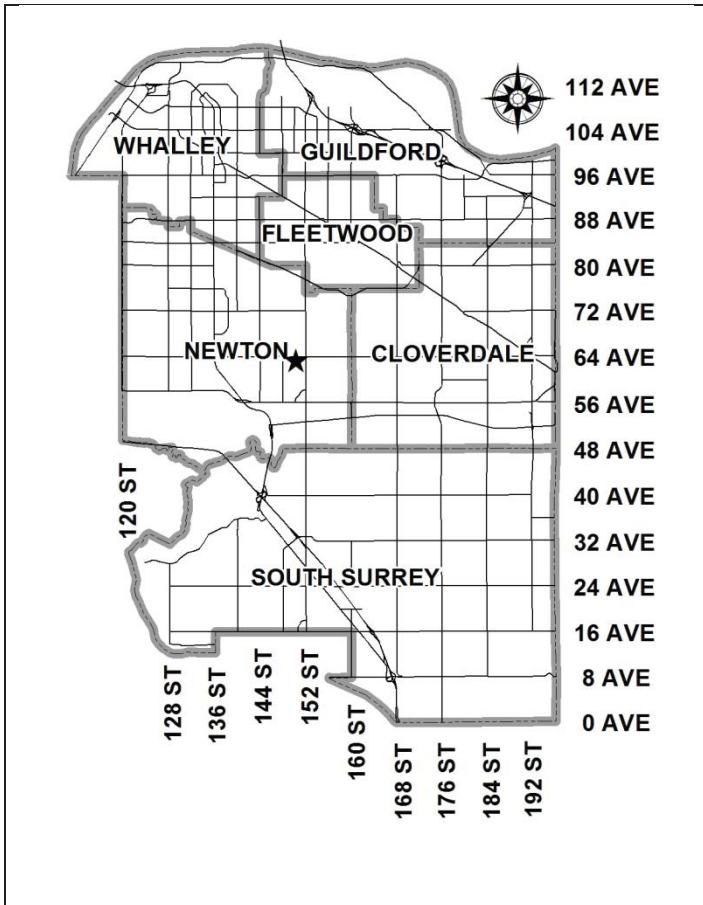
RF-12 and RA

**OCP DESIGNATION:**

Urban

**NCP DESIGNATION:**

Single Family Residential Flex  
 6-14.5 u.p.a.



### 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 NCP road network that would eliminate the two cul-de-sacs in favour of a crescent road.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP and 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, provide increased on-street parking, and creates a more efficient subdivision layout with consistent lot sizes.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One Acre Residential Zone (RA)" and "Single Family Residential 12 Zone (RF-12)" 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;
  - (e) Registration of a Section 219 Restrictive Covenant to advise future owners of industrial uses to the north; and
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the South Newton NCP for changes to the road network when the project is considered for final adoption (Appendix VII).

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:**

10 Elementary students at Cambridge Elementary School  
5 Secondary 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 late 2017.

Parks, Recreation &  
Culture:

Parks has no concerns with proposed project.

### SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on a large heavily treed lot for the northern portion. The southern parcel at 14933 – 62 Avenue is occupied by a single family dwelling and is undeveloped and heavily treed at the rear.

### Adjacent Area:

<b>Direction</b>	<b>Existing Use</b>	<b>OCP/NCP Designation</b>	<b>Existing Zone</b>
North (Across 63 Avenue):	Single Family Residential	Urban / Single Family Residential Flex 6-14.5 u.p.a.	RF-12
East (Across 150 Street):	Single Family Residential	Urban / Single Family Residential Flex 6-14.5 u.p.a.	RA (Development Application No. 7916-0211-00 proposes to rezone the site from RA to RF-12.)
South:	Single Family Residential	Urban / Single Family Residential Flex 6-14.5 u.p.a.	West portion: RF-12 East portion: RA
West:	Single Family Residential	Urban / Single Family Residential Flex 6-14.5 u.p.a.	RF-12

