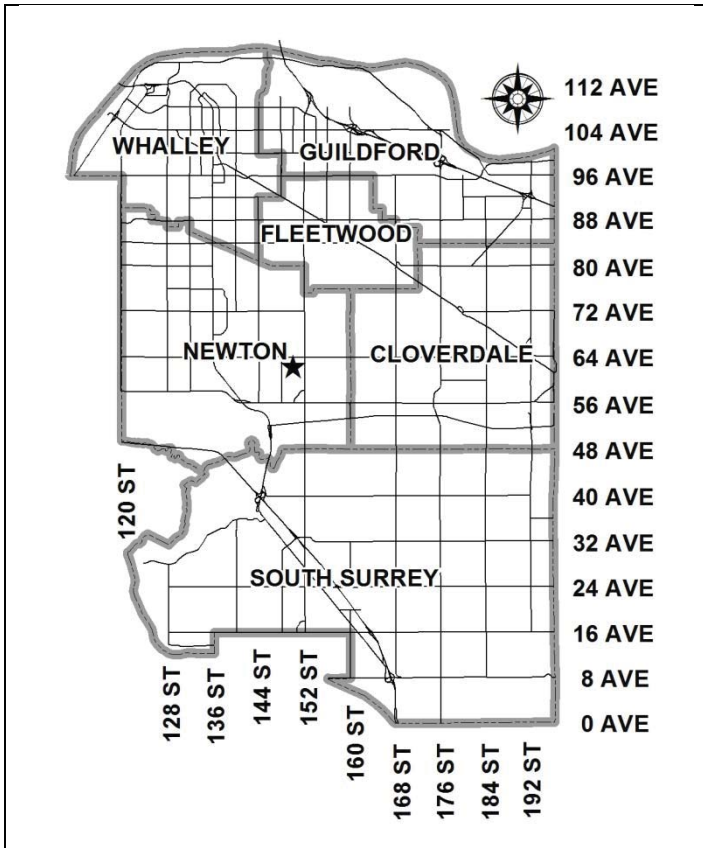


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0211-00

Planning Report Date: July 24, 2017



**PROPOSAL:**

- **NCP Amendment** for changes to the road network
- **Rezoning** from RA to RF-12 and RF-13
- **Development Variance Permit**

to permit subdivision into 25 single family lots.

**LOCATION:** 6248 and 6262 - 150 Street

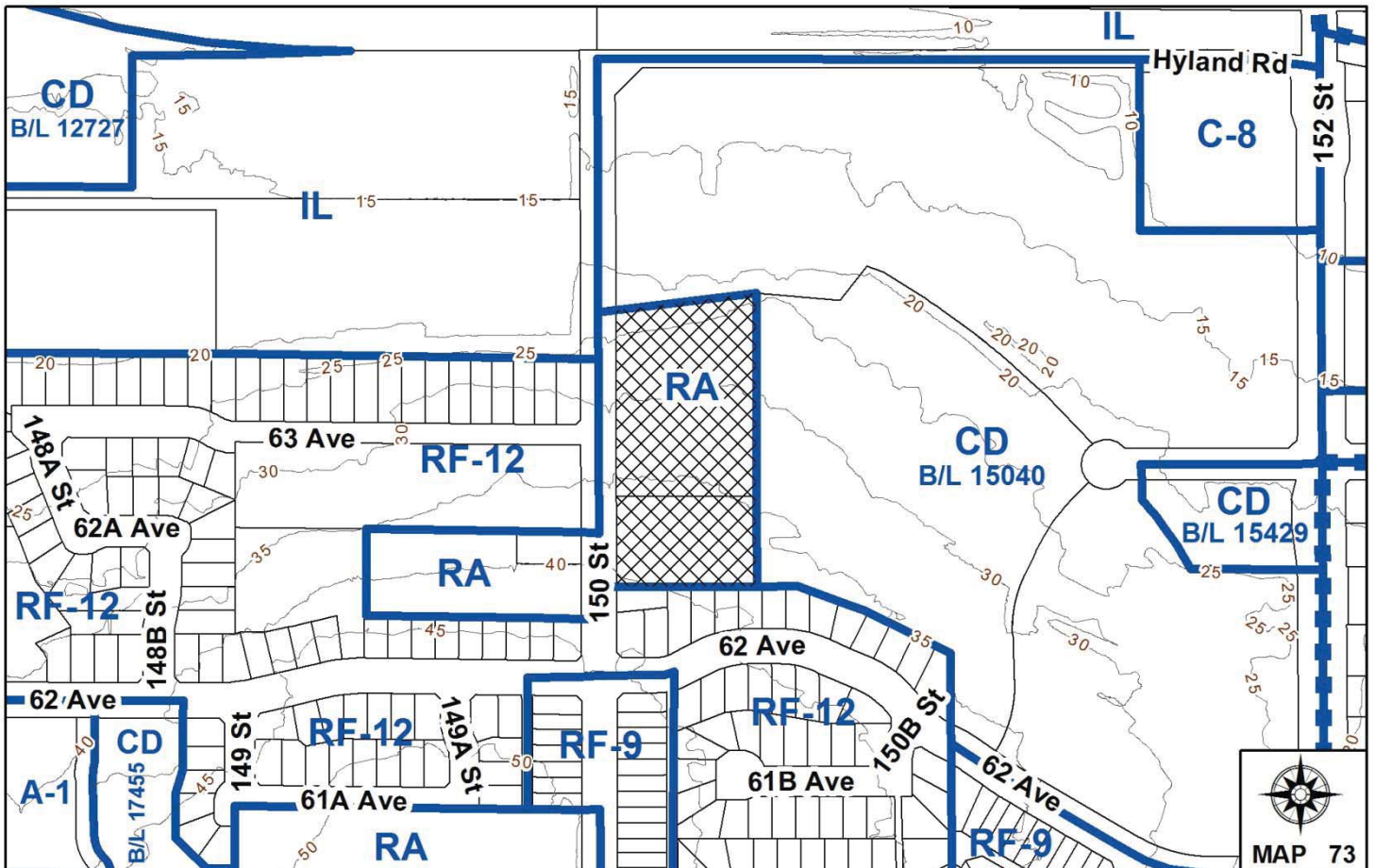
**OWNER:** 25 Sullivan Developments Ltd.

