

**PROPOSAL:**

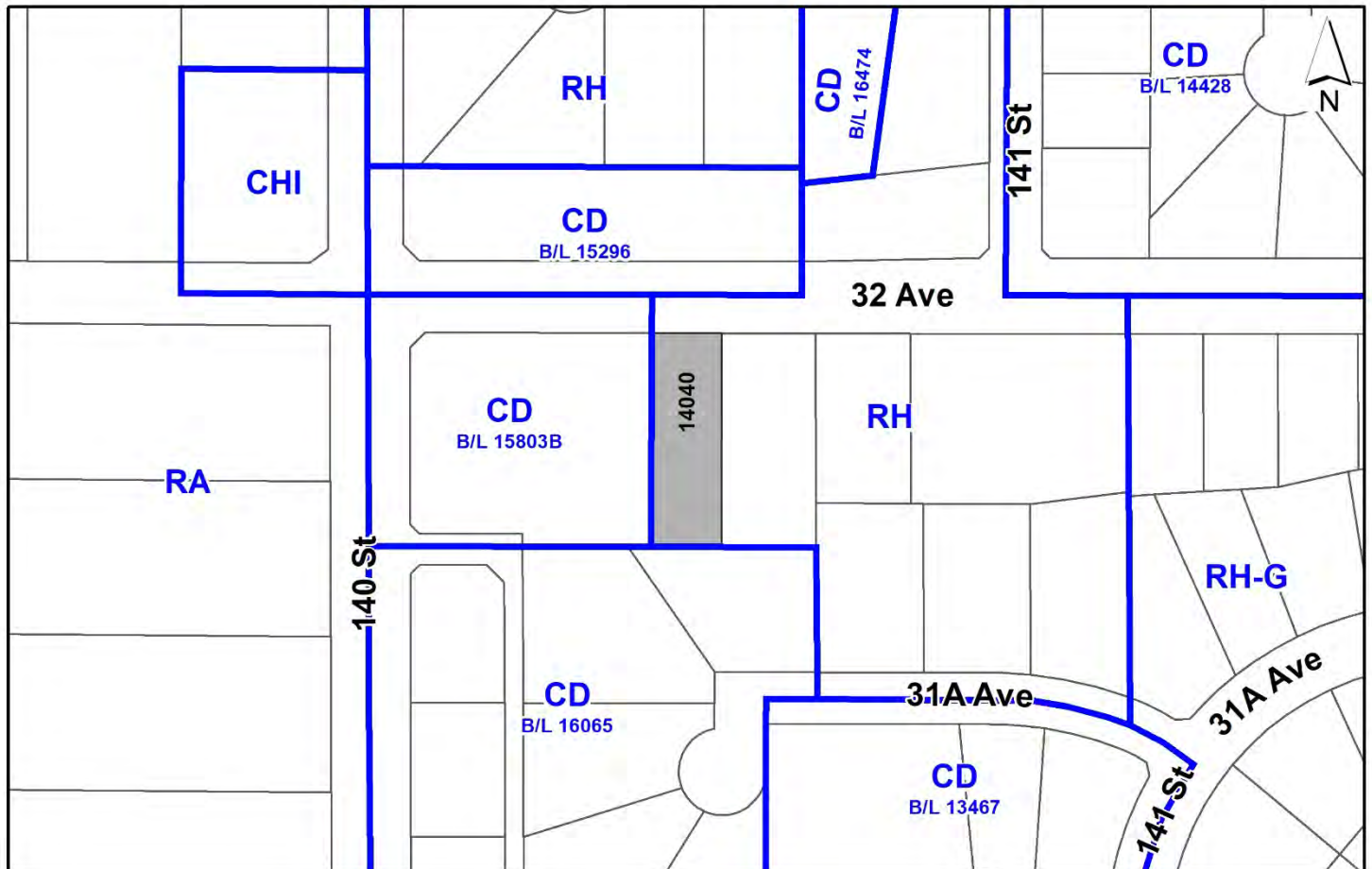
- **Heritage Revitalization Agreement Amendment**

to allow the development of an additional single-family dwelling by expanding upon the existing garage/studio accessory building

**LOCATION:** 14040 - 32 Avenue

**ZONING:** RH

**OCP DESIGNATION:** Suburban



## RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for amending Heritage Revitalization Agreement Bylaw, 2005, No. 15804.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposing an amendment to Heritage Revitalization Agreement By-law, 2005, No. 15804 to permit an increase in floor area ratio from 0.15 to 0.23, to reduce the rear yard (south) and side yard (east) building setbacks, and to permit one additional principal single-family dwelling (two total).

## RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban designation in the Official Community Plan (OCP).
- The Heritage Revitalization Agreement that was adopted by Council in 2005 reduced the permitted floor area on the site far below the floor area ratio permitted on adjacent, similarly zoned “Half-Acre Residential Zone (RH)” lots. The proposed increase in density will bring the property closer into line with adjacent RH lots.
- While the application proposes two single-family dwellings on the property, the proposed floor area ratio (FAR) of 0.23 is below the maximum 0.32 FAR that can be achieved under the RH Zone for this property, and adjacent RH Zone properties.
- The proposed additional single-family dwelling is considered reasonable given the protection afforded to the existing heritage dwelling (Charles Feedham House). The Charles Feedham House is approximately 118 square metres in size and the proposed dwelling is 229 square metres in size. Combined, the two single-family dwellings are smaller than many homes on similarly sized RH lots. The HRA will also be amended to specifically prohibit secondary suites, meaning the subject lot can achieve a total of two units on the property, the same as is permitted on all other single family zoned lots in the city.
- The proposed reduced setbacks to the rear yard (south) and side yard (east) are considered minimal and are not anticipated to have a negative impact on adjacent properties.
- The proposed new dwelling has been comprehensively designed to be integrated with the design of the existing heritage building and provides a comprehensive look for the development.
- The Heritage Advisory Commission supports the proposed HRA amendment.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to amend Heritage Revitalization Agreement By-law, 2005, No. 15804, and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) resolution of all urban design issues to the satisfaction of the Planning and Development Department;
  - (b) submission of a finalized landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect; and
  - (d) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP Designation	Existing Zone
Subject Site	Single family dwelling in a heritage house (Charles Feedham House) and accessory garage/studio.	Suburban	RH
North (Across 32 Avenue):	Commercial retail shopping plaza	Suburban	CD (By-law No. 15296)
East:	Single family dwelling	Suburban	RH
South:	Single family dwelling	Suburban	CD (By-law No. 16065)
West:	Commercial retail shopping plaza	Suburban	CD (By-law No. 15803B)

### Context & Background

- The subject site is approximately 1,545 square metres in size and is located near the intersection of 32 Avenue and 140 Street in Central Semiahmoo Peninsula. The site is zoned “Half Acre Residential Zone (RH)” and designated “Suburban” in the OCP.

- The property is home to the Charles Feedham House, which was relocated to this property in 2005 as part of Development Application No. 7905-0152-00. The Charles Feedham House is listed on the Surrey Heritage Register and was protected by By-law as part of a Heritage Revitalization Agreement By-law, 2005, No. 15804 under Development Application No. 7905-0152-00.
- A Heritage Alteration Permit (HAP) was also issued under Development Application No. 7905-0152-00 to permit alterations to the Charles Feedham House. The HAP was required in order for the owner to undertake restoration work on the heritage building.
- As part of Development Application No. 7905-0152-00, the applicant was permitted to construct a detached accessory garage/studio building south of the heritage building. The accessory structure was restricted to 98 square metres to comply with the provisions in the Zoning By-law for an accessory structure at the time.