### JUSTIFICATION FOR PLAN AMENDMENT

- The application proposes an amendment to the road network in the South Newton Neighbourhood Concept Plan (NCP) that would eliminate the two cul-de-sacs extending southwards from 63 Avenue in favour of an L-shaped crescent road connecting between 63 Avenue and 150 Street.
- The proposed changes to the road network will allow for better circulation of traffic in this area (eliminating the dead end cul-de-sacs), provide increased on-street parking (allowing for parking on both sides of the street), and creates a more efficient subdivision layout with consistent lot sizes. The proposal will also allow for more efficient site servicing by eliminating the need to acquire a right-of-way over the subject site when the properties to the south at 6227 and 6245 – 150 Street are redeveloped.
- Transportation has reviewed the proposed road concept and found it to be preferred to the two cul-de-sac concept from a connectivity and circulation perspective.

### DEVELOPMENT CONSIDERATIONS

- The 1.39 hectare (3.44 acre) subject site is located at the southwest corner of the intersection of 150 Street and 63 Avenue. The 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 (12) Zone (RF-12)" in order to subdivide into 19 single family small lots and one larger remainder lot (Appendix II).
- As an instream application, the applicant is opting to pursue rezoning to RF-12 rather than to the proposed new RF-13 Zone, which received approval to proceed on June 27, 2016 following Council's support of Corporate Report No. R158; 2016. Rezoning the site to the new RF-13 Zone would affect lot yield, as a number of proposed RF-12 lots are below the minimum 336 square metre (595 sq. ft.) lot area of the RF-13 Zone.
- The proposed new RF-13 Zone addresses parking issues and also increases the minimum lot depth, and area dimensions beyond those in the existing RF-12 Zone. As noted, the proposed NCP amendment to the road network to eliminate two cul-de-sacs in favour of a crescent road results in increased on-street parking. Furthermore, all of the proposed RF-12 lots, with the exception of one lot, are at least 24 metres (79 ft.) in depth, which is consistent with the new RF-13 Zone. Only Lot 7 is proposed to be less than 24 metres (79 ft.) in depth due to proposed road dedication, but this lot will exceed the minimum 22 metre (72 ft.) depth permitted for RF-12 Type II lots. All of the proposed lots are a minimum of 13.4 metres (44 ft.) in width and will have driveways at the front of the lots. No rear lanes are proposed.
- Rezoning to RF-12 is considered appropriate in this context as the surrounding neighbourhood is zoned RF-12.
- Lot 20 is proposed as a remainder lot with future development potential with the properties to the south at 6227 and 6245 - 150 Street. The existing house will be retained on this lot.

### Hazard Lands – Steep Slopes Development Permit (DP) Area

- The subject property is located within the Hazard Lands Development Permit (DP) Area for Steep Slopes, as identified in the Official Community Plan (OCP).
- A geotechnical site assessment was conducted by Able Geotechnical Ltd. (report dated November 18, 2015), which determined that the existing slopes are not more than 14 degrees and the proposed slope after development would not be more than 11 degrees. The report states that this is a very gentle slope from a stability perspective and slope instability during the development and post-development stage is not a concern on this site. The geotechnical consultant has provided a Landslide Assessment Assurance Statement indicating that the land may be used safely for the use intended without any registered covenant. The site assessment and assurance statement have been reviewed by staff and were found to be acceptable.
- Based on the information provided in the geotechnical assessment, the site is considered safe for its intended use and meets the criteria for an exemption from the Development Permit requirement.

### 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).
- A preliminary lot grading plan was submitted by Hub Engineering Inc. dated June 1, 2016. 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

- A Development Proposal was installed on November 26, 2015, Pre-Notification letters were sent to surrounding property owners on February 24, 2016, and updated Pre-Notification letters were sent on July 28, 2016.
- Staff received one response from a representative of the industrial property owners to the north at 6330 – 148 Street regarding concerns about potential noise complaints from future owners of the proposed residential lots.

