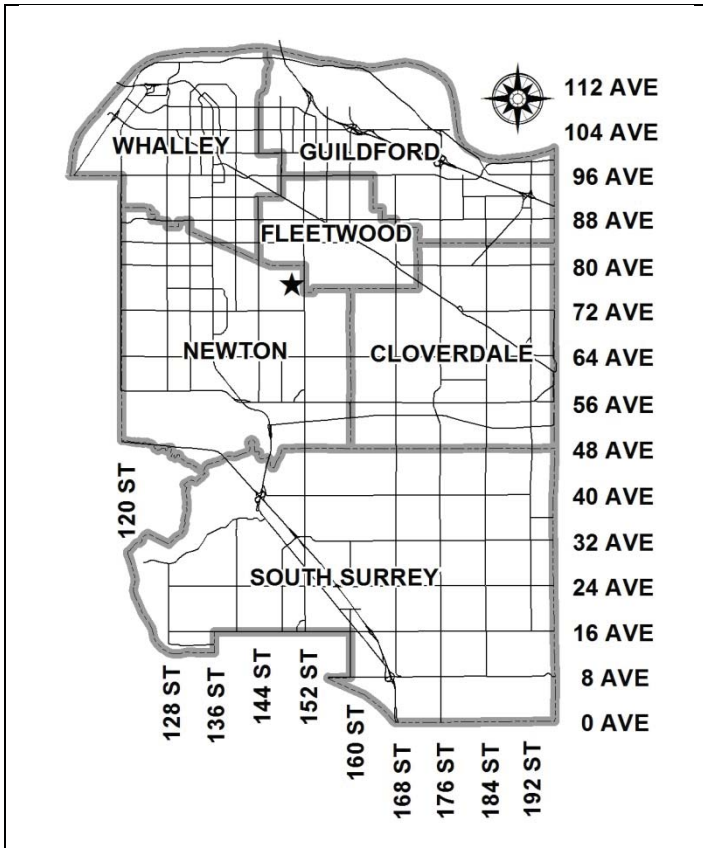


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0699-00

Planning Report Date: June 26, 2017



PROPOSAL:

- **NCP Amendment** from Transitional Suburban to Urban Residential
 - **Rezoning** from RH to RF
- to allow subdivision into 2 single family lots.

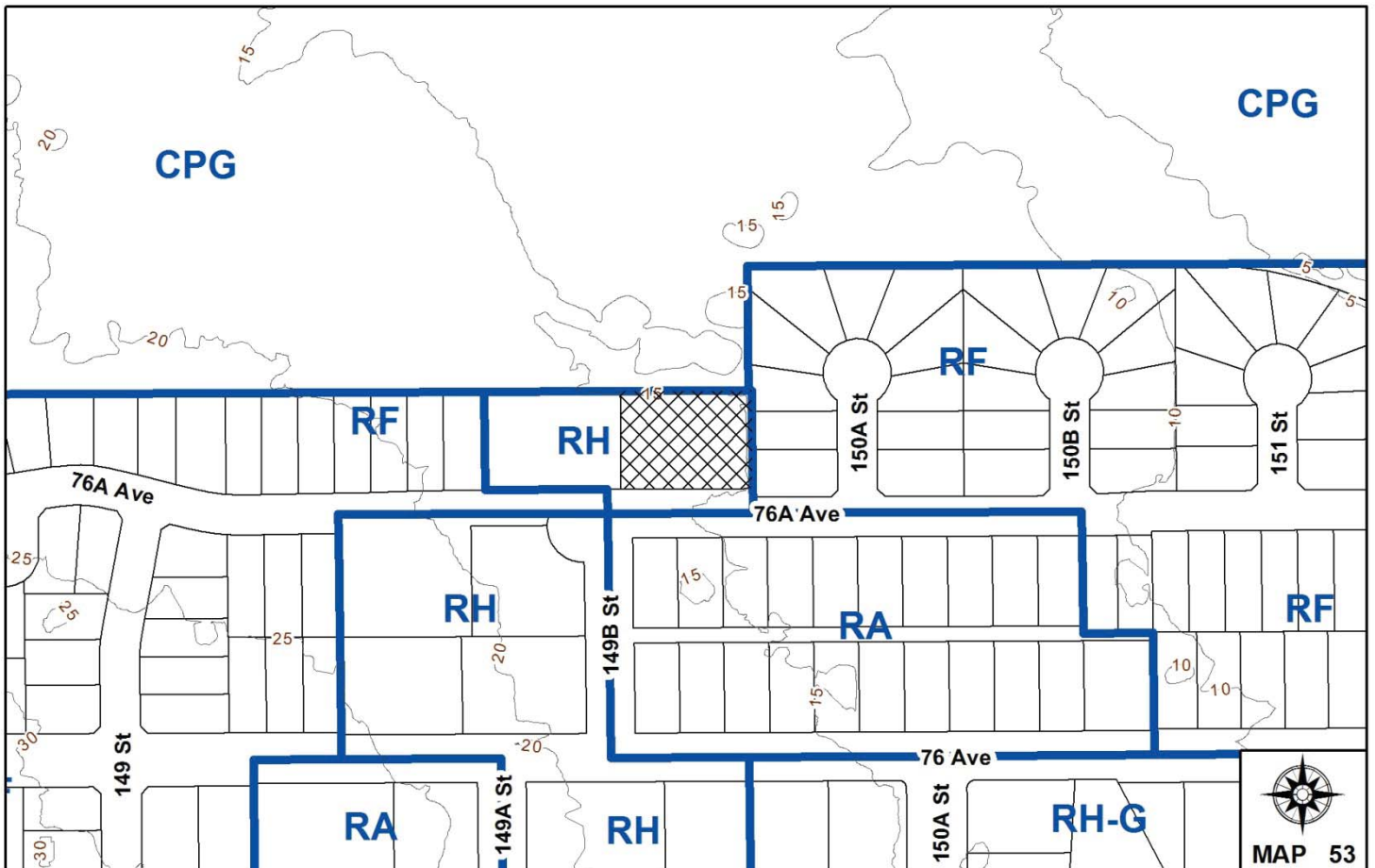
LOCATION: 14987 – 76A Avenue

OWNER: Gurvinder S. Brar
 Jasdip K. Brar

ZONING: RH

OCP DESIGNATION: Urban

NCP DESIGNATION: Transitional Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant proposes an amendment to the East Newton North Neighbourhood Concept Plan (NCP) from "Transitional Suburban" to "Urban Residential".

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation for the site.
- The proposal is consistent with the evolving residential character in the East Newton North area since the NCP was originally adopted in 1996.
- The proposed NCP redesignation is consistent with development to the east and west. The remaining Transitional Suburban designated properties to the immediate west and southwest have the potential to develop into similar size urban lots in the future.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) registration of a Section 219 Restrictive Covenant to ensure that the recommendations regarding the interface with the Guildford Golf and Country Club are adhered to, and to provide notice to future property owners that the Guildford Golf and Country Club is adjacent to the property and to indemnify the City of any liability in relation to this; and
 - (e) addition of a clause to the standard Section 219 Restrictive Covenant for the Building Scheme to provide notice to future property owners that the Guildford Golf and Country Club is situated within the Agricultural Land Reserve and may, at some time in the future, engage in farm operations.
3. Council pass a resolution to amend the East Newton North NCP to redesignate the land from "Transitional Suburban" to "Urban Residential" 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:

1 Elementary students at Chimney Hill Elementary School
1 Secondary student at Frank Hurt Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by November 2018.

SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Guildford Golf & Country Club	Agricultural/Proposed Wet Detention Pond (2%)	CPG
East:	Single family residential	Urban/N/A	RF
South (Across 76A Avenue):	Single family residential	Urban/N/A	RA
West:	Single family residential	Urban/Transitional Suburban	RH

JUSTIFICATION FOR PLAN AMENDMENT

- The East Newton North NCP was approved on July 23, 1996. The subject site is located at the northeast corner of "Area D" of the NCP. This portion of Area D was initially envisioned to have combined urban and suburban densities with an appropriate gradation of density towards the edge of the area bordering Guildford Golf & Country Club to the north of the site. However, during the creation of the NCP, owners in the area submitted a proposal for smaller lot redevelopment, which would require the expansion of the "Urban" designation into Area D. With strong support from area residents, the OCP designation was amended from "Suburban" to "Urban" at the time of the adoption of the NCP, although the NCP designation remained "Transitional Suburban".
- Subsequent to approval of the NCP, a number of amendments to the west of the subject property have redesignated properties from "Transitional Suburban" to "Urban Residential". Development Applications Nos. 7903-0178-00, 7903-0427-00, 7910-0204-00, and 7915-0138-00 rezoned and subdivided seven "One-Acre Residential Zone (RA)" and "Half-Acre Residential Zone (RH)" lots into 43 "Single Family Residential Zone (RF)" lots, establishing an urban single family residential character on the north side of 76 Avenue, east of 148 Street.
- Development Application Nos. 7907-0298-00 (complete) and 7915-0009-00 (in process) together will result in the redesignation, rezoning, and subdivision of one additional "Half-Acre Residential Zone (RH)" property into three urban single family residential lots.
- There are six remaining properties on the north side of 76 Avenue, between 148 Street and 149B Street currently designated "Transitional Suburban" with potential to also redevelop into similar size urban lots.

DEVELOPMENT CONSIDERATIONS

Background and Site Context

- The subject site is located on the north side of 76A Avenue east of 149B Street. The site is designated "Urban" in the Official Community Plan (OCP), "Transitional Suburban" in the East Newton North Neighbourhood Concept Plan (NCP), and is zoned "Half-Acre Residential Zone (RH)".
- Directly north of the subject site is the Guildford Golf and Country Club, which is within the Agricultural Land Reserve (ALR).

Current Proposal

- The applicant is proposing an amendment to the East Newton North NCP to redesignate the site from "Transitional Suburban" to "Urban Residential" and to rezone the subject property from "Half-Acre Residential Zone (RH)" to "Single Family Residential Zone (RF)" in order to facilitate subdivision into two single family lots.
- The proposed lots conform to the minimum requirements of the "Single Family Residential Zone (RF)" in terms of lot area, width, and depth. The lots range in size from 714 square metres (7,685 sq. ft.) to 1,483 square metres (15,963 sq. ft.).
- The applicant is proposing to retain the existing house on proposed Lot 1 and will have to demonstrate that the house complies with all Zoning By-law requirements in terms of lot coverage, floor area, and building setbacks, prior to subdivision. Proposed Lot 1 will have subdivision potential in the future into two lots if the house were to be removed.

Lot Grading and Building Scheme

- The applicant has retained Michael E. Tynan of Tynan Consulting Ltd. 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, which are summarized in Appendix V.
- As the subject property is located adjacent to the Guildford Golf and Country Club, the applicant will be required to add a clause to the standard Section 219 Restrictive Covenant for the Building Scheme to provide notice to future property owners that the Guildford Golf and Country Club is situated within the Agricultural Land Reserve and may, at some time in the future, engage in farm operations.
- A preliminary lot grading plan, submitted by Hub Engineering Inc. has been reviewed by staff and found to be generally acceptable.
- The applicant is proposing an in-ground basement for the new house to be constructed on proposed Lot 2, while the existing dwelling on proposed Lot 1 will remain unchanged. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

Interface with Guildford Golf and Country Club

- The northern property line of the subject site borders the Guildford Golf and Country Club, which is within the Agricultural Land Reserve (ALR).
- Due to its proximity to the ALR, the subject property falls within the Farming Protection Development Permit Area (DPA). Given that the ALR land is being operated as a golf course and the surrounding context is of existing single family residential lots directly abutting the golf course, it was determined that the proposed development will not adversely impact farming or farming buffers used to protect farming, and therefore an exemption to the Development Permit requirement is appropriate.
- The tee box for the 8th hole of the golf course is located immediately north of the shared property line.
- The boundary between the golf course and the subject property is currently marked by a chain link fence and a mature cedar hedge approximately 2 metres (6.5 ft.) in height and in good health. A thicket of willow trees is located on the golf course near the property line.
- An independent consultant report was prepared to review the interface between the proposed development and the Guildford Golf and Country Club and to provide recommendations to ensure a safe and appropriate interface. These recommendations include maintaining the existing cedar hedge at its current height and retaining the red maple on the subject property. As the risk of errant golf balls impacting the subject property is relatively low, additional mitigation measures are provided as a suggestion only, rather than a recommendation and include providing four additional deciduous shade trees with broad and dense canopies along the rear property line shared with the golf course.
- In order to help protect the City from any future liability related to the golf course operations and future homes, registration of a Section 219 Restrictive Covenant will be required in order to indemnify the City of this liability.

TREES

- Terry Thrale, ISA Certified Arborist of Woodbridge Tree Consulting Arborists Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Red Oak	1	0	1
Star Magnolia	1	0	1

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Austrian Pine	1	0	1
Western Red Cedar	2	1	1
Total (excluding Alder and Cottonwood Trees)	5	1	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		6	
Contribution to the Green City Fund		N/A	

- The Arborist Assessment states that there are a total of five protected trees on the site, none of which are Alder or Cottonwood. It was determined that four trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of two replacement trees on the site. The applicant is proposing two replacement trees, meeting City requirements.
- In summary, a total of six trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund.

PRE-NOTIFICATION

- Pre-notification letters were mailed on February 28, 2017 to 60 property owners within 100 metres (300 ft.) of the subject property and to the Newton Community Association. A Development Proposal Sign was installed on March 2, 2017. To date, staff have received no comments on the proposed development.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 1, 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 site is located within the East Newton North NCP. • The proposal is consistent with the OCP, but requires an amendment to the designation in the NCP from "Transitional Suburban" to "Urban Residential".

Sustainability Criteria	Sustainable Development Features Summary
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> Permitted gross density within the "Urban Residential" designation is 6 upa. Proposed gross density is 9.1 units per hectare (3.7 units per acre). The proposed new dwelling will contain a secondary suite, providing one purpose built market rental unit.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Low Impact Development Standards (LIDS) will be incorporated through absorbent soils (greater than 300 mm in depth), disconnected roof downspouts, infiltration trenches, swales, and sediment control devices.
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"> Public notification in the form of a development proposal sign and pre-notification letters has taken place. Surrounding residents will have an opportunity to voice their concerns at a future Public Hearing.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

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

INFORMATION AVAILABLE ON FILE

- Golf Course Interface Study Prepared by Donald V. S. Duncan Dated June 8, 2017

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.54 ac
Hectares	0.22 ha
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	17.7 m – 36.7 m
Range of lot areas (square metres)	714 m ² – 1483 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	9.1 uph (3.7 upa)
Lots/Hectare & Lots/Acre (Net)	9.1 uph (3.7 upa)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	27%
Total Site Coverage	65%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

G:\Projects\2016-221\gdt\AO_Drawing\Layouts\Lot_Layout - Op. 1 - Nov 15, 2016.dwg [Lot_Layout - 11x11] 11/16/2016 9:55AM



PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

CLIENT:	PROJECT: 14987 76A AVENUE, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 2016-221	DATE: NOV 2016	LEGAL:	MUNICIPAL PROJECT No:
SCALE: 1:500			
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

Hub Engineering Inc.
 Engineering and Development Consultants

Member
PACIFIC LAND GROUP

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

INTER-OFFICE MEMO

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

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

DATE: **June 19, 2017** PROJECT FILE: **7816-0699-00**

RE: **Engineering Requirements
Location: 14987 76A Ave**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- No additional dedication required on 76 A Avenue (existing 20 m road allowance); and
- No statutory right-of-way (SRW) required on 76 A Avenue.

Works and Services

- construct north side of 76 A Avenue with ultimate 8.0 m pavement (following cross section from the east), with barrier curb & gutter, 1.5 m concrete sidewalk, street lighting (if required), and street trees; and
- construct all service connections, complete with inspection chambers/water meters to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

M51



Planning

June-21-17

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0699-00

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.

The capacity of Chimney Hill Elementary in the table below includes a four classroom addition which was completed in 2012 to help with overcrowding and to accommodate the implementation of full day kindergarten after 2011. The school district also implemented a boundary move from Chimney Hill to MB Sanford. Overcrowding at Chimney Hill persists as this neighbourhood has higher than average student yield from housing. The secondary school capacity includes a six classroom modular complex for Frank Hurt. The proposed development will not have an impact on these projections.

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

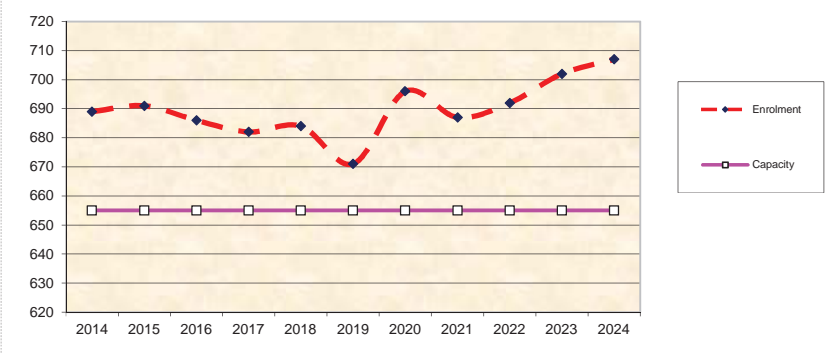
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

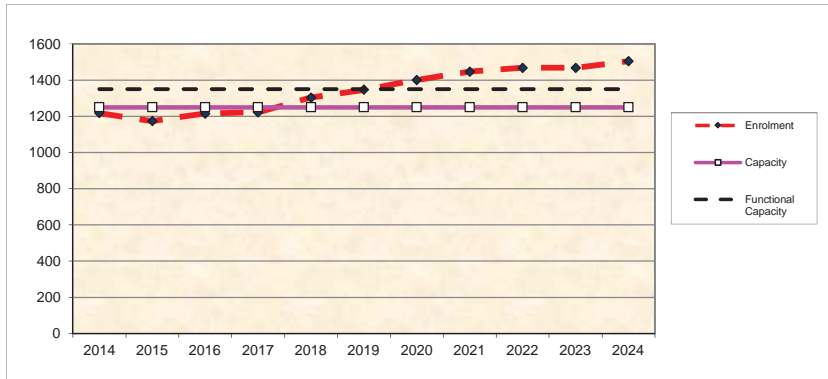
September 2018 Enrolment/School Capacity

Chimney Hill Elementary	
Enrolment (K/1-7):	83 K + 603
Capacity (K/1-7):	80 K + 575
Frank Hurt Secondary	
Enrolment (8-12):	1215
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

Chimney Hill Elementary



Frank Hurt Secondary



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

BUILDING GUIDELINES SUMMARY

Surrey Project no: 16-0699-00
 Project Location: 14987 - 76A Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located in an area with a variety of zonings including RA, RH, and RF. This area was developed over several decades beginning in the 1960's, with most homes being constructed in the late 1990's and early year 2000's. As a result, there is substantial variation in the size, home types, styles, roof complexity, and roof and wall cladding materials between the older homes and the newer homes.

Twenty nine percent of existing homes within the survey area are classified as "old urban" or "West Coast Traditional" style homes from the 1970's and 1980's. Older homes include a 1970's, 2200 sq.ft. box-like Basement Entry home, a 1970's, 2200 sq.ft. box-like Cathedral Entry home, a 1970's, 2000 sq.ft. "Rural Heritage" style Split Level, and a 1980's, 1600 sq.ft. "West Coast Traditional" style Bungalow. None of these homes provide suitable architectural context for a post year 2015 RF zone development.

Seventy one percent of homes are classified as modern urban homes, all of which can be further classified as "Neo-Traditional" (dominant) and "Neo-Heritage" style Two-Storey type homes. These homes are of a 3500 sq.ft. size, and are designed to a modern standard with balanced, consistently proportional, mid to high scale massing characteristics. Most of these homes have 8:12 pitch (and steeper) main common hip roofs with multiple street facing feature common gable projections articulated with vertical battens over stucco. These homes all have a shake profile concrete tile roof surface. Homes are clad in stucco, most with a stone accent. There are three vinyl clad homes.

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

- 1) **Context Homes:** There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF zone subdivisions now exceed standards evident on nearly all the context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RF zoned subdivisions, rather than to emulate specific character traits of the aforesaid context homes.

- 2) **Style Character** : There are a mix of old urban and modern urban styles in this neighbourhood, resulting in a "varied" character with a "Neo-Traditional" bias. Preferred styles for this site include "Neo-Traditional", "Neo-Heritage", and compatible styles that provide a style bridge between old urban and modern urban, which could include West Coast Contemporary. 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** : There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design** : Front entrance porticos range from one to 1½ 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 element.
- 6) **Exterior Wall Cladding** : A wide range of cladding materials have been used in this area, including stucco (dominant) vinyl, cedar, aluminum, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2015 developments.
- 7) **Roof surface** : Most homes have a shake profile concrete tile roof, and secondarily an asphalt shingle roof. The recommendation is to permit "asphalt shingles or better", which includes cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. 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** : Roof slopes range from 5:12 to 12:12. 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 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: The streetscape has a "varied" character due to the large time span over which the homes constructed (late 1960's and early 1970's to post year 2000's), and the differences in home types, sizes, complexity, architectural interest, quantity of feature and trim materials, and quality of construction materials normally associated with homes from those eras. Older homes include small simple Bungalows, a Split Level and a box-like Basement Entry home. The newer homes are 10-15 year old 3500+ sq.ft. "Neo-Traditional" style Two-Storey homes with 7:12 - 12:12 slope roofs with multiple street facing gable projections, and a concrete tile roof. Homes are clad in stucco with a stone accent. Landscapes are modest to average quality.

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", compatible forms of "West Coast Contemporary", or other compatible styles 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 2015's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2015) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RF zoned subdivisions, rather than to specifically emulate the aforesaid two 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 are not recommended for this development. "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: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. 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: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: May 29, 2017

Reviewed and Approved by:  Date: May 29, 2017

Tree Preservation Summary

Surrey Project No:

Address: 14987 76A Avenue

Registered Arborist: Woodridge Tree Consulting, Terry Thrale, PN 6766A

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	5
Protected Trees to be Removed	1
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> x one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u>1</u> X two (2) = 2	2
Replacement Trees Proposed	2
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

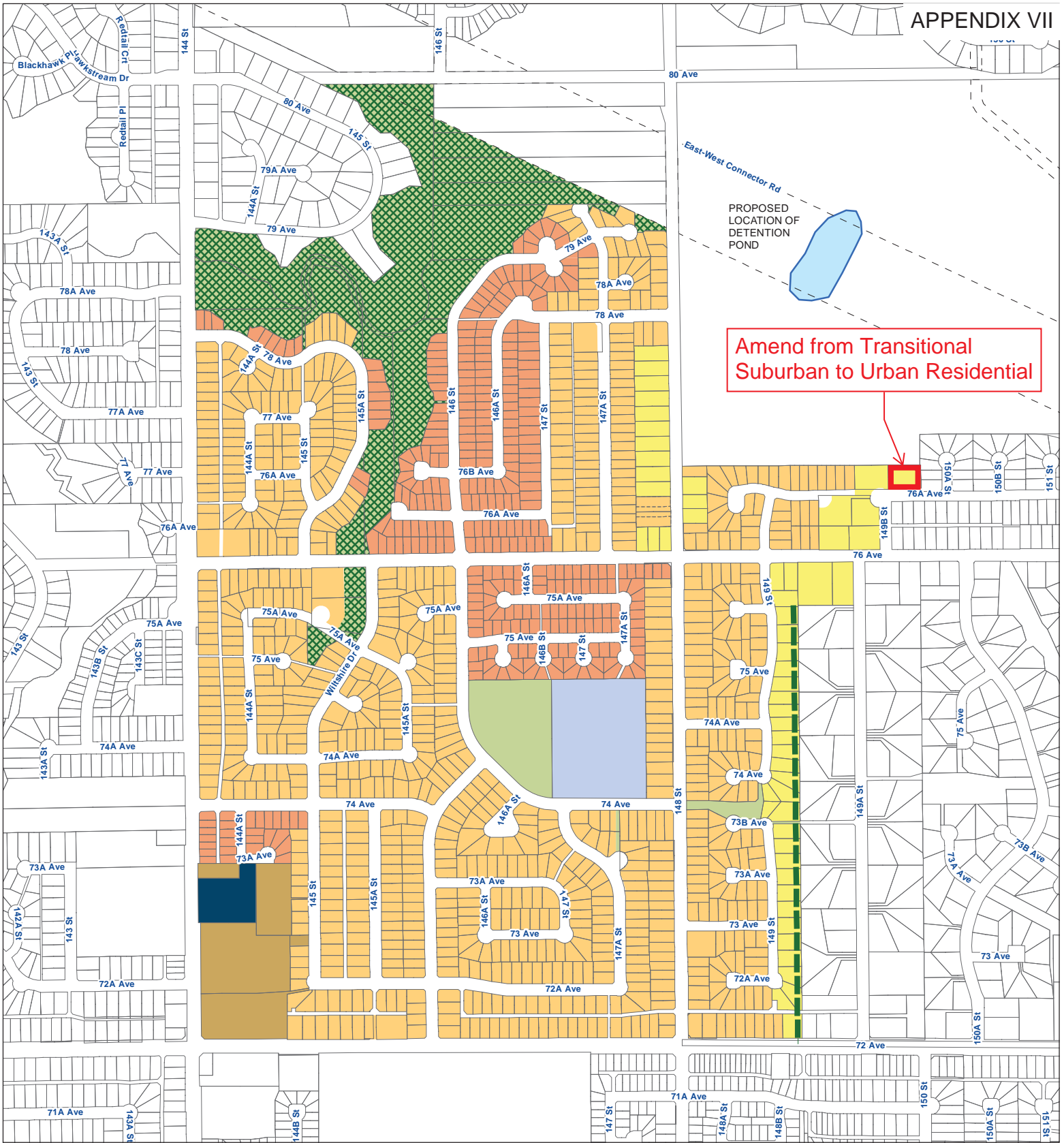
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u>1</u> X two (2) = 0	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

Terry Thrale











(Signature of Arborist)

Date June 5, 2017

Arborist report for 14987 76A Avenue, Surrey
Woodridge Tree Consulting Arborists Ltd.

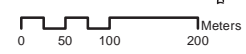


Amend from Transitional Suburban to Urban Residential

- | | | |
|---|---|--|
|  EXISTING TRANSITIONAL SUBURBAN |  MULTIPLE RESIDENTIAL (Townhouses) |  OPEN SPACE PARK |
|  URBAN RESIDENTIAL |  SCHOOL |  COVENANT TREE RETENTION AREA |
|  URBAN COMPACT HOUSING |  INSTITUTIONAL |  PROP. WET DETENTION POND |
| | |  CREEK PRESERVATION AREA (approximate) |

EAST NEWTON NORTH LAND USE PLAN
CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Adopted By Council July 23, 1996 Amended 2 November 2016



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.

