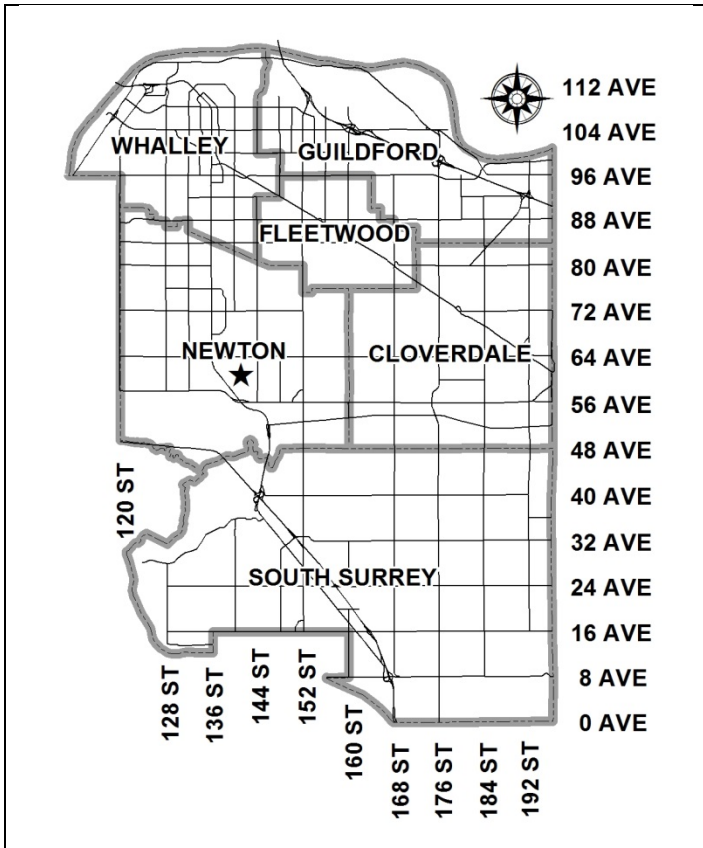


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0638-00

Planning Report Date: June 25, 2018



**PROPOSAL:**

- **Rezoning** from RA to RF-13
- **Development Permit**

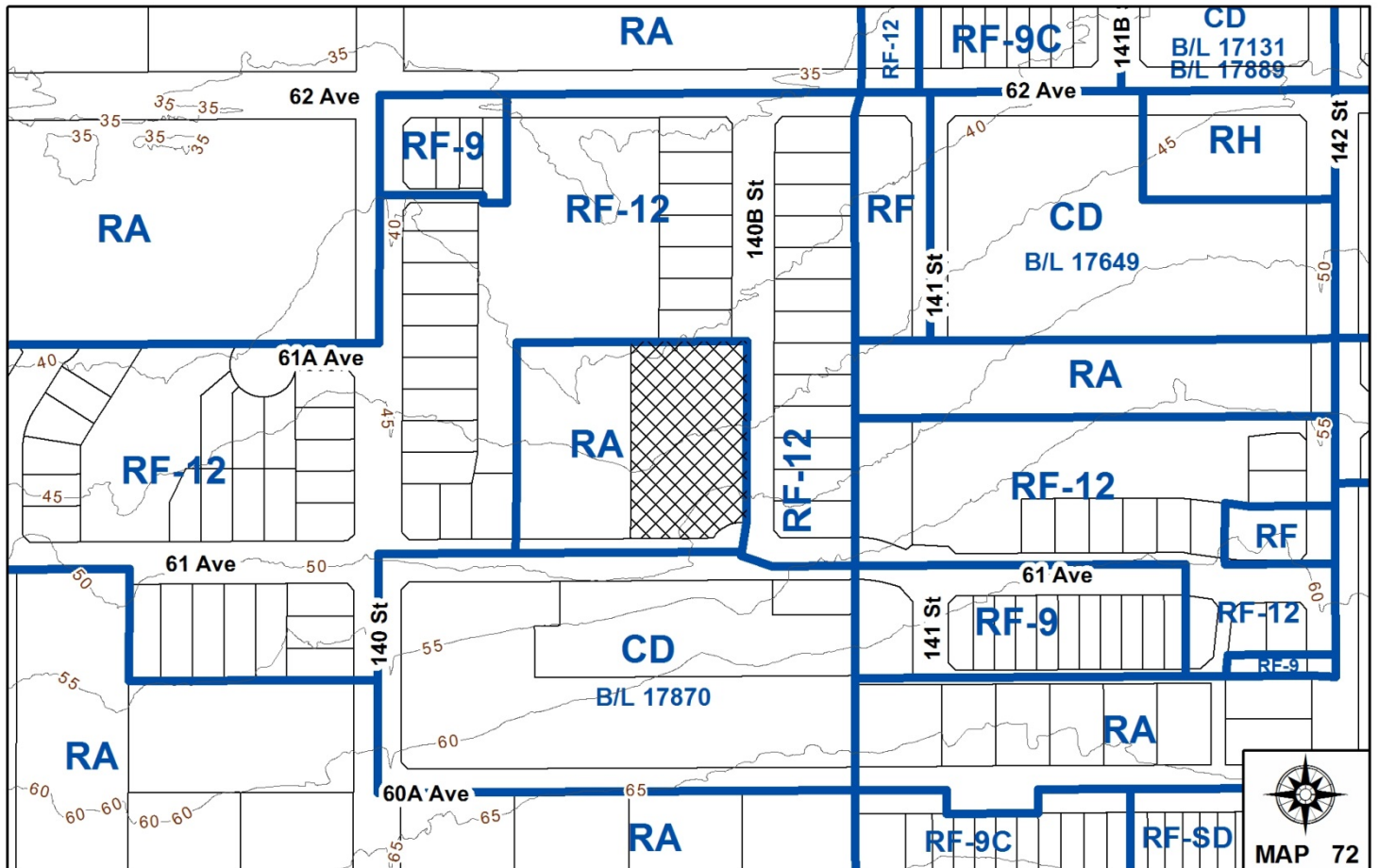
to subdivide into 7 single family lots.