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP/LAP DESIGNATION:** Single Family Residential Flex

6-14.5 upa



### RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval for Development Variance Permit to proceed to Public Notification.

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application proposes an amendment to the NCP road network that would eliminate two cul-de-sacs in favour of a through crescent road.
- The applicant is seeking a variance to reduce the minimum depth of several proposed lots.

### 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 create a more efficient subdivision layout with consistent lot sizes.
- The lot depth variances are necessary to accommodate the modified road configuration.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone portions of the subject site shown on the Survey Plan (Appendix II) from "One Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" for Block A and from "One-Acre Residential Zone (RA)" to Single Family Residential 13 Zone (RF-13)" for Block B, and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0211-00 (Appendix VIII) varying the following, to proceed to Public Notification:
  - (a) to reduce the minimum lot depth of the Type II Interior Lot for the RF-13 Zone for proposed Lots 6, 15, 16 and 17 from 24 metres (79 ft.) to 23.8 metres (78 ft.);
  - (b) to reduce the minimum lot depth of the Type II Interior Lot for the RF-13 Zone for proposed Lot 14 from 24 metres (79 ft.) to 21 metres (69 ft.);
  - (c) to reduce the minimum lot depth of the Type II Corner Lot for the RF-13 Zone for proposed Lot 18 from 24 metres (79 ft.) to 23.8 metres (78 ft.); and
  - (d) to reduce the minimum lot depth of the Type II Interior Lot for the RF-13 Zone for proposed Lots 7 and 13 from 24 metres (79 ft.) to 22.3 metres (73 ft.).
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 an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (g) registration of a Section 219 Restrictive Covenant to advise future owners of industrial uses to the north.
4. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to modify the road configuration in accordance with the proposed subdivision layout 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:**

13 Elementary students at Cambridge Elementary School  
6 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 2018.

Parks, Recreation & Culture: Parks has no concerns with the proposed project.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings on acreage lots.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Townhouses	Townhouses (15 u.p.a. maximum)	CD (By-law 15040)
East:	Townhouses	Townhouses (15 u.p.a. maximum)	CD (By-law 15040)
South:	Single Family Residential	Single Family Residential Flex (6-14.5 u.p.a.)	RF-12
West (Across 150 Street):	Single Family Residential and Industrial	Single Family Residential Flex (6-14.5 u.p.a.)	RA, RF-12, and IL

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 eastwards from 150 Street in favour of a through crescent road connecting to 150 Street (Appendix VII).

- 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.
- Transportation staff have 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 1.28 hectare (3.16 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 (12) Zone (RF-12)" and "Single Family Residential (13) Zone (RF-13)" in order to subdivide into 25 single family small lots (Appendix II). Twenty (20) of the lots are proposed to be RF-13. Five (5) are proposed as RF-12 in order to achieve the proposed layout and modified road network, with fewer required variances.
- Rezoning to RF-12 and RF-13 is consistent with the NCP land use designation, and is considered appropriate in this context as the surrounding neighbourhood is zoned RF-12.

### DESIGN PROPOSAL AND REVIEW

#### Building Scheme and Lot Grading

- The applicant has retained Apex Design Group as the design consultant. The design consultant conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines (summary attached as Appendix V).
- A preliminary lot grading plan, submitted by Hub Engineering Inc., has been reviewed by staff and found to be generally acceptable.

### 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>			
Alder	24	24	0
Cottonwood	15	15	0

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Apple	5	5	0
Arbutus	1	1	0
Bigleaf maple	32	32	0
Black walnut	2	2	0
Cherry sp.	2	2	0
English oak	4	3	1
Weeping willow	1	1	0
Holly	1	1	0
Lombardy poplar	2	2	0
<b>Coniferous Trees</b>			
Western Red Cedar	18	18	0
Douglas Fir	13	13	0
Lawson Cypress	1	1	0
Western Hemlock	2	2	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>84</b>	<b>83</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>43</b>	
<b>Total Retained and Replacement Trees</b>		<b>44</b>	
<b>Contribution to the Green City Fund</b>		<b>\$64,800</b>	

- The Arborist Assessment states that there are a total of 84 protected trees on the site, excluding Alder and Cottonwood trees. 39 existing trees, approximately 32% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 1 tree 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 205 replacement trees on the site. Since only 43 replacement trees can be accommodated on the site, the deficit of 162 replacement trees will require a cash-in-lieu payment of \$64,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted along the future street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 44 trees are proposed to be retained or replaced on the site with a contribution of \$64,800 to the Green City Fund.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on May 3, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
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 27.2 units per hectare (10.9 units per acre).</li> <li>• The proposed development will provide opportunity for backyard gardens.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• In order to compensate for habitat loss, the application proposes to plant new trees on site.</li> <li>• The development proposes to incorporate the following Low Impact Development Standards (LIDS): <ul style="list-style-type: none"> <li>○ Absorbent soils;</li> <li>○ Roof downspout disconnection;</li> <li>○ On-lot infiltration trenches or sub-surface chambers;</li> <li>○ Vegetated swales/rain gardens/bio-swales;</li> <li>○ Dry swales; and</li> <li>○ Sediment control devices.</li> </ul> </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>• N/A</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 June 1, 2017 and Pre-Notification Letters were sent to surrounding property owners on June 14, 2017.</li> <li>• The application will be subject to a Public Hearing for the proposed rezoning.</li> </ul>

**PRE-NOTIFICATION**

A pre-notification letter was mailed to 607 property owners within one-hundred metres (300 ft.) of the subject property on June 1, 2017. Staff received 2 responses from area residents. A summary of the concern is noted below with staff comments shown in italics.

