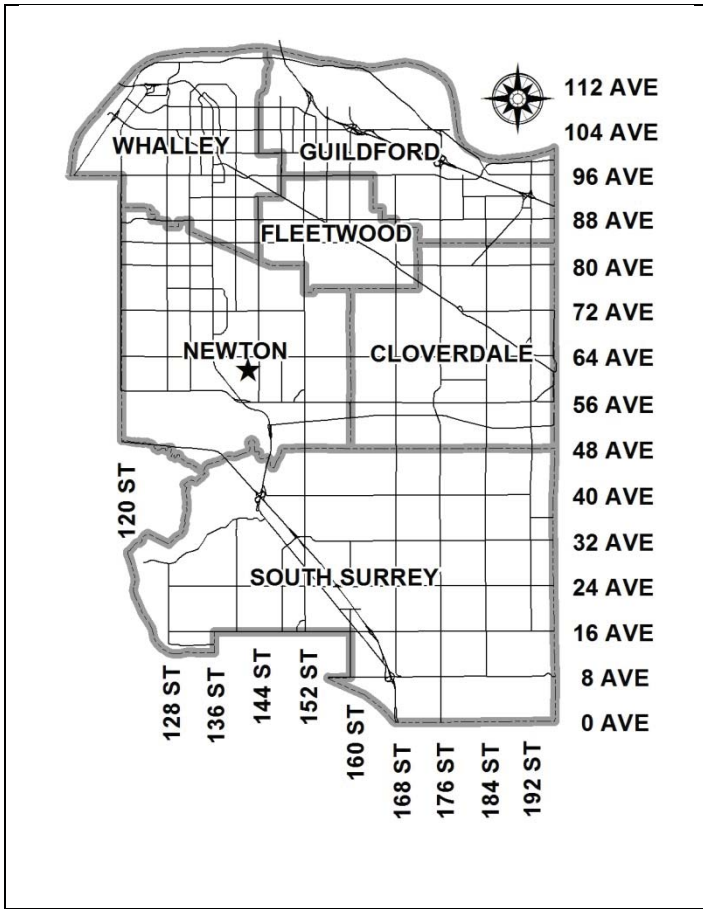


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0326-00

Planning Report Date: May 29, 2017



PROPOSAL:

- **NCP Amendment** for changes to the road network and to incorporate a park lot within the proposed subdivision.
- **Rezoning** from RA to RF-13
- **Development Variance Permit**

to allow subdivision into 38 single family small lots and 1 Park lot.