**LOCATION:** 14065 61 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Residential Flex 6 – 14 u.p.a. & Creek & Riparian Set Backs



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposed development complies with the OCP and NCP land use designations for the site.
- The proposed RF-13 lots are consistent with and complete the land use pattern of small lots (RF-12), which have been established to the north and east, along 140B Street.

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 authorize staff to draft Development Permit No. 7916-0638-00 for Sensitive Ecosystems and Hazard Lands, generally in accordance with the Ecosystem Development Plan, prepared by Envirowest Consulting Ltd. and dated June 22, 2017, and the Geotechnical Report prepared by Able Geotechnical Ltd., dated July 12, 2017.
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) approval from the Ministry of Transportation & Infrastructure;
  - (d) submission of an acceptable tree survey and arborist report to the satisfaction of the City Landscape Architect; and
  - (e) completion of the road closure and acquisition of the land at the southeast corner of the site.

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:**

4 Elementary students at Woodward Hill Elementary School  
2 Secondary student 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 Spring 2019.

Parks, Recreation & Culture:

Parks requests that any fencing adjacent to the riparian area be chain-link fence that is no higher than 1.2 metres (4 ft.) in height and black in color, limited within the building scheme.

### SITE CHARACTERISTICS

Existing Land Use: Vacant

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwellings	Single Family Residential Flex 6 – 14 u.p.a.	RF-12
East (Across 140B Street):	Single family dwellings	Single Family Residential Flex 6 – 14 u.p.a.	RF-12
South (Across 61 Avenue):	Townhouses	Townhouses (25 u.p.a. max)	CD (By-law 17870)
West:	Single family dwelling on acreage lot	Single Family Residential Flex 6 – 14 u.p.a. and Creeks & Riparian Setbacks	RA

### DEVELOPMENT CONSIDERATIONS

#### Background/Proposal

- The subject property is located at 14065 61 Avenue and is 1.0 acre (4,050 square metres) in size. The site slopes moderately to steeply down from 61 Avenue, generally in a south to north direction.
- The site is zoned “One-Acre Residential Zone (RA)”, designated “Urban” in the Official Community Plan (OCP), and designated “Single Family Residential Flex 6 – 14 u.p.a.” & “Creek & Riparian Set Backs” in the South Newton Neighbourhood Concept Plan.
- A “Class B Creek” (Mann Creek) is located within a ravine on the neighbouring property to the west. As the subject property is within 50 metres of the stream, it is subject to a Sensitive Ecosystem Development Permit in accordance with the Official Community Plan.
- The applicant is proposing to rezone the subject site from “One-Acre Residential Zone (RA)” to “Single Family Residential (13) Zone (RF-13)” in order to subdivide into 7 single family small lots. The applicant has proposed to purchase excess road allowance at the south east corner of the site, to incorporate into the proposed Lot 3. The applicant will work with Realty Division staff to complete the road purchase prior to Final Adoption.

- The proposed RF-13 lots meet the minimum width, depth and area requirements of the RF-13 Zone. The proposed single family small lots are consistent with the RF-12 lots to the north and east, which were created under application 7905-0300-00.

#### Sensitive Ecosystem Development Permit

- The applicant retained Envirowest Consultants Inc. to complete a Sensitive Ecosystem Development Permit Report. The property is located within 50 metres of the top-of-bank (TOB) of a Class B watercourse, therefore, is subject to the Development Permit Guidelines for Sensitive Ecosystems.
- The Flex Provision of the Zoning By-law was used. Provided there is no loss in the total size of the streamside setback area, the minimum distance from the TOB may be reduced by no more than 5 metres and increased by no more than 10 metres. The proposed flexed setback results in a loss of 82 square metres (883 sq. ft.) of habitat and a gain of 125 square metres (1,345 sq. ft.) of habitat for a net gain of 43 square metres (463 sq. ft.). The Streamside Setback Area will be conveyed to the City for conservation purposes.
- In addition to the streamside setback, the applicant is proposing to dedicate an additional 108 square metres (1163 sq. ft.) at the northwest corner of the site, which will contribute to and enhance the existing City owned Greenbelt located to the north.

#### Hazard Lands Development Permit

- A Development Permit (DP) for Hazards Land is required under the OCP due to the presence of steep slopes on the site. In order to address this requirement, the applicant has submitted a geotechnical report.
- The geotechnical report prepared by Able Geotechnical Ltd. and dated July 17, 2017 states that the site is considered safe for the proposed development.
- The geotechnical report was peer reviewed by Western Geotechnical Consultants Ltd. and found to be generally acceptable.
- The applicant will be required to register a Section 219 Restrictive Covenant on the land that requires the owners to develop their property in accordance with the recommendations contained in the geotechnical report.
- At the Building Permit stage, the Building Division will require Letter of Assurances from a Geotechnical Engineer to ensure that building plans comply with the recommendations in the approved geotechnical report.