## DEVELOPMENT PROPOSAL

### Planning Considerations

- The applicant proposes a Heritage Revitalization Agreement Amendment allow the development of an additional single-family dwelling by expanding upon the existing detached garage/studio accessory building.
- The proposed HRA Amendment includes amending the floor area ratio from 0.15 to 0.23, reducing the required setbacks on the east and south property lines, and permitting a second principal dwelling on the property.
- The proposed additional single-family dwelling is considered reasonable given the protection afforded to the existing heritage dwelling (Charles Feedham House). The Charles Feedham House is approximately 118 square metres in size and the proposed dwelling is 229 square metres in size. Combined, the two single-family dwellings are smaller than many homes on similarly sized RH lots. The HRA will also be amended to specifically prohibit secondary suites, meaning the subject lot can achieve two units on the property, the same as is permitted on all other single family zoned lots in the city.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	1,545 square metres
Road Dedication:	n/a
Undevelopable Area:	n/a
Net Site Area:	1,545 square metres
<b>Number of Lots:</b>	1
<b>Building Height:</b>	8.4 metres
<b>Unit Density:</b>	n/a
<b>Floor Area Ratio (FAR):</b>	0.23
<b>Floor Area</b>	
Existing Heritage House:	118.93 square metres
Proposed Second Dwelling:	229.94 square metres
Total:	348.87 square metres

## Referrals

Engineering:	The Engineering Department has no objection to this project.
Parks, Recreation & Culture:	Parks, Recreation & Culture has no objection to this project.  Sunnyside Acres Urban Forest Park is the closest active park and contains a recreational trail network and natural areas. The park is a 1.5km walk from the development.
Surrey Fire Department:	No concerns.
Heritage Advisory Commission (HAC):	The proposal was presented at the November 17, 2022, HAC meeting. The HAC supported this application to amend the HRA to allow a second single-family dwelling on the property.
Advisory Design Panel:	The application was not referred to the ADP but was reviewed by staff and found satisfactory.

## Transportation Considerations

- The site will be accessed via the existing driveway on 32 Avenue to the north. No changes to access are proposed.
- The applicant is required to provide six off-street parking spaces based on three parking spaces per dwelling under the Zoning By-law. The applicant has demonstrated the required number of parking spaces can be accommodated on the lot.
- The closest transit stop to the subject site is located approximately 800 metres north at the intersection of 140 Street and Crescent Road. TransLink Bus Route No. 352 serves this route providing a connection to the Ocean Park neighbourhood and Bridgeport Station in Richmond.
- There is an on-street, non-separated bike lane on 140 Street running from 26 Avenue to 34 Avenue.

## Sustainability Considerations

- The applicant has met all the typical sustainable development criteria, as indicated in the Sustainable Development Checklist.

## POLICY & BY-LAW CONSIDERATIONS

### Regional Growth Strategy

- The proposal complies with the “General Urban” land use designation in the Metro Vancouver Regional Growth Strategy (RGS).

## Official Community Plan

### Land Use Designation

- The proposal complies with the “Suburban” land use designation in the Official Community Plan.

### Themes/Policies

- A.1.1 – Support compact and efficient land development that is consistent with the Metro Vancouver RGS.
  - (The proposed HRA Amendment to permit a second dwelling is consistent with the land use designation in the RGS and supports the efficient use of existing infrastructure).
- A.3.1 – Permit gradual and sensitive residential infill within existing neighbourhoods.
- A.3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context and that uses compatible design to reinforce neighbourhood character.
  - (The proposed additional dwelling supports sensitive infill in an established single-family neighbourhood and is considered compatible with the existing character of the community. While two single-family dwellings are proposed for the property, the overall floor area ratio between the two dwellings is less than could be achieved under the underlying “Half Acre Residential Zone (RH)” and similarly sized lots in the surrounding neighbourhood).
- B.6.4 – Ensure new development responds to the existing architectural character and scale of its surroundings, creating compatibility between adjacent sites and within neighbourhoods.
  - (The proposed second dwelling is thoughtfully designed to be distinct yet compatible with the Charles Feedham House by using a contemporary design that incorporates white hardie board siding, black aluminum windows, and dark grey asphalt shingles).
- F.8.1 – Employ tools under the authority granted through the *Local Government Act*, *Community Charter*, and *Heritage Conservation Act* to identify, retain, preserve, reuse, protect, integrate, maintain, and revitalize built, natural, and cultural sites, features, and landscapes that have important historical, architectural, or cultural significance.
  - (The proposed Heritage Revitalization Agreement Amendment will continue to preserve and protect the Charles Feedham House in perpetuity while allowing for additional density than was originally approved under the existing HRA, to permit the development of a second dwelling. The Amendment facilitates added density for a property that had its floor area restricted artificially low in comparison to similarly sized lots in the neighbourhood).

- F.8.2 – Refer issues and matters of heritage designation and preservation of buildings, sites, and features to the Surrey Heritage Advisory Commission (SHAC) for input and advice.
  - (At the November 17, 2022, Surrey Heritage Advisory Commission meeting, the Committee considered the subject application and directed staff to bring the project forward to Council for consideration).

### **Heritage Revitalization Agreement Amendment By-law**

- The applicant is proposing to amend the existing Heritage Revitalization Agreement (HRA) By-law, 2005, No. 15804 to accommodate a proposed second dwelling on the subject site by converting the existing detached garage/studio into a second dwelling and expanding upon its footprint. The proposed amendment to the HRA to accommodate the development on the site identifies the changes to the permitted uses, the permitted density for floor area ratio, and required setbacks.
- A comparison of the floor area ratio, lot coverage, setbacks, building height and permitted uses in the RH Zone, the existing HRA and the proposed amendments to the HRA is illustrated in the following table:

Zoning	RH Zone (Part 14)	HRA By-law No. 15804	Proposed Amended HRA By-law
<b>Floor Area Ratio:</b>	0.32	0.15	0.23
<b>Lot Coverage:</b>	25%	25% (Same as RH Zone)	25% (Same as RH Zone)
<b>Yards and Setbacks</b>	<p><i>Principal Buildings:</i> Front Yard: 7.5 m Rear Yard: 7.5 m Side Yard (west): 4.5 m Side Yard (east): 4.5 m</p> <p><i>Accessory Buildings:</i> Front Yard: 18.0 m Rear Yard: 1.8 m Side Yard: 1.0 m Side Yard on Flanking: 7.5 m</p>	<p><i>Principal Buildings:</i> Front Yard: 7.5 m Rear Yard: 7.5 m Side Yard (west): 4.5 m Side Yard (east): 4.5 m</p> <p><i>Accessory Buildings:</i> Front Yard: 7.5 m Rear Yard: 7.5 m Side Yard: 4.5 m Side Yard on Flanking: n/a</p>	<p><i>Principal Buildings:</i> Front Yard: 7.5 m Rear Yard: 5.6 m Side Yard (west): 4.5 m Side Yard (east): 4.3 m</p> <p><i>Accessory Buildings:</i> Front Yard: 7.5 m Rear Yard: 7.5 m Side Yard: 4.5 m Side Yard on Flanking: n/a</p>
<b>Principal Building Height:</b>	9 metres	9 metres (Same as RH Zone)	9 metres (Same as RH Zone)
<b>Permitted Uses:</b>	One single family building which may contain 1 secondary suite	One single family building which may contain 1 secondary suite and one accessory building greater than 10 square metres in size to be used as a studio and garage, provided it does not exceed a floor area of 98 square metres	Two single family dwellings which may not contain a secondary suite.
<b>Parking (Part 5)</b>		<b>Required</b>	<b>Proposed</b>
<b>Number of Stalls</b>			
Residential:		3 parking spaces per single family dwelling (6 total)	6

- The permitted density is increased from 0.15 to 0.23. As the HRA Amendment varies the density in relation to the RH Zone, the amendment notes that the density is amended by decreasing the density from 0.32 to 0.23. In any case, the allowance for an increase in density over what is permitted in the existing HRA is less than the floor area ratio that would be permitted on this site under the RH Zone (0.32).
- There are no changes to the permitted lot coverage of 25% as regulated in the RH Zone.