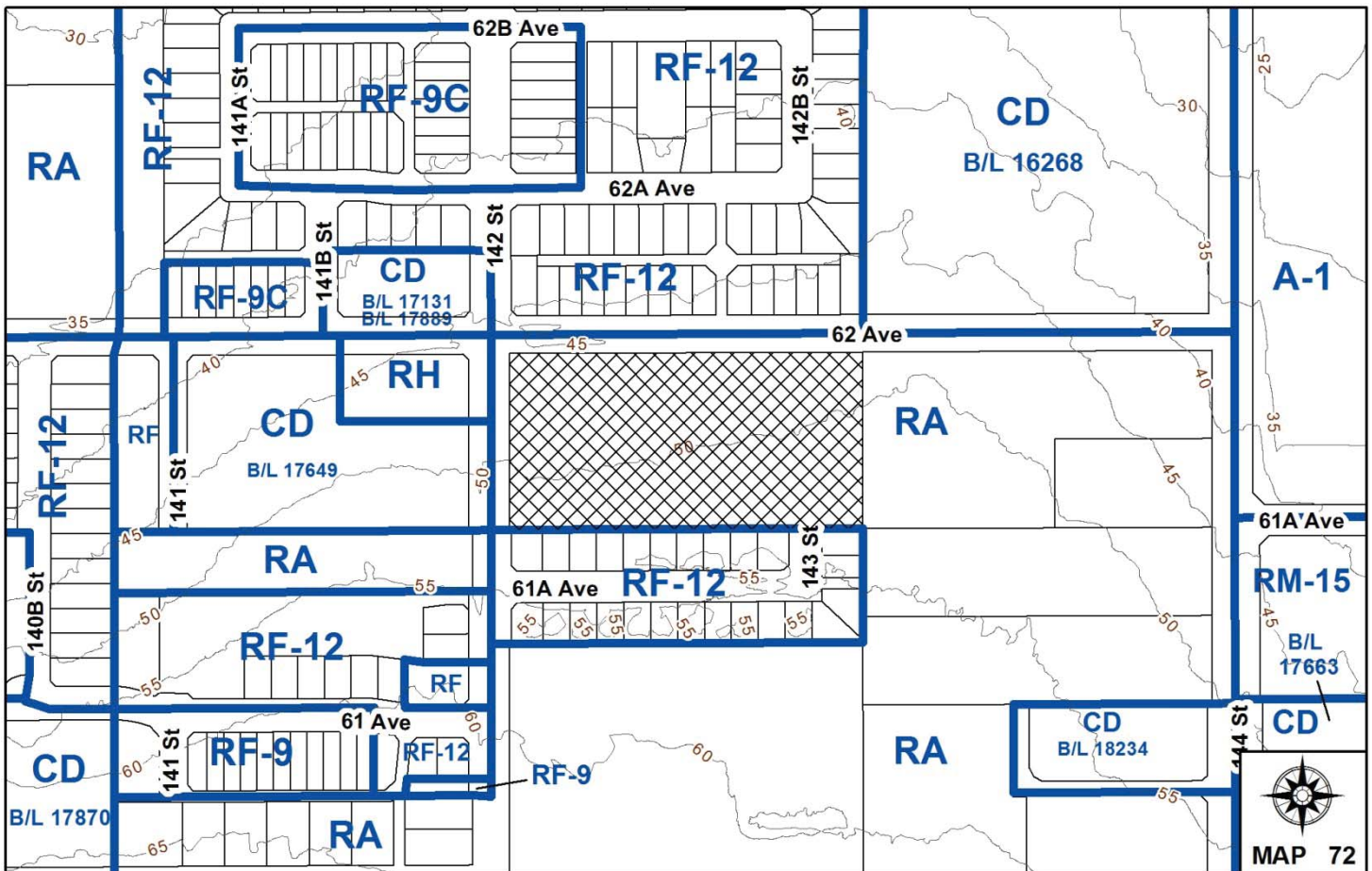
LOCATION: 6170 - 142 Street

OWNER: Ghag Lumber Ltd.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots and Single Family Residential Flex 6 - 14.5 upa.



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the South Newton Neighbourhood Concept Plan for changes to the road network, and to incorporate a park lot within the proposed subdivision.
- Seeking a Development Variance Permit (DVP) to reduce the minimum lot width under the RF-13 Zone for two proposed lots.

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP designation for the property.
- The proposed changes to the road network are in response to changes made to the existing road network established to the south under Development Application No. 7809-0263-00, which shifted an east-west road (61A Avenue) further south.
- The applicant proposes to dedicate a 756 square metre (0.19 acre) park lot, which will connect to the proposed park within the adjacent development to the east (Development Application No. 7915-0337-00).
- The proposed variance to the minimum lot widths of Lots 24 and 25 is minimal. After the required road dedication and park dedication, these proposed lots are each approximately 0.56 metres (1.8 ft.) less than the required minimum lot width of the RF-13 Zone.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)", and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7916-0326-00 (Appendix VIII), to reduce the minimum lot width of a Type II Corner Lot of the RF-13 Zone from 15.4 metres (50 ft.) to 14.8 metres (48 ft.) for proposed Lots 24 and 25, to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
 - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
4. Council pass a resolution to amend the South Newton NCP for changes to the road network and addition of a park lot, 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:**

19 Elementary students at Woodward Hill Elementary School
10 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 Summer 2018.

Parks, Recreation & Culture:

Parks, Recreation & Culture Department have no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: A vacant, densely forested lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 62 Avenue):	Single family small lot dwellings	Urban/ Single Family Small Lots	RF-12
East:	Single family acreage property (Development Application No. 7915-0337-00 at Third Reading).	Urban/ Proposed School & Parks (Proposed amendment to a portion to Single Family Residential Flex 6-14.5 u.p.a. under Development Application No. 7915-0337-00).	RA (proposed RF-12 and RM-30 under Development Application No. 7915-0337-00).
South:	Single family small lot dwellings	Urban/ Single Family Residential Flex 6-14.5 u.p.a	RF-12
West (Across 142 Street):	Future townhouses (approved under Development Application No. 7909-0132-00)	Urban/ Mixed Commercial-Residential and Townhouses (25 u.p.a. Max)	RH and CD (Bylaw No. 17649)

JUSTIFICATION FOR PLAN AMENDMENT

- The South Newton NCP designates portions of this property as "Single Family Small Lots" and "Single Family Residential Flex 6-14.5 u.p.a". The proposed RF-13 zoning is permitted under both of these designations. However, the applicant is proposing to amend the NCP designation for changes to the road network and to incorporate a park lot within the proposed subdivision (Appendix VII).
- The proposed changes to the road network are in response to changes made to the existing road network established to the south under Development Application No. 7809-0263-00, which shifted an east-west road (61A Avenue) further south.
- The applicant proposes to dedicate a 756 square metre (0.19 acre) park lot, which will connect to the proposed park within the adjacent development to the east (Development Application No. 7915-0337-00).