#### PRE-NOTIFICATION

- Pre-notification letters were sent out to the surrounding neighbourhood on March 5, 2018 and the Development Proposal Sign was erected on the site on February 3, 2017. Two residents expressed concern about the proposed development.

- One resident was concerned about the loss of tree canopy, insufficient pedestrian sidewalks and traffic on 62 Avenue and 140B Street.

*(There are 19 trees on the subject site, of which 9 are proposed to be removed. The trees within the future riparian area are proposed to be retained.)*

*140B Street will be completed with this development and constructed to the Local Road standard (ultimate 18.0 metre road allowance) with sidewalk.)*

- One resident was concerned about pressures on existing parkland, and small lots.

*(The resident was advised that the RF-12 Zone has been replaced with the RF-13 Zone, which provides for slightly larger and deeper lots. The subdivision proposes lot widths of 13.4 metres, which match the lot widths of the surrounding properties.)*

*The applicants are conveying 348 square metres of riparian area, and open space to the City, as part of the development.)*

#### Building Scheme and Lot Grading

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the design consultant. The design consultant conducted a character study of the surrounding homes and based on the finding, 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

- Dan Brown, 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>Coniferous Trees</b>			
Western Red Cedar	9	9	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>9</b>	<b>9</b>	<b>0</b>
<b>Additional [Estimated] Trees in the proposed Riparian Area</b>	<b>6</b>	<b>0</b>	<b>6</b>

<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>26</b>
<b>Total Retained and Replacement Trees</b>	<b>26</b>
<b>Contribution to the Green City Fund</b>	<b>\$0</b>

- The Arborist Assessment states that there are a total of 9 protected trees on the site, of which none are Alder and Cottonwood trees. It was determined that no trees can be retained on the development portion of the site. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 6 protected trees that are located within the riparian area. The trees within the riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 18 replacement trees on the site. There are 26 replacement trees being proposed on the site, which exceeds the replacement tree requirement; therefore, no contribution to the Green City Fund is required.
- In summary, a total of 26 trees are proposed to be replaced on the site with no contribution to the Green City Fund.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 16, 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 site is located in the South Newton Neighbourhood Concept plan on a site that is designated for Single Family Residential Flex 6 – 14 u.p.a. &amp; Creek &amp; Riparian Set Backs</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The permitted density is 6 – 14.5 u.p.a. and applicants are proposing density of 7 u.p.a.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposed development is proposing to convey 348 square metres of land for the protection of Mann Creek.</li> </ul>

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
4. Sustainable Transport & Mobility (D1-D2)	• Not being provided.
5. Accessibility & Safety (E1-E3)	• Not being provided.
6. Green Certification (F1)	• Not being provided.
7. Education & Awareness (G1-G4)	• Not being provided.

#### INFORMATION ATTACHED TO THIS REPORT

Appendix I.	Lot Owners, Action Summary (Confidential) 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.	Tree Preservation, Removal and Replacement Plans