*(In order to help mitigate these concerns, a Section 219 Restrictive Covenant will be registered on the new lots to alert future owners of the existing industrial operations to the north.*

*These lands are designated Industrial in the Metro Vancouver Regional Growth Strategy (RGS) as well as the Official Community Plan (OCP).*

*An existing 10 metre (33 ft.) wide landscaped buffer with a 2.0 metre (7 ft.) high berm and 1.8 metre (6 ft.) high fence was installed as part of Development Application Nos. 7904-0325-00 and 7910-0121-00 to provide separation between the industrial lands and the single family residential neighbourhood.)*

### TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting 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
<b>Alder and Cottonwood Trees</b>			
Red Alder	51	40	11
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	0	1
Cherry	1	1	0



Tree Species	Existing	Remove	Retain
Maple (Bigleaf)	12	7	5
Maple (Japanese)	1	0	1
Maple (Norway)	2	2	0
Maple (Vine)	8	8	0
Paper Birch	2	1	1
<b>Coniferous Trees</b>			
Douglas Fir	12	12	0
Western Redcedar	1	0	1
Western White Pine	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>41</b>	<b>31</b>	<b>10</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>18</b>	
<b>Total Retained and Replacement Trees</b>		<b>39</b>	
<b>Contribution to the Green City Fund</b>		<b>\$33,600</b>	

- The Arborist Assessment states that there are a total of 41 protected trees on the site, excluding Alder and Cottonwood trees. 51 existing trees, approximately 55 % of the total trees on the site, are Alder trees. It was determined that 21 trees can be retained as part of this development proposal, including 11 Red Alder trees. 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 102 replacement trees on the site. Since only 18 replacement trees can be accommodated on the site (based on an average of 1 tree per lot), the deficit of 84 replacement trees will require a cash-in-lieu payment of \$33,600, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 39 trees are proposed to be retained or replaced on the site with a contribution of \$33,600 to the Green City Fund.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 13, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The 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).</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The application proposes a net density of 18.7 units per hectare (7.5 units per acre).</li> <li>• The proposed development will provide opportunities for backyard gardens.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposed development incorporates the following Low Impact Development Standards (LIDS):               <ul style="list-style-type: none"> <li>○ Roof downspout disconnection; and</li> <li>○ Sediment control devices.</li> </ul> </li> <li>• In order to compensate for habitat loss, the application proposes to plant new trees on site.</li> <li>• Provisions will be made for composting, recycling and organic waste pickup as part of the City's recycling and composting program.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The design incorporates Crime Prevention Through Environmental Design "CPTED" principles including well-lit sidewalks.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• A Development Proposal Sign was installed on November 26, 2015 and Pre-Notification Letters were sent to surrounding property owners on February 24, 2016.</li> <li>• The application will be subject to a Public Hearing for the proposed rezoning.</li> </ul>



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

INFORMATION AVAILABLE ON FILE

Able Geotechnical Ltd. Geotechnical Site Assessment (November 18, 2015).

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

EM/dk

Information for City Clerk

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

1. (a) Agent:     Name:             Hub Engineering Inc.  
  
                  Address:        #212, 12992 - 76 Avenue  
                                      Surrey, BC V3W 2V6  
  
                  Tel:             604-572-4328 - Work

2.     Properties involved in the Application

- (a)    Civic Address:       6257 - 150 Street  
                                      14933 - 62 Avenue
- (b)    Civic Address:       6257 - 150 Street  
          Owner:             David S. Johal  
                                      Kulwant K. Johal  
                                      Gurbinder S. Johal  
          PID:                004-366-981  
          Lot 52 Section 10 Township 2 Plan 43416 New Westminster District Part NE 1/4

- (c)    Civic Address:       14933 - 62 Ave  
          Owner:             1037594 B.C. Ltd  
                                      Director Information:  
                                      Kevin Dhesa  
                                      No Officer Information filed  
  