- Both residents expressed concerns about the proposed development increasing the traffic along 62 Avenue, and the increased off-street parking which is already a concern in this neighbourhood. The residents also expressed concerns about tree removal, and the added pressure to the elementary and secondary schools within the catchment area.

*(The proposed driveways will be a minimum of 6.0 metres (21 ft.) deep and can accommodate two vehicles. Including the garage, the proposed lots can accommodate a total of four off-street vehicles, which complies with the Zoning By-law requirements for single family dwellings with a secondary suite.*

*On-street parking will be permitted on both sides of 150A Street once it is constructed to its ultimate width.*

*The School District advises that a number of catchment changes were implemented for September 2016 to help manage demand. New in-catchment registrants that are unable to be accommodated at Sullivan Heights Secondary will be accommodated at Frank Hurt Secondary. Woodward Hill Elementary has an 8 classroom addition under construction and another 8 classroom addition for Sullivan Elementary is at the schematic design stage. The Province has provided preliminary support for a 700 seat addition to Sullivan Heights Secondary School which is at a planning stage. The School District has also identified a need to add a new elementary school to accommodate enrolment growth in South Newton.)*

#### BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variances:

- To reduce the minimum lot depth of the Type II Interior Lot for the RF-13 Zone for proposed Lots 6, 15, 16 and 17 from 24 metres (79 ft.) to 23.8 metres (78 ft.);
- To reduce the minimum lot depth of the Type II Interior Lot for the RF-13 Zone for proposed Lot 14 from 24 metres (79 ft.) to 21 metres (69 ft.);
- To reduce the minimum lot depth of the Type II Corner Lot for the RF-13 Zone for proposed Lots 18 from 24 metres (79 ft.) to 23.8 metres (78 ft.); and
- To reduce the minimum lot depth of the Type II Interior Lot for the RF-13 Zone for proposed Lots 7 and 13 from 24 metres (79 ft.) to 22.3 metres (73 ft.).

Applicant's Reasons:

- The proposed RF-13 are oversized and exceed the minimum lot area and width requirement for Type II interior and corner lots under the Zoning Bylaw.
- In addition, the proposed RF-13 lots are consistent, in terms of depth, with the existing RF-12 lots directly west of the subject properties, approved under Development Application No. 7915-0308-00.



- The proposed changes to the road network were a requirement of the Engineering Department, which has resulted in some shallower lots that do not conform to the lot depth requirements of the RF-13 Zone.
- On-site parking will not be affected by the proposed lot depth reduction.

Staff Comments:

- The proposed lots, while marginally below the minimum depth, fully meet the minimum lot width and area requirements of the RF-13 Zone. In addition, the RF-13 lots are consistent, in terms of depth, with the RF-12 lots approved under Development Application No. 7915-0308-00 directly west of the site.
- The variances help achieve an efficient lot layout, while providing for a preferred road configuration.

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 and Survey Plan
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 South Newton NCP Amendment
Appendix VIII.	Development Variance Permit No. 7916-0211-00

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

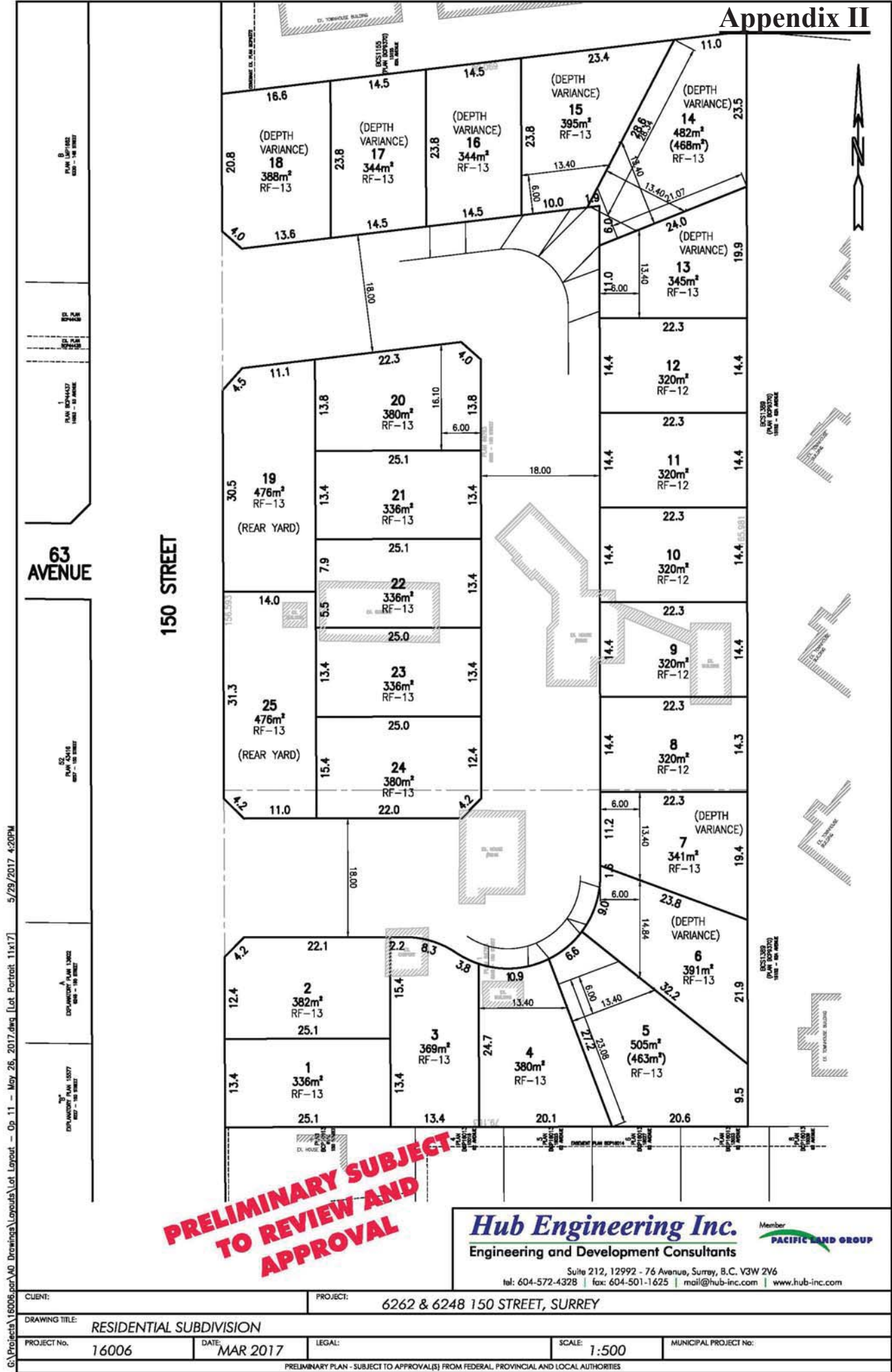
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# SUBDIVISION DATA SHEET

