

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7918-0170-00

Planning Report Date: January 30, 2019

PROPOSAL:

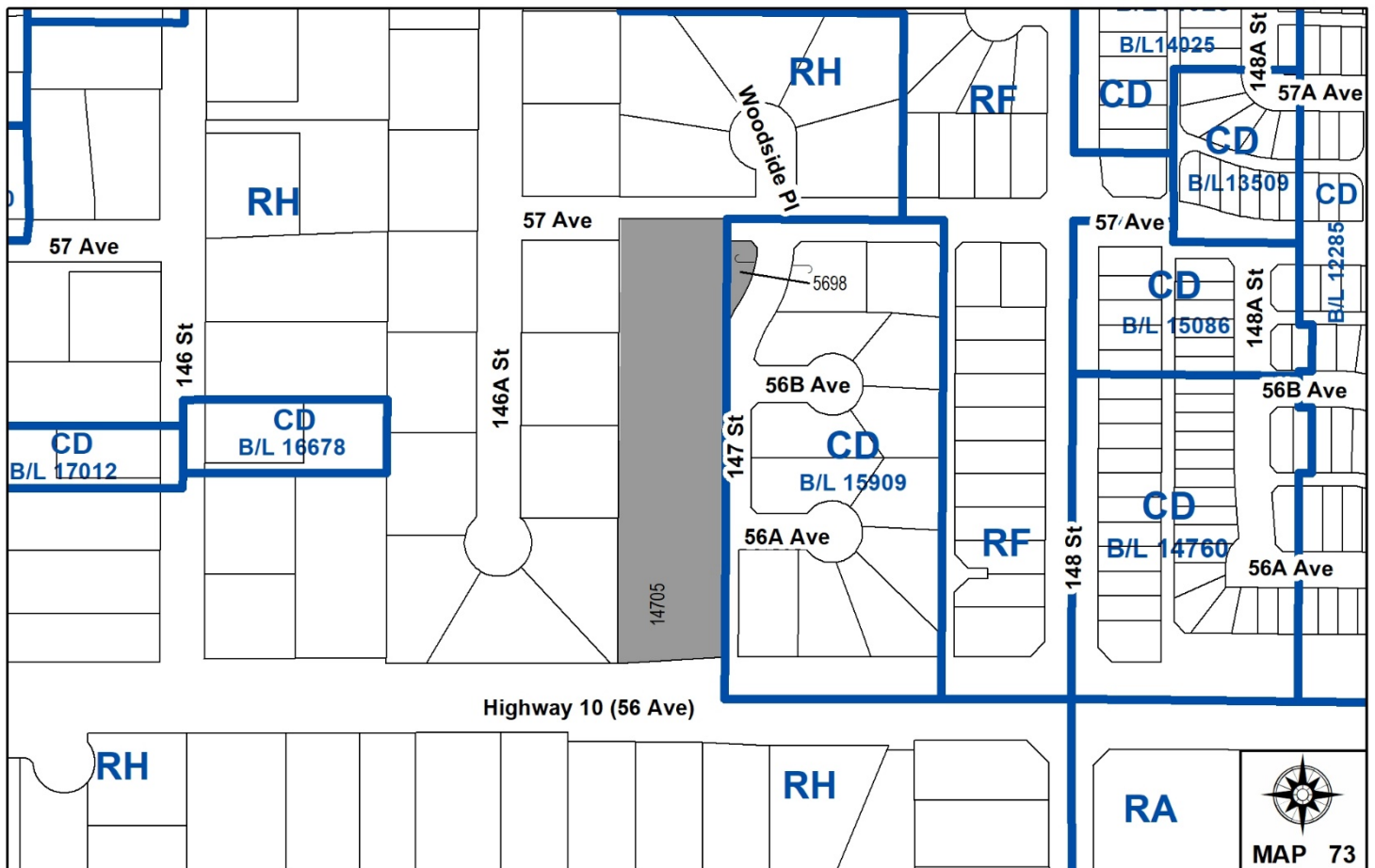
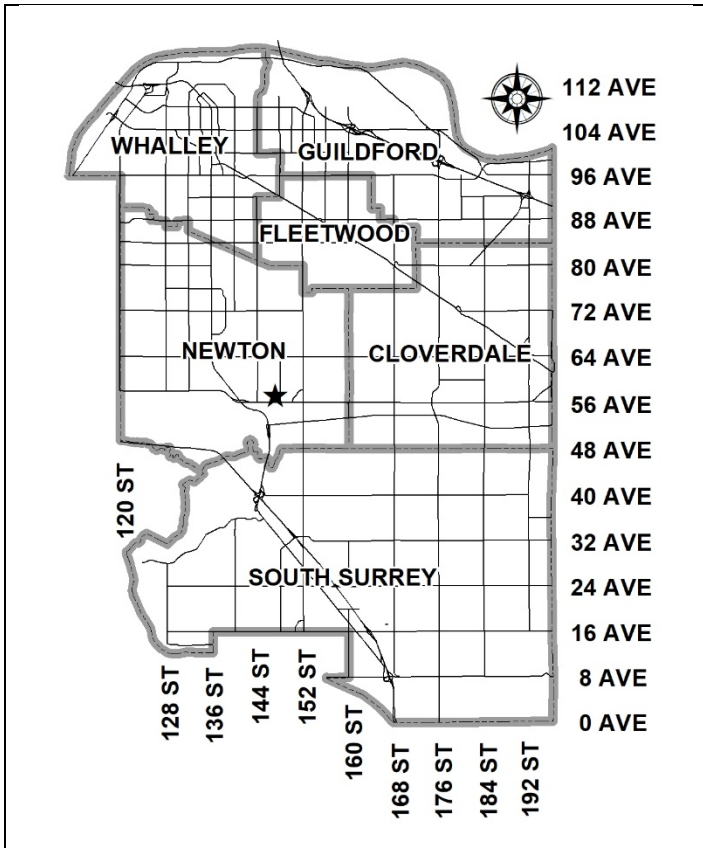
- **NCP Amendment** of a portion of the site from Single Family Residential to Suburban Residential ½ Acre
- **Rezoning** of a portion of the site from CD (By-law No. 15909) to RH
- **Development Variance Permit** to allow subdivision into 2 single family lots.

LOCATION: 14705 - No. 10 (56 Avenue) Highway
 5698 - 147 Street

ZONING: RH and CD By-law No. 15909

OCP DESIGNATION: Suburban and Urban

NCP DESIGNATION: Suburban Residential ½ Acre and Single Family Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposed Development Variance Permit to allow for increased fence height along Highway No. 10 to 3 metres (10 ft.) is to accommodate an existing fence for sound attenuation purposes.

RATIONALE OF RECOMMENDATION

- The proposal complies with the sites Official Community Plan (OCP) Designation.
- The proposal will allow for an undeveloped hooked portion of 5968 – 147 Street to be consolidated with 14705 No. 10 (56 Avenue) Highway which will allow for the lands to be developed efficiently. This portion of the land is presently separated from the developed portion of the site.
- The proposed density and building form are appropriate for this part of South Newton.
- The proposed variance will accommodate the retention of an existing sound barrier fence along Highway No. 10 for sound attenuation purposes.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the portion of 5698 – 147 Street shown as Block A on the Survey Plan, attached as Appendix II from "Comprehensive Development Zone (CD By-law No. 15909)" to "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council approve Development Variance Permit No. 7918-0170-00 (Appendix VIII), to increase the maximum fence height permitted under Part 4 General Provisions of Zoning By-law No. 12000 from 1.8 metres (6 ft.) to 3 metres (10 ft.), to proceed to Public Notification.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lot 2 to ensure that if proposed Lot 2 is further subdivided within five years of the subject subdivision, parkland dedication or cash-in-lieu in the amount of 5% is required, based on the entire lot area being subdivided under this development;
 - (i) registration of a Section 219 Restrictive Covenant on proposed Lot 2 to ensure that if proposed Lot 2 is further subdivided, a 10 metre (33 ft.) wide landscape buffer is achieved in accordance with the South Newton Neighbourhood Concept Plan (NCP); and
 - (j) submission of an acoustical report and registration of a Section 219 Restrictive Covenant on proposed Lot 2 to ensure the implementation of noise mitigation measures.

4. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan (NCP) to redesignate a portion of the land from Single Family Residential to Suburban Residential ½ Acre when the project is considered for Final Adoption, as shown in Appendix IX.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.

School District: **Projected number of students from this development:**

1 Elementary student at Cambridge Elementary School
1 Secondary student at Sullivan Heights Secondary School

(Appendix V)

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: No concerns.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted for 1 year.

Surrey Fire Department: A referral to the Surrey Fire Department is not required for this application.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 57 Avenue):	Single family dwellings.	Suburban Residential 1/2 Acre	RH
East (Across 147 Street):	Single family dwellings.	Single Family Residential	CD (By-law No. 15909)
South (Across No. 10 Highway):	Single family dwellings.	OCP: Suburban	RH
West:	Single family dwellings.	Suburban Residential 1/2 Acre	RH

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject 0.97-hectare (2.41 acre) site is located north of No. 10 (56 Avenue) Highway on the west side of 147 Street. The property is zoned "Half-Acre Residential Zone (RH)" and "Comprehensive Development Zone (CD By-law No. 15909)" and designated "Urban" in the Official Community Plan (OCP).
- The majority of the site is designated Suburban Residential ½ Acre in the South Newton Neighbourhood Concept Plan (NCP); however, a portion of the site at the northeast corner is designated Single Family Residential.
- In June 2007 a rezoning and subdivision for the properties to the east was approved under Development Application No. 7904-0151-00. In order to facilitate this subdivision, 147 Street was meandered to align with Woodside Place across 57 Avenue. As a result of the 147 Street road alignment, a small portion of 5968 – 147 Street was "hooked" across 147 Street for future consolidation with the subject property.
- The "hooked" portion of 5968 – 147 Street is zoned "CD Zone (By-law No. 15909)" and designated Single Family Residential in the NCP. To avoid proposed Lot 1 being split zoned and split designated, the applicant proposes to rezone the "hooked" portion of 5968 - 147 Street to "Half-Acre Residential Zone (RH)" and an NCP amendment to redesignate this portion from Single Family Residential to Suburban Residential ½ Acre.

Current Proposal

- The applicant is proposing an NCP amendment to redesignate the "hooked" portion of 5698 - 147 Street, as shown in Appendix IX from Single Family Residential to Suburban Residential ½ Acre and to rezone this portion as shown on the Survey Plan (Appendix II), from "Comprehensive Development Zone (CD By-law No. 15909)" to "Half-Acre Residential Zone (RH)", to facilitate subdivision of the property from one (1) to two (2) suburban lots.
- The proposed RH lots have lot areas of 6,687 square metres (71,978 sq. ft.) and 2,389 square metres (25,714 sq. ft.), which are both significantly larger than the minimum 1,858 square metre (0.5 acre) lot area requirement of the RH Zone. Proposed Lot 1 and 2 also meet the minimum lot depth and width requirements of the RH Zone.
- The applicant is also proposing a Development Variance Permit to retain an existing sound barrier fence along No. 10 (56 Avenue) Highway for sound attenuation purposes.
- The proposal will allow for an undeveloped hooked portion of 5698 – 147 Street to be consolidated with 14705 No. 10 (56 Avenue) Highway which will allow for the lands to be developed efficiently. This undeveloped portion of the site is separated from the developed portion of the site by 147 Street.

- The applicant is required to dedicate approximately 2.0 metres (6.5 ft.) of land to facilitate expanding an existing 6.0 metres (20 ft.) wide walkway along the east boundary of the site. The expanded walkway will improve pedestrian connectivity in the neighbourhood.
- A portion of the subject site is designated Buffers in the South Newton NCP. As a condition of approval for this proposal, the applicant will be required to register a Section 219 Restrictive Covenant to ensure that a 10 metre (33 ft.) landscape buffer will be achieved through future subdivision of proposed Lot 2 in recognition that the dwelling on this lot is proposed to be retained.

DESIGN PROPOSAL AND REVIEW

Building Scheme & Lot Grading

- The applicant has retained Cary Tsai of Architect 57 Inc. as the design consultant. The design consultant conducted a character study of the surrounding homes and proposes a set of Building Design Guidelines to maintain consistency with existing development in the neighbourhood (summary attached as Appendix VI).
- Styles recommended for this site include "West Coast Modern", with a minimum roof pitch of 6:12. Style range is not restricted in the building scheme but should be reasonably compatible with homes in the immediate area.
- A preliminary lot grading plan was submitted by CitiWest Consulting Ltd. and reviewed by staff and found to be generally acceptable. The applicant proposes basements on all lots. Basements will be achieved with minimal cut or fill. 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.

PRE-NOTIFICATION

Pre-notification letters were mailed to 95 property owners within 100 metres (328 ft.) of the subject property, including the Panorama Neighbourhood Association, Sullivan Amateur Athletic and Community Association, and the Newton Community Association.

A Development Proposal Sign was installed in front of the property on June 26, 2018. To date, Staff have not received any correspondence from neighbourhood residents in response to the proposal.

TREES

- Philip Kin Cho, ISA Certified Arborist of BC Plant Health Care Inc., 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			
Red Alder	22	16	6
Black Cottonwood	13	10	3
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	2	0	2
Big Leaf Maple	10	4	6
Callery Pear	1	0	1
Cascara Buckthorn	1	1	0
English Holly	4	0	4
English Walnut	1	0	1
Hybrid Hawthorn	1	0	1
Norway Maple	1	0	1
Sweet Cherry	5	1	4
Coniferous Trees			
Douglas Fir	5	0	5
Western Red Cedar	39	1	38
Total (excluding Alder and Cottonwood Trees)	70	7	63
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		5	
Total Retained and Replacement Trees		77	
Contribution to the Green City Fund		\$14,000	

- The Arborist Assessment states that there is a total of seventy (70) protected trees on the site, excluding Alder and Cottonwood trees. Thirty-five (35) existing trees, approximately 33% of the total trees on the site, are Alder and Cottonwood trees. It was determined that seventy-two (72) 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 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of forty (40) replacement trees on the site. Since only five (5) replacement trees can be accommodated on the site (based on an average of [3] trees per lot), the deficit of thirty-five (35) replacement trees will require a cash-in-lieu payment of \$14,000 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- Staff will work with the applicant to identify further tree retention opportunities at the detailed design stage.
- In summary, a total of seventy-seven (77) trees are proposed to be retained or replaced on the site with a contribution of \$14,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 23, 2018. 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 proposed development is consistent with the Official Community Plan (OCP).
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed subdivision will result in a density of 0.82 units per acre, which is less than the permitted density of 2.0 units per acre under the South Newton NCP.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal incorporates absorbent soils, roof downspout disconnections, on-lot infiltration trenches/sub-surface chambers, perforated pipe systems, and sediment control systems. • The application will incorporate tree retention and replacement trees.
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.

BY-LAW VARIANCE AND JUSTIFICATION

(a) Requested Variance:

- To increase the maximum allowable fence height along the properties' south property line (No. 10 (56 Avenue) Highway) from 1.8 metres (6 ft.) to 3 metres (10 ft.).

Applicant's Reasons:

- There is an existing 3 metre (10 ft.) high sound attenuation fence on the south property line and along the south property line of the adjacent properties. Maintaining this fence is logical for the continued enjoyment of the proposed lots and will provide noise mitigation.