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

HS/dk

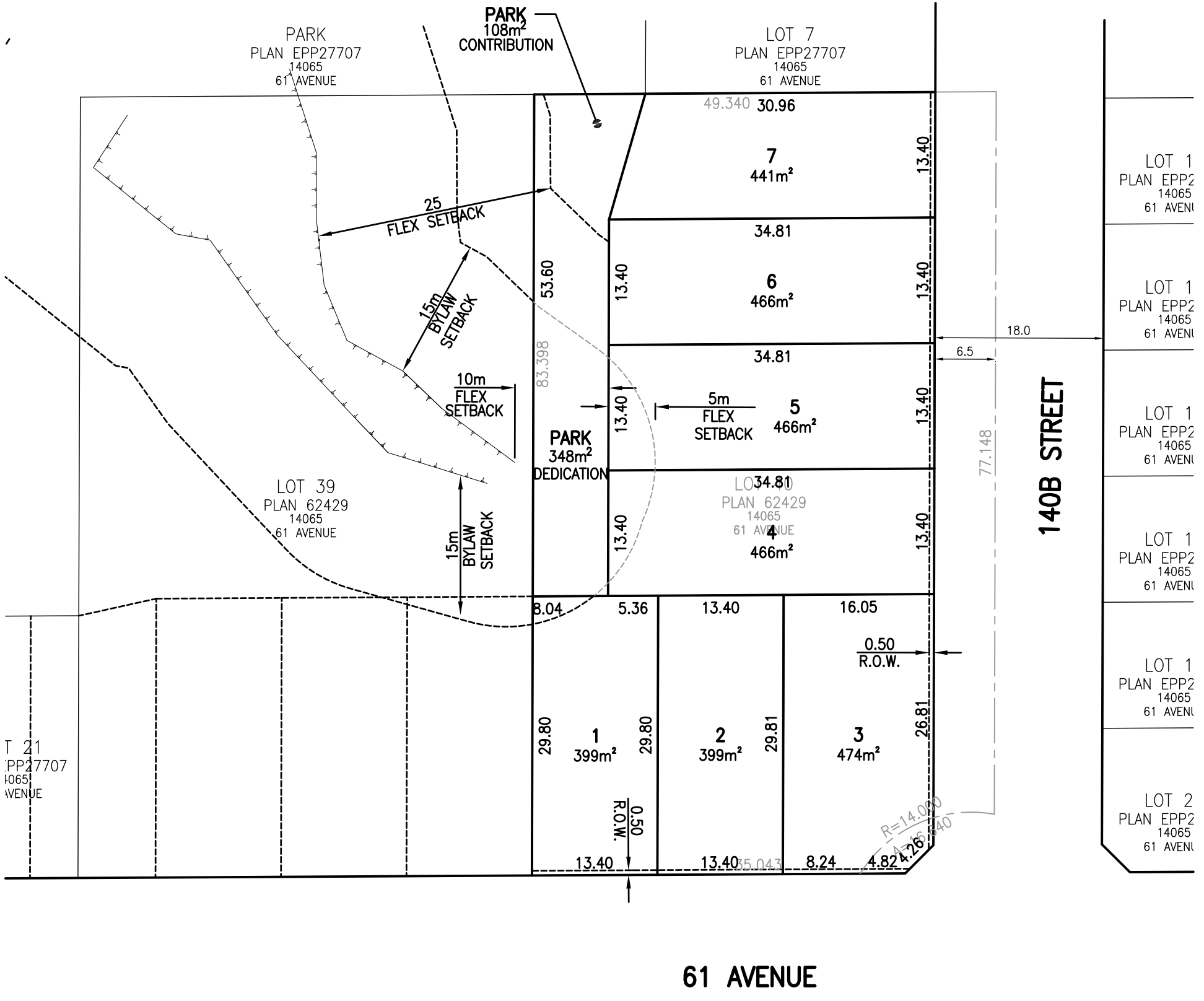


APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	1 acre
Hectares	0.4 hectares
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	7
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	13.4 - 16.1 metres
Range of lot areas (square metres)	399 - 474 sq. m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	17.5 Lots/Hectares & 7 Lots/Acre
Lots/Hectare & Lots/Acre (Net)	22.8 Lots/Hectares & 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)	108 sq. m.
% of Gross Site	Approx. 2.7 %
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES (approx. 2.3 %)
<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



61 AVENUE

140B STREET

LOT 1  
PLAN EPP31623  
14065  
61 AVENUE

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



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

CLIENT:	PROJECT: 14065 - 61 AVENUE		
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 16099	DATE: FEB 2018	LEGAL:	SCALE: 1:500
		MUNICIPAL PROJECT No:	

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

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

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

DATE: **November 27, 2017** PROJECT FILE: **7816-0638-00**

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RE: **Engineering Requirements  
Location: 14065 - 61 Avenue**

#### **REZONE/SUBDIVISION**

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

- Dedicate 6.5 m along 140B Street toward ultimate 18.0 m Local Through Road allowance.
- Dedicate 3.0 m x 3.0 m corner cut at 61 Avenue and 140B Street.
- Register 0.5 m SRW on 61 Avenue and 140B Street.

##### ***Works and Services***

- Construct the north side of 61 Avenue to Local Through Road standard.
- Construct the west side of 140B Street to Local Through Road standard.
- Register an RC for on-site stormwater mitigation according to Hyland Creek Integrated Stormwater Management Plan.
- Provide a water, storm, and sanitary service connection to each lot.

A Servicing Agreement is required prior to Rezoning and Subdivision.

#### **DEVELOPMENT PERMIT**

There are no issues to be addressed for the Development Permit beyond those noted above.



Tommy Buchmann, P.Eng.  
Development Engineer  
MB



Planning June 5, 2018

**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 opened in 2010 to deal with in-catchment demand in the South Newton Area. As of August 2017, the District began construction, at this school, on a 200 capacity addition which is targeted to open September 2018. When the addition opens, the District anticipates to still have some portables remain on site. As an enrollment management strategy, Woodward Hill is also reducing their French Immersion program intake to one kindergarten class per year until further notice; starting September 2017. This will make available more regular stream space to meet in-catchment demand.

Enrolment pressure will continue in this area for the next 10 years. Consequently, in the District 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a new 3.3 HA site and new 655 capacity school for the South Newton area to relieve much of the enrollment pressure. We are awaiting funding approval.

There is currently extreme enrollment pressure at Sullivan Heights Secondary. The school enrollment has been capped since 2016/17. Again the District's 2018/19 Capital Plan submission to Ministry of Education is requesting a new 700 capacity addition for the high school and we are awaiting funding approval.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16 0638 00 (updated)

**SUMMARY**

The proposed 7 Single family with suites are estimated to have th on the following schools:

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

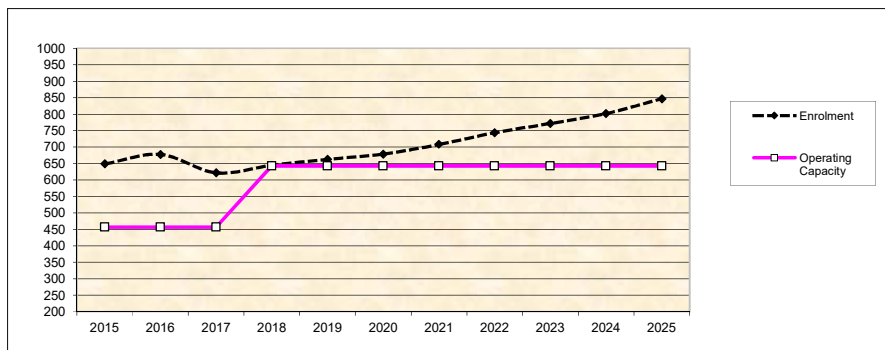
Elementary Students:	4
Secondary Students:	2