Proposed Zoning: RF-12 & RF-13

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	3.16
Hectares	1.28
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	25
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4 – 16.6 m
Range of lot areas (square metres)	320 – 388 sq. m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	19.5 Lots/Hectare & 7.9 Lots/Acre
Lots/Hectare & Lots/Acre (Net)	27.2 Lots/Hectares & 10.9 Lots/Acre
<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)	N/A
% 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>	
	N/A
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	YES



**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

**Hub Engineering Inc.** Member PACIFIC LAND GROUP  
 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

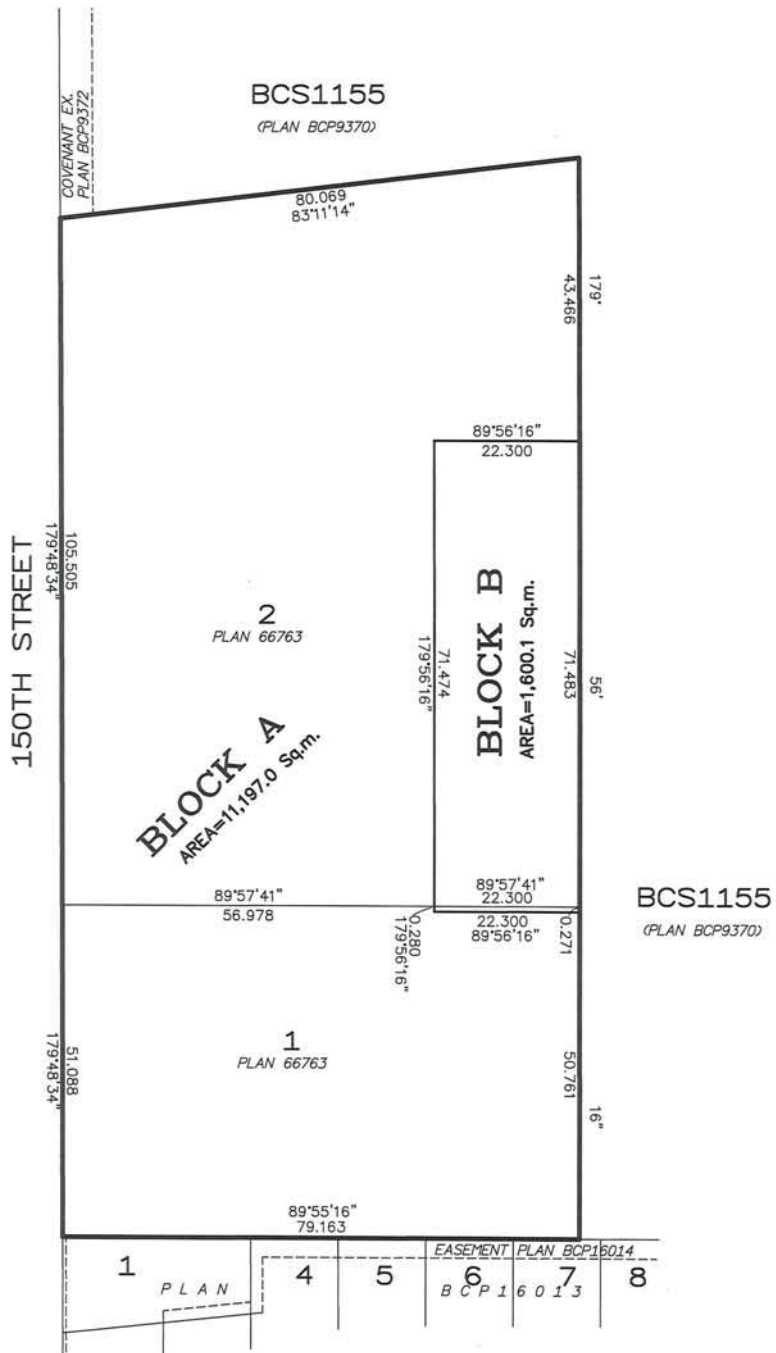
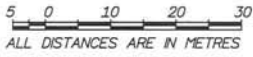
CLIENT:		PROJECT: 6262 & 6248 150 STREET, SURREY	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 16006	DATE: MAR 2017	LEGAL:	SCALE: 1:500
MUNICIPAL PROJECT No.:		MUNICIPAL PROJECT No.:	

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**SURVEY PLAN TO ACCOMPANY CITY OF  
SURREY REZONING BYLAW NO. \_\_\_\_\_  
OF LOTS 1 AND 2 SECTION 10 TOWNSHIP 2  
NWD PLAN 66763**

FOR REZONING PURPOSES

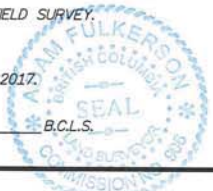
SCALE 1 : 750



Lot dimensions are derived from FIELD SURVEY.