DEVELOPMENT CONSIDERATIONS

Background:

- The subject property located at 6170 142 Street is approximately 1.82 hectares (4.5 acres) in size. The property is designated "Urban" in the Official Community Plan (OCP); designated "Single Family Small Lots" and "Single Family Residential Flex 6-14.5 u.p.a" in the South Newton NCP; and zoned "One-Acre Residential Zone (RA)".

Current Proposal

- The applicant proposes an NCP amendment for changes to the road network, and to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" to allow subdivision into 38 single family small lots.
- The applicant is also proposing a Development Variance Permit (DVP) to reduce the minimum lot width of Lots 24 and 25 from 15.4 metres (50 ft.) to 14.8 metres (48 ft.).
- The applicant is proposing to dedicate a 756 square metre (0.19 acre) park lot, which will connect to the proposed park within the adjacent development to the east (Development Application No. 7915-0337-00). The proposed park dedication represents approximately 4% of the gross land area. The applicant is required to provide an additional 1% cash-in-lieu of parkland to meet the requirements of the Local Government Act.

Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, which confirmed that new homes in the immediate area provide an acceptable architectural context for the subject site. The design of the proposed homes will be in a compatible style range, including Neo-Traditional and Neo-Heritage styles as determined by the design consultant. The proposed design guidelines have been reviewed by staff and found to be generally acceptable (Appendix V).

Proposed Lot Grading

- In-ground basements are proposed for all lots based on the lot grading plan (prepared by Citiwest Consulting Ltd.). Basements will be achieved with minimal cut or fill. The grading information provided has been reviewed by staff and found acceptable.

PRE-NOTIFICATION

Pre-notification letters were mailed to the owners of 305 houses within 100 metres (330 ft.) of the subject site on March 7, 2017, and a Development Proposal Sign was installed in front of the property on March 8, 2017. In response, staff have received 2 emails. A summary is provided below with staff comments provided in italics:

- 1 respondent had concerns regarding the completion of 62 Avenue and the potential parking implications of the proposed subdivision.

(Staff responded by providing preliminary transportation comments, which confirm that the south side of 62 Avenue will be constructed to the City's local road standards. The completion of the south portion of 62 Avenue and 61B Avenue will allow for additional on-street parking for resident and visitors, which should help to alleviate some of the parking concerns in the neighbourhood. Staff also confirmed that each of the proposed RF-13 lots will provide for 4 off-street parking spaces (2 in the garage and 2 in the driveway).

- 1 respondent expressed concerns about the impact of the proposed development on local school enrollment and capacity.

(Staff responded by confirming that the development application was referred to Surrey School District for comment and that the City is in regular communication with the School Board regarding the pressure that residential growth in the City is placing on local schools).

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting 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	7	7	0
Cottonwood	131	131	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Paper Birch	1	1	0
Bitter Cherry	4	4	0
Flowering Cherry	1	1	0
English Oak	2	2	0
Coniferous Trees			
Western Red Cedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	10	10	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		113	
Total Retained and Replacement Trees		113	
Contribution to the Green City Fund		\$18,000	

- The Arborist Assessment states that there are a total of 10 protected trees on the site, excluding Alder and Cottonwood trees. 138 existing trees, approximately 93% of the total trees on the site, are Alder and Cottonwood trees. While these species qualify as By-law size

trees, both Alder and Cottonwoods are typically not considered appropriate for retention. It was determined that no 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. 12 trees are proposed to be retained within the proposed park lot. Parks will determine the retention and removal of trees on dedicated parkland.

- 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 158 replacement trees on the site. Since only 113 replacement trees can be accommodated on the site (based on an average of 3 trees per lot), the deficit of 45 replacement trees will require a cash-in-lieu payment of \$18,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 113 trees are proposed to be retained or replaced on the site with a contribution of \$18,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on July, 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"> • The subject property is located in the South Newton NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The permitted unit density in the NCP is 7-12 u.p.a. • The proposed unit density is 8.5 u.p.a. • Secondary suites are proposed for all 38 units.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development incorporates including absorbent soils as part of the on-site rain water management design considerations.
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"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To reduce the minimum lot width of the Type II corner lot of the RF-13 Zone from 15.4 metres (50 ft.) to 14.8 metres (48 ft.) for proposed Lots 24 and 25.

Applicant's Reasons:

- The applicant is seeking a small relaxation to the lot widths of two corner lots.
- The relaxation is required to maintain the proposed lot yield after the required road dedication and park dedication.

Staff Comments:

- Proposed Lots 24 and 25 are approximately 0.56 metres (1.8 ft.) less than the required minimum lot width of the RF-13 Zone.
- The proposed variance to the minimum lot width is minimal and is necessary to help secure a park lot on the subject site, which is currently not shown in the NCP.