          PID:                026-560-763  
          Lot 3 Section 10 Township 2 Plan BCP21736 New Westminster District except Plan Pt  
          Subdivision BCP44453

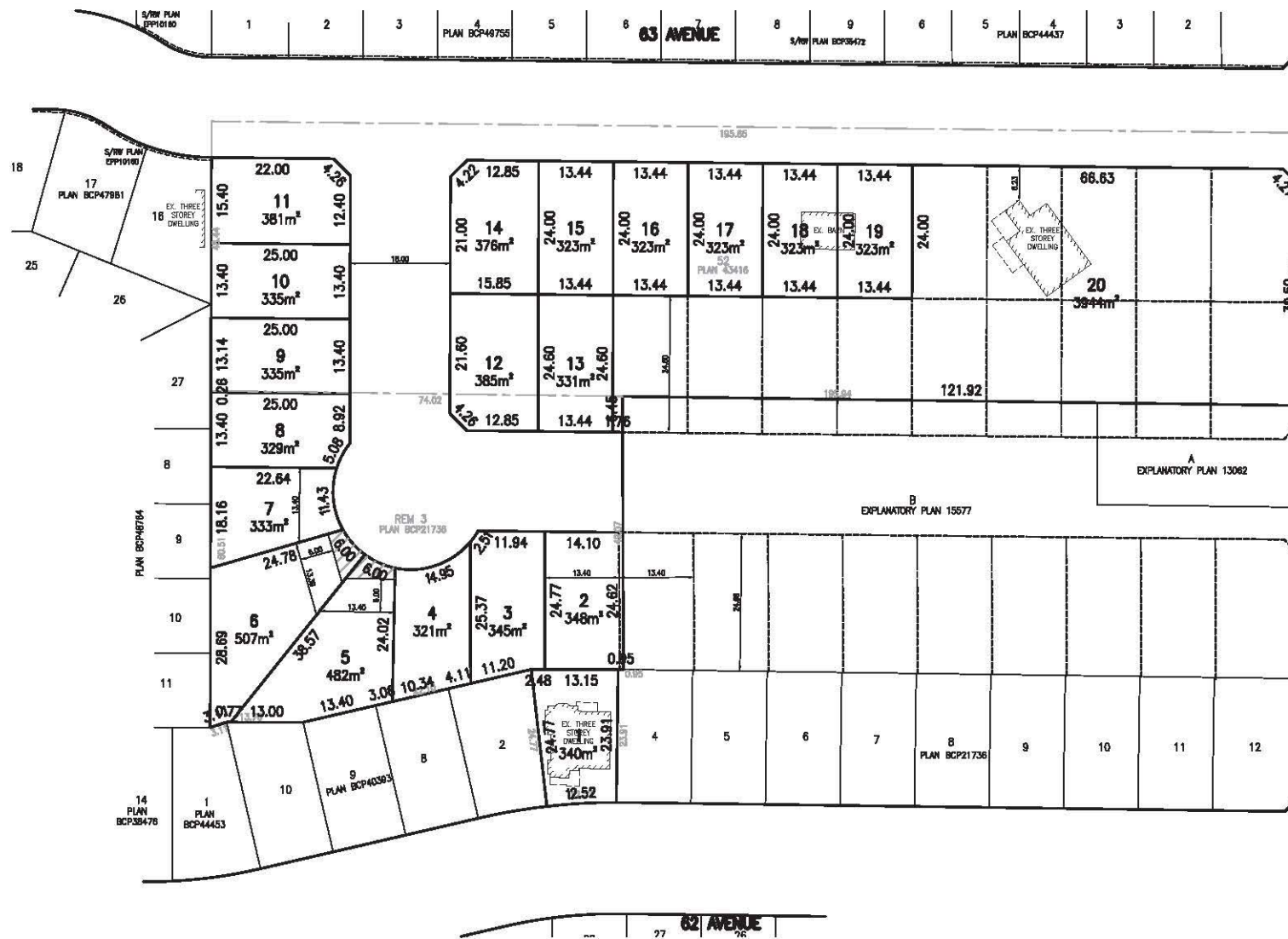
3.     Summary of Actions for City Clerk's Office