CERTIFIED CORRECT  
DATED THIS 18TH DAY OF JULY, 2017.

*M. Adam Fulkerson*  
M. Adam Fulkerson





## INTER-OFFICE MEMO

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

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

DATE: **June 28, 2017** PROJECT FILE: **7816-0211-00**

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RE: **Engineering Requirements  
Location: 6248/6262 - 150 Street**

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 18.0 m for the new roads to ultimate Through Local Road standard, including 14.0 m radius for the cul-de-sac bulb at the southeast corner.
- Dedicate 3.0 x 3.0 m corner cuts at the intersection of the new roads with 150 Street.
- Dedicate 3.0 x 3.0 m corner cuts at the intersection of the new roads.
- Register 0.5 m SRW along the each frontage road.

***Works and Services***

- Construct east side of 150 Street to Local Road standard with 8.5 m pavement width.
- Construct the new roads to Through Local Road standard with 8.5 m pavement width.
- Construct 6.0 m wide concrete letdowns for all lots.
- Confirm downstream drainage system capacity and upgrade if required.
- Construct drainage systems to service the proposed lots and to drain all frontage roads.
- Provide onsite sustainable drainage measures as required in the Hyland Creek ISMP.
- Construct water mains on the new roads and connect them to the existing 200 mm water main on 150 Street.
- Construct sanitary sewers to service the proposed lots.
- Pay Water, Sanitary, Storm and Road Latecomer charges relative to Project 7804-0325-00.

A Servicing Agreement is required prior to Rezone/Subdivision.

**DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT**

There are no engineering requirements relative to issuance of the Development Permit/ Development Variance Permit except for the items listed above.

Rémi Dubé, P.Eng.  
Development Services Manager

IK1

NOTE: Detailed Land Development Engineering Review available on file



Wednesday, May 31, 2017  
Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16 0211 00

**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 and Sullivan Heights are over capacity. A number of catchment changes were 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 are accommodated at Frank Hurt Secondary. Woodward Hill Elementary has an 8 classroom addition under construction and another 8 classroom addition for Sullivan Elementary is at schematic design stage. The Province has also given preliminary support for a 700 seat addition to Sullivan Heights Secondary School which is at planning stage. The School District has also identified a need to add a New elementary school to accommodate the in added densification and enrolment growth, resulting from NCP land use changes that have been approved by the City of Surrey in the South Newton NCP Area.

Enrolment and student accommodation pressures in this area of Surrey are extreme and capital project approval timelines for new elementary space are unknown at this time. Additional portables will be required at area schools for September 2017 and options for placing portables on neighbouring sites are under investigation. As required, the school district will continue to work with the City and Province to meet local demands for student accommodation.

**SUMMARY**

The proposed 25 Single family with suites are estimated to have the following impact on the following schools:

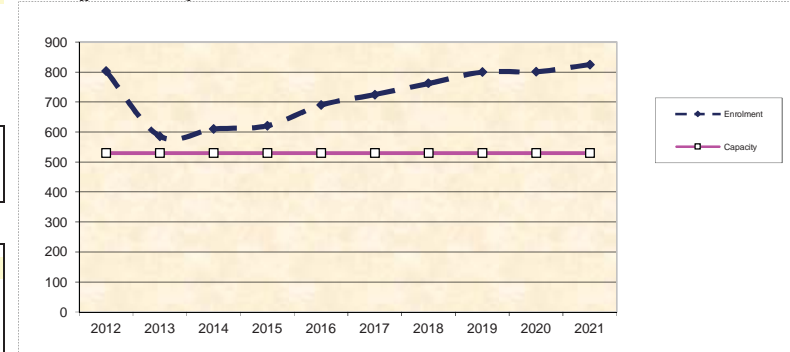
**Projected # of students for this development:**

Elementary Students:	13
Secondary Students:	6

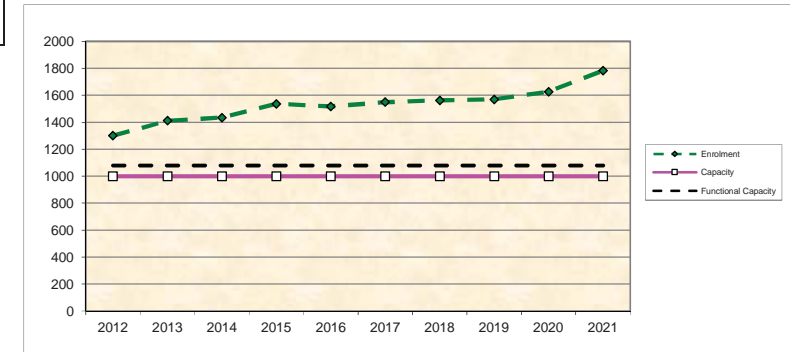
September 2016 Enrolment/School Capacity

<b>Cambridge Elementary</b>	
Enrolment (K/1-7):	102 K + 588
Capacity (K/1-7):	80 K + 450
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1518
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**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**

**V.1.0**

**Surrey Project no.:** 16-0211-00 (GGMetro)  
**Property Location:** 6262 & 6248 -150 Street, Surrey, B.C

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

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

### **1. Residential Character**

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

The immediate neighborhood surrounding the subject site is an urban area built out in the 2005's-2006's with newer homes built in the 2010's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1500-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 82% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch (6/12 or lower) to medium pitch (7-10/12) common truss roofs with simple gables and common hips with Asphalt Shingles Roof being most common.