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	NCP Map
Appendix VIII	Development Variance Permit No. 7916-0326-00

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/da

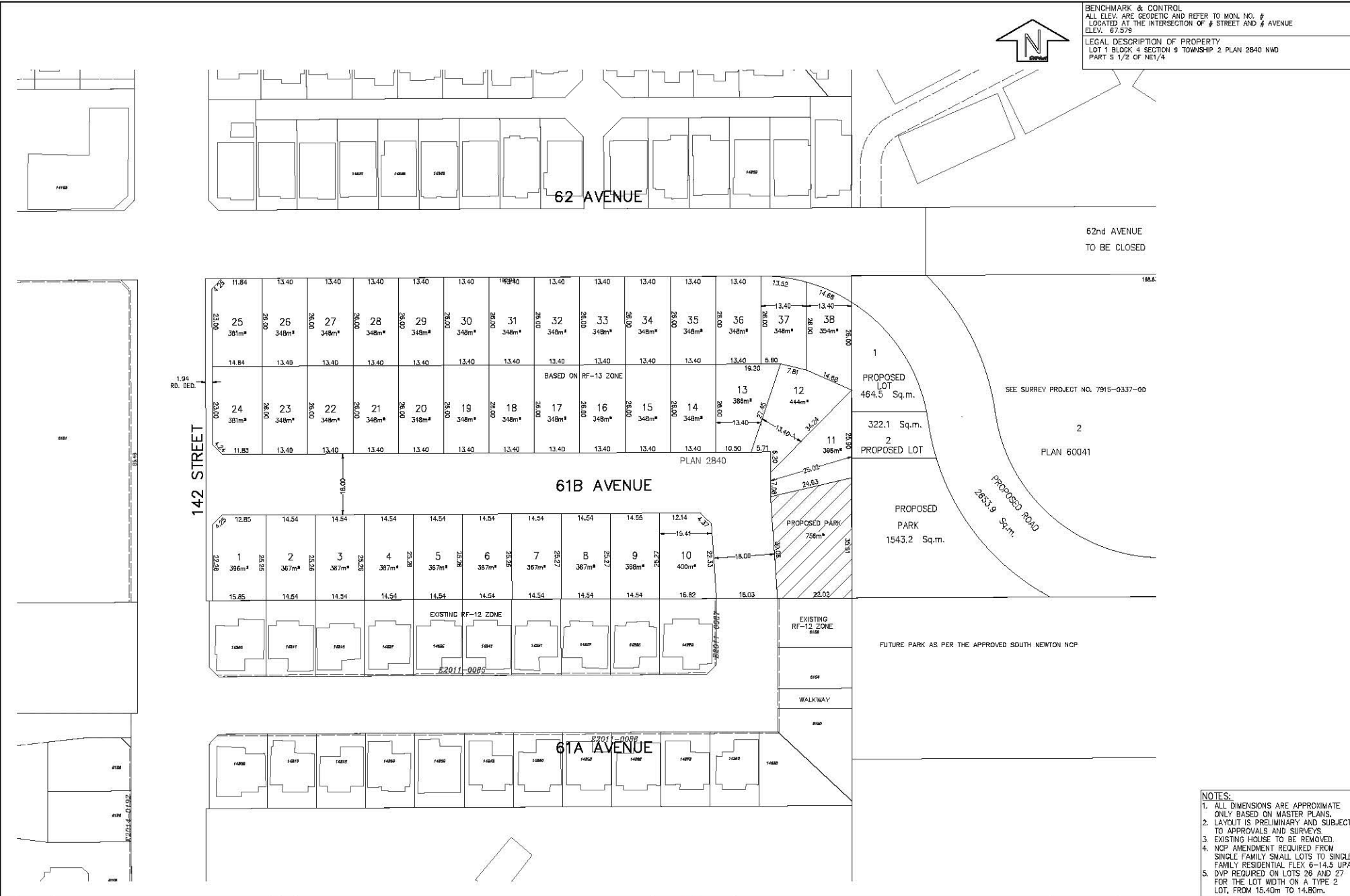
SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	4.5 acres
Hectares	1.8 hectares
NUMBER OF LOTS	
Existing	1
Proposed	38
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m – 15.85 m
Range of lot areas (square metres)	336 m ² – 455 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20.9 u.p.h / 8.5 u.p.a.
Lots/Hectare & Lots/Acre (Net)	29.0 u.p.h / 11.7 u.p.a.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	28%
Total Site Coverage	78%
PARKLAND	
Area (square metres)	752 m ²
% of Gross Site	4%
Required	
PARKLAND	
1% 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	YES/NO
Works and Services	YES/NO
Building Retention	YES/NO
Others – Lot width (lots 26 & 27)	YES

BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. #
 LOCATED AT THE INTERSECTION OF # STREET AND # AVENUE
 ELEV. 87.878

LEGAL DESCRIPTION OF PROPERTY
 LOT 1 BLOCK 4 SECTION 9 TOWNSHIP 2 PLAN 2640 NWD
 PART S 1/2 OF NE1/4



NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS
3. EXISTING HOUSE TO BE REMOVED
4. NCP AMENDMENT REQUIRED FROM SINGLE FAMILY SMALL LOTS TO SINGLE FAMILY RESIDENTIAL FLEX 6-14.5 UPA
5. DVP REQUIRED ON LOTS 26 AND 27 FOR THE LOT WIDTH ON A-TYPE 2 LOT, FROM 15.40m TO 14.80m.

No.	Date	Revision	Dr	Ch
1	16/10/24	MINOR LOT LINE ADJUSTMENT	EX	RJ

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



GHAG LUMBER LTD.
 6170 - 142 STREET, SURREY, BC, V3X 1C2, PH: 604-319-1454

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 6170-142 STREET, SURREY, BC

Scale: 1:1000
 Drawn: JW
 Designed: NH
 P.W. P.U.
 Approved:

Mun. Proj. No. 7916-0326-00
 Mun. Dwg. No. A
 Job No. 16-3355 Of
 Date JUN/2016 Revision 1

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

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

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

DATE: **May 24, 2017** PROJECT FILE: **7816-0326-00**

RE: **Engineering Requirements
Location: 6170 142 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment beyond those listed below.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m on 142 Street for the 24 m wide Collector Road allowance.
- Dedicate 18.0 m on 143 Street for ultimate Through Local Road allowance.
- Dedicate 18.0 m on 61B Avenue for ultimate Through Local Road allowance.
- Dedicate 3.0 x 3.0 m corner cuts at all frontage road intersections.
- Register 0.5 m SRW along all road frontages.

Works and Services

- Construct east side of 142 Street to Collector Road standard with 7.0 m pavement.
- Construct south side of 62 Avenue to Local Road standard with 10.5 m pavement.
- Construct 143 Street and 61B Avenue to Local Road standard with 8.5 m pavement.
- Confirm downstream storm system capacity; upgrade if required.
- Construct storm systems to service the proposed lots and associated roads.
- Provide onsite sustainable drainage measures and Best Management Practices as required in the Hyland Creek Integrated Stormwater Management Plan (ISMP) and to account for the increase in the impervious area from what was originally anticipated in the ISMP.
- Construct water main on 142 Street, if not completed by project 7809-0132-00.
- Construct 200 mm water mains on 61B Avenue and 143 Street.
- Construct sanitary sewers on 61B Avenue and 143 Street.
- Pay all applicable latecomer charges.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit beyond those listed above.



Rémi Dubé, P.Eng.
Development Services Manager
IK1



Monday, March 06, 2017
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0326-00

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.

Woodward Hill Elementary opened in spring 2010 and is now overcapacity and growing very rapidly. Goldstone Park Elementary opened in February of 2014 and helped to relieve overcrowding at Woodward Hill in the short term, although most of the students attending the new school came from Cambridge Elementary. In September 2014 a catchment change was implemented that moved part of the Woodward Hill catchment to North Ridge (across King George Blvd) and in September 2016 Woodward Hill's catchment was reduced further with a move to Goldstone Park. The District is also reducing the incoming French Immersion Kindergarten cohorts to one class from two from September 2017 onwards. The District has received funding approval for additions to Woodward Hill and Sullivan Elementary (up to 8 classrooms each). The Five-Year Capital Plan outlines, as a high priority, a request for another new elementary school in South Newton. There are also extreme enrolment pressures at Sullivan Heights Secondary and the District has requested a 700 student addition to this school as a high priority in the Capital Plan. Incoming enrolment at Sullivan Heights Secondary was capped for the 2016/17 school year (and will be for the foreseeable future) which means all new in-catchment registrants are held on a waitlist and admitted as space permits. Enrolment pressures will remain until new space is approved and constructed.

Surrey is a rapidly growing urban centre and as NCPs build out and densities increase the school district is concerned that capital investment approvals will not be available in a timely manner to support this local growth. Approved NCP densities are the basis on which school sites and capital projects are requested and higher than projected densities create a capital planning challenge and increase enrolment pressures. As required, the school district will continue to work with the City and Province to adjust our capital plans to request additional school spaces and land to meet local demands.