Staff Comments:

- Under Part 4 General Provisions E.8(i), any fence located in any residential Zone shall not be higher than 1.8 metres (6 ft.) unless it complies with the height and yard restrictions applicable to principal buildings for the Zone in which it is located. As proposed Lot 2 is zoned "Half-Acre Residential Zone (RH)" any fence higher than 1.8 metres (6 ft.) must comply with the minimum 7.5 metre (25 ft.) rear yard setback of the RH Zone.
- Under Development Application No. 7910-0068-00 for the lands to the east, a Development Variance Permit for a similar 3 metre (10 ft.) high sound attenuation fence was issued.
- There is an existing 3 metre (10 ft.) high sound attenuation fence on the south property line and along the south property line of the adjacent properties. Maintaining this fence is logical for the continued enjoyment of the proposed lots and will provide noise mitigation.
- The Ministry of Transportation and Infrastructure (MOTI) requires the applicant to remove vehicular access from No. 10 (56 Avenue) Highway and relocate access from 147 Street. As a part of this requirement, the applicant is required to further extend the 3 metre (10 ft.) high sound attenuation fence across the south property line where the existing driveway is located.

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. Survey Plan
- Appendix III. Subdivision Layout
- Appendix IV. Engineering Summary
- Appendix V. School District Comments
- Appendix VI. Building Design Guidelines Summary
- Appendix VII. Summary of Tree Survey and Tree Preservation
- Appendix VIII. Development Variance Permit No. 7918-0170-00
- Appendix IX. NCP Amendment

original signed by Ron Gill

Jean Lamontagne
General Manager
Planning and Development

KS/cm

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.41
Hectares	0.97
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	41.9 – 47.0 metres
Range of lot areas (square metres)	2,389 m ² – 6,687 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	2 lots/ha / 0.82 lots/ac
Lots/Hectare & Lots/Acre (Net)	2 lots/ha / 0.82 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	6.8%
Total Site Coverage	31.8%
PARKLAND	N/A
Area (square metres)	
% of Gross Site	
	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	YES

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY
REZONING BYLAW NO. _____ OF A PORTION OF
LOT 2 SECTION 10 TOWNSHIP 2 NWD
PLAN BCP32480**

BCGS 92G.016

Integrated Survey Area NO.1,
City of Surrey, NAD83(CSRS)

57th Avenue



ALL DISTANCES ARE IN METRES AND DECIMALS

The intended plot size of this plan is
280mm in width by 432mm in height (B size)
when plotted at a scale of 1:600



LEGEND

m² Denotes squared metres

Zone	Legal Description	Total Area
Block A RH	A PORTION OF LOT 2 SECTION 10 TOWNSHIP 2 NWD Plan BCP32480	341.1m ²

Lot dimensions according to field survey and
Land Title and Survey Authority records.

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COMPASS LAND SURVEYING LTD.
Professional Land Surveyors
#202-8381 128th Street
Surrey, B.C. V3W 4G1
Tel: 604-503-6898
Email: Office@CompassSurveys.com
File : 1802022 RE