September 2017 Enrolment/School Capacity

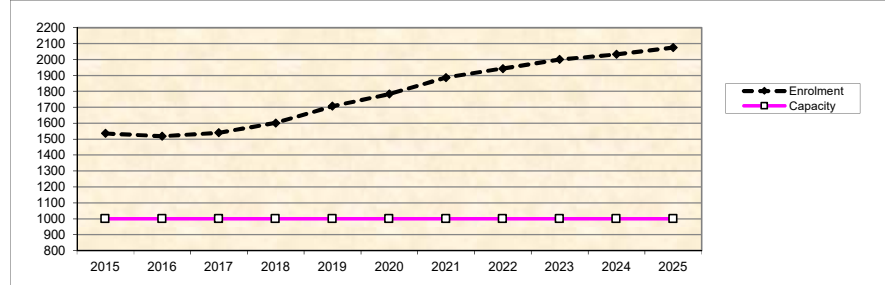
<b>Woodward Hill Elementary</b>	
Enrolment (K/1-7):	65 K + 557
Operating Capacity (K/1-7)	38 K + 419
Addition Operating Capacity (K/1-7) 2018	38 K + 605

<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1540
Capacity (8-12):	1000

**Woodward Hill Elementary**



**Sullivan Heights Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

## BUILDING GUIDELINES SUMMARY

Surrey Project no: 7916-0638-00  
 Project Location: 14065 - 61 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:

**North and east of subject site** : The housing stock is comprised of numerous front loaded RF-12 type II zone homes developed under Surrey project 7905-0300-00. 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. Homes on the east side of 140B Street are up-sloping lots with the garage at the basement level, and lots on the west side are on down-sloping lots with the garage a few risers below the main floor level. These homes have 7:12 - 16:12 common hip or common gable roofs with a shake profile asphalt shingle roof surface. Gable ends are articulated with shingles or other wood detailing, or with stucco or stone. Homes are clad with Hardiplank (or other fibre cement board) at the front and vinyl siding at the sides and rear. Most of the homes also have a stone accent. All of these newer homes can be considered suitable "context homes". Northwest of the subject site is an environmental park.

**South of subject site** : There is an 89 unit Townhouse site located south of the subject site, which is being developed under Surrey application 15-0221-00. This type of structure does not provide specific context suitable for the subject RF-13 detached single family lots.

**West of subject site** : There is one 1980's, 4000 sq.ft. "Neo-Traditional" style Two-Storey home with triple garage located adjacent to the west side of the subject site. The home has six street facing gabled projections at a 10:12 slope. The roof surface is shake profile concrete roof tiles. The home is clad in stucco, but has approximately 90% stone coverage at the front. Landscaping is to a high modern suburban standard. This would be a suitable context home for a new suburban estate development, but does not provide suitable context for a year 2017 RF-13 zone development. West of this house are numerous RF-12 type II zone homes developed under Surrey project 7905-0300-00 (same development as described above).

The area overall is an old 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 61 Avenue to the south to the aforesaid Surrey project 7905-0300-00 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 (6100 block of 140B Street). 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. New homes should be consistent in theme, representation and character with homes in the 6100 block of 140B Street.
- 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, Split Level, 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 west side of 140B Street (6100 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:** This is area in which 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. 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. 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 context site to the east and north - Surrey project 7905-0300-00 (6100 block of 140B Street) there is obvious continuity of appearance. All homes are 2700-2900 square foot "Neo-Traditional" / "Neo-Heritage" style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. Homes on the east side of 140B Street are up-sloping lots with the garage at the basement level, and lots on the west side are on down-sloping lots with the garage a few risers below the main floor level. The homes all have 1 - 1 ½ storey high front entrances. Main roof forms are common hip or common gable at slopes ranging from 7:12 to 16:12. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens, or stucco, or stone. All homes have a shake profile asphalt shingle roof or a shake profile concrete tile roof and all are clad in either vinyl, stucco, or fibre cement board, with feature masonry accents. The colour range includes only natural and neutral hues. Landscaping meets a common modern urban standard. South of the site is an 89 unit Townhouse site, recently completed. West of the site is a single large (4000+ sq.ft.) "Neo-Traditional" suburban-estate sized Two-Storey home with triple garage, multiple street facing gables at a 10:12 slope, concrete tile roof, and substantial stone accent.

## 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 6100 block on the east and west sides of 140B Street, and new homes in the 14000 block on the north side of 61 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 found 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. Membrane roofs permitted where required by B.C. Building Code.

**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 only.

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


**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** April 4, 2017

**Reviewed and Approved by:**       **Date:** April 4, 2017

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	14065 61 <sup>st</sup> Avenue Surrey, BC
Registered Arborist:	Michael Harrhy, B.Sc., MSFM ISA Certified Arborist (PN-8025A) ISA Qualified Tree Risk Assessor (TRAQ) Forester in Training Biologist in Training
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>9</b>
<b>Protected Trees to be Removed</b>	<b>9</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	<b>18</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 9 X two (2) = 18	
<b>Replacement Trees Proposed</b>	<b>26</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	<b>6</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

Feb 26,  
2018  
Date

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	SYRINGA RETICULATA 'IVORY SILK'	LILAC TREE	4	6 CM. CAL.	AS SHOWN	B. & B.
	PRUNUS YEDOENSIS 'AKEBONO'	DAYBREAK CHERRY	3	6 CM. CAL.	AS SHOWN	B. & B.
	PICEA OMORIKA	SERBIAN SPRUCE	7	3.00 METERS	AS SHOWN	B. & B.
	CHAMEACYPARIS NOOTKATENSIS PENDULA	WEeping NOOTKA CYPRESS	7	3.00 METERS	AS SHOWN	B. & B.
	THUJA PLICATA	WESTERN REDCEDAR	5	3.00 METERS	AS SHOWN	B. & B.

NOTES / GENERAL

1) PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO B.C. LANDSCAPE STANDARD 'LATEST EDITION'. CONTAINER SIZES ARE SPECIFIED AS PER 'ONTA STANDARDS' BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY 'LANDSCAPE ARCHITECT' AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. 'SUBSTITUTIONS' MUST OBTAIN WRITTEN APPROVAL FROM THE 'LANDSCAPE ARCHITECT' PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO 'B.C. LANDSCAPE STANDARD'

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED 'DISEASE FREE' NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE 'B.C. LANDSCAPE STANDARD'. PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE B.C. LANDSCAPE STANDARD

2) MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:

- LAWN AREAS 300 mm
- GROUND COVER AREAS 450 mm
- SHRUB AREAS 450 mm
- TREE PITS 300 mm AROUND ROOT BALL

3) GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 2 AND LEVEL 3 AREAS EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.

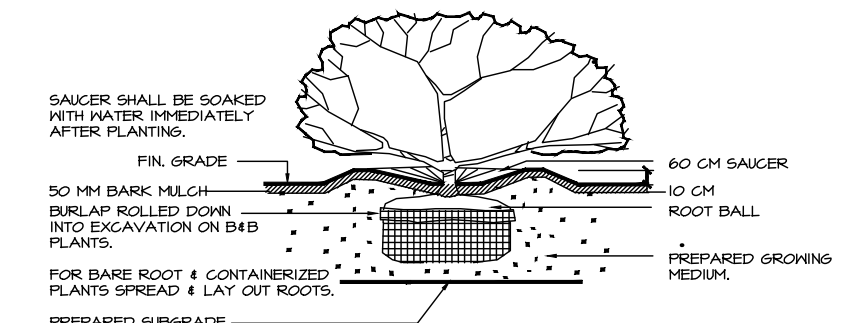
4) ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VIRTUALLY FREE FROM SUBSOIL, MOOD INCL. MOODY PLANT PARTS, NEED OR REPRODUCTIVE PARTS OF WEEDS, PLANT PATHOGENIC ORGANISMS, TOXIC MATERIALS, STONES OVER 50 MM AND FOREIGN OBJECTS.

5) ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.

6) PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.

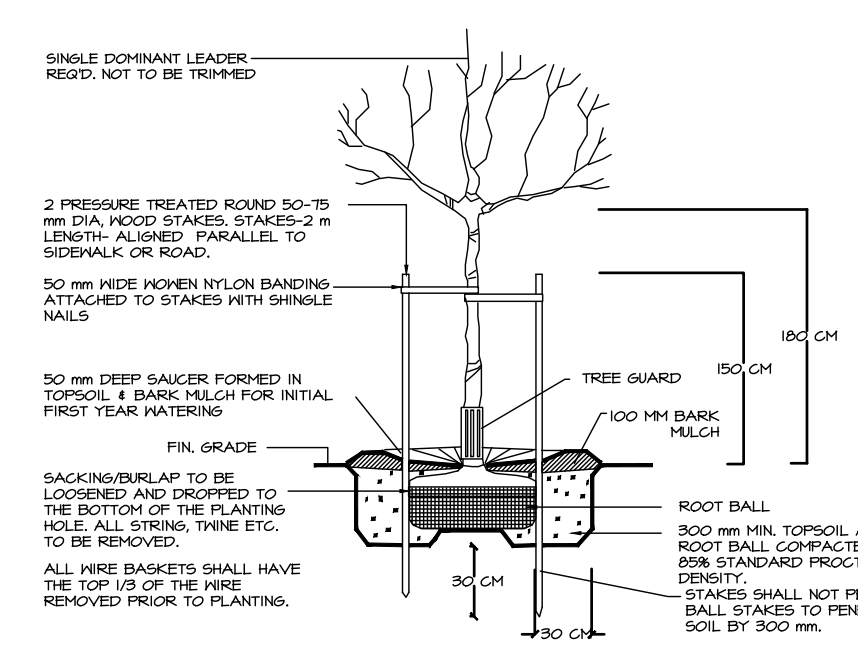
7) THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.

8) THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBISH AS IT ACCUMULATES AND SHALL AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



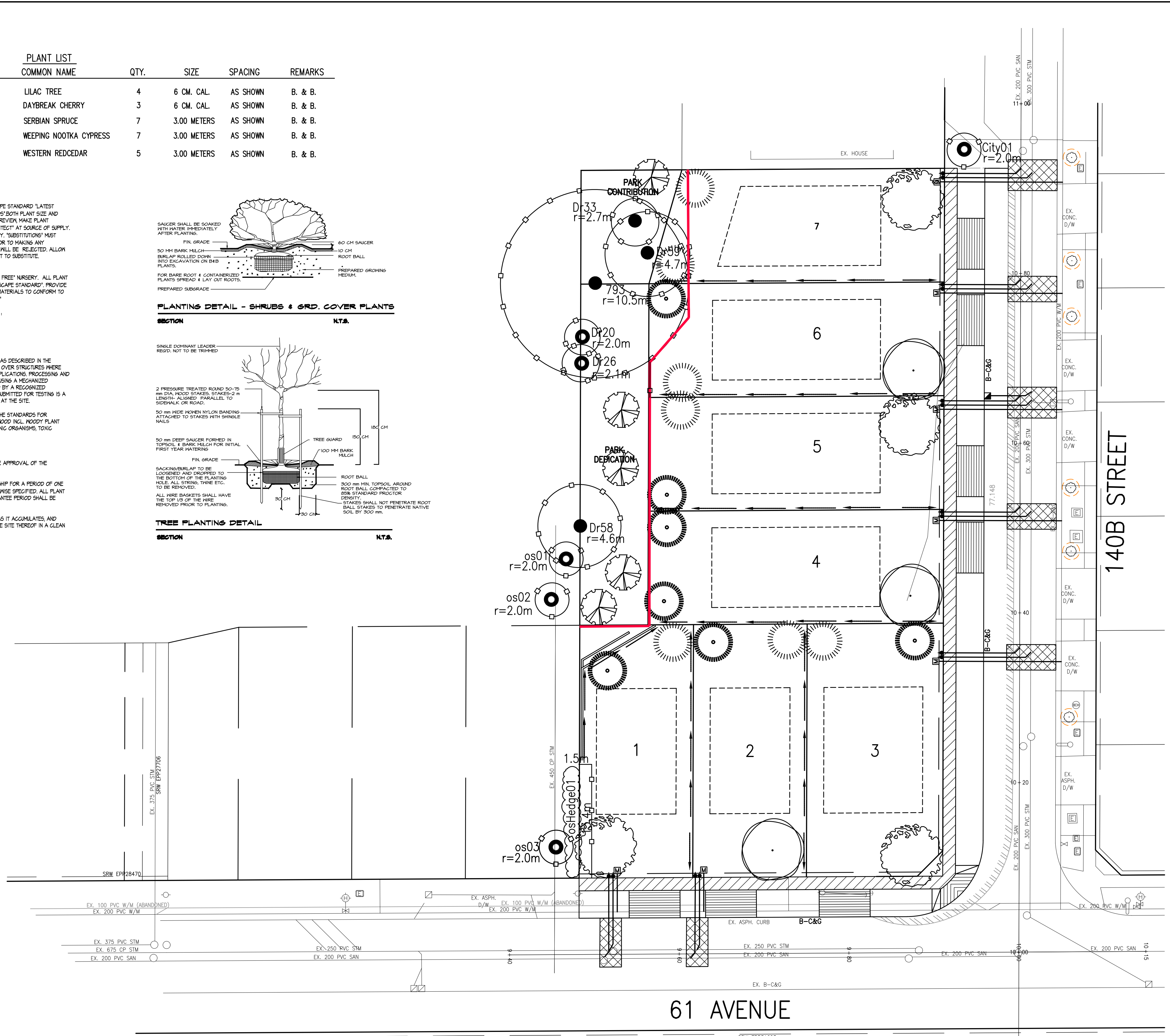
PLANTING DETAIL - SHRUBS & GRD. COVER PLANTS

SECTION N.T.S.



TREE PLANTING DETAIL

SECTION N.T.S.



**LEGEND**

- = TREES NOT SURVEYED
- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REMARKS	NO.
	REVISIONS	

C. KAVOLINAS & ASSOCIATES INC.  
BCSLA CSLA

2462 JONQUIL COURT  
ABBOTSFORD, B.C.  
V3G 3E8

PHONE (604) 857-2376

CLIENT

MR. MIKE KOMPTER  
HUB ENGINEERING INC.

SUITE #212  
12992 - 76 AVENUE  
SURREY, B.C.  
V3W 2V6  
604-572-4328

TITLE

PLAN VIEW

TREE LOCATION PLAN  
TREE REPLACEMENT PLAN  
7 LOT SUBDIVISION  
14065 - 61 AVENUE  
SURREY, B.C.

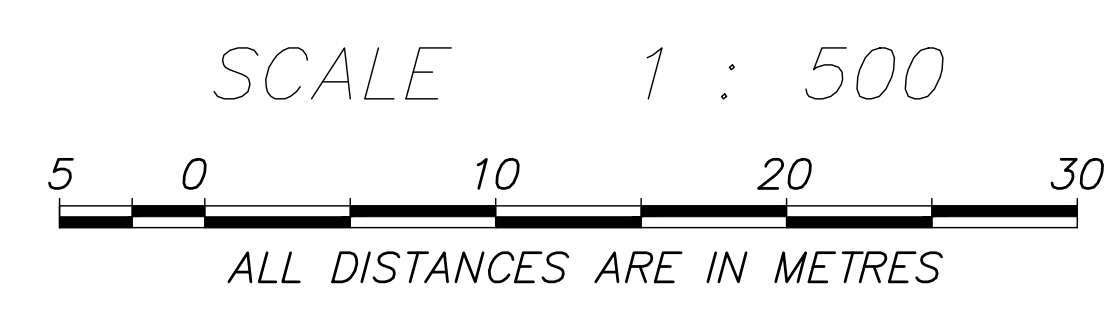
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APPR'D AS BUILT	

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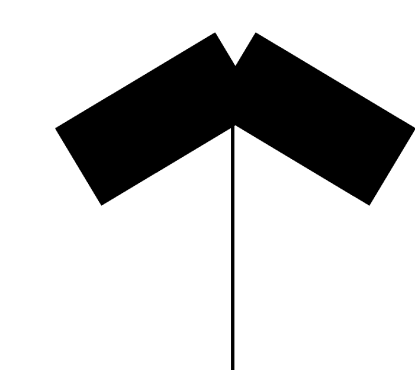
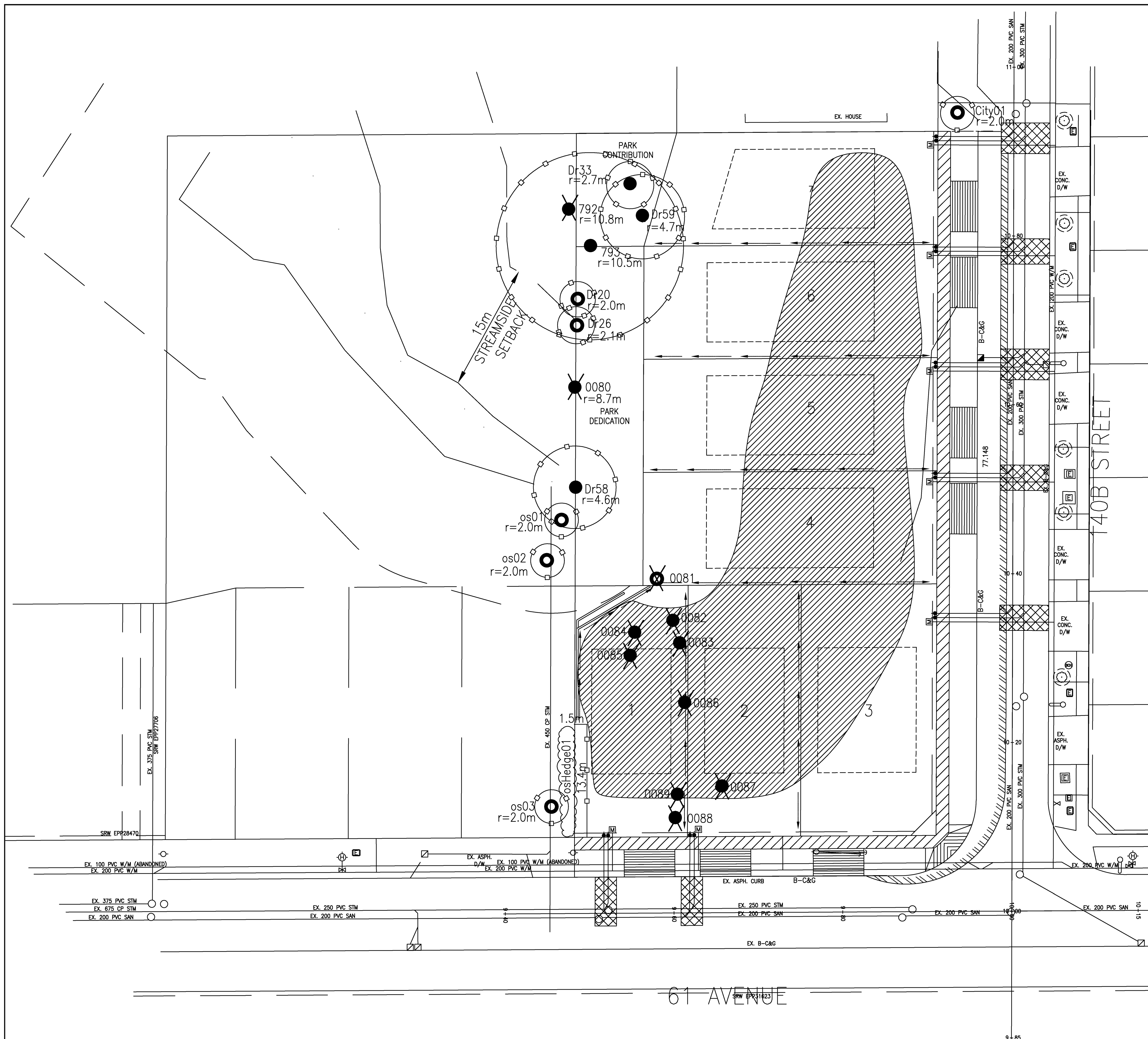
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DRAWING No.

TR-2







- LEGEND**
- = TREES NOT SURVEYED
  - = TREES TO BE RETAINED
  - ⊗ = TREES TO BE REMOVED
  - (with dashed line) = PROTECTION BARRIER

DATE	REMARKS	NO.
	REVISIONS	

**C. KAVOLINAS & ASSOCIATES INC.**  
 BCSLA CSIA  
 2462 JONQUIL COURT  
 ABBOTSFORD, B.C.  
 V3G 3E8  
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**TITLE**  
 PLAN VIEW  
 TREE LOCATION PLAN  
 TREE RETENTION PLAN  
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 14065 - 61 AVENUE  
 SURREY, B.C.

SCALE 1:250	DATE AUG/16
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ENG.	CHK'D
APP'D	AS BUILT

PRINTED	JOB No.
	DRAWING No.
	TR-1

SCALE 1 : 500