SUMMARY

The proposed 38 Single family with suites are estimated to have the following impact on the following schools:

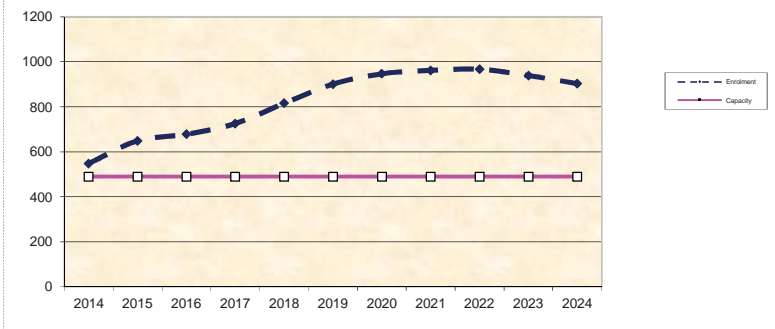
Projected # of students for this development:

Elementary Students:	19
Secondary Students:	10

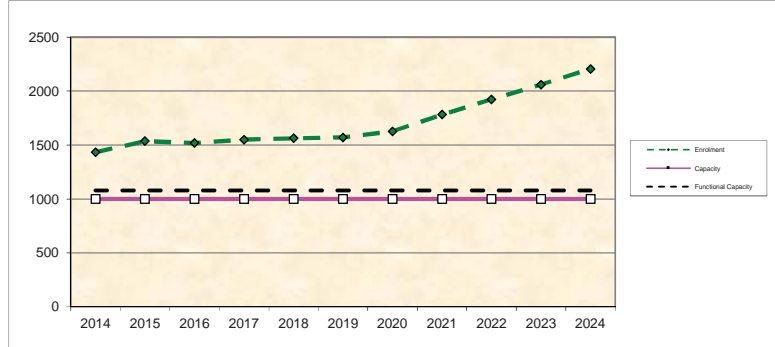
September 2018 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	99 K + 579
Capacity (K/1-7):	40 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1518
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

Woodward Hill 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: 7916-0326-00
 Project Location: 6170 - 142 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

Northeast of subject site : There is a 167 unit Townhouse site located at the intersection of 62 Avenue and 144 Street, northeast of the subject site, which was developed under Surrey application 06-0144-00. These townhouses, with three storeys above grade, do not provide specific massing design context suitable for the subject RF-13 detached single family lots, though the Neo-Heritage styling can be considered contextual.

North of subject site : The housing stock is comprised of numerous rear loaded RF-12 type I zone homes developed under Surrey project 7905-0368-00. All of these homes can be classified as "Neo-Traditional" and "Neo-Heritage" style Two-Storey type homes, designed to a modern standard with well balanced, consistently proportioned, architecturally interesting mid-scale massing characteristics. These homes have 7:12 - 12:12 common hip or common gable roofs with a shake profile asphalt shingle roof surface. Gable ends are articulated with shingles or vertical wood battens over fibre cement board, or other wood detailing. Homes are clad with vinyl or Hardiplank (or other fibre cement board), and most of the homes also have a stone accent. All of these newer homes can be considered suitable "context homes" (other than the rear loaded characteristic).

Northwest of subject site : There is a commercial centre with four apartment units above. The structure architecturally addresses the street corner, and both street frontages in a pleasing manner, but is of a scale that does not provide suitable context for compact lot residential developments.

West of subject site : Undeveloped lands are being prepared for future development.

South of subject site : There are 24 front loaded RF-12 lots that provide ideal context for the subject site. These lots have similar homes as those described above to the north, but garages are located at the front.

The area overall is a strong new growth area in quick transition to a modern compact lot and multifamily development area, and the subject site is an infill that will complete the compact lot character area from 61A Avenue to the south, to the aforesaid Surrey project 7905-0368-00 to the north.

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

- 1) **Context Homes:** There are numerous new homes in this area that could be considered to provide acceptable architectural context for the subject site, including 24 Type II Two Storey homes in Surrey project 09-0263-00 to the south (14200 block of 61A Avenue), and 51 RF-12 homes in Surrey project 05-0368-00 to the north (14200 block of 62 Avenue). These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend.
- 2) **Style Character :** Existing surrounding homes are of styles typical of those found in modern compact lot developments. Styles recommended for this site include “Neo-Traditional” and “Neo-Heritage” and compatible styles as determined by the Design Consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** All surrounding homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-13 zoned subdivisions. New homes should exhibit "mid-scale" massing, and be consistent with massing designs on the north side of 62 Avenue (14200 block) and on the north and south sides of 61A Avenue (14200 block). 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, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post year 2016 RF-13 zone compact lot developments.
- 7) **Roof surface :** Most 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. Where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF-13 bylaw. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

Streetscape:

At the aforesaid context sites to the south and north, there is obvious continuity of appearance. All homes are 2600-2800 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. Homes to the north have rear garages, and homes to the south have front loaded garages similar to those proposed at the subject site. The homes all have 1 - 1 ½ storey high front entrances. Main roof forms are common hip or common gable at a 7:12 - 12:12 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 all are clad in vinyl with feature masonry accents and wood or fibre cement board cladding. The colour range includes only natural and neutral hues. Landscaping meets a common modern urban standard.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", or compatible styles (including compatible forms of "West Coast Contemporary" 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 2016'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 new homes in the 14200 block on the north and south sides of 61A Avenue, and new homes in the 14200 block on the north side of 62 Avenue. Homes will therefore be in a compatible style range, including "Neo-Traditional" and "Neo-Heritage", and compatible forms of "West Coast Contemporary" styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards on the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.