- The existing HRA varied the setbacks for an accessory building. As the proposed second dwelling is considered a principal building, the new dwelling will be regulated by the setbacks for principal buildings. The proposed HRA Amendment proposes to reduce the required rear yard (south) setback from 7.5 metres to 5.6 metres and the side yard (east) setback from 4.5 metres to 4.3 metres.
- The proposed reduced setbacks on the rear yard (south) and side yard (east) are considered minimal and are not anticipated to have a negative impact on adjacent properties.
- The proposed second dwelling will be regulated by the same maximum building height for principal buildings in the RH Zone of 9 metres.
- Under the existing HRA, only one principal building/dwelling and one accessory building greater than 10 square metres in size to be used as a studio and garage, provided it does not exceed a floor area of 98 square metres, are permitted. The proposed HRA Amendment proposes to remove this accessory building provision and replace subsection 1 of “Section B Permitted Uses” with the following: “Two single family dwellings which may not contain a secondary suite.”
- The applicant proposes to meet the Zoning By-law requirement for the number of off-street parking spaces.

## PUBLIC ENGAGEMENT

- Pre-notification letters were sent on June 16, 2022, and the Development Proposal Signs were installed on May 26, 2022. Staff received one response from a neighbouring resident (*staff comments in italics*):
  - The resident expressed concern that the lot would be subdivided into smaller lots leading to the rental or use as a bed and breakfast of the proposed units.

*(The current proposal seeks to add onto the existing detached garage/studio building and construct a second dwelling on the property (south of the Charles Feedham House), which is to be contained on a single lot (i.e., the lot is not proposed to be subdivided). Second dwellings are typically not permitted in residential zones in Surrey. In this instance, the proposal provides continued protection for the heritage dwelling while permitting an additional dwelling where the additional floor area does not exceed the floor area that is permitted in the RH zone or on neighbouring lots in the area (i.e., the maximum floor area is capped at 0.32 FAR). The total floor area for both dwellings is the same amount of floor area that is permitted for similar lots in the neighbourhood with the added benefit of heritage protection and upkeep for the Charles Feedham House.*

*The City regulates secondary suites (rentals in single family dwellings) through the Zoning By-law and through the requirement for a Secondary Suite Permit. The City also regulates B&Bs, which are only permitted if the zone allows it. While the RH Zone for this property permits B&Bs and secondary suites provided the provisions in Part 4 General Provisions of the Zoning By-law are adhered to, the HRA will prohibit secondary suites as a permitted use in recognition of supporting two principal single-family dwellings. In any case, a variety of housing options for all types of people and income levels is part of a healthy, vibrant, and inclusive city, as outlined in the Official Community Plan. The City encourages the provision of rental opportunities throughout the city and across various neighbourhoods. Whether or not the units will be rented out now or in the future is at the discretion of the owner.)*

- The subject development application was reviewed by the Crescent Road Corridor Community Residents Association and the Elgin Creek Ratepayers Association. No comments were received from either group.

## DEVELOPMENT PERMITS

### Form and Character Development Permit Requirement

- The proposed development is not subject to a Development Permit for Form and Character but was reviewed by the City Architect.
- No changes are proposed to the heritage dwelling itself, however, on-site works include the addition of specialty pavers and landscaping and grading works.
- The design of the proposed addition for the second dwelling was reviewed by the Heritage Advisory Commission and found to be acceptable.
- The applicant has worked with staff to improve the roofline of the second dwelling to ensure the dwelling is sensitive to surrounding properties and remove two of the parking spaces proposed at the front of the property to improve the overall streetscape.
- The proposed second dwelling is designed to be distinct yet compatible with the Charles Feedham House by using a contemporary design that incorporates white hardie board siding, black aluminum windows, and dark grey asphalt shingles.
- The proposed second dwelling is designed to not overwhelm the heritage dwelling from 32 Avenue. The intent of this design is to maintain the primacy of the heritage dwelling as viewed from the street.

### Landscaping

- The proposed landscaping consists of a collection of trees and groundcover. Concrete pavers are proposed to extend from the front lot line to the edge of the existing heritage dwelling to provide an attractive entry into the site.

**TREES**

- Michael Harchy, 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:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Cherry	1	0	1
Birch	1	1	0
Hawthorn	1	0	1
Linden	1	0	1
Laurel	1	0	1
Willow	1	1	0
<b>Coniferous Trees</b>			
Cypress	1	0	1
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>7</b>	<b>2</b>	<b>5</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>8</b>	
<b>Total Retained and Replacement Trees</b>		<b>13</b>	
<b>Contribution to the Green City Program</b>		<b>\$0</b>	

- The Arborist Assessment states that there are a total of seven mature trees on the site and zero Alder and Cottonwood trees. It was determined that five 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 two trees proposed for removal are to facilitate the development of the second single-family dwelling.
- 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 four replacement trees on the site. The applicant is proposing eight replacement trees, exceeding City requirements.
- The new trees on the site will consist of one Pacific Dogwood and seven Vine Maples.
- In summary, a total of thirteen trees are proposed to be retained or replaced on the site.

**INFORMATION ATTACHED TO THIS REPORT**

The following information is attached to this Report:

- Appendix I. Site Plan, Building Elevations, Landscape Plans and Perspective
- Appendix II. Summary of Tree Survey and Tree Preservation
- Appendix III. Draft Heritage Advisory Commission Minutes
- Appendix IV. Proposed Heritage Revitalization Agreement Amendment By-law

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

KS/ar



## FEEDHAM HOUSE GARAGE / STUDIO REDEVELOPMENT JUNE 2022

### ZONING REVIEW

ZONE: RH - [HALF-ACRE RESIDENTIAL]

EXISTING: HERITAGE HOUSE & DETACHED GARAGE/STUDIO, 15% LOT COVERAGE, 0.15 FAR [2493 SQ.FT.]

### PROPOSED HRA AMENDMENTS:

1. FAR IS WITHIN THE LIMITS BECAUSE BASEMENT FLOOR VOLUME OF NEW HOUSE IS BURIED 65%
2. REAR SETBACK - 5.62 m (7.5 m required)
3. SIDE YARD SETBACK (EAST) - 4.33 m (4.5m required)

HERITAGE HOUSE AND LARGER NEW SINGLE FAMILY DWELLING (EXISTING GARAGE/STUDIO RETAINED AS PART OF THE NEW FAMILY DWELLING), 22.46% LOT COVERAGE, 0.22 FAR

\* RETAIN AND INCORPORATE THE EXISTING GARAGE/STUDIO INTO A NEW REAR ADDITION.

### ZONING DATA:

SITE AREA: 16635.71 SQ.FT. - 1545.44 sq. m.  
 REAR YARD SETBACK [ACCESSORY BUILDINGS & STRUCTURES GREATER THAN 108 SQ.FT. - 25 FT (7.32m)  
 SIDE YARD SETBACK -3 FT. ( 0.91 m )  
 HEIGHT OF ACCESSORY BUILDINGS: 16.5 FT. - 5.03 m.  
 LANDSCAPING - SITE TO BE LANDSCAPED W/ RETENTION OF MATURE TREES  
 BASEMENT AREA EXEMPTION: THE LOWER FLOOR OF THE PROPOSED REAR HOUSE IS MORE THAN 50% BELOW ADJACENT GRADE, ON AVERAGE, AND IS EXEMPT FROM AREA CALCULATIONS

PARKING: REQUIRED PARKING: 3 PARKING SPACES PER HOUSE - 6 SPACES  
 PARKING ACHIEVED: 4 PARKING SPACES AT THE HERITAGE HOUSE AND 2 AT THE NEW REAR HOUSE FOR A SITE TOTAL OF 6 SPACES

### DRAWING LIST

O-01 A	SITE SURVEY
EX-0	EXISTING SITE PLAN
EX-1-01	EXISTING GARAGE GROUND FLOOR PLAN
EX-1-02	EXISTING GARAGE 2ND FLOOR PLAN
EX-1-03	EXISTING GARAGE ROOF PLAN
EX-1-04	EXISTING HERITAGE HOUSE GROUND FLOOR PLAN
EX-1-05	EXISTING HERITAGE HOUSE 2 <sup>ND</sup> FLOOR PLAN
EX-1-06	EXISTING HERITAGE HOUSE ROOF PLAN
EX-2-00	EXISTING HERITAGE HOUSE ELEVATIONS
DE-A1-00	DEMOLITION DRAWINGS TO BE PROVIDED
PR-0	PROPOSED SITE PLAN
PR-L-01	PROPOSED LANDSCAPE PLAN
PR-L-02	PROPOSED LANDSCAPE PLAN NEW HOUSE
PR-L-03	LANDSCAPE PLANT LIST
PR-1-01	GROUND FLOOR CONCEPT PLAN
PR-1-01a	BASEMENT ARCHITECTURAL FLOOR PLAN
PR-1-02	UPPER FLOOR CONCEPT PLAN
PR-1-02a	UPPER FLOOR ARCHITECTURAL PLAN
PR-1-03	ROOF PLAN
PR-1-04	RCP GROUND FLOOR
PR-1-05	RCP UPPER FLOOR
PR-1-06	FOUNDATION PLAN
PR-2-00	NORTH AND SOUTH ELEVATIONS
PR-2-01	EAST ELEVATION
PR-2-02	EAST ELEVATION WHOLE SITE
PR-3-01	SECTION 1-1
PR-3-02	SECTION 2-2
PR-3-03	SECTION 3-3
PR-3-04	WALL SECTION
PR-4-01	HARDIE BOARD AND BATTEN DETAIL
PR-4-02	STAIR DESIGN DETAIL
PR-4-02a	STAIR SECTION DETAIL
PR-4-02XX	BUILDING BURIAL ANALYSIS
PR-5-01/06	PROPOSED 3D MODEL VIEWS
PR-6-01	MATERIALS AND FINISHES SCHEDULE

## APPENDIX I

McGinn Engineering & Preservation Ltd.  
 Barry McGinn Architect.  
 #803-402 West Pender St. Vancouver, B.C.  
 Tel: 604-473-9866 Fax: 604-473-9877  
 Web: www.mcginn-engineering.com

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4	REVISED FOR DP	12/02/2022
3	REVISED FOR DP	07/29/2022
2	REVISED FOR DP	06/29/2022
1	ISSUED FOR DP	05/04/2022
REV.	DESCRIPTION	DATE

PROJECT:  
**FEEDHAM HOUSE  
 GARAGE / STUDIO  
 REDEVELOPMENT**  
 14040 - 32ND AVENUE, SURREY

TITLE:  
**COVER SHEET**

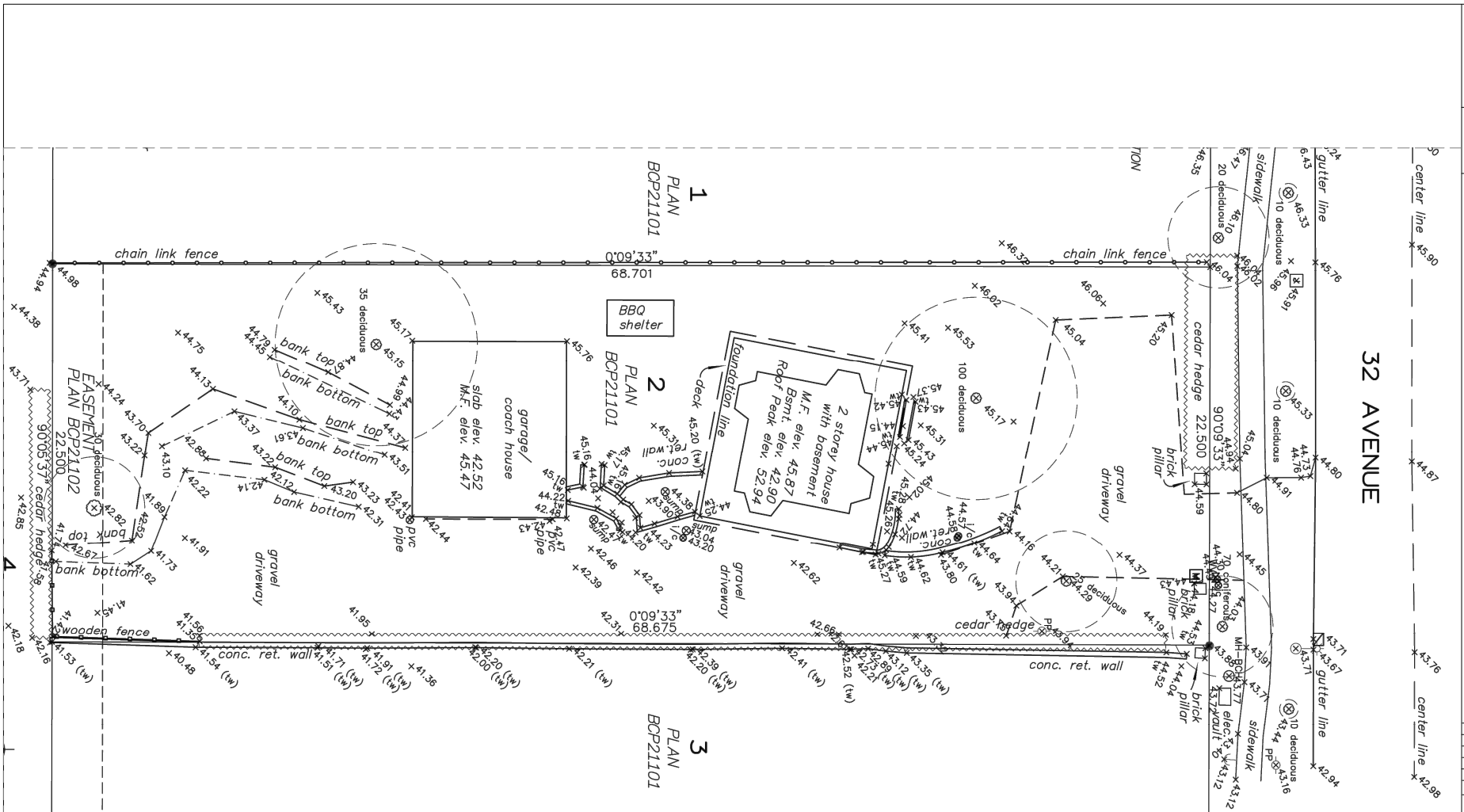
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DATE:	01/04/2022
SCALE:	NTS

DWG#:  
**00**

**CIVIC ADDRESS**  
 14040 - 32ND AVENUE,  
 SURREY, BC, V4P 2J2

**LEGAL DESCRIPTION**  
 LOT 2 SECTION 21 TOWNSHIP 1 PLAN  
 BCP21101 NWD

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REV.	DESCRIPTION	DATE
4	REVISED FOR DP	12/02/2022
3	REVISED FOR DP	07/26/2022
2	REVISED FOR DP	06/29/2022
1	ISSUED FOR DP	05/04/2022

PROJECT:  
**FEDHAM HOUSE GARAGE / STUDIO REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
**SITE SURVEY**

DRAWN BY: **DN**

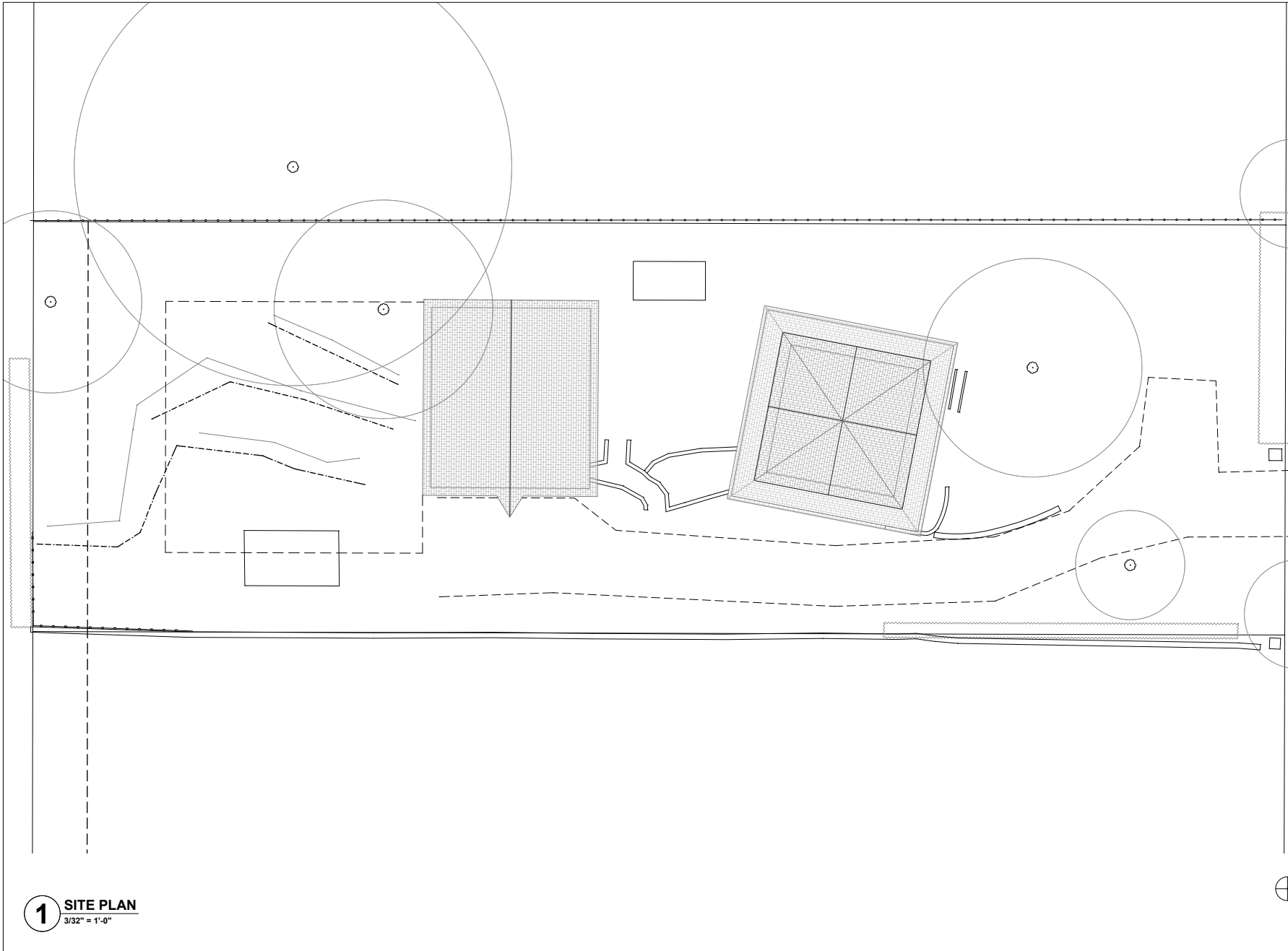
DATE: **01/04/2022**

SCALE: **3/32" = 1'-0"**

DWG#: **0-01A**

**1** SITE SURVEY  
3/32" = 1'-0"






**McGinn Engineering & Preservation Ltd.**  
 Barry McGinn Architect.  
 #803-402 West Pender St. Vancouver, B.C.  
 Tel: 604-473-9866 Fax: 604-473-9877  
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4	REVISED FOR DP	12/03/2022
3	REVISED FOR DP	07/26/2022
2	REVISED FOR DP	06/29/2022
1	ISSUED FOR DP	05/04/2022
REV.	DESCRIPTION	DATE

PROJECT:  
**FEEDHAM HOUSE GARAGE / STUDIO REDEVELOPMENT**  
 14040 - 32ND AVENUE, SURREY

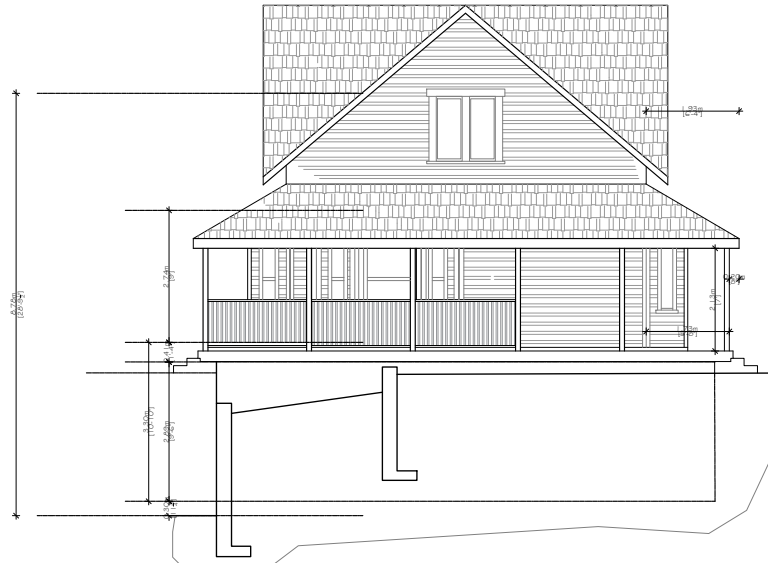
TITLE:  
**EXISTING SITE PLAN**

DRAWN BY: **DN**  
 DATE: **01/04/2022**  
 SCALE: **1/8" = 1'-0"**

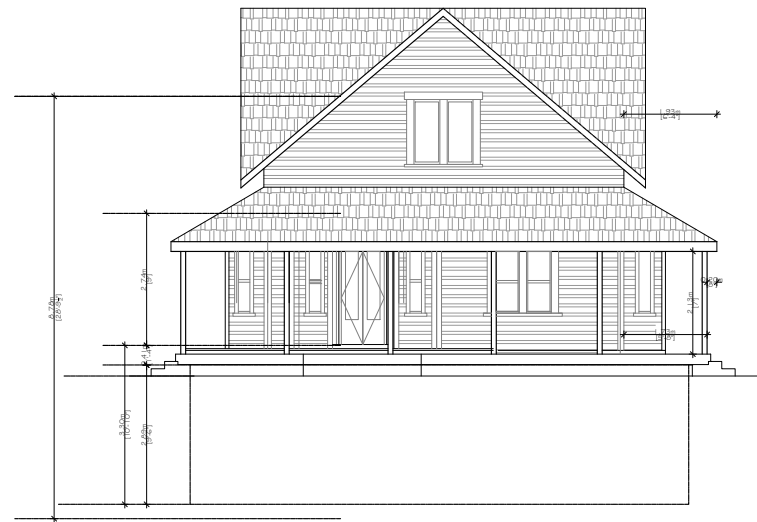
DWG#: **EX-0**

**1 SITE PLAN**  
 3/32" = 1'-0"

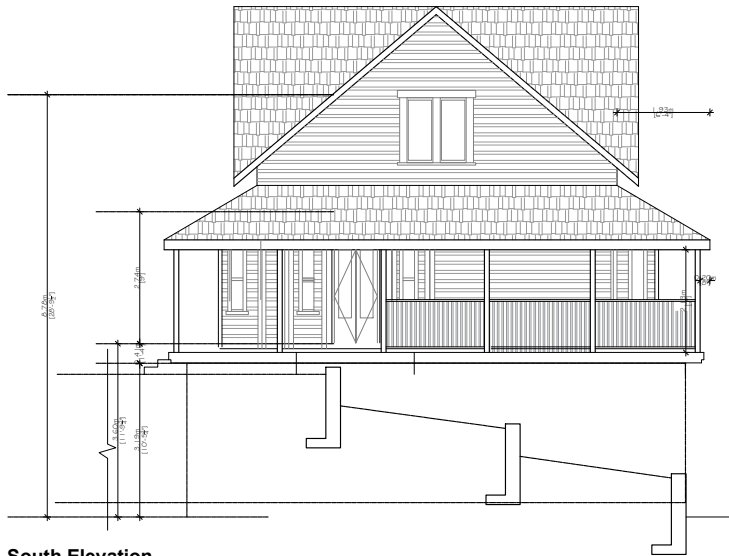
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**1 North Elevation**  
3/8" = 1'-0"



**2 West Elevation**  
3/8" = 1'-0"



**3 South Elevation**  
3/8" = 1'-0"



**4 East Elevation**  
3/8" = 1'-0"

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4	REVISED FOR DP	12/03/2022
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**FEDHAM HOUSE  
GARAGE / STUDIO  
REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
**EXISTING HERITAGE HOUSE  
ELEVATIONS**

DRAWN BY: **DN**

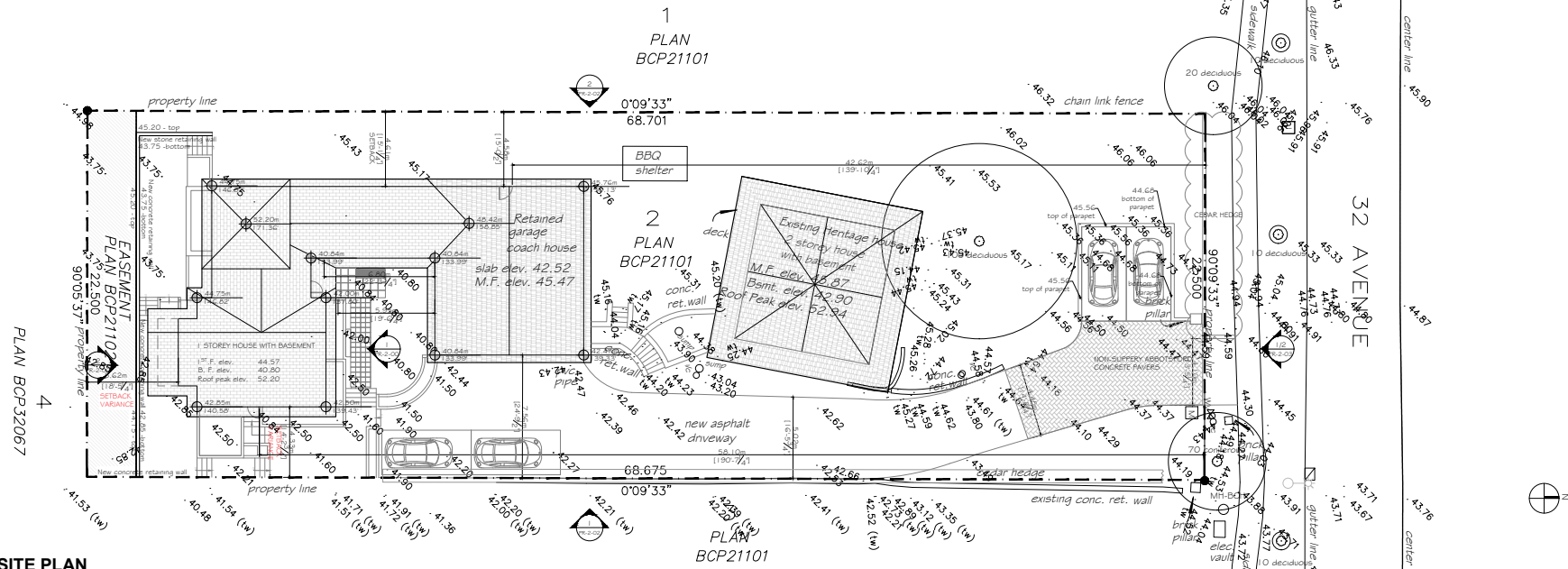
DATE: **01/04/2022**

SCALE: **3/8" = 1'-0"**

DWG#: **EX-2-00**



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**1 SITE PLAN**  
 3/32" = 1'-0"

NEW RESIDENTIAL HOUSE	IMPERIAL	METRIC
Lot Area	16635.71 sq. ft.	1545.44 sq. m.
Building Footprint	2452.37 sq.ft.	227.83 sq. m.
Lot Coverage (new house)	14.74%	14.74%
Lot Coverage (both houses)	22.46%	22.46%
Dwelling Units	1	1
Parking	4	4
SETBACKS		
Rear	18 ft. 5 1/2 in.	5.62 m
Side (west)	15 ft. 1 1/2 in.	4.61 m
Side (east)	14 ft. 2 1/2 in.	4.33 m
Front	13 ft. 1 in.	39.93 m
Building depth	74 ft. 1 1/2 in.	22.85 m
Height (from avg. grade to roof ridge)	27 ft. 6 1/2 in.	8.39 m

	RH DISTRICT REQUIREMENTS	NEW RESIDENTIAL HOUSE WITH HERITAGE HOUSE
Lot Area	2023.43 (half acre)	1545.44
Lot Coverage	25%	22.46%
F.A.R.	0.25	0.22
Building Height	9 m	8.30 m
SETBACKS		
FRONT	7.5	39.93 m
SIDE (WEST)	4.5	4.61 m
SIDE (EAST)	4.5	4.33 m
REAR	7.5	5.62 m

HERITAGE HOUSE INFORMATION		
Lot Area	16635.71 sq. ft.	1545.44 sq. m.
Heritage Building Footprint (with the porch)	1284.03 sq.ft.	119.29 sq. m.
Lot Coverage (Heritage House)	7.72 %	7.72 %
ABOVE GRADE FLOOR AREA		
First Floor	680 sq. ft.	63.17 sq. m.
Second Floor	600 sq. ft.	55.74 sq. m.
AGFA	1280 sq.ft.	118.93 sq. m.
FAR - Heritage House Only	0.07	0.07

ABOVE GRADE FLOOR AREA		
Basement Floor	2423 sq. ft. (65% buried) - refer to PR-04-02 and PR-04-03. not included in FAR	225.10 sq. m.
First Floor	2475 sq. ft.	229.94 sq. m.
AGFA	2475 sq.ft.	229.94 sq. m.
Existing FAR - Heritage House and Garage	0.15 - from Surrey ArcGIS	0.15
FAR - Proposed House	0.15 ( AGFA / LOT AREA)	0.15
FAR - Proposed House and Heritage House	0.22	0.22

EXISTING GARAGE / STUDIO IS BEING RETAINED AND ATTACHED TO A NEW FAMILY DWELLING - ALL CALCULATIONS ARE DONE AS ONE WHOLE AREA.

NO WORK ON EXISTING HERITAGE HOUSE IS INCLUDED IN THIS SCOPE

REV.	DESCRIPTION	DATE
4	REVISED FOR DP	12/02/2022
3	REVISED FOR DP	07/26/2022
2	REVISED FOR DP	06/29/2022
1	ISSUED FOR DP	05/04/2022

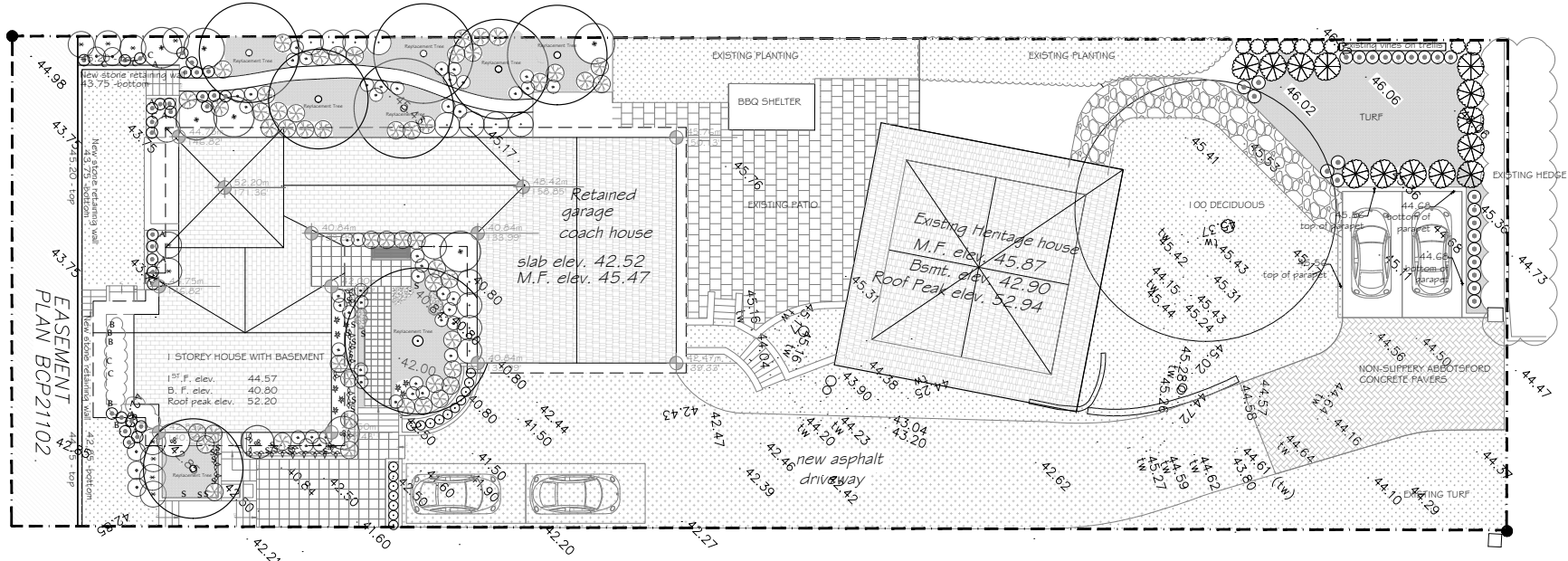
PROJECT:  
**FEDHAM HOUSE GARAGE / STUDIO REDEVELOPMENT**  
 14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED SITE PLAN**

DRAWN BY: **DN**  
 DATE: **01/04/2022**  
 SCALE: **3/32" = 1'-0"**

DWG#: **PR-0**

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**1** LANDSCAPE PLAN  
1/8" = 1'-0"

REV.	DESCRIPTION	DATE
4	REVISED FOR DP	12/02/2022
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PROJECT:  
**FEEDHAM HOUSE  
GARAGE / STUDIO  
REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED  
LANDSCAPE PLAN**

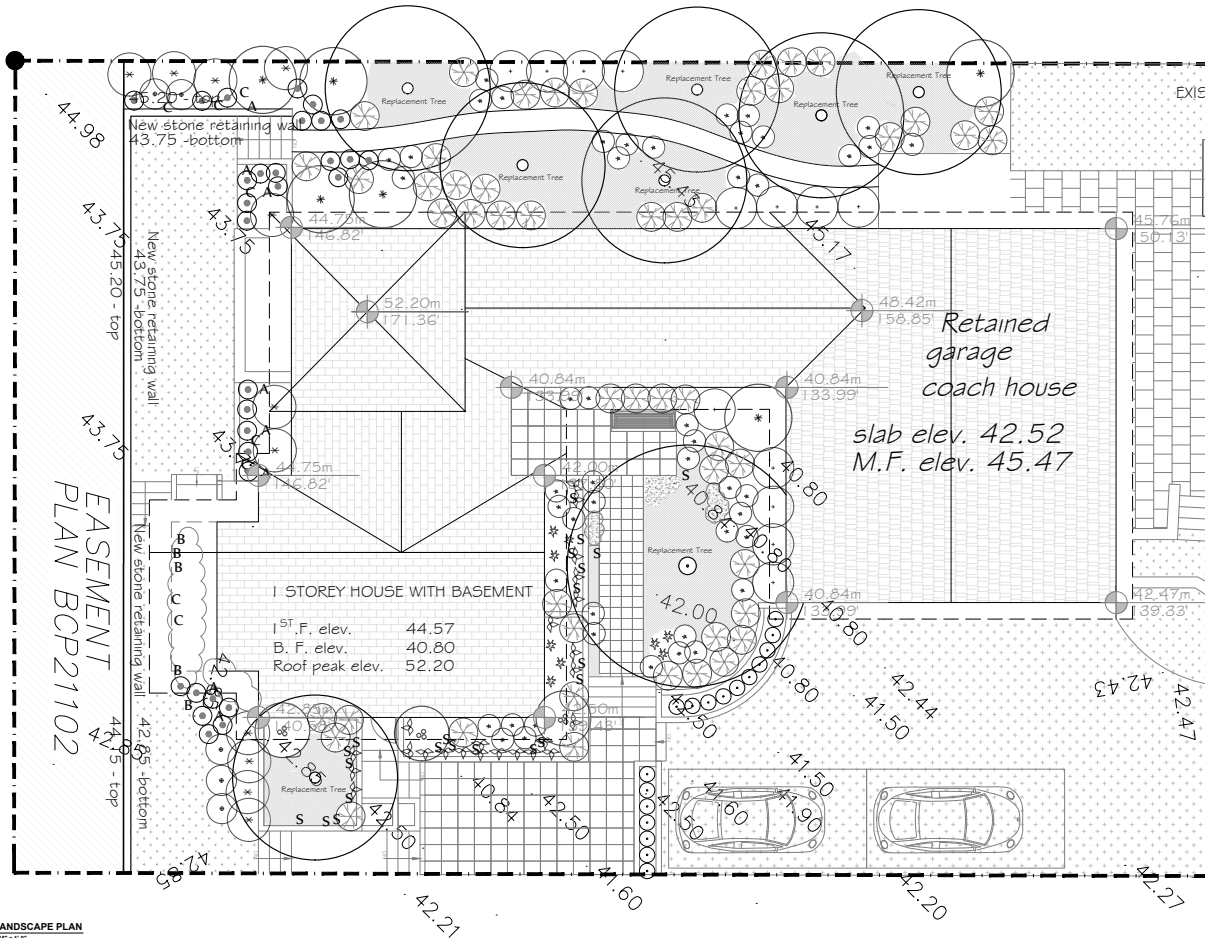
DRAWN BY: **DN**

DATE: **01/04/2022**

SCALE: **1/8" = 1'-0"**

DWG#: **PR-L-01**





EASEMENT  
PLAN BCP21102

1 LANDSCAPE PLAN

**TREES**

- Pacific Dogwood
- Vireo Maple
- Pacific Rhododendron
- Red leaved Huckleberry
- Emerald Green Cedar

**SHRUBS**

- Redwing Dogwood
- Bridal wreath spirea
- Mockorange
- Snowberry
- Lady Fern

**GROUNDCOVER**

- Sword Fern
- Deer Fern

**GROUNDCOVER**

- Kunimukuk
- Creeping Oregon grape
- Bunchberry
- Sweet woodruff

Pacific coast Wallflowers intersplanted amongst Groundcover and shrubs  
Alum (A) Blue columbine (B) Canus (C) Shooting star (S)

