

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0308-00

Planning Report Date: February 11, 2019

PROPOSAL:

- **NCP Amendment** from "Single Family Residential" to "Single Family Flex (6 - 14.5 u.p.a.)".
- **Rezoning** from RA to RF-13.

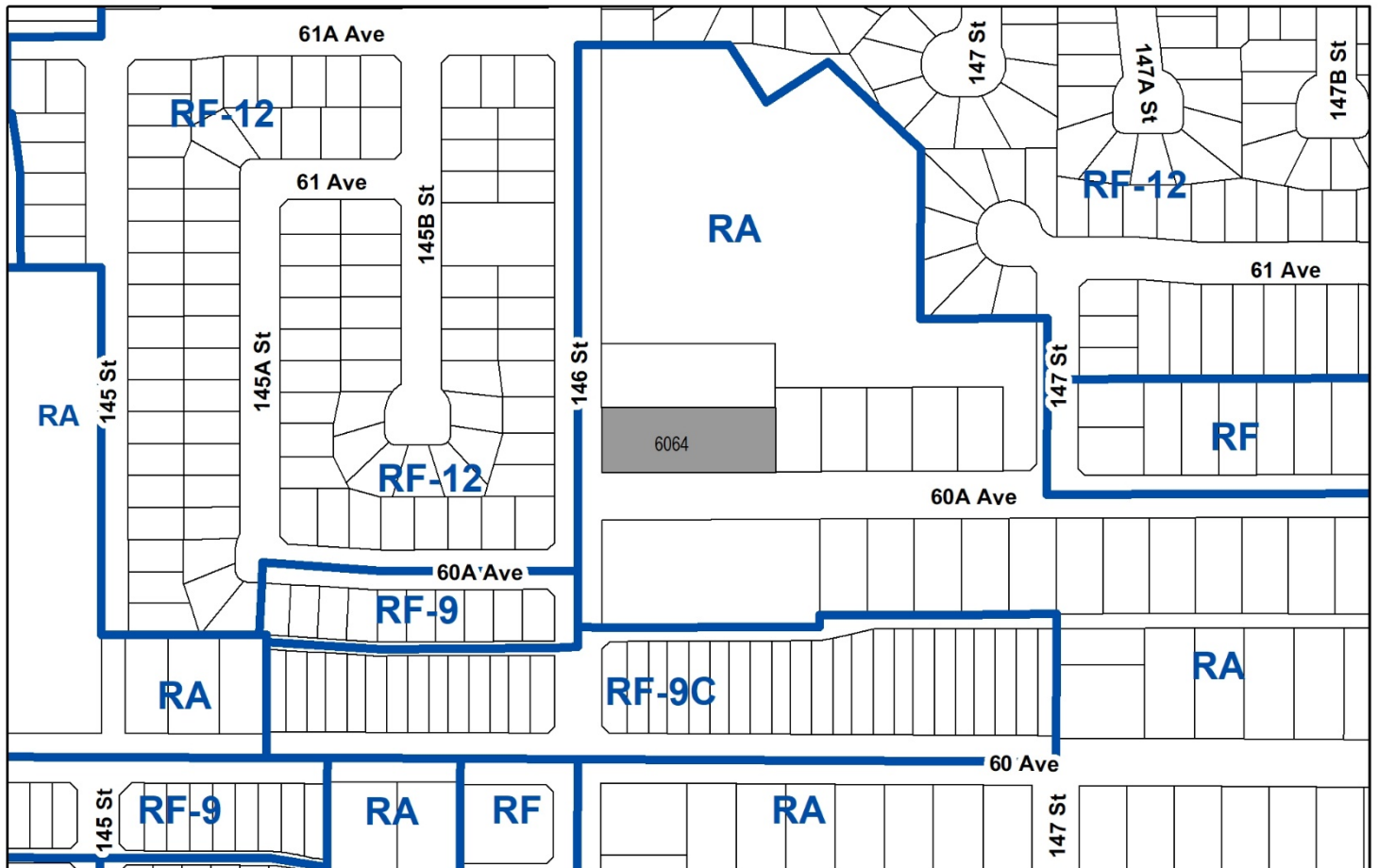
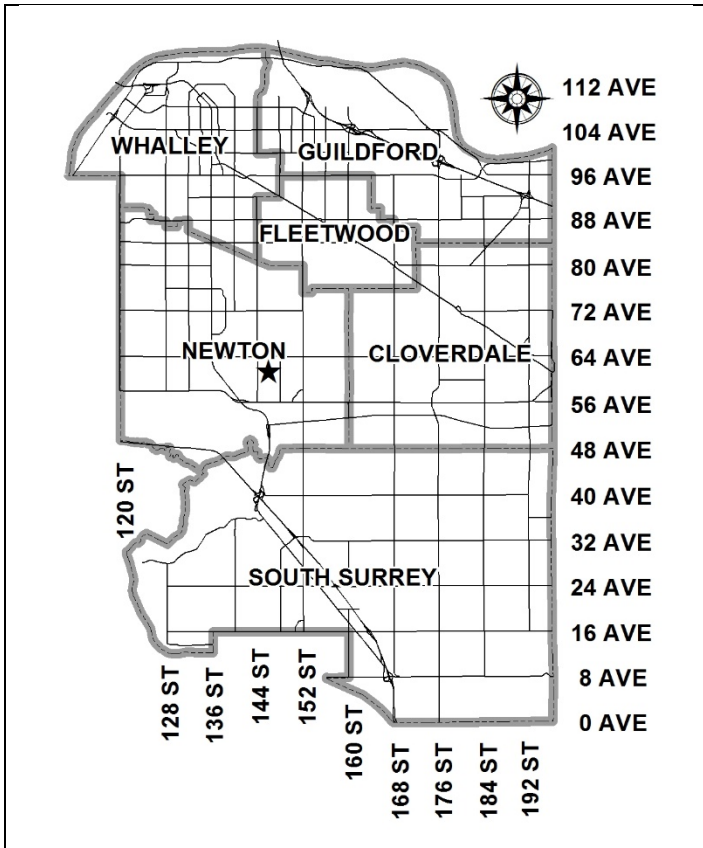
to allow subdivision of the subject property into five (5) single family small lots.

LOCATION: 6064 - 146 Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the South Newton Neighbourhood Concept Plan (NCP) from "Single Family Residential" to "Single Family Flex (6 – 14.5 u.p.a.)".

RATIONALE OF RECOMMENDATION

- The proposed development complies with the Official Community Plan (OCP) Designation for the property.
- The proposed NCP Amendment is consistent with the location and interface criteria of the Development Guidelines for the "Single Family Residential Flex (6 – 14.5 u.p.a.)" density option of the South Newton NCP.
- The proposed unit density of the development is 24.7 u.p.h. (10 u.p.a.), which matches the density of the single family small lots to the west across 146 Street and is an appropriate transition to the existing "Single Family Residential" designated properties to the east, which have an approximate unit density of 14.8 u.p.h. (6 u.p.a.).

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 instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate the land from Single Family Residential to Single Family Residential Flex (6 – 14.5 u.p.a.), 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:**

3 Elementary students at Goldstone Park Elementary School
1 Secondary students at Sullivan Heights Elementary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by fall 2020.

Parks, Recreation & Culture: Parks has no objection to the application.

SITE CHARACTERISTICSExisting Land Use: Single family dwellingAdjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family dwelling and Owl Park	Future park, lane, and Single Family Residential.	RA
East:	Single family dwellings	Single Family Residential	RA
South (Across 60A Avenue):	Single family dwellings	Single Family Residential	RA
West (Across 146 Street):	Single family small lots	Single Family Residential Flex (6 – 14.5 u.p.a.)	RF-12

JUSTIFICATION FOR PLAN AMENDMENTBackground on Previous NCP Amendments

- The South Newton Neighbourhood Concept Plan (NCP) was approved by Council in 1999, just prior to the City introducing small lot zones in the Zoning By-law. While the approved NCP did establish a small lot designation, it did not adequately anticipate the demand for small lots in South Newton. As a result, a number of development applications were received by the Planning and Development Department to amend the South Newton NCP to allow single family small lots, following the introduction of the Single Family Residential (9) and Single Family Residential (12) zones in the Zoning By-law.
- In response, Council amended the South Newton NCP on December 6, 2004 (Corporate Report R298) to increase the opportunity for small lot residential development by redesignating a majority of the "Single Family Residential" lands within the South Newton NCP to a new designation entitled "Single Family Residential Flex (6-14.5 u.p.a.)".
- Development guidelines were created to aide in the location and interfacing of single family small lot uses within the "Single Family Residential Flex (6-14.5 u.p.a.)" designation.
- While most of the "Single Family Residential" lots north of 60 Avenue were redesignated to the "Single Family Residential Flex (6-14.5 u.p.a.)" land use designation, the lots on 60A Avenue between 146 and 148 Street retained their "Single Family Residential" designation, including the subject property. Through public consultation held prior to amending the NCP, property owners expressed a desire to retain the existing 650 square metres (7,000 sq. ft.) to 836 square metres (9,000 sq. ft.) lot configuration, resulting in the land use designation pattern that is currently found in the South Newton NCP.

Proposed NCP Amendment

- The applicant proposes to amend the South Newton Neighbourhood Concept Plan (NCP) designation for the site from "Single Family Residential" to "Single Family Residential Flex (6-14.5 u.p.a.)". The proposed NCP Amendment is consistent with the location and interfacing criteria of the Development Guidelines of the "Single Family Residential Flex" density option of the South Newton NCP.
- The proposed unit density of the development is 24.7 u.p.h. (10 u.p.a.), which matches the density of the single family small lots to the west across 146 Street and is an appropriate transition to the existing "Single Family Residential" designated properties to the east, which are built-out at approximately 14.8 u.p.h. (6 u.p.a.).
- The proposed increase in density represents two (2) additional lots above what is currently allowed in the "Single Family Residential" designation.
- The proposed NCP amendment meets the Development Guidelines outlined in Corporate Report R298, as follows:
 - The proposed development establishes a density gradient between lower densities to the east and higher densities to the west;
 - The proposed development is complementary to and consistent with adjacent types of housing;
 - Typical pre-notification process was followed. Comments were received from the Panorama Neighbourhood Association, as detailed in this report; and
 - The applicant will be required to pay NCP amenity contributions on a per unit basis consistent with the South Newton NCP adopted by Council.
- The property to the north of the subject site at 6078 - 146 Street is split designated in the South Newton NCP. The southern portion of 6078 - 146 Street is designated for "Single Family Residential", and was intended to be consolidated with the subject property to achieve lot depths that match those immediately to the east. The remainder of 6078 - 146 Street is designated for rear lane access and "Future Park". The applicant has made considerable effort in achieving the lot pattern envisioned by the NCP, but they were unable to come to an agreement with the owner of 6078 - 146 Street.