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

Roof Pitch: Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

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 roofs permitted where required by B.C. Building Code. Feature metal roofs permitted.

In-ground basements: In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

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, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** April 6, 2017

Reviewed and Approved by:  **Date:** April 6, 2017



APPENDIX G

TREE PRESERVATION SUMMARY

Appendix _____

TREE PRESERVATION SUMMARY

Surrey Project No.: 7916-0326-00
 Project Address: 6170 142 Street, Surrey, BC
 Consulting Arborist: Nick McMahon

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	148
Bylaw Protected Trees to be Removed	148
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 138 times 1 = 138	
All Other Bylaw Protected Trees at 2:1 ratio: 10 times 2 = 20	
TOTAL:	158
Replacement Trees Proposed	113
Replacement Trees in Deficit	45
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

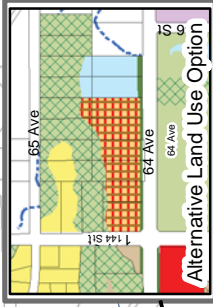
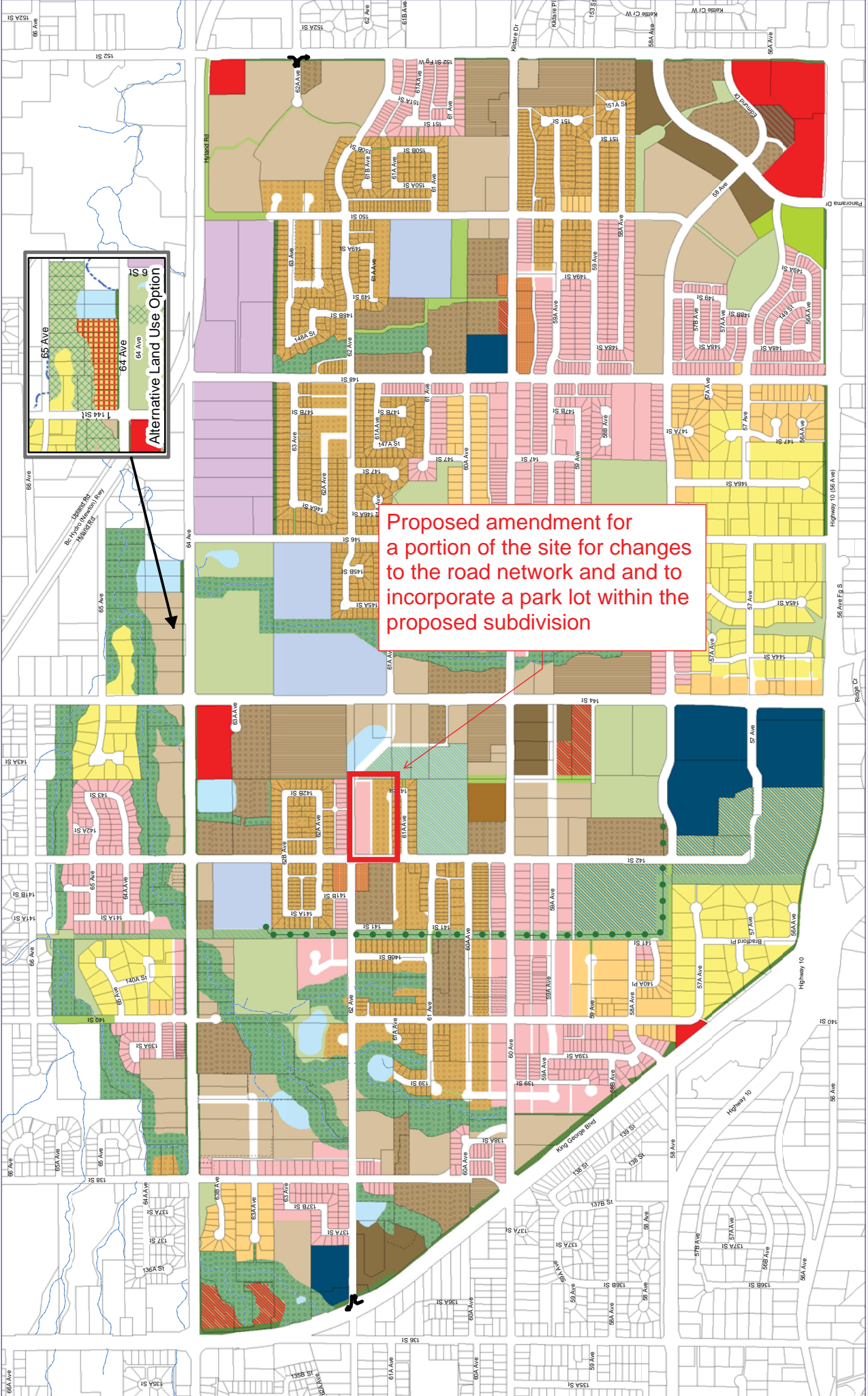
OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	4
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 4 times 1 = 4	
All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0	
TOTAL:	4
Replacement Trees Proposed	0
Replacement Trees in Deficit	4