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

Landscaping is of a moderate planting standard with 77% of the homes having Exposed Aggregate driveways.

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

Most of the newer homes located in the study area have covered front verandas and would be encouraged to be incorporated in any new home to be constructed in this development. Since the majority of the existing homes in the study area are only 7-12 years old, a similar character could be adapted. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing



standards and construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

<b>Dwelling Types:</b>	“Two-Storey”	77.0%
	“Basement/Cathedral Entry”	0.00%
	“Rancher (Bungalow)”	23.00%
	“Split Levels”	0.00%
<b>Dwelling Sizes: (Floor Area/Volume)</b>	Size range:	23.0% under 2000 sq.ft excl. garage
		77.0% 2001 - 2800 sq.ft excl. garage
		0.0% over 2401 sq.ft excl. garage
<b>Exterior Treatment /Materials:</b>	Cedar: 23.0%	Stucco: 0.0%
	Vinyl: 77.0%	Brick or stone accent on 32.0% of all homes
<b>Roofing Materials:</b>	Asphalt Shingles: 100.0%	Cedar Shingles: 0.0%
	Concrete Tiles: 0.0%	Tar & Gravel: 0.00%
	50.00% of all homes have a roof pitch 6:12 or lower.	
<b>Window/Door Details:</b>	100% of all homes have rectangular windows	

**Streetscape:** A variety of simple 7-12 year old “Two Story”, “West Coast traditional” homes in a common urban setting. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt roofing shingles on most of the homes. Most homes are clad in Vinyl.

**Other Dominant Elements:** Most of the newer homes have covered front verandas.

## 2. Proposed Design Guidelines

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

Guidelines will not preserve the existing old urban character. Rather, the guidelines will ensure that a desirable new character area is created in which modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

### 2.2 Proposed Design Solutions:

<b>Dwelling Types:</b>	Two-Storey, Split Levels and Ranchers (Bungalows).	
<b>Dwelling Sizes:</b>	Two-Storey or Split Levels -	2000 sq.ft. minimum
<b>Floor Area/Volume:</b>	Basement Entry -	2000 sq.ft. minimum
	Rancher or Bungalow -	1400 sq.ft. minimum
	(Exclusive of garage or in-ground basement)	

<b>Exterior Treatment /Materials:</b>	No specific interface treatment. However, all permitted styles including: "Neo-Traditional", "Neo-Heritage", "Rural-Heritage" or "West Coast Modern" will be compatible with the existing study area homes. "West Coast Contemporary" designs will also be permitted, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.
<b>Exterior Materials /Colours:</b>	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in "Neutral" and "Natural" colours. "Primary" and "Warm" colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
<b>Roof Pitch:</b>	Minimum 3:12, with some exceptions, including the possibility of near-flat roofs to permit "West Coast Contemporary" designs, subject to the design consultant confirming the integrity of any "West Coast Contemporary" design.
<b>Roof Materials/Colours:</b>	Cedar shingles or Asphalt shingles in a shake profile with raised ridge caps. Grey, brown or black tones only.
<b>Window/Door Details:</b>	Dominant: Rectangular or Gently arched windows.
<b>In-ground basements:</b>	Permitted if servicing allows.
<b>Landscaping:</b>	Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 5 gallon pot size).
<b>Compliance Deposit:</b>	\$ 5,000.00

**Summary prepared and submitted by:**

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

June 21, 2017  
 Date

**Table 4. Tree Preservation Summary**

**TREE PRESERVATION SUMMARY**

Surrey Project No:  
 Address: 6262 & 6248 160<sup>th</sup> Street, Surrey, BC  
 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>123</b>
<b>Protected Trees to be Removed</b>	<b>122</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>1</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 39 X one (1) = 39 - All other Trees Requiring 2 to 1 Replacement Ratio 83 X two (2) = 166	<b>205</b>
<b>Replacement Trees Proposed</b>	<b>43</b>
<b>Replacement Trees in Deficit</b>	<b>162</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 - All other Trees Requiring 2 to 1 Replacement Ratio ___ X two (2) = 0	<b>0</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