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

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	3.44
Hectares	1.39
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	20
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	6.0m – 15.9m
Range of lot areas (square metres)	320m <sup>2</sup> – 3953m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	14.3 lots/ha or 5.8 lots/ac
Lots/Hectare & Lots/Acre (Net)	18.7 lots/ha or 7.5 lots/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	80%
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



150 STREET

CLIENT:		PROJECT:	
DRAWING TITLE:		PROJECT No.:	
DATE:		SCALE:	
LEGAL:		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 2W6  
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

Member  
**PACIFIC LAND GROUP**

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

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

DATE: **September 6, 2016** PROJECT FILE: **7815-0308-00**

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RE: **Engineering Requirements  
Location: 6257-150 Street and 14933-62 Avenue**

### REZONE/SUBDIVISION

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

- dedicate 6.50 metres fronting 62 Avenue.
- dedicate 18.0 metres for 149 Street.
- dedicate 3.0m x 3.0m corner cuts at the intersections of 63 Avenue and 150 Street and 63 Avenue and 149 Street.
- provide 0.5 metre ROWs on fronting roads.

#### *Works and Services*

- construct 63 Avenue, 150 Street, 149 Street and 62B Avenue to the local standard fronting the proposed development.
- construct watermains, sanitary sewers and storm sewers to service the proposed development.
- provide service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.

*For*   
Rémi Dubé, P.Eng.  
Development Services Manager

LR1



Monday, June 06, 2016  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15 0308 00

**SUMMARY**

The proposed 20 Single family with suites are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	10
Secondary Students:	5

September 2015 Enrolment/School Capacity

Cambridge Elementary	
Enrolment (K/1-7):	76 K + 545
Capacity (K/1-7):	80 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1536
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

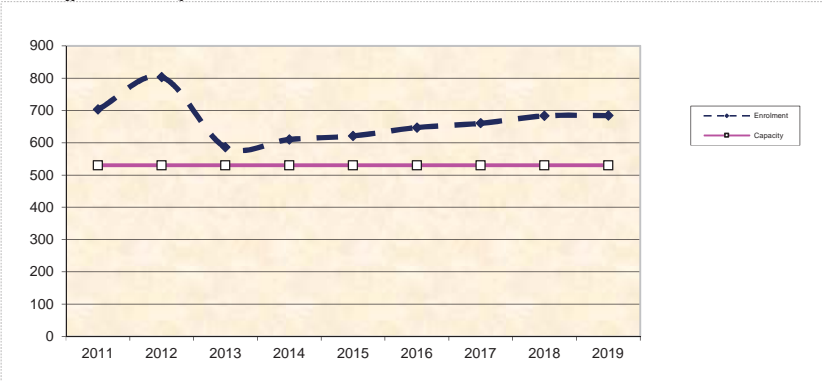
**School Enrolment Projections and Planning Update:**

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

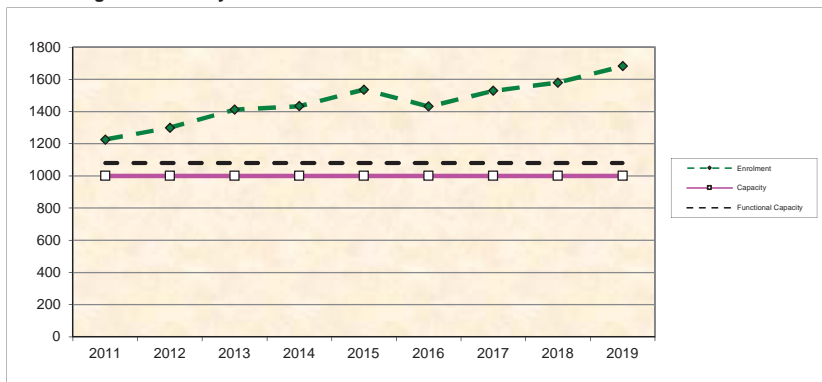
Cambridge Elementary opened in September 2006 and enrolment has grown rapidly from continued development in the catchment. The opening of two new schools in the South Newton area (Woodward Hill in 2010 and Goldstone Park in 2014) has provided some capacity relief however, Cambridge Elementary is once again over capacity.

A number of catchment changes are being implemented for September 2016 to help manage demand between South Newton elementary schools. The Sullivan Heights Secondary site cannot accommodate additional portables and from September 2016 onwards any new in-catchment registrants that are unable to be accommodated at Sullivan Heights Secondary will be accommodated at Frank Hurt Secondary. The District's 5-Year Capital Plan includes new space requests for both the elementary and secondary school. The government has announcement capital project approval for an addition to Sullivan and Woodward Hill however the size of the addition and completion date are not finalized.

**Cambridge Elementary**



**Sullivan Heights 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: 7915-0308-00  
 Project Location: 6257 - 150 St., and 14933 - 62 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:

The subject site is surrounded on the north, west, and south sides by 8 - 14 year old (approx.) 2800 sq.ft. "Neo-Heritage" and "Neo-Traditional" style Two storey homes situated on RF-12 lots, in a common compact modern urban setting. The homes are constructed to an average modern standard, with mid-scale massing designs, 1 - 1 ½ storey high front entrances, and 8:12 and steeper roofs with a shake profile asphalt shingle surface. Most homes are clad in vinyl, and have feature areas clad in stone, wall shingles, or wood battens over fibre cement board. Most homes have a natural and/or neutral colour scheme. Landscapes are modest by modern standards. The east side of the site (150 Street) contains several large RA zoned lots with homes meeting old suburban standards. South of these lots, on 150 Street are numerous RF-9 zone compact lot homes with rear garages.

This area was built out over a time period spanning from the pre-1950's to the post year 2000's. The age distribution from oldest to newest is: pre-1950's (4%), 1970's (4%), and post year 2000's (93%). 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. (4%), 1501 - 2000 sq.ft. (4%), and 2501 - 3000 sq.ft. (93%). Styles found in this area include: "Old Urban" (4%), "Neo-Heritage" (48%), "Traditional Cape Cod" (4%), and "Neo-Traditional" (44%). Home types include: Bungalow (4%), 1 ½ Storey (4%), and Two-Storey (93%).

Massing scale (front wall exposure) characteristics include: simple, small, low mass structures (4%), mid-scale massing (56%), mid-scale massing with proportionally consistent, well balanced massing designs (33%), mid to high scale massing (4%), and high scale massing (4%). The scale (height) range for front entrance structures include: one storey front entrance (8%), one storey front entrance veranda in heritage tradition (19%), and 1 ½ storey front entrance (73%).

The range of roof slopes found in this area is: 4:12 (5%), 6:12 (5%), 7:12 (3%), 8:12 (44%), 9:12 (5%), 10:12 (8%), 12:12 (13%), and greater than 12:12 (18%). Main roof forms (largest upper floor truss spans) include: main common hip roof (48%), main common gable roof (41%), and main Dutch hip roof (11%). Feature roof projection types include: Common Hip (3%), Common Gable (68%), and Dutch Hip (29%). Roof surfaces include: interlocking tab type asphalt shingles (4%), and shake profile asphalt shingles (96%).

Main wall cladding materials include: Horizontal cedar siding (7%), Horizontal vinyl siding (85%), and Hardiplank siding (7%). Feature wall trim materials used on the front facade include: No feature veneer (4%), Stone feature veneer (29%), Wood wall shingles accent (33%), Hardiplank shingles



accent (2%), Horizontal Hardiplank accent (10%), and 1x4 vertical battens over Hardipanel in gable ends (23%). Wall cladding and trim colours include: Neutral (34%), Natural (59%), Primary derivative (5%), and Warm (2%).

Covered parking configurations include: No covered parking (4%), Single vehicle garage (22%), and Double garage (74%).

With the exception of one lot with an above average landscape, all other lots have landscape standards ranging from "modest" to average. Driveway surfaces include: no driveway (4%), asphalt driveway (4%), and exposed aggregate driveway (93%).

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

- 1) **Context Homes:** 93% of neighbouring homes in this area 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, and are well balanced across the façade. However, massing design, construction materials, and trim and detailing standards for new homes constructed in 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 modern compact lot developments; mostly "Neo-Traditional" and "Neo-Heritage". It should also be recognized that there is a strong style change in progress now toward "West Coast Contemporary" designs. Manifestations of this style can also be considered, subject to consultant determination that the design is compatible with both the existing and any new "Neo-Traditional" and "Neo-Heritage" homes. 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 :** Most 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 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, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 developments.
- 7) **Roof surface :** This is 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.

- 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. However, due to emerging trends in which contemporary designs are being increasingly sought, lower slope roofs could be approved subject to the architectural integrity of the contemporary design as determined by the consultant.

**Streetscape:** On the North, West, and South sides of the site, 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 or steeper slope. All homes have common gable projections articulated with either cedar shingles or with Hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof and most are clad in either vinyl or stucco with feature masonry accents. The colour range includes mostly natural and neutral hues. Landscaping meets a modest modern urban standard. Homes on the east side of the site are old suburban structures situated on large RA zoned lots.

## 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)**

There are numerous homes in this area (93% of existing homes) that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2010) RF12 zone subdivisions now exceed standards evident on the context

homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF12 zoned subdivisions, rather than to specifically emulate 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 can be considered on trim elements only. “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:**

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 products permitted on slopes from flat to 3:12 where necessary to meet building code.

**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 8 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.

Date: January 24, 2016

**Reviewed and Approved by:**



Date: January 24, 2016

Table 4. Tree Preservation Summary

## TREE PRESERVATION SUMMARY

Surrey Project No:  
 Address: 6257 150 Street and 14933 62 Avenue  
 Registered Arborist: Trevor Cox, MCIP  
 ISA Certified Arborist (PN1920A)  
 Certified Tree Risk Assessor (43)  
 BC Parks Wildlife and Danger Tree Assessor

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)	<b>92</b>
<b>Protected Trees to be Removed</b>	<b>71</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>21</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 40 X one (1) = 40	<b>102</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 31 X two (2) = 62	
<b>Replacement Trees Proposed</b>	<b>18</b>
<b>Replacement Trees in Deficit</b>	<b>84</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0	<b>0</b>
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and  
submitted by:

Arborist

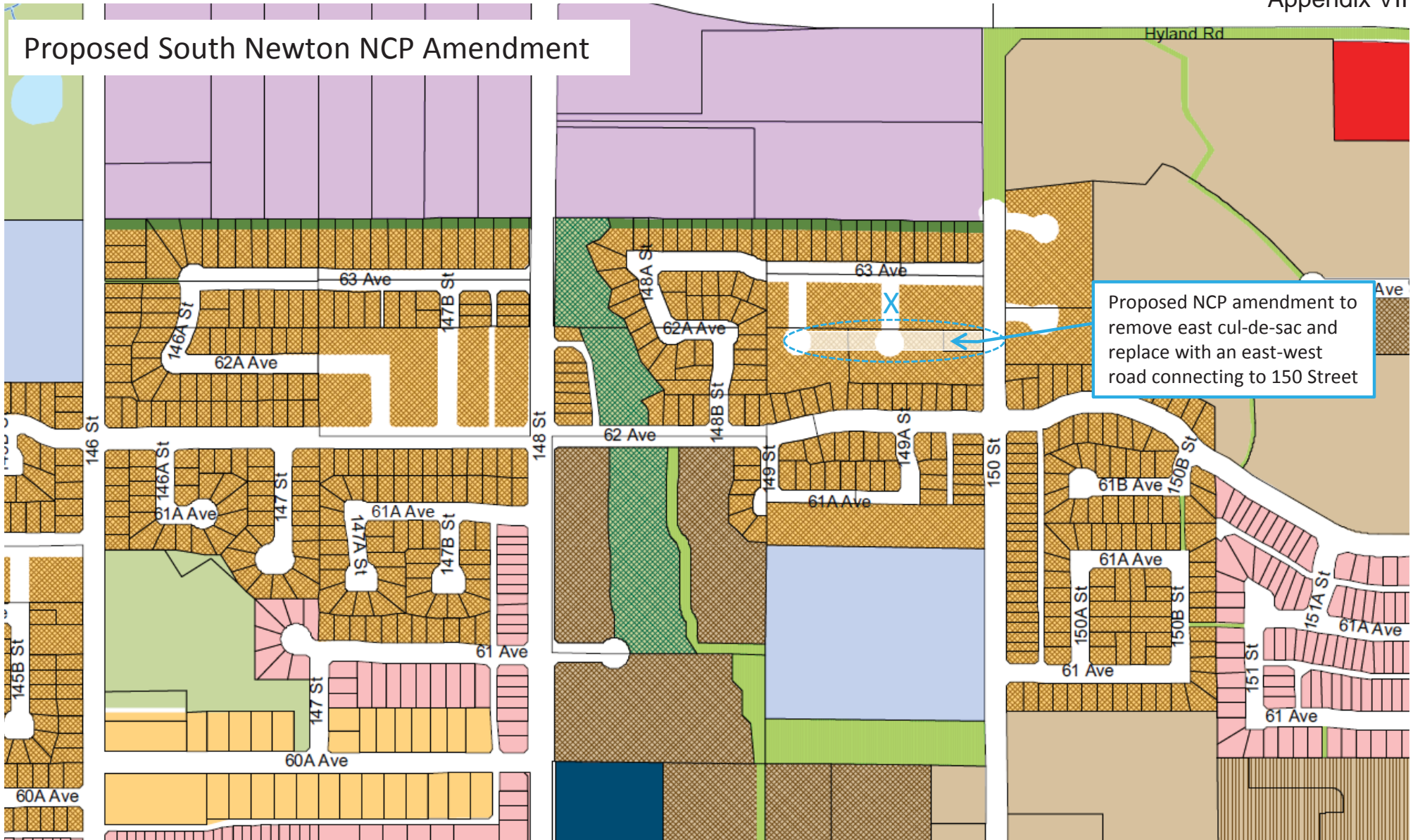


September 3, 2016

Date



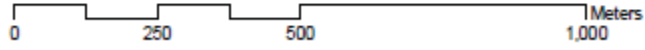
Proposed South Newton NCP Amendment



Proposed NCP amendment to remove east cul-de-sac and replace with an east-west road connecting to 150 Street

**SOUTH NEWTON**

NEIGHBOURHOOD CONCEPT PLAN  
City of Surrey Planning & Development Department



- |                          |  |                 |                              |                              |
|--------------------------|--|-----------------|------------------------------|------------------------------|
| Apartments 45 upa max    | Row Housing                              | Commercial      | Proposed School and Park     | Buffers                      |
| Townhouses 30 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                 | Creeks and Riparian Set-back |
| Townhouses 15 upa max    | Mixed Com/Res Apartments                 | Schools         | Creeks and Riparian Set-back | WALKWAY                      |
| Single Family Small Lots | Mixed Com/Res Townhouse                  | Proposed School |                              |                              |

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.