N/A denotes information "Not Available" at this time.

This summary and the referenced documents are prepared and submitted by:

Nick McMahon, Consulting Arborist Dated: May 24, 2017

Direct: 604 812 2986
 Email: nick@aclgroup.ca



Proposed amendment for a portion of the site for changes to the road network and to incorporate a park lot within the proposed subdivision

SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN

City of Surrey Planning & Development Department

- Single Family Small Lots
- Row Housing
- Single Family Residential Flex 6 to 14.5
- Single Family Residential
- Suburban Residential 1/2 Acre
- Mixed Com/Res Apartments
- Mixed Com/Res Townhouse

- Apartments 45 upa max
- Apartments 45 upa max
- Townhouses 30 upa max
- Townhouses 25 upa max
- Townhouses 20 upa max
- Townhouses 15 upa max

- Commercial
- Institutional
- Office Park
- Industrial
- Schools
- Proposed School

- Proposed School and Park
- Parks
- Proposed Park and Walkway
- Recreational
- Creeks and Riparian Set-back

- Buffers
- Detention Ponds
- Utility R/W Greenway
- WALKWAY

0 250 500 1,000 Meters

Adopted by Council Resolution December 6, 2004. Amended 18 May 2017.

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.: 7916-0326-00

Issued To: GHAG LUMBER LTD.

("the Owner")

Address of Owner: 14374 - 74A Avenue
Surrey, BC V3W 0N3

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: 010-766-260
Lot 1 Block 4 Section 9 Township 2 New Westminster District Plan 2840
6170 - 142 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 Subsection K.2 Subdivision, of Part 16B Single Family Residential (13) Zone (RF-13), the minimum lot width for a Type II corner lot is reduced from 15.4 metres (50 ft.) to 14.8 metres (48 ft.) for proposed Lots 24 and 25.

5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on 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 if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) 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 .

Mayor – Linda Hepner

City Clerk – Jane Sullivan

BENCHMARK & CONTROL
 ALL ELEV. ARE GEODETIC AND REFER TO MON. NO. #
 LOCATED AT THE INTERSECTION OF # STREET AND # AVENUE
 ELEV. 67.579

LEGAL DESCRIPTION OF PROPERTY
 LOT 1 BLOCK 4 SECTION 9 TOWNSHIP 2 PLAN 2840 NW
 PART S 1/2 OF NE1/4



Reduced minimum lot width for the Type II Corner Lot of the RF-13 Zone from 15.4 metres to 14.8 metres.



NOTES:

1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
3. EXISTING HOUSE TO BE REMOVED.
4. NCP AMENDMENT REQUIRED FROM SINGLE FAMILY SMALL LOTS TO SINGLE FAMILY RESIDENTIAL FLEX 6-14.5 UPA.
5. DVP REQUIRED ON LOTS 26 AND 27 FOR THE LOT WIDTH ON A TYPE 2 LOT, FROM 15.40m TO 14.80m.

No.	Date	Revision	Dr	Ch
1	16/10/24	MINOR LOT LINE ADJUSTMENT	EK	RJ

CitiWest Consulting Ltd.
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3
 TELEPHONE 604-591-2213 FAX 604-591-5518
 E-MAIL: office@citiwest.com



GHAG LUMBER LTD.
 6170 - 142 STREET, SURREY, BC, V3X 1C2, PH: 604-319-1454

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 6170-142 STREET, SURREY, BC

Scale: 1:1000
 Drawn: JW
 Designed: NH
 P.W. P.U.
 Approved:

Mun. Proj. No. 7916-0326-00
 Mun. Dwg. No.
 Job No. 16-3355
 Date JUN/2016

Dwg. No. A
 Of
 Revision 1

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