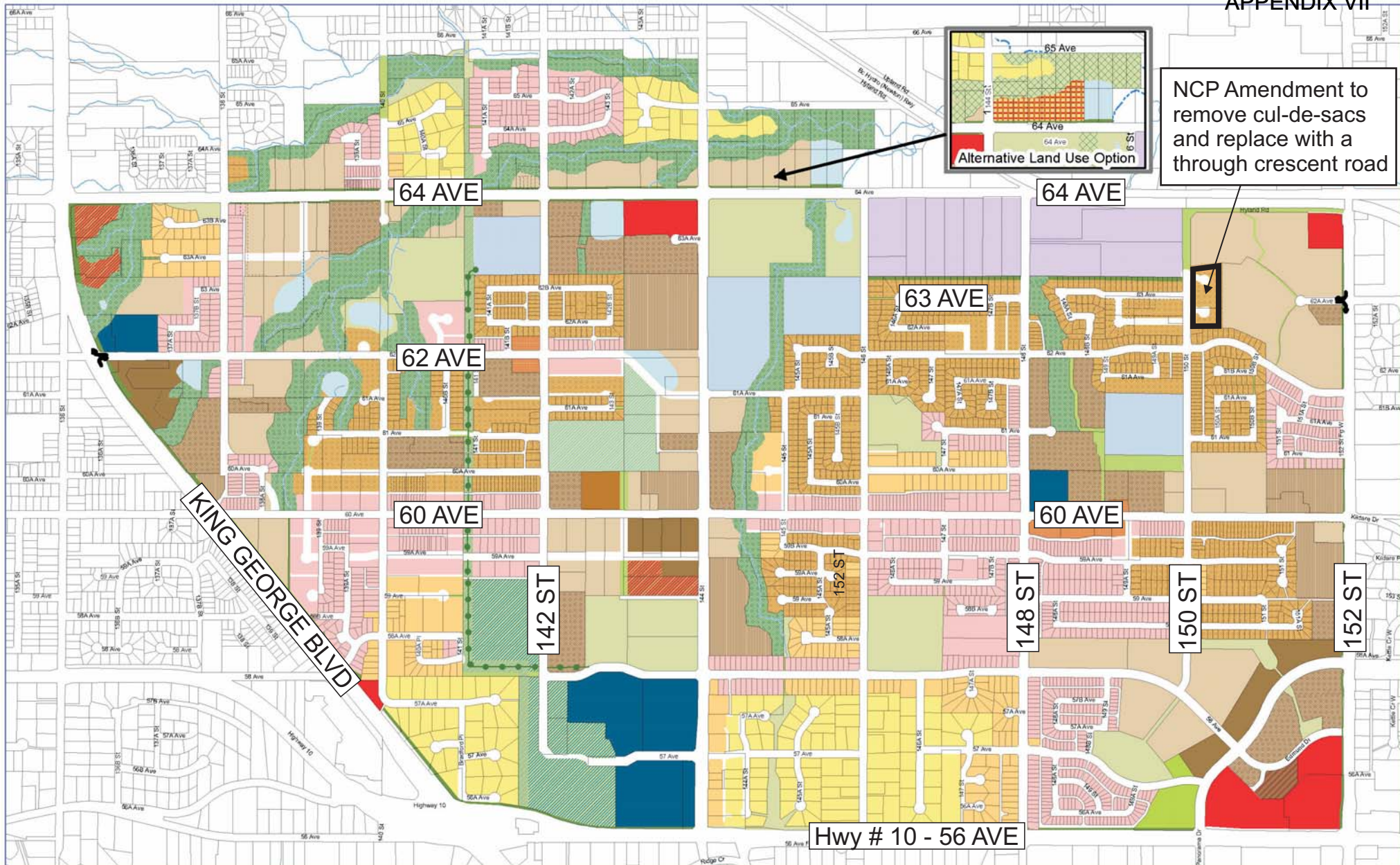
Summary prepared and submitted by:

Arborist



May 4, 2016

Date



**SOUTH NEWTON**  
NEIGHBOURHOOD CONCEPT PLAN  
City of Surrey Planning & Development Department

- |                       |  |                 |                              |                      |
|-----------------------|--|-----------------|------------------------------|----------------------|
| Apartments 45 upa max | Single Family Small Lots                 | Commercial      | Proposed School and Park     | Buffers              |
| Apartments 45 upa max | Row Housing                              | Institutional   | Parks                        | Detention Ponds      |
| Townhouses 30 upa max | Single Family Residential Flex 6 to 14.5 | Office Park     | Proposed Park and Walkway    | Utility R/W Greenway |
| Townhouses 25 upa max | Single Family Residential                | Industrial      | Recreational                 | WALKWAY              |
| Townhouses 20 upa max | Suburban Residential 1/2 Acre            | Schools         | Creeks and Riparian Set-back |                      |
| Townhouses 15 upa max | Mixed Com/Res Apartments                 | Proposed School |                              |                      |
|                       | Mixed Com/Res Townhouse                  |                 |                              |                      |



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

CITY OF SURREY

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7916-0211-00

Issued To: 25 SULLIVAN DEVELOPMENTS LTD.

Address of Owner: 6133 - 144 Street  
Surrey, BC V3X 1A4

(the "Owner")

1. This development variance permit is issued subject to compliance by the Owner with all statutes, by-laws, orders, regulations or agreements, except as specifically varied by this development variance permit.
  
2. This development variance permit applies to that real property including land with or without improvements located within the City of Surrey, with the legal description and civic address as follows:

Parcel Identifier: 002-135-221

Lot 1 Section 10 Township 2 New Westminster District Plan 66763

6248 - 150 Street

Parcel Identifier: 002-135-302

Lot 2 Section 10 Township 2 New Westminster District Plan 66763

6262 - 150 Street

(the "Land")

3. (a) As the legal description of the Land is to change, the City Clerk is directed to insert the new legal description for the Land once titles have been issued, as follows:

Parcel Identifier:

\_\_\_\_\_

- (b) If the civic addresses change, the City Clerk is directed to insert the new civic addresses for the Land, as follows:

\_\_\_\_\_

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:
  - (a) In Section K.2. Subdivision of Part 16B Single Family Residential (13) Zone (RF-13), the minimum Lot Depth for Type II Interior Lots is reduced from 24.0 metres (79 ft.) to 23.8 metres (78 ft.) for Lots 6, 15, 16 and 17;
  - (b) In Section K.2. Subdivision of Part 16B Single Family Residential (13) Zone (RF-13), the minimum Lot Depth for Type II Interior Lots is reduced from 24.0 metres (79 ft.) to 21.0 metres (69 ft.) for Lot 14;
  - (c) In Section K.2. Subdivision of Part 16B Single Family Residential (13) Zone (RF-13), the minimum Lot Depth for Type II Corner Lots is reduced from 24.0 metres (79 ft.) to 23.8 metres (78 ft.) for Lot 18; and
  - (d) In Section K.2. Subdivision of Part 16B Single Family Residential (13) Zone (RF-13), the minimum Lot Depth for Type II Interior Lots is reduced from 24.0 metres (79 ft.) to 22.3 metres (73 ft.) for Lots 7 and 13.
5. This development variance permit applies to only the portion of the Land as shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse unless the subdivision, as conceptually shown on Schedule A which is attached hereto and forms part of this development variance permit, is registered in the New Westminster Land Title Office within three (3) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

9. This development variance permit is not a building permit.

AUTHORIZING RESOLUTION PASSED BY THE COUNCIL, THE      DAY OF      , 20 .  
ISSUED THIS      DAY OF      , 20 .