51
PLAN 50725

52
PLAN 50725

53
PLAN 50725

54
PLAN 50725

58
PLAN 50724

Rem 5
PLAN 7092
RH

BLOCK A
LOT AREA=341.1m²
RH

147th Street

56B Avenue

56A Avenue

Walk Way

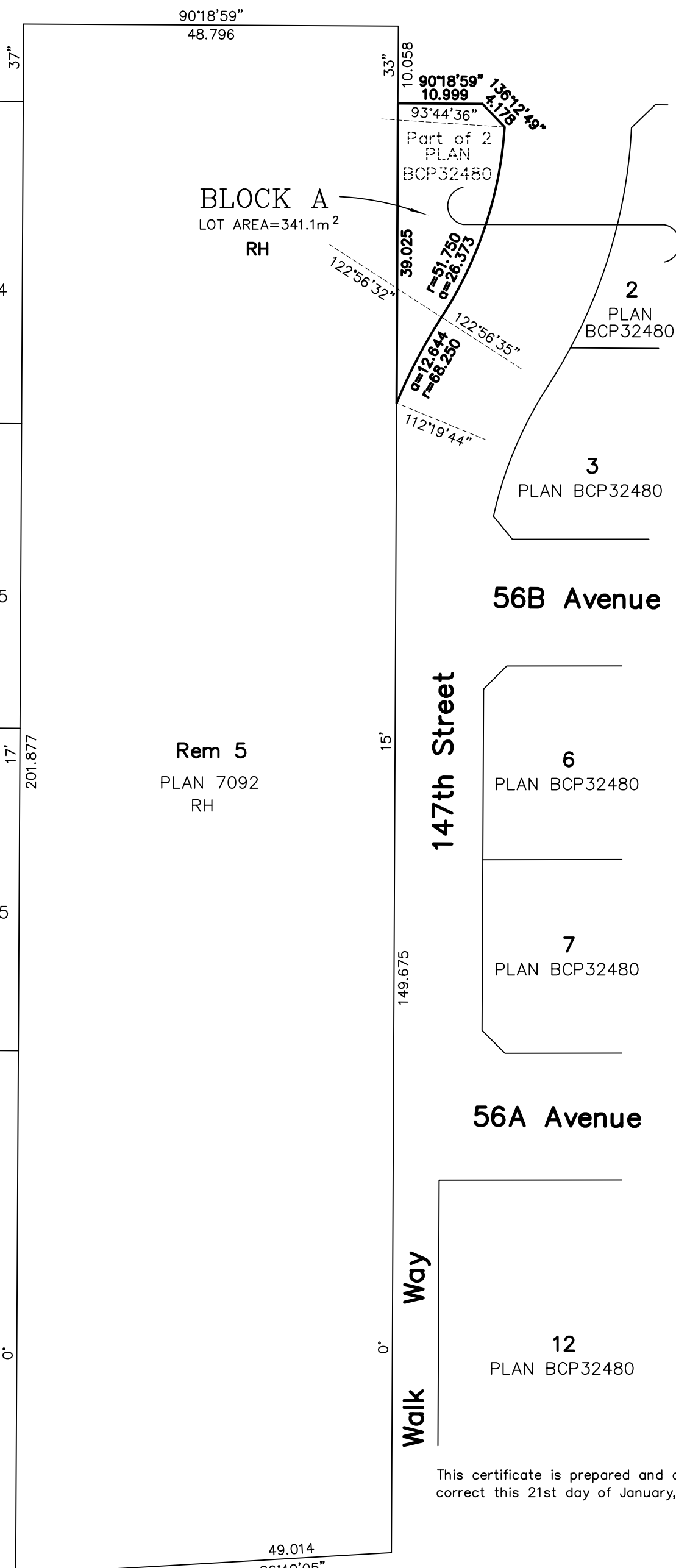
12
PLAN BCP32480

6
PLAN BCP32480

7
PLAN BCP32480

3
PLAN BCP32480

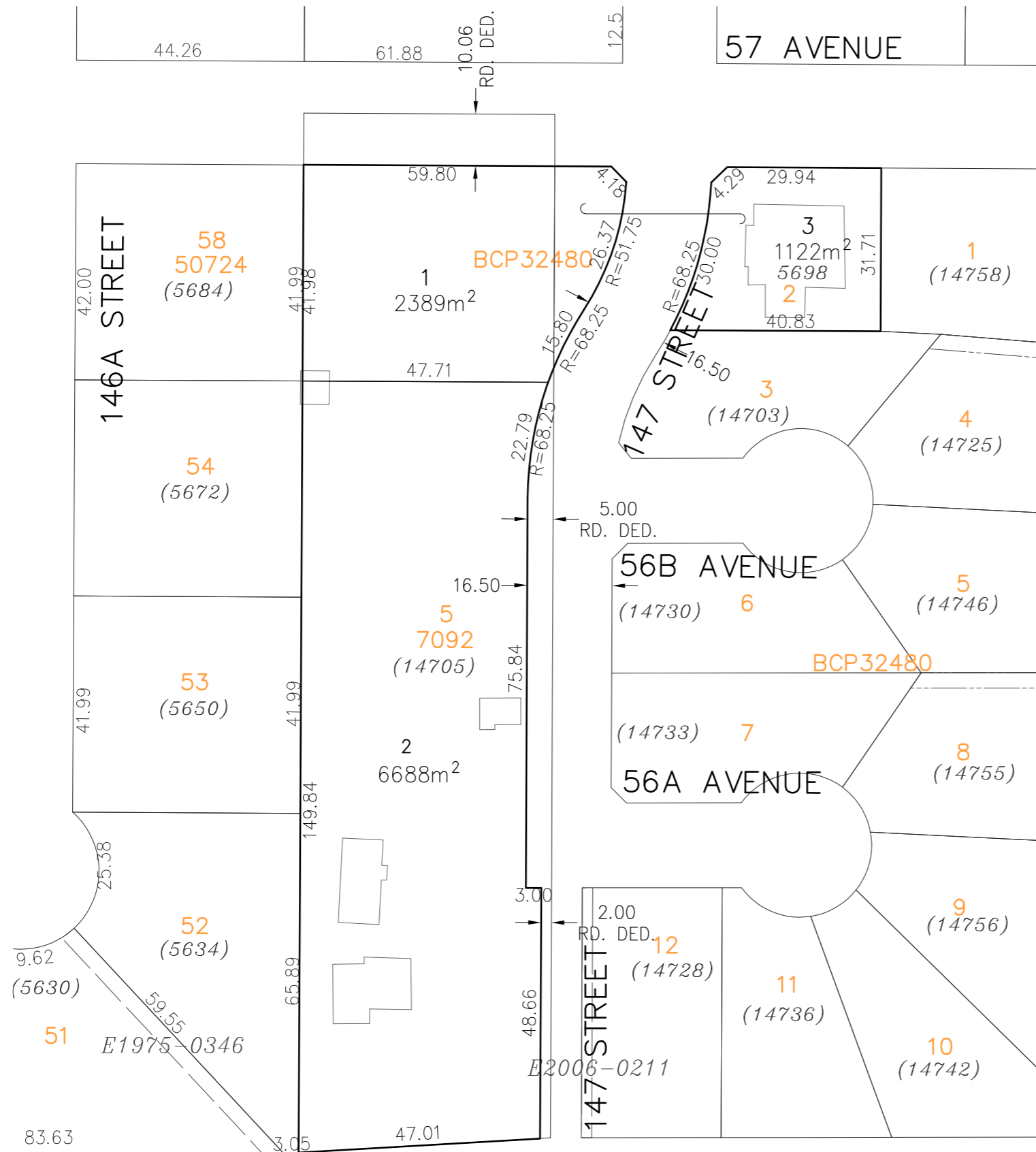
2
PLAN BCP32480



This certificate is prepared and certified
correct this 21st day of January, 2019.

THIS PLAN LIES WITHIN THE METRO
VANCOUVER REGIONAL DISTRICT

SHOUPENG LIU B.C.L.S.



- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.

No	Date	Revision	Dr	Ch
1	2018/07/13	REDUCED RD DEDICATION FROM 5.5m TO 5.0m	LC	NP

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

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



S.SANDHU C/O CANVAS HOMES
 8579 - 171 STREET, SURREY, BC, V4N 5J1 PH: 778-960-9098 EMAIL: AVI@CANVASHOMESBC.CA

PRELIMINARY LOT LAYOUT

SUBDIVISION AT 14705 - 56 AVENUE & 5698 - 147 STREET, SURREY, BC

Scale: 1:1000	Mun. Proj. No. 7918-0170-00	Dwg. No. A
Drawn: EK	Mun. Dwg. No.	
Designed: NP	Job No. 18-3630	Of
P.W. P.U.	Date MAY/2018	Revision 1
Approved:		

destroy all prints bearing previous number ↑

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

FROM: **Development Engineer, Engineering Department**

DATE: **Dec 12, 2018** PROJECT FILE: **7818-0170-00**

RE: **Engineering Requirements
Location: 14705 No 10 (56 Avenue) Highway**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 10.058 m along 57 Avenue for an ultimate 20.0 m Local Road allowance.
- Dedicate up to 5.50 m along 147 Street for an ultimate 16.5 m Limited Local Road allowance.
- Dedicate 2.0 m for an ultimate 8.0 m Walkway, connecting 147 Street to 56 Avenue.
- Register 0.5 m Statutory Right-of-Way (SRW) along 57 Avenue and 147 Street frontage.

Works and Services

- Construct south side of 57 Avenue toward Local Road standard.
- Construct west side of 147 Street toward Limited Local Road standard.
- Construct Walkway per City standards with pedestrian lighting.
- Construct 6.0 m wide concrete letdowns for each lot.
- Construct on-site stormwater mitigation features as this site drains to the Serpentine River floodplain.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to issuance of the Development Variance Permit.



Tommy Buchmann, P.Eng.
Acting Development Services Manager

AY



Planning

January 23, 2019

School Enrolment Projections and Planning Update:

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

Cambridge Elementary along with Goldstone Park, Woodward Hill and Sullivan Elementary service the south Newton community. With 64th Street to the north, ALR to east and south and King George Boulevard to the West, these schools are contained within these barriers. As both 64th and King George serve as major arterial roads, catchments have been created to ensure families do not have to cross such major roadways for safety reasons.

As of September 2017, all three schools are severely overcrowded operating at 130% capacity or greater. It is important to look at all three of these schools when looking for available space in the area to accommodate growth as there is no space available at Cambridge. Previous enrolment management strategies applied to this family of schools have been to:

1. Change boundaries between the three schools to spread the enormous enrolment pressure on all three sites. This years enrolment numbers have started to reflect the impact of these changes, however, the new growth in the area is still overwhelming each of these campuses.
2. Construct a new 200 capacity addition to Woodward Hill. This new addition, when it is open in 2019, will only reduce the current number of portables on site and will not address new growth in the coming years.
3. Reduce the French Immersion program by one division over the next 6 years at Woodward Hill. The impact of this change will take several years to begin to have an impact on making space available to regular stream students

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 5 Capital Plan waiting for approval from the Ministry to move to the feasibility stage.

THE IMPACT ON SCHOOLS

APPLICATION #: 18 0450 00 (updated Jan 23 2019)

SUMMARY

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

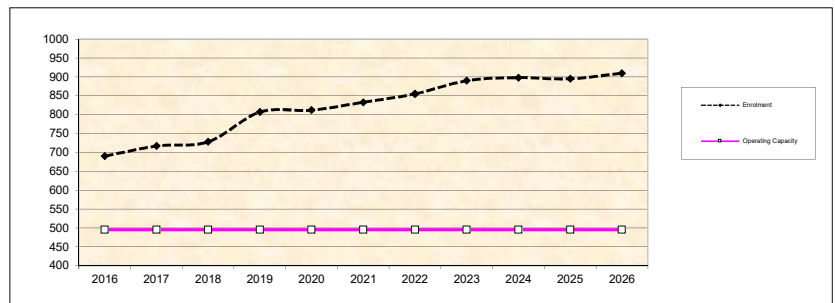
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

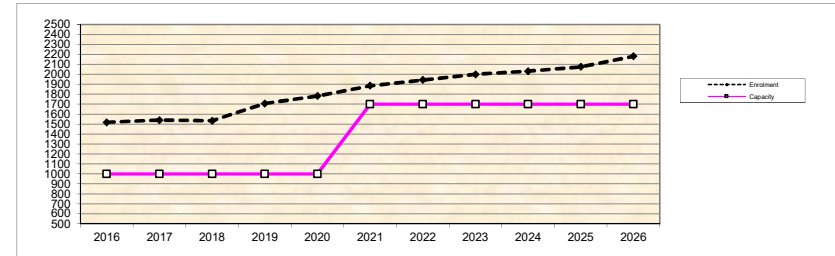
September 2018 Enrolment/School Capacity

Cambridge Elementary	
Enrolment (K/1-7):	86 K + 642
Operating Capacity (K/1-7)	76 K + 419
Sullivan Heights Secondary	
Enrolment (8-12):	1534
Capacity (8-12):	1000
Addition Capacity (8-12) 2021:	1700

Cambridge 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 GUIDELINE SUMMARY

Surrey Project No.: 7918-0170-00
 Project Location: 14705 56 Avenue, Surrey, BC V3S 1B6
 Design Consultant: Architect 57 Inc. (Ching-yeh Cary Tsai, Architect AIBC)

This building scheme draft is proposed for this project and has been filed with the City Clerk. The following is a summary of Residential Character Study and the Design Guidelines which highlights the important features and forms 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 area surrounding the subject site is an urban area built with classic homes around between 1950's to 2000's and with newer homes built in the 2010's. Classic homes are simple "West Coast Traditional" or "Ranch" or "Bungalow" with livable areas of approximately 1500sf to 2000sf. Newer homes "West Coast Modern" are with livable areas of approximately 4000sf to 6000sf. Classic and newer homes are similar in ratio.
- Most of the homes have mid- to large-massing characteristics having a 1-storey or 1.5-storey front entry.
- Roof pitch varies from low pitch of 4/12 to high pitch of 12/12 with simple gables and hips with asphalt shingles roof being most common.
- Wall surface materials are varied from simple wood plank or vinyl to complex mixture of Hardie plank, stucco and stone cladding.
- Landscaping is of a moderate planting standard with many classic homes having asphalt driveways or newer homes having brick or concrete driveways.

1.2. IMPORTANT FEATURES OF THE EXISTING AND SURROUNDING DWELLINGS SIGNIFICANT TO THE PROPOSED BUILDING SCHEME:

- Style: West Coast Modern
- Massing: 2-storey dwellings with basement
- Roof: Variation of roofing materials such as asphalt shingles, cedar shingles, etc.
- Roof Pitch: Minimum 6:12 for the newer homes. Slope less than 6:12 is allowed upon design review consultant's approval.
- Exterior cladding: Variation of wall cladding materials, such as stucco, cedar plank, stone, etc.
- Window: Rectangle or arched
- Front Entry: 1.5-storey in height
- Streetscape: Dwellings along the street, where this project is facing, are mostly developed with modern West Coast Modern exterior appearance and modern decorative landscaping.

2. PROPOSED DESIGN GUIDELINES

2.1. RESIDENTIAL CHARACTER AND DESIGN ELEMENTS TO BE PRESERVED:


To ensure the decent characteristics of the existing neighbouring homes are continued in new building design. Designer is encouraged to integrate architectural styles of Ranch, Bungalow and West Coast Modern.

2.2. PROPOSED DESIGN SOLUTIONS:

Style:	West Coast Modern
Massing:	2-storey dwellings with basement
Basement:	Permitted and will appear underground from the front
Landscaping:	Moderate modern urban standard and as specified in arborist report or landscape drawings, plus minimum 25 shrubs of a minimum 3-gallon pot size.
Driveways:	Selection of exposed aggregate, stamped concrete, masonry pavers, broom- or brush-finished concrete, etc.
Roof:	Variation of roofing materials such as asphalt shingles, cedar shingles, etc. Shake profile concrete roof tiles and shake profile asphalt shingles are encouraged.
Roof Pitch:	Minimum 6:12 for the newer homes. Slope less than 6:12 is allowed upon design review consultant's approval.
Exterior Cladding:	Combination of variation of wall cladding materials, such as stucco, cedar plank, Hardie plank, brick, stone, etc.
Colours:	Earth-tone colours such as browns, cream, grey, white, forest green, etc.
Window:	Large in size with rectangle or arched configuration
Front Entry:	1.5-storey in height

2.3. COMPLIANCE DEPOSIT: \$5,000

Prepared by:	Architect 57 Inc.
Approved by:	Ching-yeh Cary Tsai, Architect AIBC



January 23, 2019

Arborist Report for Development Purposes
14705 56 Avenue, Surrey, BC V3S 1B6

August 15th, 2018

Tree Preservation Summary

Surrey Project No: 7918-0170-00

Address: 14705 56 Avenue, Surrey

Registered Arborist: Philip Kin Cho, ISA Certified Arborist #HK-1086A

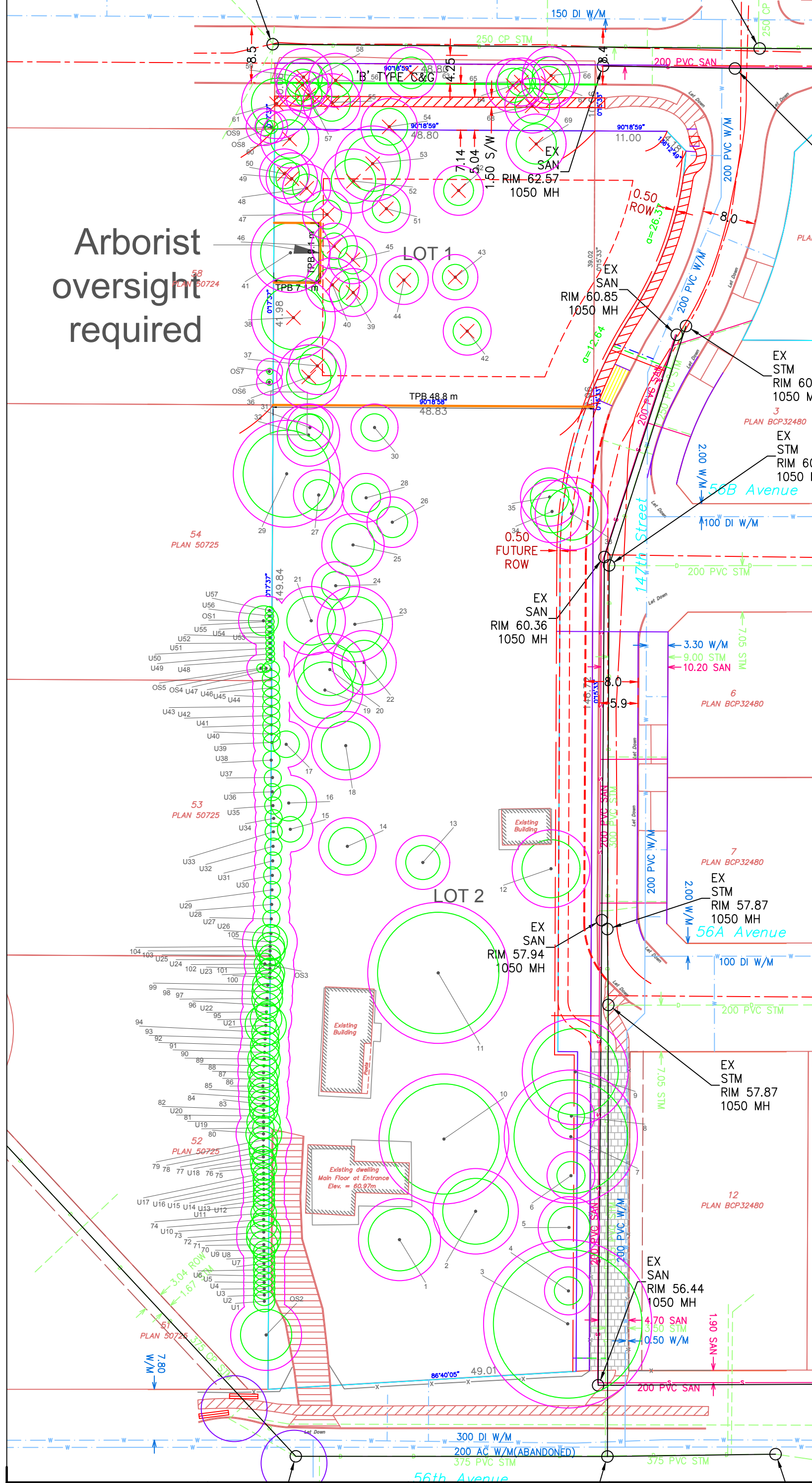
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian	105
Protected Trees to be Removed	33
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	72
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio. $\underline{26} \times \text{one (1)} = 26$ - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{7} \times \text{two (2)} = 14$ 	40
Replacement Trees Proposed	5
Replacement Trees in Deficit	35
Protected Trees to be Retained in Proposed [Open Space / Riparian	0

Summary, report and plan prepared and submitted by:

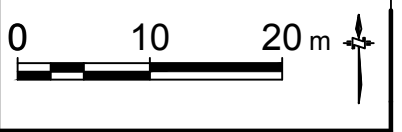
Philip K. Cho
(Signature of Arborist)

August 15th, 2018
Date

Arborist oversight required

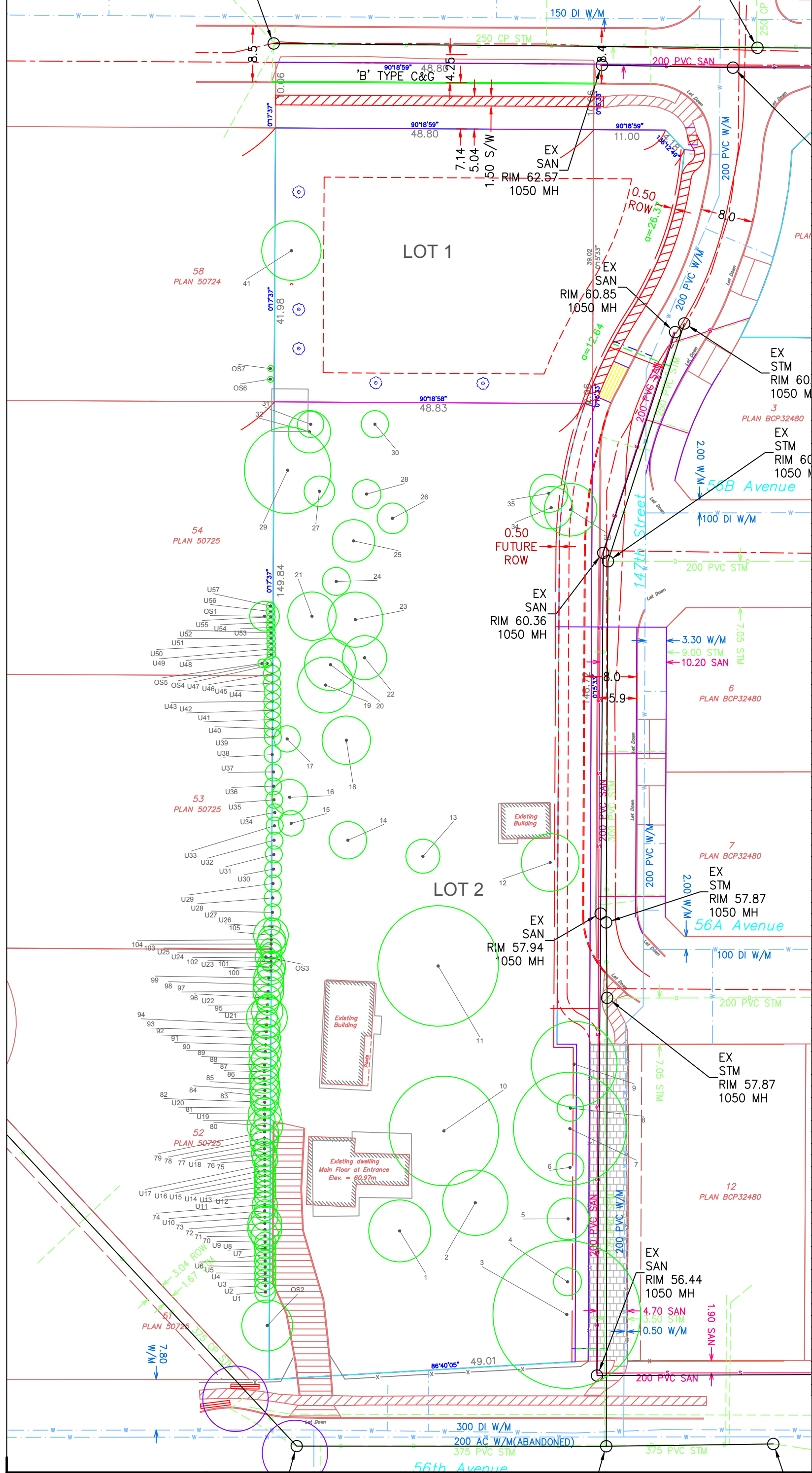


ID #	Botanical Name	Retain/Remove
1	Sweet cherry	Retain
2	Norway maple	Retain
3	Bigleaf maple	Retain; Crown cleaning
4	English holly	Retain
5	English holly	Retain
6	English holly	Retain
7	Bigleaf maple	Retain; Crown cleaning
8	English holly	Retain
9	Bigleaf maple	Retain; Crown cleaning
10	English walnut	Retain
11	Western redcedar	Retain
12	Apple	Retain
13	Callery pear	Retain
14	Apple	Retain
15	Sweet cherry	Retain
16	Sweet cherry	Retain
17	Sweet cherry	Retain
18	Douglas-fir	Retain
19	Douglas-fir	Retain
20	Douglas-fir	Retain
21	Western redcedar	Retain
22	Hybrid hawthorn	Retain
23	Douglas-fir	Retain
24	Black cottonwood	Retain
25	Douglas-fir	Retain
26	Black cottonwood	Retain
27	Bigleaf maple	Retain
28	Red alder	Retain
29	Bigleaf maple	Retain
30	Black cottonwood	Retain
31	Red alder	Retain
32	Red alder	Retain
33	Red alder	Retain
34	Red alder	Retain
35	Red alder	Retain
36	Bigleaf maple	Remove
37	Bigleaf maple	Remove
38	Casara buckthorn	Remove
39	Black cottonwood	Remove
40	Bigleaf maple	Remove
41	Bigleaf maple	Retain with protection
42	Black cottonwood	Remove
43	Black cottonwood	Remove
44	Black cottonwood	Remove
45	Black cottonwood	Remove
46	Sweet cherry	Remove
47	Black cottonwood	Remove
48	Red alder	Remove
49	Red alder	Remove
50	Red alder	Remove
51	Black cottonwood	Remove
52	Bigleaf maple	Remove
53	Black cottonwood	Remove
54	Black cottonwood	Remove
55	Red alder	Remove
56	Western redcedar	Remove
57	Red alder	Remove
58	Red alder	Remove
59	Red alder	Remove
60	Red alder	Remove
61	Red alder	Remove
62	Black cottonwood	Remove
63	Red alder	Remove
64	Red alder	Remove
65	Red alder	Remove
66	Red alder	Remove
67	Red alder	Remove
68	Red alder	Remove
69	Red alder	Remove
70	Western redcedar	Retain
71	Western redcedar	Retain
72	Western redcedar	Retain
73	Western redcedar	Retain
74	Western redcedar	Retain
75	Western redcedar	Retain
76	Western redcedar	Retain
77	Western redcedar	Retain
78	Western redcedar	Retain
79	Western redcedar	Retain
80	Western redcedar	Retain
81	Western redcedar	Retain
82	Western redcedar	Retain
83	Western redcedar	Retain
84	Western redcedar	Retain
85	Western redcedar	Retain
86	Western redcedar	Retain
87	Western redcedar	Retain
88	Western redcedar	Retain
89	Western redcedar	Retain
90	Western redcedar	Retain
91	Western redcedar	Retain
92	Western redcedar	Retain
93	Western redcedar	Retain
94	Western redcedar	Retain
95	Western redcedar	Retain
96	Western redcedar	Retain
97	Western redcedar	Retain
98	Western redcedar	Retain
99	Western redcedar	Retain
100	Western redcedar	Retain
101	Western redcedar	Retain
102	Western redcedar	Retain
103	Western redcedar	Retain
104	Western redcedar	Retain
105	Western redcedar	Retain
OS1	Western redcedar	Retain
OS2	Bigleaf maple	Retain
OS3	Western redcedar	Retain
OS4	Western redcedar	Retain
OS5	Western redcedar	Retain
OS6	Western redcedar	Retain
OS7	Western redcedar	Retain
OS8	Western redcedar	Retain
OS9	Western redcedar	Retain
U1-U25	Western redcedar	Retain
U26-U47	Western redcedar	Retain
U48-U57	Western redcedar	Retain

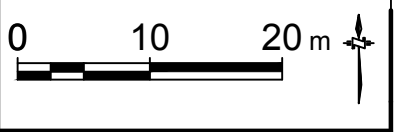


LEGEND

Tree Reference	Critical Root Zone (CRZ)	Impact Zone (CRZ 1.5 m Buffer)	Removal Recommended	Tree Protection Barrier



ID #	Botanical Name	Retain/Remove
1	Sweet cherry	Retain
2	Norway maple	Retain
3	Bigleaf maple	Retain; Crown cleaning
4	English holly	Retain
5	English holly	Retain
6	English holly	Retain
7	Bigleaf maple	Retain; Crown cleaning
8	English holly	Retain
9	Bigleaf maple	Retain; Crown cleaning
10	English walnut	Retain
11	Western redcedar	Retain
12	Apple	Retain
13	Callery pear	Retain
14	Apple	Retain
15	Sweet cherry	Retain
16	Sweet cherry	Retain
17	Sweet cherry	Retain
18	Douglas-fir	Retain
19	Douglas-fir	Retain
20	Douglas-fir	Retain
21	Western redcedar	Retain
22	Hybrid hawthorn	Retain
23	Douglas-fir	Retain
24	Black cottonwood	Retain
25	Douglas-fir	Retain
26	Black cottonwood	Retain
27	Bigleaf maple	Retain
28	Red alder	Retain
29	Bigleaf maple	Retain
30	Black cottonwood	Retain
31	Red alder	Retain
32	Red alder	Retain
33	Red alder	Retain
34	Red alder	Retain
35	Red alder	Retain
36	Bigleaf maple	Remove
37	Bigleaf maple	Remove
38	Casara buckthorn	Remove
39	Black cottonwood	Remove
40	Bigleaf maple	Remove
41	Bigleaf maple	Retain with protection
42	Black cottonwood	Remove
43	Black cottonwood	Remove
44	Black cottonwood	Remove
45	Black cottonwood	Remove
46	Sweet cherry	Remove
47	Black cottonwood	Remove
48	Red alder	Remove
49	Red alder	Remove
50	Red alder	Remove
51	Black cottonwood	Remove
52	Bigleaf maple	Remove
53	Black cottonwood	Remove
54	Black cottonwood	Remove
55	Red alder	Remove
56	Western redcedar	Remove
57	Red alder	Remove
58	Red alder	Remove
59	Red alder	Remove
60	Red alder	Remove
61	Red alder	Remove
62	Black cottonwood	Remove
63	Red alder	Remove
64	Red alder	Remove
65	Red alder	Remove
66	Red alder	Remove
67	Red alder	Remove
68	Red alder	Remove
69	Red alder	Remove
70	Western redcedar	Retain
71	Western redcedar	Retain
72	Western redcedar	Retain
73	Western redcedar	Retain
74	Western redcedar	Retain
75	Western redcedar	Retain
76	Western redcedar	Retain
77	Western redcedar	Retain
78	Western redcedar	Retain
79	Western redcedar	Retain
80	Western redcedar	Retain
81	Western redcedar	Retain
82	Western redcedar	Retain
83	Western redcedar	Retain
84	Western redcedar	Retain
85	Western redcedar	Retain
86	Western redcedar	Retain
87	Western redcedar	Retain
88	Western redcedar	Retain
89	Western redcedar	Retain
90	Western redcedar	Retain
91	Western redcedar	Retain
92	Western redcedar	Retain
93	Western redcedar	Retain
94	Western redcedar	Retain
95	Western redcedar	Retain
96	Western redcedar	Retain
97	Western redcedar	Retain
98	Western redcedar	Retain
99	Western redcedar	Retain
100	Western redcedar	Retain
101	Western redcedar	Retain
102	Western redcedar	Retain
103	Western redcedar	Retain
104	Western redcedar	Retain
105	Western redcedar	Retain
OS1	Western redcedar	Retain
OS2	Bigleaf maple	Retain
OS3	Western redcedar	Retain
OS4	Western redcedar	Retain
OS5	Western redcedar	Retain
OS6	Western redcedar	Retain
OS7	Western redcedar	Retain
OS8	Western redcedar	Retain
OS9	Western redcedar	Retain
U1-U25	Western redcedar	Retain
U26-U47	Western redcedar	Retain
U48-U57	Western redcedar	Retain



LEGEND

Tree Reference	Critical Root Zone (CRZ)	Purpleleaf Plum			
Drawing No. 5/5	Philip Kin Cho ISA Certified Arborist #HK-1086A ISA Tree Risk Assessment Qualified Forester in Training #5727 BSSc, MSc, MSFM	BC Plant Health Care Inc. 18465 53 rd Avenue, Surrey, BC. P: 604-575-8727 F: 604-576-2972 E: info@bcplanthealthcare.com 24 Hour Emergency Pager: 604-607-1616	CitiWest File No. 18-3630	Sheet Title Tree Replacement Plan	Prepared For: Sukhpaul Sandhu
Page 42 of 45			Revision No. 1	14705 56 Ave, Surrey	Production Date: July 19 th , 2018 Revision Date: August 15 th , 2018 Drawing Type: Arborist

(the "City")

DEVELOPMENT VARIANCE PERMIT

NO.: 7918-0170-00

Issued To:

Address of Owner:

Issued To:

Address of Owner:

(collectively referred to as the "Owner")

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

Parcel Identifier: 005-116-317
Lot 5 Except: Part Dedicated Road on Plan BCP27989; Section 10 Township 2 New
Westminster District Plan 7092

14705 - No 10 (56 Avenue) Highway

Parcel Identifier: 027-216-179
Lot 2 Section 10 Township 2 New Westminster District Plan BCP32480

5698 - 147 Street

(the "Land")

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

Parcel Identifier:

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

4. Surrey Zoning By-law, 1993, No. 12000, as amended is varied as follows:

- (a) In Subsection E.8 (i) Fencing, of Part 4 General Provisions, the maximum fence height is increased from 1.8 metres (6 ft.) to 3 metres (10 ft.) along the south property line.

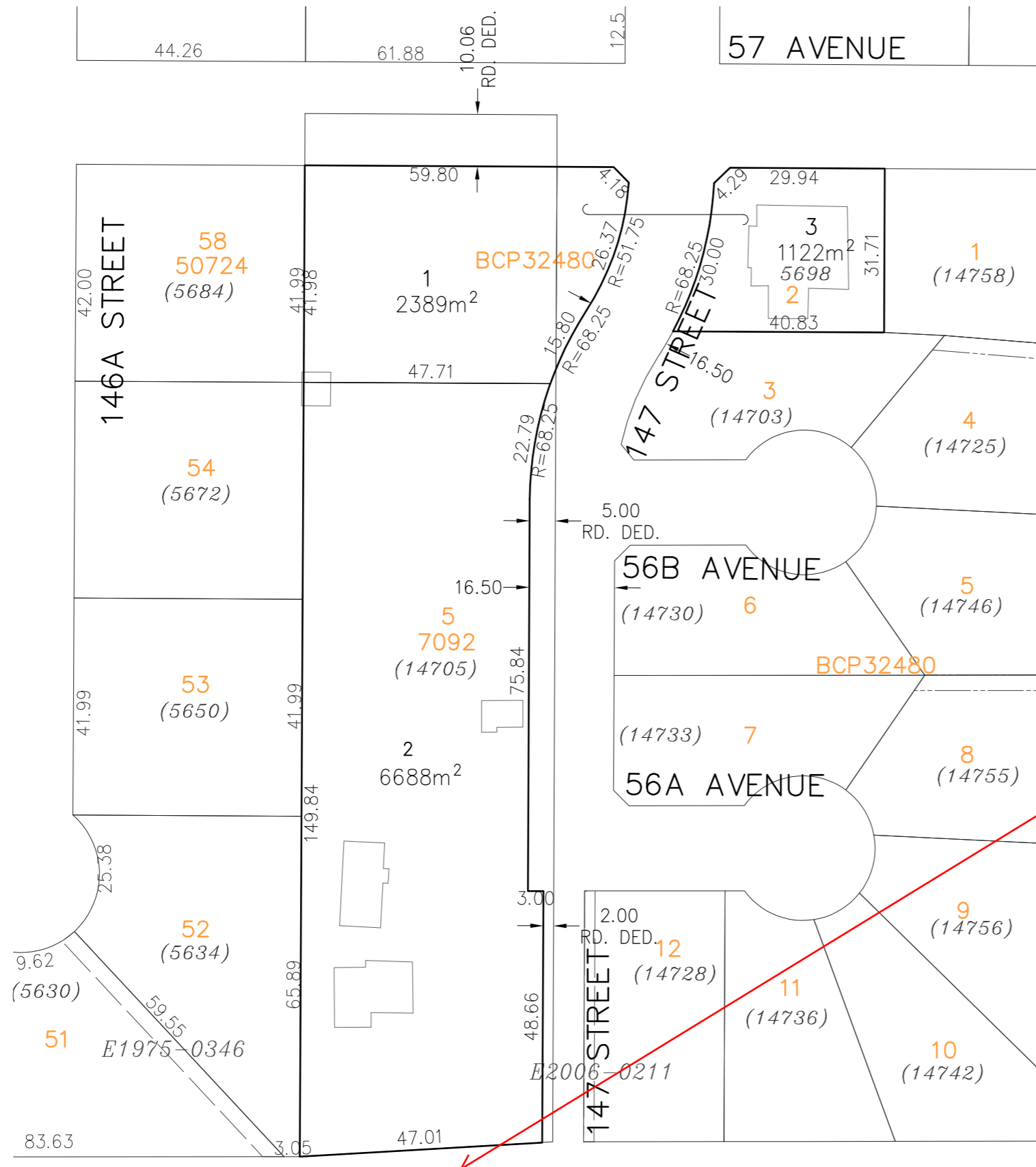
5. This development variance permit applies to only that portion of the buildings and structures on the Land shown on Schedule A which is attached hereto and forms part of this development variance permit. This development variance permit does not apply to additions to, or replacement of, any of the existing buildings shown on attached Schedule A, which is attached hereto and forms part of this development variance permit.
6. The Land shall be developed strictly in accordance with the terms and conditions and provisions of this development variance permit.
7. This development variance permit shall lapse if the Owner does not substantially start any construction with respect to which this development variance permit is issued, within two (2) years after the date this development variance permit is issued.
8. The terms of this development variance permit or any amendment to it, are binding on all persons who acquire an interest in the Land.

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

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

Mayor – Doug McCallum

City Clerk



Proposed variance to increase the maximum fence height from 1.8 metres (6 ft.) to 3 metres (10 ft.) along the south property line.

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
 2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.

No	Date	Revision	Dr	Ch
1	2018/07/13	REDUCED RD DEDICATION FROM 5.5m TO 5.0m	LC	NP

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



S.SANDHU C/O CANVAS HOMES
 8579 - 171 STREET, SURREY, BC, V4N 5J1 PH: 778-960-9098 EMAIL: AVI@CANVASHOMESBC.CA

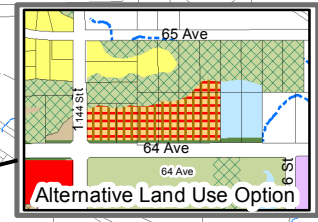
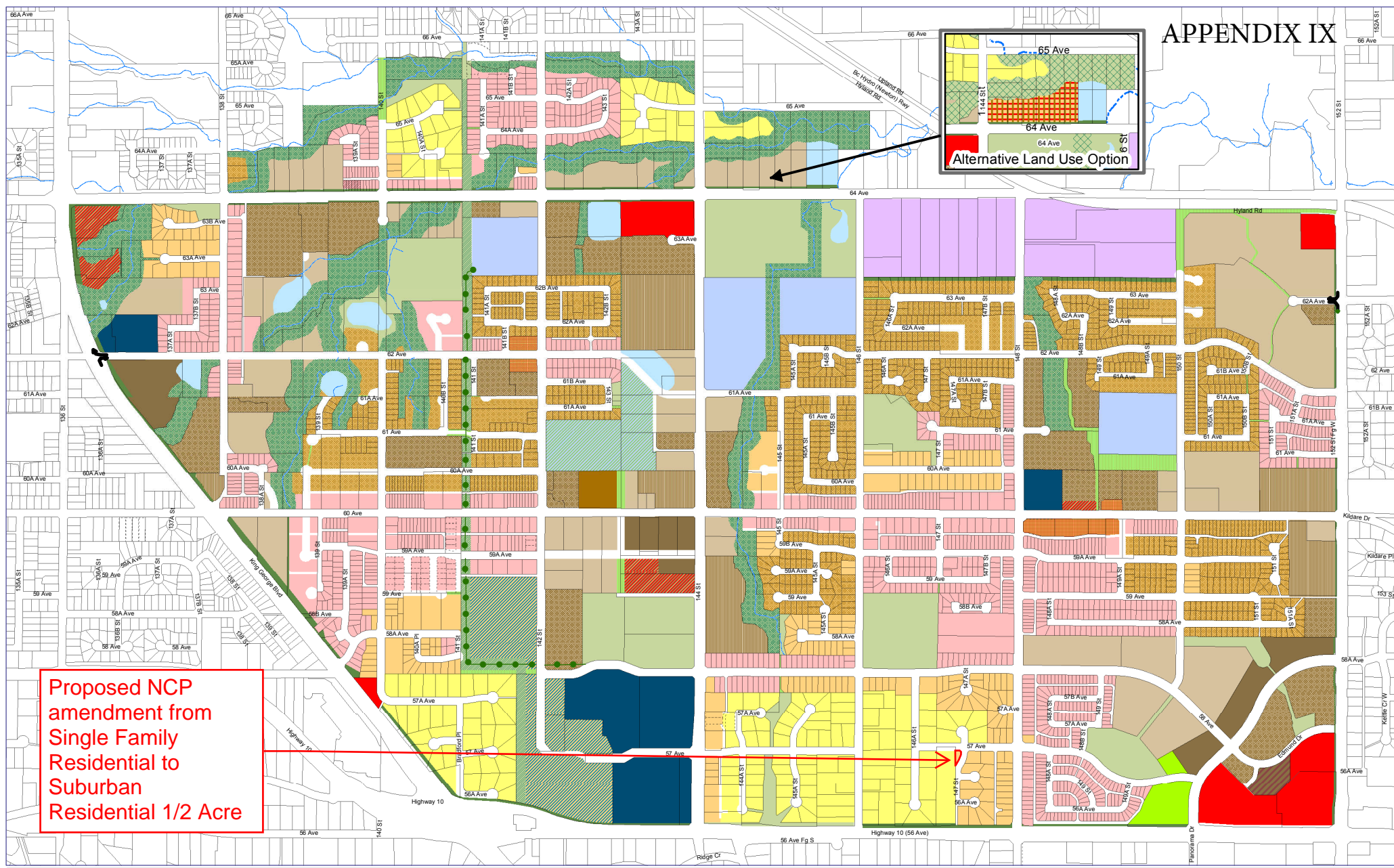
PRELIMINARY LOT LAYOUT

SUBDIVISION AT 14705 - 56 AVENUE & 5698 - 147 STREET, SURREY, BC

Scale: 1:1000	Mun. Proj. No. 7918-0170-00	Dwg. No. A
Drawn: EK	Mun. Dwg. No.	
Designed: NP	Job No. 18-3630	Of
P.W. P.U.	Date MAY/2018	Revision 1
Approved:		

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destroy all prints bearing previous number



**Proposed NCP
amendment from
Single Family
Residential to
Suburban
Residential 1/2 Acre**

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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