DEVELOPMENT CONSIDERATIONS

Context

- The subject property is located at 6064 - 146 Street and is zoned "One-Acre Residential Zone (RA)", designated "Urban" in the Official Community Plan (OCP), and designated "Single Family Residential" in the South Newton Neighbourhood Concept Plan (NCP).
- The property is approximately 2,023 square metres (0.5 acres) in area, 27.4 metres (90 ft.) wide and 73.7 metres (242 ft.) deep.

Proposal

- The applicant is proposing an amendment to the South Newton NCP to redesignate the site from "Single Family Residential" to "Single Family Residential Flex (6-14.5 u.p.a.)" and to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)", to allow subdivision of the site into five (5) single family small lots.
- Proposed Lot 1 is a corner lot, has an area of 425 square metres (4,580 sq. ft.), and a width of 15.5 metres (51 ft.). Proposed Lots 2-5 are interior lots, have lot areas of 399 square metres (4,300 sq. ft.), and lot widths of 14.6 metres (48 ft.). The proposed lots exceed the minimum subdivision requirements of the RF-13 Zone.

Building Design Guidelines & Lot Grading

- The applicant has retained Kenneth Kim Architecture Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the finds of the study, proposed a set of building design guidelines (Appendix V).
- A preliminary lot grading plan submitted by H.Y. Engineering Ltd. has been reviewed by staff and found to be generally acceptable.
- In-ground basements may be achievable without bringing a significant amount of fill on the property, based on the preliminary lot grading plan. The final lot grading plan will be incorporated into the detailed engineering design for the proposed lots, which is required prior to Final Adoption.

PRE-NOTIFICATION

- On March 5, 2018, pre-notification letters were mailed to 95 property owners within 100 metres (328 ft.) of the subject property, along with the Newton Community Association, the Panorama Neighbourhood Association, and the Sullivan Community Association. Development Proposal Signs were installed on the property on May 23, 2018. Staff received one (1) email from the Panorama Neighbourhood Association. The following is a summary of the comments that were received (staff comments are provided in italics following each comment):
 - A general concern that development is outpacing existing infrastructure. Traffic congestion and overcrowded schools were specifically mentioned in the email correspondence.

(The proposal will result in two additional lots compared to what can currently be achieved under the existing land use designation in the South Newton NCP.

As a condition of approval, the applicant will be required to construct storm and sanitary mains along 60A Avenue. The applicant will also be required to upgrade the east side of 146 Street and the north side of 60A Avenue to local road standard, complete with curb and sidewalk.

School District #36 projects that this proposal will result in 3 additional Elementary students and 1 additional Secondary student. A new 655 capacity elementary school in South Newton is identified as the second (site acquisition) and third (construction of new school) priority project in the School District's 2019/2020 Capital Plan. A 700 capacity addition at Sullivan Heights Secondary School is funded and is expecting occupancy in 2021. Completion of these projects will alleviate over-capacity issues that South Newton is currently facing).

- A general concern with the trend towards smaller lot sizes in the area.

(With exception to the proposed corner lot that meets the minimum requirements of the RF-13 Zone, the proposed lots exceed the minimum width and area requirements of the RF-13 Zone. The lots will be 63 square metres (678 sq. ft.) or 19% larger in area than the minimums required in the Zoning By-law. The Planning and Development Department supports the proposal as it provides an appropriate density gradient between the existing small lots to the west and the single family lots to the east).

TREES

- Mike Fadum, ISA Certified Arborist of Mike Fadum and Associates 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
Coniferous Trees			
Douglas Fir	1	1	0
Western Red Cedar	41	35	6
Total (excluding Alder and Cottonwood Trees)	42	36	6
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	
Total Retained and Replacement Trees		16	
Contribution to the Green City Fund		\$15,000	

- The Arborist Assessment states that there are a total of 42 protected trees on the site, excluding Alder and Cottonwood trees. There are no Alder and Cottonwood trees on the property. It was determined that six of the on-site 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.

- The initial arborist report submissions proposed no tree retention. Staff explored the retention of on-site, specifically in the rear yard of the proposed lots, and a number of trees were identified as candidates for retention. The applicant was able to retain six trees by amending their proposal to use a provision of the RF-13 Zone to reduce the minimum front yard setback to 4.0 metres for 50 percent of the building face. By using this provision, the future building massing will be shifted from the rear yard to the front yard and will eliminate building envelope conflicts with six trees in the rear yards of proposed Lots 3, 4, and 5.
- 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 72 replacement trees on the site. Since only 10 replacement trees can be accommodated on the site (based on an average of two (2) trees per lot), the deficit of 62 replacement trees will require a cash-in-lieu payment of \$15,000 representing \$30,000 per gross acre, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 16 trees will be retained or replaced on the site, and there will be a \$15,000 contribution to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 22, 2017. 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 property is located within the South Newton NCP
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed NCP amendment will result in a gross density of 24.7 u.p.h. (10 u.p.a.)
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal incorporates absorbent soils, xeriscaping, and permeable pavement/surfaces. • The proposal will participate in the City of Surrey's recycling program and will make compost pickup available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • None proposed
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • None proposed
6. Green Certification (F1)	<ul style="list-style-type: none"> • None proposed
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • None proposed

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and 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.	NCP Plan

INFORMATION AVAILABLE ON FILE

- Corporate Report R298, dated November 20, 2004 and titled, "Proposed Amendments to the South Surrey Neighbourhood Concept Plan to Increase the Potential for Small Lot Residential Development".

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

BD/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

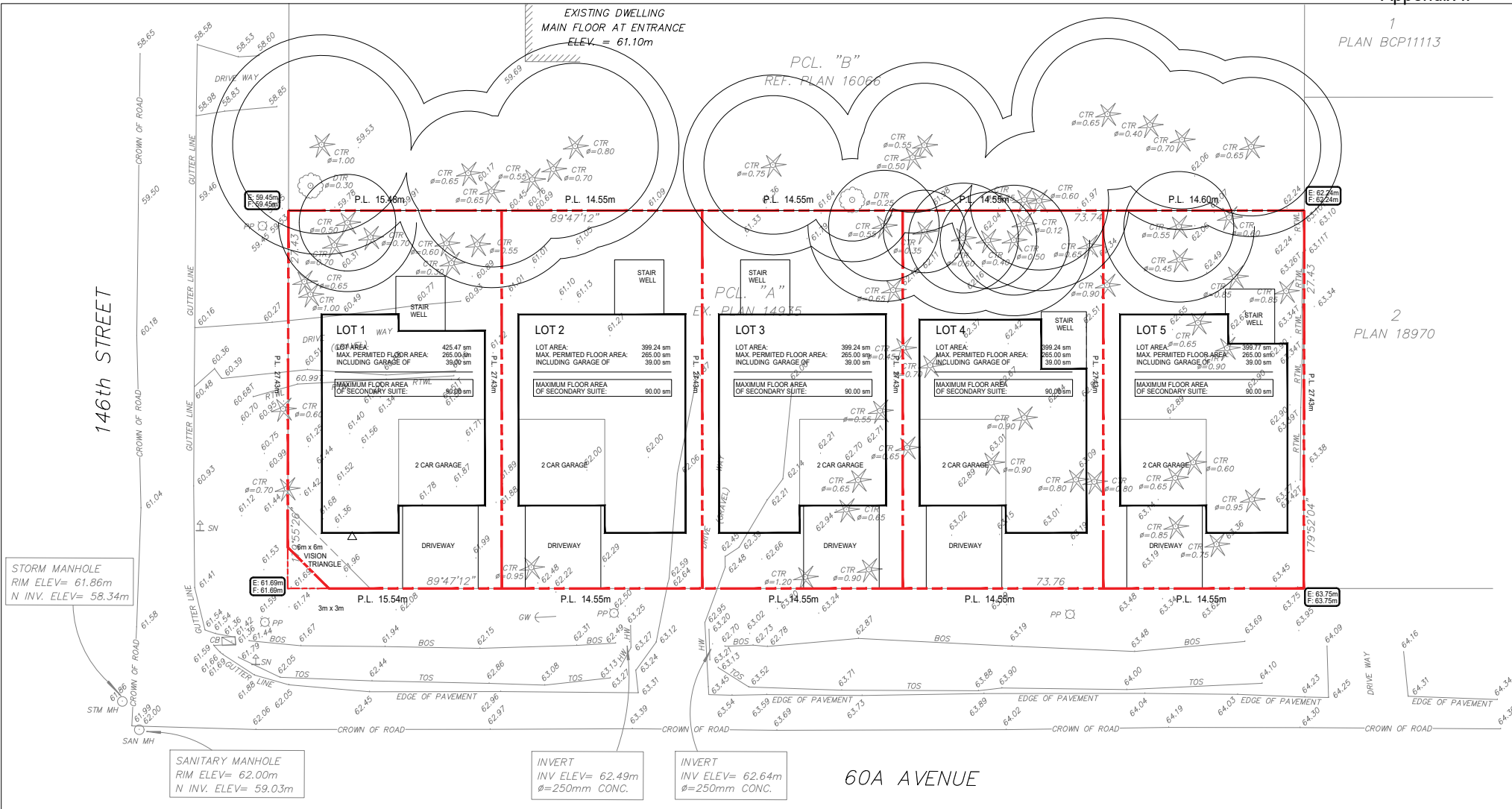
SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.5
Hectares	0.202
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m – 15.4 m
Range of lot areas (square metres)	399.2 sq. m. – 425.5 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	24.7 lots per ha/10 lots per ac
Lots/Hectare & Lots/Acre (Net)	24.7 lots per ha/10 lots per ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	43.2%
Estimated Road, Lane & Driveway Coverage	16.6%
Total Site Coverage	58.8%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
	Required
PARKLAND	
5% 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	NO
Works and Services	NO
Building Retention	NO
Others	NO

1
PLAN BCP11113

2
PLAN 18970



SUBDIVISION PLAN W/ SCHEMATIC SITE PLANS
 SCALE: 3/32" = 1'-0"

KKAI Kenneth Kim Architecture Inc
 T: 778-378-8918 / F: 604-400-0775
 E: kenneth@kkaia.ca
 211-2223 West Broadway
 Vancouver, B.C. V6K 6E4

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No.	Date	Revision
1.	Sept. 21' 18	Lots 2, 4., & 5: Building Foot print revision

Consultants

Project Title
**6064-146 STREET
 NCP Amendment;
 Rezoning & Subdividing**

Sheet Title
**SUBDIVISION PLAN
 & SCHEMATIC
 SITE PLANS**

Issue date:
June 19, 2017

Print date:
 Dec 21, 2018

Drawn:
 AS NOTED
 Project number:
 172-SUR2
 Dwg. no.:
SD-2

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

FROM: **Development Engineer, Engineering Department**

DATE: **May 14, 2018** PROJECT FILE: **7817-0308-00**

RE: **Engineering Requirements
Location: 6064 146 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate a 3.0 m x 3.0 m corner cut at 146 Street and 60A Avenue intersection.
- Register 0.5 m Statutory Right-of-Way (SRW) along 146 Street and 60A Avenue frontages.

Works and Services

- Construct the north side of 60A Avenue to the Local Road standard.
- Construct the east side of 146 Street to the Local Road standard.
- Provide CIL for the future curb extensions at the intersection of 60A Avenue and 146 Street.
- Construct storm and sanitary mains along 60A Avenue.
- Provide storm, sanitary, and water service connections to City standards to each lot.
- Provide on-site sustainable drainage features per Hyland Creek ISMP.
- Register an RC on Lot 1 for driveway access from 60A Avenue only.
- Register an RC for on-site sustainable drainage features.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.
Development Engineer

AY



Planning

January 7, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0308 00

SUMMARY

The proposed 5 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2018 Enrolment/School Capacity

Goldstone Park Elementary	
Enrolment (K/1-7):	97 K + 635
Operating Capacity (K/1-7)	76 K + 442
Sullivan Heights Secondary	
Enrolment (8-12):	1534
Capacity (8-12):	1000
Addition Capacity (8-12) 2021:	1700

School Enrolment Projections and Planning Update:

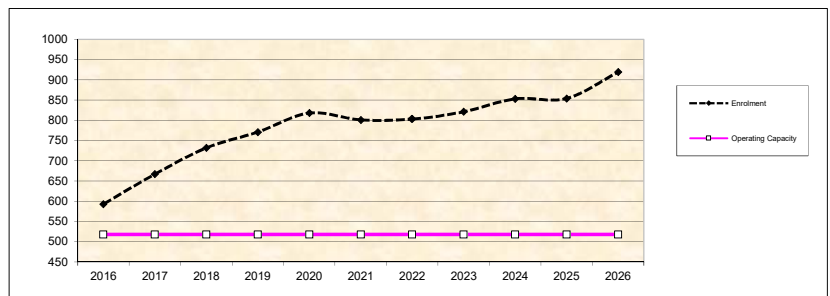
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Goldstone Park elementary was opened February 2014 to relieve the enrolment pressure at both Woodward Hill and Cambridge Elementary. As of September 2018, all three schools are currently severely overcrowded. To meet in-catchment demand, 4 new portables were added this September to Goldstone Park to deal with enrolment growth.

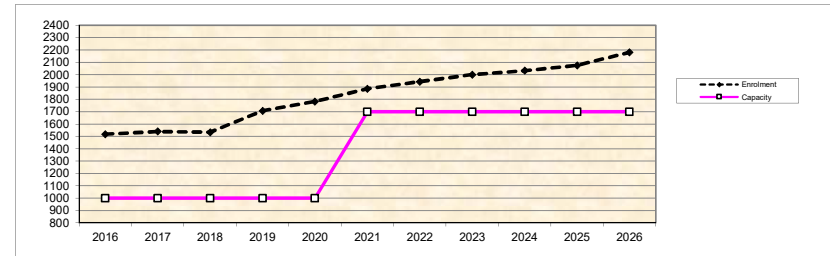
On the 2019/2020 5 year Capital Plan, the District is requesting as Priority 2 and 3 a new site and a new 655 capacity elementary to address the overcrowding in the South Newton area. The Ministry of Education has not approved these projects.

In June 2018, the Ministry of Education has approved funding for design and construction of a 700 capacity addition at Sullivan Heights. This is one of 3 projects that are planned to address the overcrowding at the secondary level in the Newton area. The two other projects are on the 2019/2020 Five Year Capital Plan waiting for approval from the Ministry to move to the feasibility stage. They are an addition to Frank Hurt Secondary and building a new 1000 capacity secondary school in the area.

Goldstone Park 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.

DESIGN GUIDELINE SUMMARY

Surrey Project no: 17-0308
Civic Address: 6064 146 Street, Surrey BC, V3S 3A2
Design Consultant: Kenneth Kim Architecture Inc.

1. Residential Character

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

The area surrounding the subject site is a residential area with a mix of older generation of houses from the 1960's and newer built residential buildings built in the mid 2000's. The older houses are single storey small to medium sized bungalows. Their roofs seem to be of a gentle slope of approximately 3:12 and have a simple form of single height.

The newer built single-family units are predominantly two storeys high with a Craftsman style in architecture and are of small to medium in size. Roofs are typically high pitched with a slope range of 6:12 to 12:12.

Predominant exterior finishes are wooden sidings and with an accent stonework. All these newer homes have landscaped front yards with driveway access from the street.

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

The first-generation houses are single storey with exterior finishes of wooden sidings in colours blue, green and brown. With their dated style, evidence of less than ideal upkeep, and little architectural merit, these homes will not be used as an architectural context for the new development.

The rest of single-family homes in the area built in the 2000's are newer in design and quality standards. These are two storeys homes with commonly high-pitched roofs which are broken up at different heights. Roof slopes range between 6:12 and 12:12. Roof dormers and gables are usually employed to break the monotony of a single roof massing. Colours are typically earth tones of brown, cream and white. Rectangular windows are used in all these houses. Most frontages have 2 car garages with associated driveway and a covered front porch. Landscaped gardens constitute the balance of the front yard.

2. Proposed Design Guidelines

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

The guidelines will ensure that the existing character of the new generation homes are maintained, and they are built to meet or surpass the current design and construction standards. This will be achieved with restrictions permitting the use of compatible architectural styles, roof forms and styles and material finishes.

2.2 Proposed Design Solutions:

Dwelling Types and Sizes: Two storey building height

Exterior Treatment/Colours: Stucco, Vinyl, Wooden Siding, Brick and Stone. Colours are from a neutral and natural earth tone palette such as white, cream, grey, charcoal, brown, clay and sage. Colours on the trim are lighter or darker shades of the main colours used or primary derivative colours in dark tones as determined by consultant.

Roof Pitch: Minimum 6:12, with exceptions to allow reduced roof slopes as determined by consultant.

Roof Material/Colours: Treated cedar shakes or shingles, asphalt shingles in shake profile, environmentally sustainable roofing products in a shake profile, roll roofing or other membrane type roofing and metal roofing on feature roofs only in dark brown, grey and copper hues only, subject to consultant approval. Roof colours are grey, brown or black only.

Window/Door Details: Dominant: rectangular windows with minor arched or roundtop windows for accents subject to approval by the consultant.

Balconies: Covered entry verandas are permitted at the main floor at the front side of the house or on the flanking street side for a corner lot home.

Landscaping: Trees as specified on Tree Replacement Plan with minimum 20 shrubs (3 gallon pot minimum) for interior lots and 30 shrubs (3 gallon pot minimum) for corner lot. Driveways: exposed aggregate concrete, interlocking masonry pavers, stamped concrete or coloured concrete in dark earth tones or medium to dark grey only. Asphalt and gravel are not permitted. Front entry walkway material will be same as used in driveways.

Compliance Deposit: \$5,000.00

Summary Prepared and Submitted by: Kenneth Kim Architecture Inc. Date: November 8, 2018

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 17-0308-00


Address: 6064 - 146 Street

Registered Arborist: Peter Mennel

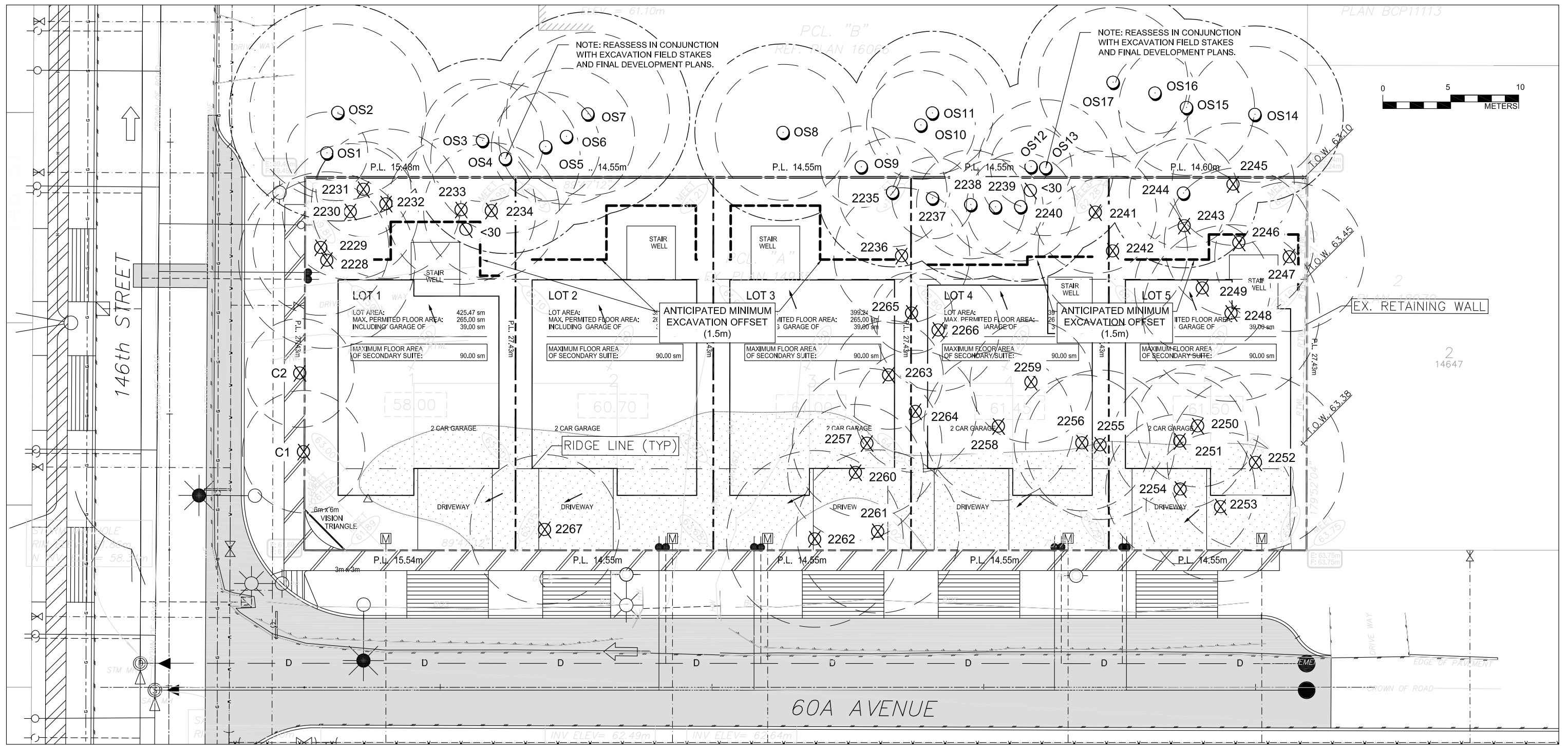
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	42
Protected Trees to be Removed	36
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	6
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 36 X two (2) = 72 	72
Replacement Trees Proposed	10
Replacement Trees in Deficit	62
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	0
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	TBD






Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: January 16, 2019
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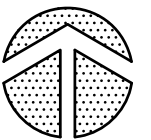
LEGEND

-  TREE TO BE RETAINED
-  TREE TO BE REMOVED
-  NON BY-LAW TREE
-  MINIMUM NO DISTURBANCE ZONE
-  1.5m EXCAVATION OFFSET

ALL TREES TO BE REASSESSED IN CONJUNCTION WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.

STUMPS/ ROOTS OF REMOVED TREES WITHIN OR ADJACENT TO TPZ'S OF RETAINED TREES ARE TO REMAIN IN THE GROUND OR REMOVED UNDER THE DIRECTION OF THE PROJECT ARBORIST IF FEASIBLE.

CONDUCT AN EDGE TREE RISK ASSESSMENT ON OFFSITE TREES. ADDITIONAL REMOVAL IS LIKELY.



NO.	DATE	BY	REVISION
1	SEPT12/18	MK	PRELIMINARY GRADING PLAN
2	OCT18/18	MK	LOT LAYOUT PLAN
3	OCT30/18	MK	LOT LAYOUT PLAN
4	JAN15/19	MK	LOT LAYOUT PLAN

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Mobile: (604) 240-0309
 Email: mfadum@fadum.ca

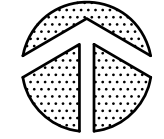
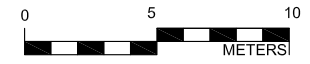
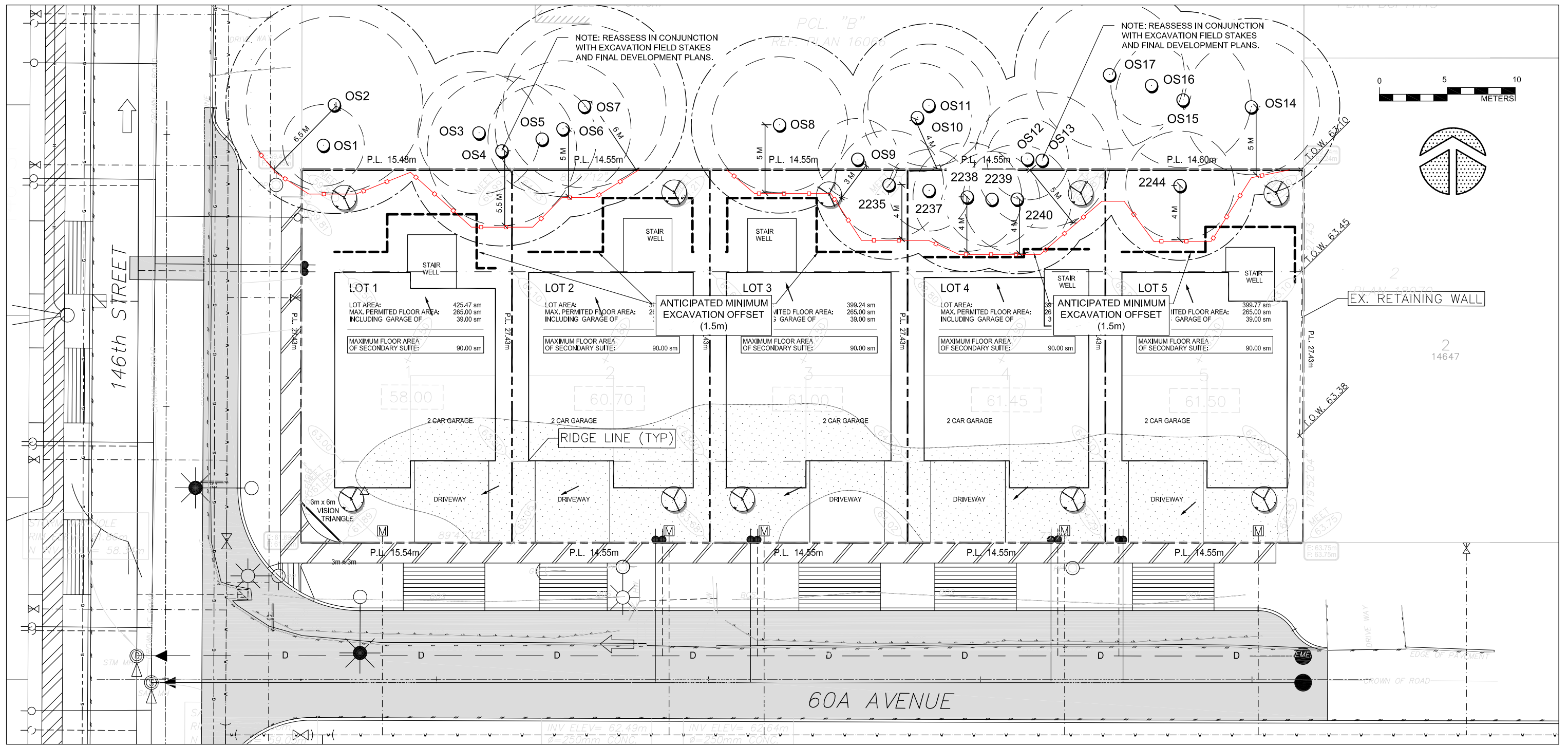
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PROJECT TITLE
6064 164 STREET
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN
 CLIENT

DRAWN
 MK
 SCALE
 AS SHOWN
 DATE
 JUNE 7, 2017

T-1
 SHEET 1 OF 2



LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE
- 1.5m EXCAVATION OFFSET
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)

ALL TREES TO BE REASSESSED IN CONJUNCTION WITH FINAL DEVELOPMENT AND CONSTRUCTION PLANS.

STUMPS/ ROOTS OF REMOVED TREES WITHIN OR ADJACENT TO TPZ'S OF RETAINED TREES ARE TO REMAIN IN THE GROUND OR REMOVED UNDER THE DIRECTION OF THE PROJECT ARBORIST IF FEASIBLE.

CONDUCT AN EDGE TREE RISK ASSESSMENT ON OFFSITE TREES. ADDITIONAL REMOVAL IS LIKELY.

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSES TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.

NO.	DATE	BY	REVISION
1	SEPT12/18	MK	PRELIMINARY GRADING PLAN
2	OCT18/18	MK	LOT LAYOUT PLAN
3	OCT30/18	MK	LOT LAYOUT PLAN
4	JAN15/19	MK	LOT LAYOUT PLAN

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PROJECT TITLE
6064 164 STREET
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN

CLIENT

DRAWN
 MK

SCALE
 AS SHOWN

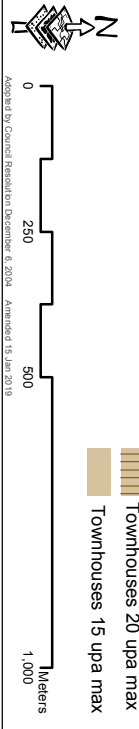
DATE
 JUNE 7, 2017

T-2
 SHEET 2 OF 2

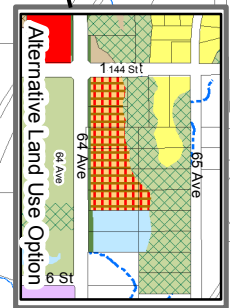
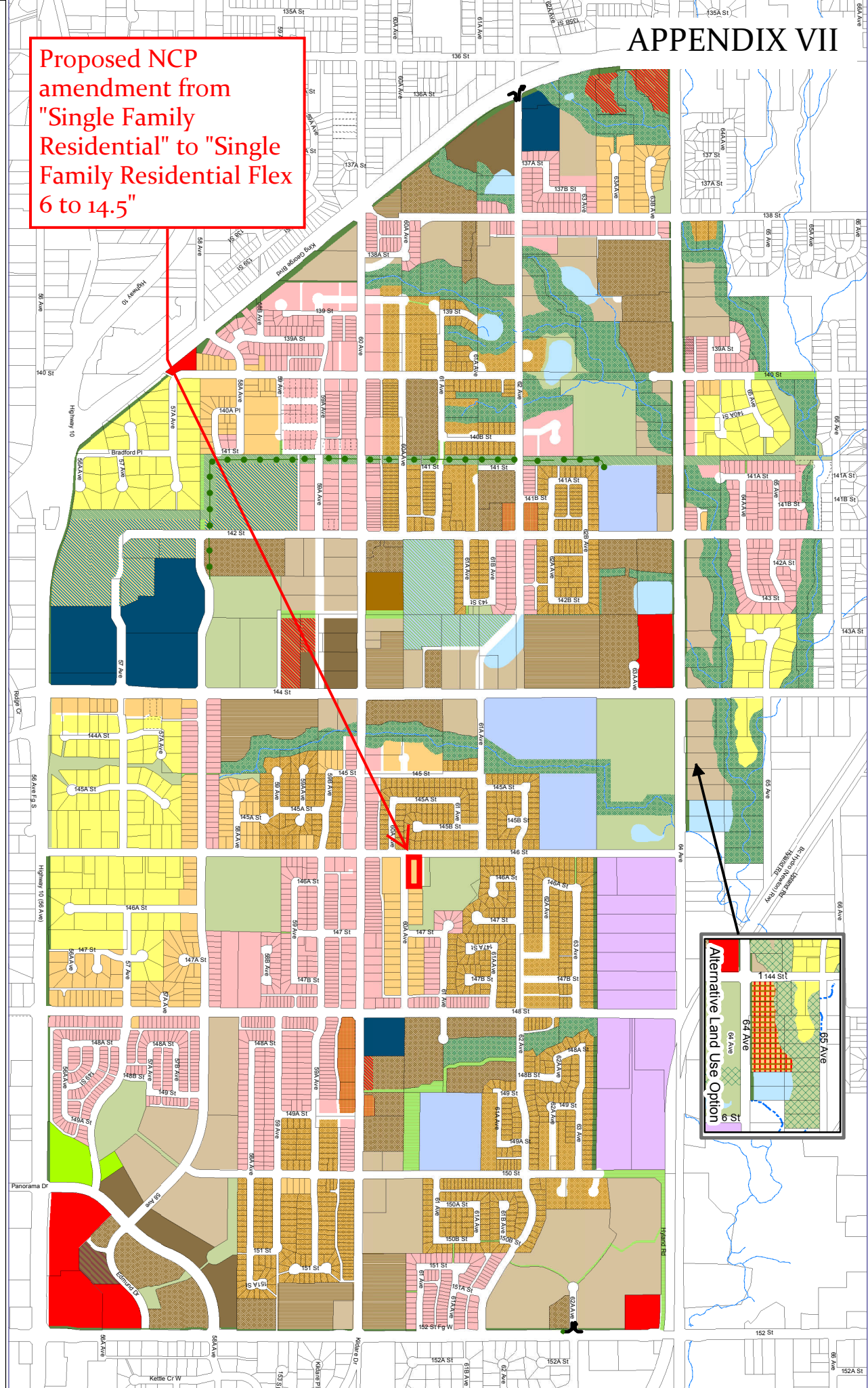
Proposed NCP amendment from "Single Family Residential" to "Single Family Residential Flex 6 to 14.5"

SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
City of Surrey Planning & Development Department



- Apartments 65 upa max
- Apartments 45 upa max
- Townhouses 30 upa max
- Townhouses 25 upa max
- Townhouses 20 upa max
- Townhouses 15 upa max
- 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
- 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



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