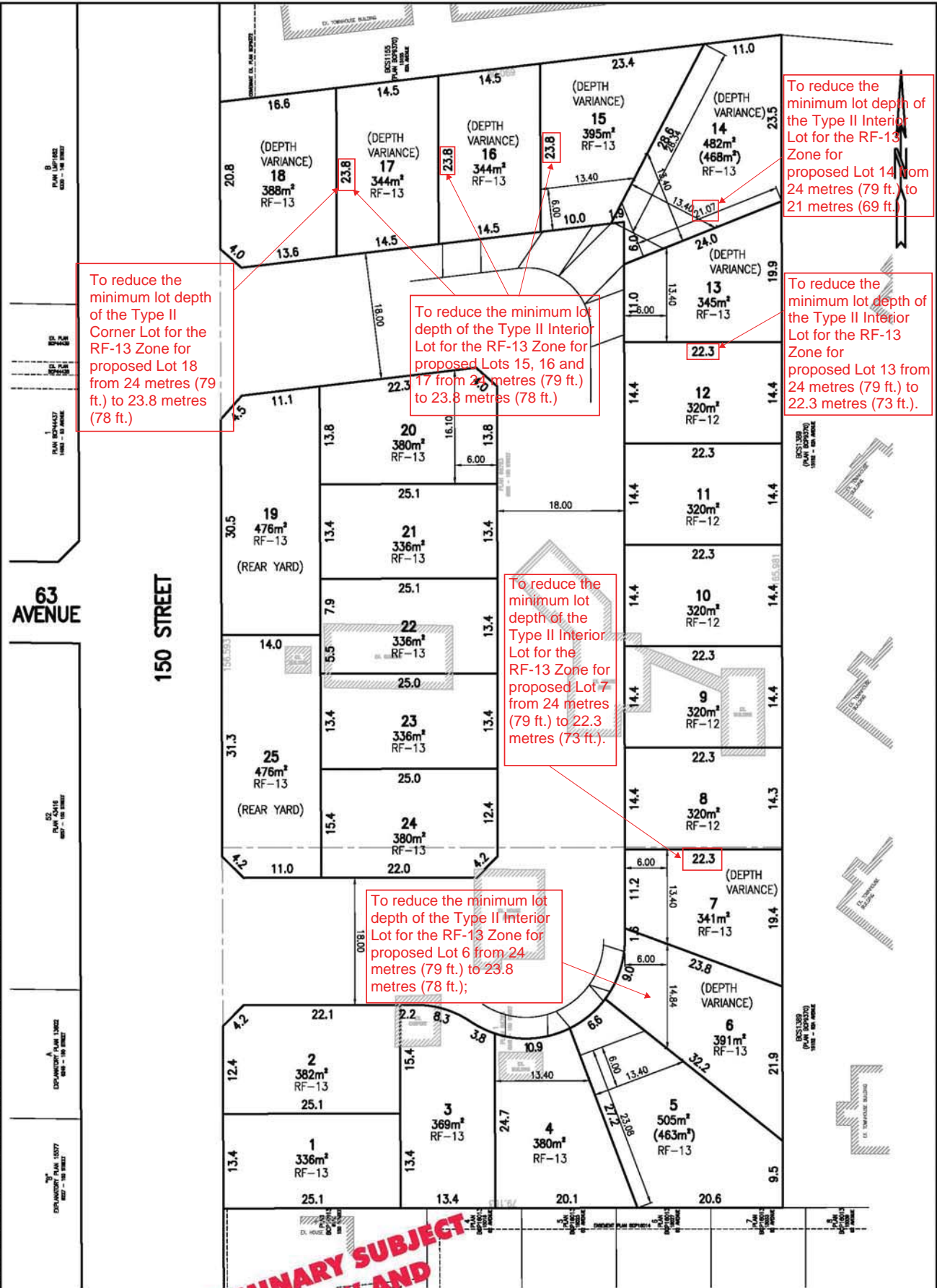
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Mayor – Linda Hepner

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City Clerk – Jane Sullivan

G:\Projects\16006\p01\AD\_Drawings\LAYOUTS\Lot\_Layout - Op 11 - May 26, 2017.dwg [Lot: Portroit: 11x17] 5/29/2017 4:20PM



To reduce the minimum lot depth of the Type II Corner Lot for the RF-13 Zone for proposed Lot 18 from 24 metres (79 ft.) to 23.8 metres (78 ft.)

To reduce the minimum lot depth of the Type II Interior Lot for the RF-13 Zone for proposed Lots 15, 16 and 17 from 24 metres (79 ft.) to 23.8 metres (78 ft.)

To reduce the minimum lot depth of the Type II Interior Lot for the RF-13 Zone for proposed Lot 14 from 24 metres (79 ft.) to 21 metres (69 ft.)

To reduce the minimum lot depth of the Type II Interior Lot for the RF-13 Zone for proposed Lot 13 from 24 metres (79 ft.) to 22.3 metres (73 ft.)

To reduce the minimum lot depth of the Type II Interior Lot for the RF-13 Zone for proposed Lot 7 from 24 metres (79 ft.) to 22.3 metres (73 ft.)

To reduce the minimum lot depth of the Type II Interior Lot for the RF-13 Zone for proposed Lot 6 from 24 metres (79 ft.) to 23.8 metres (78 ft.)

**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

**Hub Engineering Inc.** Member PACIFIC LAND GROUP  
 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

CLIENT:		PROJECT: 6262 & 6248 150 STREET, SURREY	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 16006	DATE: MAR 2017	LEGAL:	SCALE: 1:500
MUNICIPAL PROJECT No.:			

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES