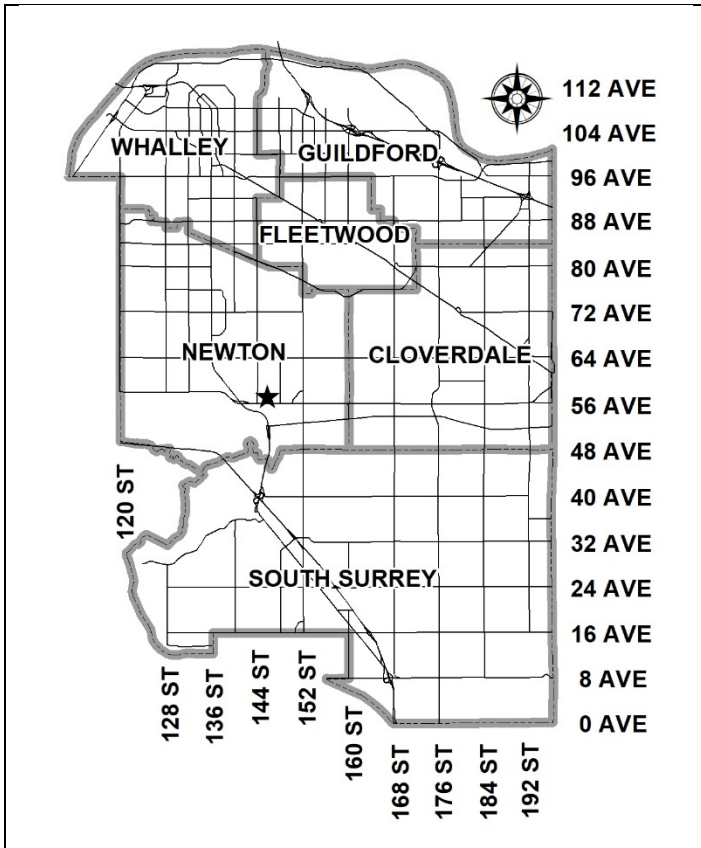


Planning Report Date: November 4, 2019



PROPOSAL:

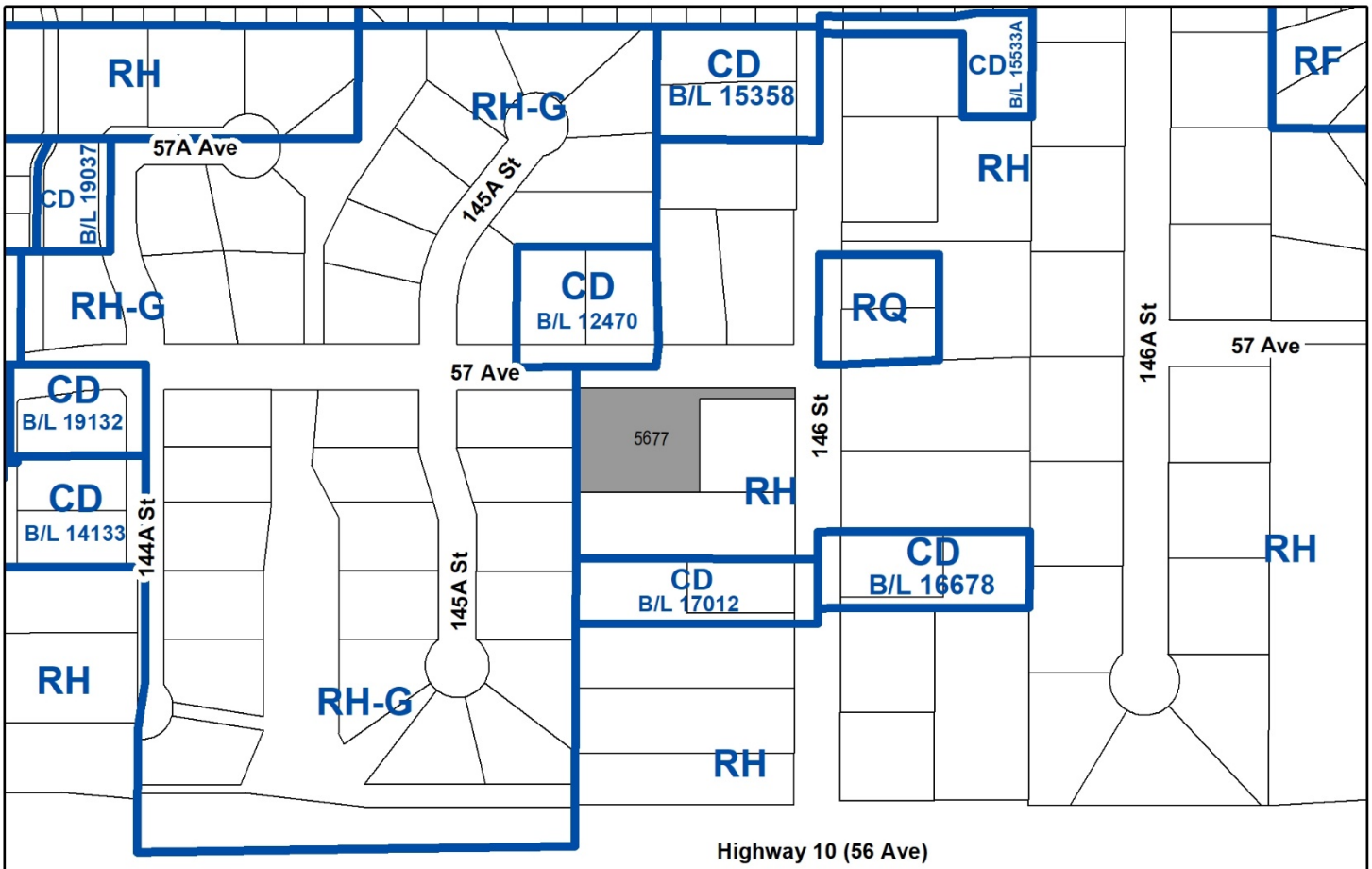
- **NCP Amendment** to redesignate the site from Suburban Residential ½ Acre to Suburban Residential ¼ Acre
 - **Rezoning** from RH to RQ
- to allow subdivision into two (2) single family residential lots.

LOCATION: 5677 - 146 Street

ZONING: RH

OCP DESIGNATION: Urban

NCP DESIGNATION: Suburban Residential ½ Acre



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the South Newton Neighbourhood Concept Plan (NCP) to redesignate the site from "Suburban Residential ½ Acre" to "Suburban Residential ¼ Acre".

RATIONALE OF RECOMMENDATION

- The surrounding suburban area has a variety of lot widths, lot areas, and panhandle lot configurations which have created a non-uniform suburban streetscape in this neighbourhood.
- Quarter Acre Residential Zone (RQ) lots have recently been introduced into this neighbourhood. A property to the northeast of the subject site was rezoned to RQ on July 22, 2019, to allow subdivision into two lots (5710 and 5716-146 Street).
- The proposed lots meet or exceed the minimum requirement of the RQ zone and are considered appropriate as suburban infill development in this neighbourhood.

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 "Quarter Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council file Rezoning By-law No. 18824, and close Development Application No. 7915-0388-00.
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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 2 until future consolidation with the adjacent property at 5671 - 146 Street;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (g) 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.
4. Council pass a resolution to amend the South Newton Neighbourhood Concept Plan to redesignate the land from "Suburban Residential ½ Acre" to "Suburban Residential ¼ Acre" 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 Cambridge Elementary School
1 Secondary students at Sullivan Heights Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: No concerns.

Ministry of Transportation & Infrastructure (MOTI): No concerns.

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 57 Avenue):	Single Family Residential	Suburban Residential 1/2 Acre	CD (By-law No. 12470) and RH
East:	Single Family Residential	Suburban Residential 1/2 Acre	RH
South:	Single Family Residential	Suburban Residential 1/2 Acre	RH
West:	Single Family Residential	Suburban Residential 1/2 Acre	RH-G

DEVELOPMENT CONSIDERATIONS

Background

- In 2015, the applicant submitted a Development Application to rezone the site from "Half-Acre Residential Zone (RH)" to "Comprehensive Development Zone (CD)" based on the "Half-Acre Residential Gross Density Zone (RH-G)", to create two lots. The application (No. 7915-0388-00) was granted Third Reading on September 12, 2016.
- The applicant did not complete the subdivision under Development Application No.7915-0388-00 as the cash-in-lieu requirement under the CD based on RH-G rezoning application was disputed by the applicant.

- The subject property is 2,642 square meters (28,438 sq. ft.) in area and located on the south side of 57 Avenue, west of 146 Street. The property includes a 3.59 metre (12 ft.) wide "panhandle" along the north side of 5671 – 146 Street. The property does not, however, function as a panhandle lot as driveway access is not located within this 3.59 metre (12 ft.) strip of land.
- The property is designated "Urban" in the Official Community Plan (OCP), "Suburban Residential Half-Acre" in the South Newton Neighbourhood Concept Plan (NCP), and currently zoned "Half-Acre Residential Zone (RH)".
- The surrounding suburban area has a variety of lot widths, lot areas, and panhandle lot configurations which have created a non-uniform suburban streetscape in this neighbourhood.
- Quarter Acre Residential Zone (RQ) lots have recently been introduced into this neighbourhood. A property to the northeast of the subject site was rezoned from RH to RQ on July 22, 2019, to allow subdivision into two lots (5710 and 5716-146 Street).

Proposal

- The applicant is proposing an amendment to the South Newton NCP to redesignate the site from "Suburban Residential ½ Acre" to "Suburban Residential ¼ Acre" and to rezone the site from "Half-Acre Residential Zone (RH)" to "Quarter Acre Residential Zone (RQ)" to allow subdivision into two (2) single family residential lots.
- The proposed lots are 1,120 metre square (12,056 sq.ft.) and 1,284 metre square (13,820 sq.ft.) in area. The lot sizes meet or exceed the minimum subdivision requirements of a standard lot under the RQ Zone.
- The panhandle portion on proposed Lot 2 is to remain undeveloped until future consolidation with adjacent property at 5671-146 Street. A "No Build" covenant will be required to be registered over this portion of the site to facilitate future consolidation.

Building Design Guidelines & Lot Grading

- The applicant for the subject property has retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V).
- A preliminary lot grading plan submitted by WSP Canada Inc. has been reviewed by staff and is considered acceptable. In-ground basements are proposed based on the lot grading that was provided by the applicant. No significant fill is proposed to achieve basements.

PRE-NOTIFICATION

- On July 9, 2019, pre-notification letters were sent by the City to 165 property owners within 100 metres (328 ft.) of the subject site. A development proposal sign was erected on the subject property on October 11, 2019. In response, staff have not received any correspondence in relation to the proposal.

TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	3	1	1
Weeping birch	1	0	1
Japanese Cherry	1	0	1
Red Maple	1	0	1
Red Oak	1	0	1
Sweet Gum	1	0	1
Sugar Maple	1	0	1
Coniferous Trees			
Douglas-fir	1	1	0
Western Redcedar	1	1	1
Cypress Spp.	2	0	2
Total (excluding Alder and Cottonwood Trees)	13	3	10
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		4	
Total Retained and Replacement Trees		14	
Contribution to the Green City Fund		\$800	

- The Arborist Assessment states that there is a total of 13 protected trees on the site. It was determined that 10 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 6 replacement trees on the site. Since only 4 trees can be accommodated on the site, the deficiency of 2 replacement trees will require a cash-in-lieu payment of \$800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 14 trees are proposed to be retained or replaced on the site with a contribution of \$800 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 19, 2019. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject property is designated Urban in the Official Community Plan and Suburban Residential ½ Acre in the South Newton Neighbourhood Concept Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The application proposes a density of 7.69 units per hectare (3 units per acre). The proposal is consistent with permitted densities for suburban areas.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The application will have provisions for recycling, composting and organic waste pickup. • The development will incorporate the following Low Impact Development Standards (LIDS): <ul style="list-style-type: none"> - Dry swales; - Natural landscaping; and - Sediment control devices.
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"> • Pre-notification letters were sent to nearby property owners on July 9, 2019, and a Development Proposal Sign was installed on the site on October 11, 2019.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Project Data Sheets
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guideline Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. NCP Amendment Plan

original signed by Ron Hintsche

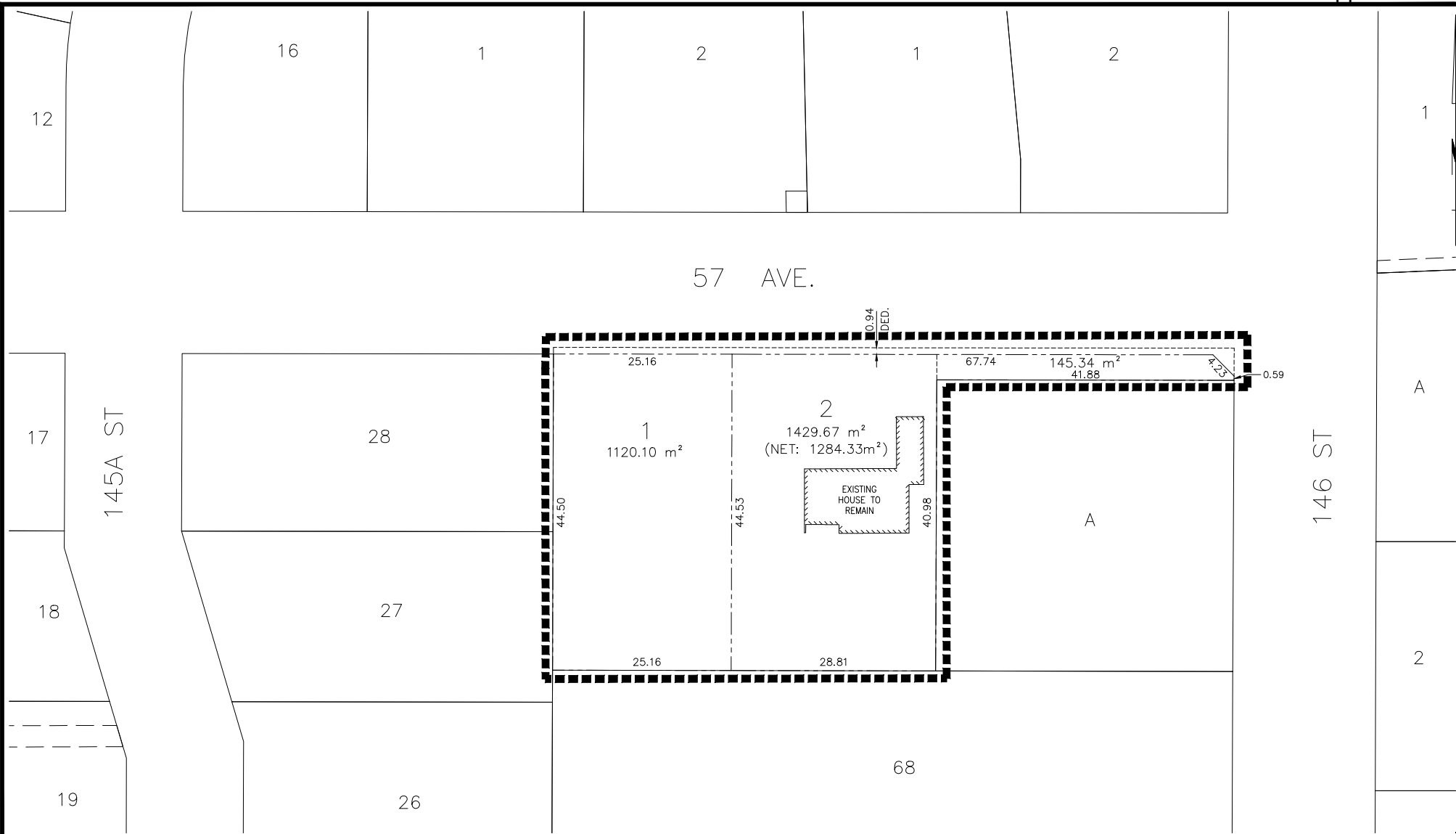
Jean Lamontagne
General Manager
Planning and Development

CL/cm

SUBDIVISION DATA SHEET

Proposed Zoning: RQ

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.65
Hectares	0.26
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	25m -68m
Range of lot areas (square metres)	1120m ² - 1284m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7.7 uph /3 upa
Lots/Hectare & Lots/Acre (Net)	8.3 uph/ 3.4 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
PARKLAND	
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	NO



Subdivision Concept Sketch

Mr. John Baggio
5677 - 147 Street - Surrey, B.C

INTER-OFFICE MEMO

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

FROM: Development Services Manager, Engineering Department

DATE: Oct 28, 2019 **PROJECT FILE: 7819-0174-00**

**RE: Engineering Requirements
Location: 5677 146 St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 0.942 m along 57 Avenue towards the 20.0 m Local Road allowance;
- Dedicate a 3.0 m x 3.0 m corner cut at 57 Avenue and 146 Street; and
- Register a 0.5 m SRW along 57 Avenue and 146 Street.

Works and Services

- Construct the south side of 57 Avenue to Local Road standard;
- Construct pedestrian letdowns and curb return at the intersection of 57 Avenue and 146 Street;
- Construct 6.0 m wide concrete driveway letdowns to each lot;
- Upsize the existing 200 mm storm main along the 57 Avenue frontage to 250 mm as per current Design Criteria standards;
- Provide a sanitary, storm, and metered water service connection to each lot; and
- Provide on-site stormwater mitigation features as per the Hyland Creek Integrated Stormwater Management Plan.

A Servicing Agreement is required prior to rezoning and subdivision.



Tommy Buchmann, P.Eng.
Development Services Manager

R29



Planning

September 16, 2019

THE IMPACT ON SCHOOLS

APPLICATION #: 19 0174 00

SUMMARY

The proposed are estimated to have the following impact on the following schools:

2 Single family with suites

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

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.

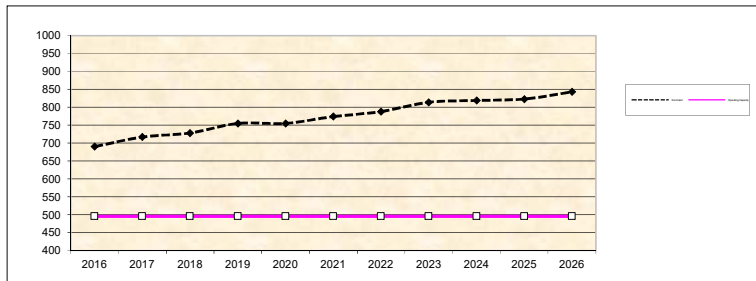
Cambridge Elementary along with Goldstone Park, Woodward Hill and Sullivan Elementary service the south Newton community. All schools work together to meet the in-catchment demand. With 64th Street to the north, ALR to east and south and King George Boulevard to the West, these schools catchments are 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 2018, Cambridge elementary was operating 147% and required three new portables on site for enrolling space. Though the school site is large enough to accommodate more portables in the future, actual enrolment is almost double of the capacity of the existing school. The neighbouring schools are in a similar situation.

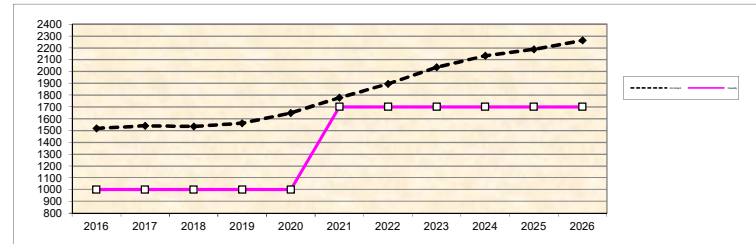
To manage this long term demand, the District is currently looking for a fifth elementary school site in south Newton area preferably south of the other existing schools. As part of the 2020/2021 Five year Capital Plan, the District is requesting capital funding to be build a new 655 capacity elementary school targeted to open September 2022. Because of the need in the area, the Ministry of Education has approved that District to begin preparing a feasibility report to define the scope, budget and timeline for the design and construction of the new school.

In June 2018, the Ministry of Education has approved funding for design and construction of a 700 capacity addition at Sullivan Heights. The opening of the addition is targeted for September 2021.

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 GUIDELINES SUMMARY

Surrey Project no: 19-0174-00
 Project Location: 5677 - 146 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

This area was built out over a time period spanning from the 1960's to the post year 2000's. The age distribution from oldest to newest is: 1960's (10%), 1980's (10%), 1990's (60%), and 2000's (20%). A majority of homes in this area have floor area exceeding 3500 sq.ft. Home size distribution is: 1000 - 1500 sq.ft. (10%), 3001 - 3500 sq.ft. (10%), and over 3500 sq.ft. (80%). Styles found in this area include: "Old Urban" (10%), "Modern California Stucco" (50%), "Craftsman Heritage" (10%), "Neo-Heritage" (10%), "Traditional English" (10%), and "Neo-Traditional" (10%). Home types include: Bungalow (10%), and Two-Storey (90%).

Massing scale (front wall exposure) characteristics include: low mass structure (10%), mid-scale massing with proportionally consistent, well balanced massing design (10%), mid to high scale massing (10%), mid-to-high scale massing with proportionally consistent, well balanced massing design (20%), and high scale massing (50%). The scale (height) range for front entrance structures include: One storey front entrance (30%), One storey front entrance veranda in heritage tradition (20%), 1½ storey front entrance (10%), and proportionally exaggerated 1 ¾ storey high front entrance (non context) (40%).

The range of roof slopes found in this area is: 2:12 (7%), 4:12 (7%), 5:12 (7%), 6:12 (14%), 7:12 (21%), 8:12 (21%), 12:12 (14%), and greater than 12:12 (7%). Main roof forms (largest upper floor truss spans) include: main common hip roof (60%), and main common gable roof (40%). Feature roof projection types include: Common Hip (33%), Common Gable (50%), Dutch Hip (8%), and Shed roof (8%). Roof surfaces include: Roll roofing (10%), Shake profile asphalt shingles (20%), Concrete tile (shake profile) (20%), and Cedar shingles (50%).

Main wall cladding materials include: vertical Board and Batten cedar siding (10%), horizontal vinyl siding (20%), Hardiplank siding (10%), Stucco cladding (50%), and full height brick at front (10%). Feature wall trim materials used on the front facade include: no feature veneer (40%), brick feature veneer (10%), stone feature veneer (30%), wood wall shingles accent (10%), and 1x4 vertical battens over Hardipanel in gable ends (10%). Wall cladding and trim colours include: Neutral (25%), Natural (67%), Primary derivative (8%).

Covered parking configurations include: Double garage (30%), Triple garage (60%), and rear garage (10%). A variety of landscaping standards are evident, including: average old suburban landscape standard (10%), high quality old suburban landscape standard (10%), average modern suburban landscape standard (30%), and high quality modern suburban landscape standard (50%). Driveway surfaces include: asphalt (20%), exposed aggregate (60%), stamped concrete and rear driveway (10%).

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

- 1) **Context Homes:** 50 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 50 percent of homes are considered 'non-context'). Context homes include: 5671 - 146 Street, 14550 - 57 Avenue, 14488 - 57 Avenue, 14583 - 57 Avenue, and 5725 - 146 Street. However, massing design, construction materials, and trim and detailing standards for new homes constructed in suburban zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2017 RQ and other suburban zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** Surrounding homes exhibit a suburban-estate size and character. Styles suited for this objective include "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent.
- 3) **Home Types :** Home types are 90% Two-Storey and 10% Bungalow. 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 RQ 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 1 $\frac{3}{4}$ storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 $\frac{1}{2}$ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is an estate home area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, and roll roofing. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit 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 :** The recommendation is to set the minimum roof slope at 7:12. A provision is also recommended to allow slopes less than 7:12 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 upper floor windows can be installed without interference with the roof structure below.

Streetscape: The area surrounding the subject site can be described as "varied but dominated by estate sized "Modern California Stucco" Two-Storey homes". Most of the homes are considered to be of mid to high scale mass, and front entrance porticos 1 ¾ storeys in height are the dominant feature on many homes. These homes have steeply pitched common hip roofs with feature gabled projections and a cedar shingle roof surface. Walls are clad in stucco, with stucco relief features, and little masonry. There is one architecturally significant "Traditional English" Two Storey home with 12:12 slope roof, shake profile concrete roof tile roof surface, and full height brick. There are also two estate sized Neo-Heritage style homes with large covered verandas, horizontal siding, which contribute to the "varied" theme evaluation.

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: "Neo-Traditional", "Neo-Heritage", or compatible style 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 2000'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)

50 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 50 percent of homes are considered 'non-context'). Context homes include: 5671 - 146 Street, 14550 - 57 Avenue, 14488 - 57 Avenue, 14583 - 57 Avenue, and 5725 - 146 Street. However, massing design, construction materials, and trim and detailing standards for new homes constructed in suburban zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2017 RQ and other suburban zoned subdivisions (such as RH and RH(G)), rather than to emulate the aforesaid context homes.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

"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 on main cladding materials. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast.

Roof Pitch: Minimum 7:12, 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, and small metal feature roofs also permitted.

In-ground basements: Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 15 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Asphalt or broom finish concrete is permitted only in the panhandle area of the easternmost lot.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: August 19, 2019

Reviewed and Approved by:  Date: August 19, 2019

Arborist Report – 5677 146th Street Surrey

Table 2. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	5677 146th Street Surrey
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN0599A) ISA Certified Tree Risk Assessor (159) BC Parks Wildlife and Danger Tree Assessor
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)	13
Protected Trees to be Removed	3
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	10
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
- X one (1) = -	6
- All other Trees Requiring 2 to 1 Replacement Ratio	
3 X two (2) = 6	
Replacement Trees Proposed	4
Replacement Trees in Deficit	2
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	-
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio	
- X one (1) = -	-
- All other Trees Requiring 2 to 1 Replacement Ratio	
- X two (2) = -	
Replacement Trees Proposed	
Replacement Trees in Deficit	-

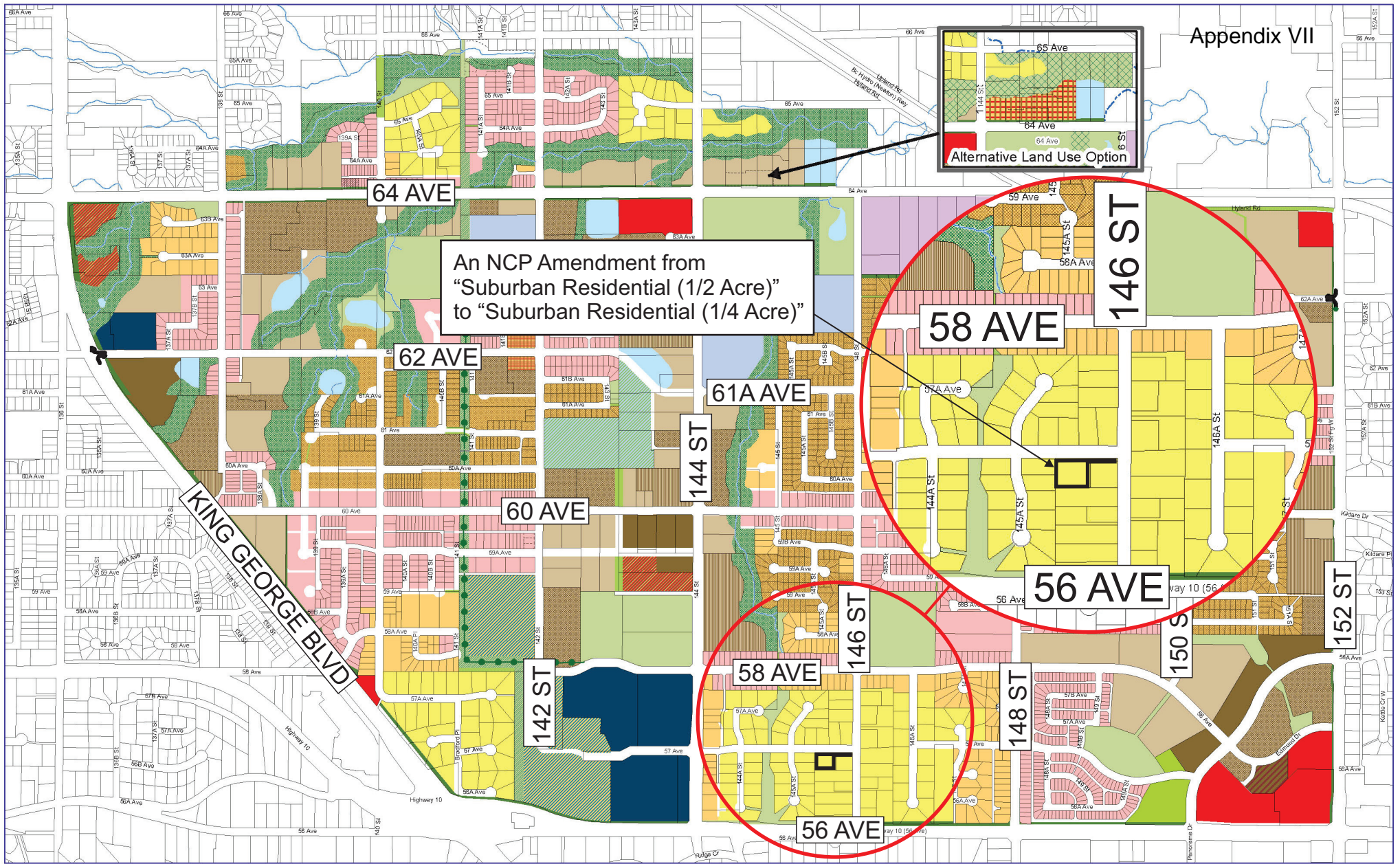
Summary prepared and
submitted by:



Oct 29 2019

Arborist

Date



An NCP Amendment from
 "Suburban Residential (1/2 Acre)"
 to "Suburban Residential (1/4 Acre)"

Alternative Land Use Option

SOUTH NEWTON

NEIGHBOURHOOD CONCEPT PLAN
 City of Surrey Planning & Development Department

- Apartments 65 upa max
- Apartments 45 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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