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PROJECT:  
**FEEDHAM HOUSE  
GARAGE / STUDIO  
REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED  
LANDSCAPE PLAN  
NEW HOUSE**

DRAWN BY: **DN**

DATE: **01/04/2022**

SCALE: **1/8" = 1'-0"**

DWG#: **PR-L-02**

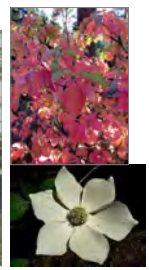
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PLANT LIST					
	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
<b>TREES</b>					
	Acer circinatum	Vine maple	7	3m ht	First branch at least 50 cm from ground, 7 of 8 replacement trees.
	Cornus nuttallii	Pacific Dogwood	1	3m overall ht / 5cm min cal.	First branch no closer than 150 from ground, 1 of 8 replacement trees.
	Thuja Plicata "Emerald Green"	Emerald Green Cedar	9	#3 pot	Hedge on 2' centers
<b>SHRUBS</b>					
	Cornus sericea	Redtwig dogwood	3	#7 pot	
	Philadelphus lewisii	Mockorange	10	#5 pot	Trim as hedge where there are 4 in a row, the remainder are to be in shrub form
	Rhododendron macrophyllum	Pacific rhododendron	5	#10 pot	
	Symphoricarpos albus	Snowberry	5	#3 pot	
	Taxus x media 'Hicksii'	Yew hedge	17	#3 pot	or B&B 80-100cm ht Plant in trench
	Vacinium parvifolium	Red Huckleberry	13	#5 pot	
	Spirea prunifolia	Bridal wreath spirea	13	#3 pot	
<b>GROUNDCOVER</b>					
	Athyrium filix-femina	Lady fern	45	#2 pot	
	Blechnum spicant	Deer fern	50	#2 pot	
	Cornus canadensis	Bunchberry	150	10 cm pot	or flats to equal 9 sections per 30 cm square
	Galium odoratum	Sweet woodruff	500	10 cm pot	or Flats # to cover 5 square metres (or 55 square feet)
	Kinnikinnick uva-ursi	Kinnikinnick	24	#1 pot	
	Mahonia repens	Creeping Oregon grape	9	#2 pot	
	Polystichum munitum	Sword fern	52	# 3 pot	
	Dicranum scoparium	Broom forkmoss	Flats to cover 530 sq ft / 50 sq metres		Substitute alternative is Hypnum curvifolium (Curvleaf hypnum moss )
		Kentucky Blue Grass (mix)	Sod to cover 1015 sq.ft / 94,30 sq. m.		Sod or Seed
<b>BULB &amp; PERENNIAL FLOWERS</b>					
	Allium cernuum	Nodding onion	56		Plant bulbs in clumps 5 per location noted
	Aquilegia coerulea	Blue columbine	22	#1 pot	Plant 3 pots per location noted
	Camassia quamash	Camas	55		Plant bulbs in drifts 5 per location noted
	Dodecatheon maedia	Shooting star	69	10 cm pot	Plant 3 pots per location noted
	All bulbs and perennials to be interspersed amongst shrubs in a "naturalized" configuration				

TREES



Cornus nuttallii  
Pacific dogwood



Acer circinatum  
Vine maple



Taxus x media 'Hicksii'  
Yew hedge



Dicranum scoparium

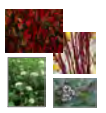
SHRUBS



Vacinium parvifolium  
Red Huckleberry



Rhododendron macrophyllum  
Pacific Rhododendron



Cornus sericea  
Redtwig Dogwood



Philadelphus lewisii  
Mockorange



Symphoricarpos albus  
Snowberry



Athyrium filix-femina  
Lady fern

FERN/GROUNDCOVER



Polystichum munitum  
Sword Fern



Blechnum spicant  
Deer Fern



Kinnikinnick uva-ursi  
Kinnikinnick



Cornus canadensis  
Bunchberry



Galium odoratum  
Sweet woodruff



Mahonia repens  
Creeping Oregon grape



Spirea Prunifolia  
Bridal Wreath Spirea



Thuja Plicata "Emerald Green"  
Emerald Green Cedar

WILDFLOWERS



Camassia quamash  
Blue camas



Aquilegia coerulea  
Blue columbine



Dodecatheon maedia  
Shooting star



Allium cernuum  
Nodding onion

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PROJECT:  
**FEEDHAM HOUSE GARAGE / STUDIO REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
**LANDSCAPE PLANT LIST**

DRAWN BY: **DN**

DATE: **01/04/2022**

SCALE: **1/8" = 1'-0"**

DWG#:

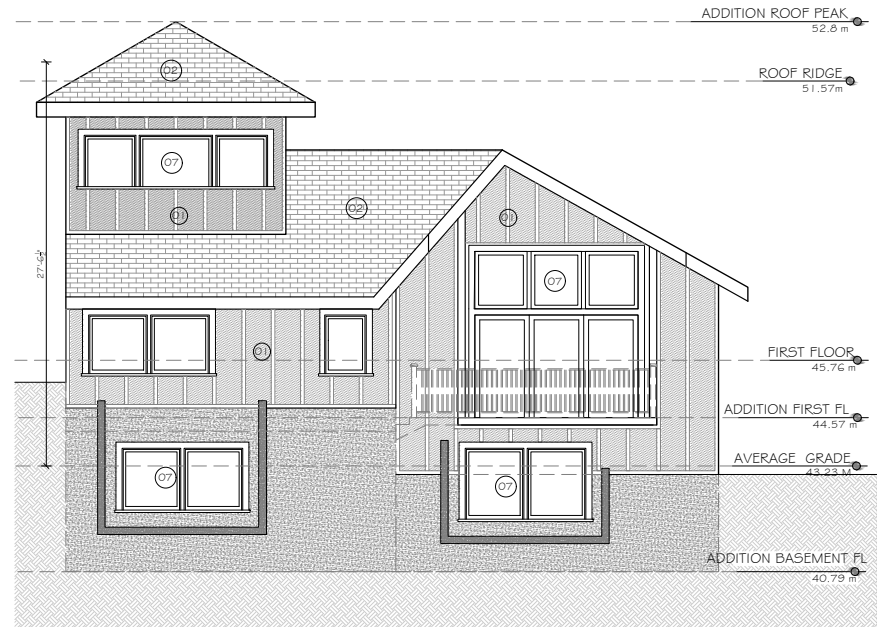
**PR-L-03**

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**1 NORTH ELEVATION/SECTION**  
1/4" = 1'-0"



**2 SOUTH ELEVATION**  
1/4" = 1'-0"



1. White Matte Hardie Board



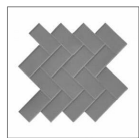
2. Dark Gray / Black Asphalt Shingles



3. Concrete Retaining Wall



4. Concrete Retaining Wall



5. Non-slippery Abbotsford Concrete Pavers



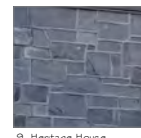
6. Dark Gray / Black Aluminum Doors



7. Black Aluminum Casement Windows



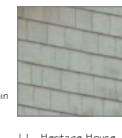
8. Existing Retaining Wall



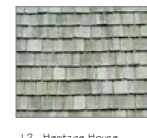
9. Heritage House Basement Wall - Light Gray Stone



10. Heritage House-Main Floor Wall - Pale Yellow Horizontal Siding



11. Heritage House Second Floor Wall - Pale Yellow Wall Shingle



12. Heritage House Roof - Natural Color Sawn Cedar Shingle

REV.	DESCRIPTION	DATE
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PROJECT:  
**FEEDHAM HOUSE GARAGE / STUDIO REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED ELEVATIONS**

DRAWN BY: **DN**

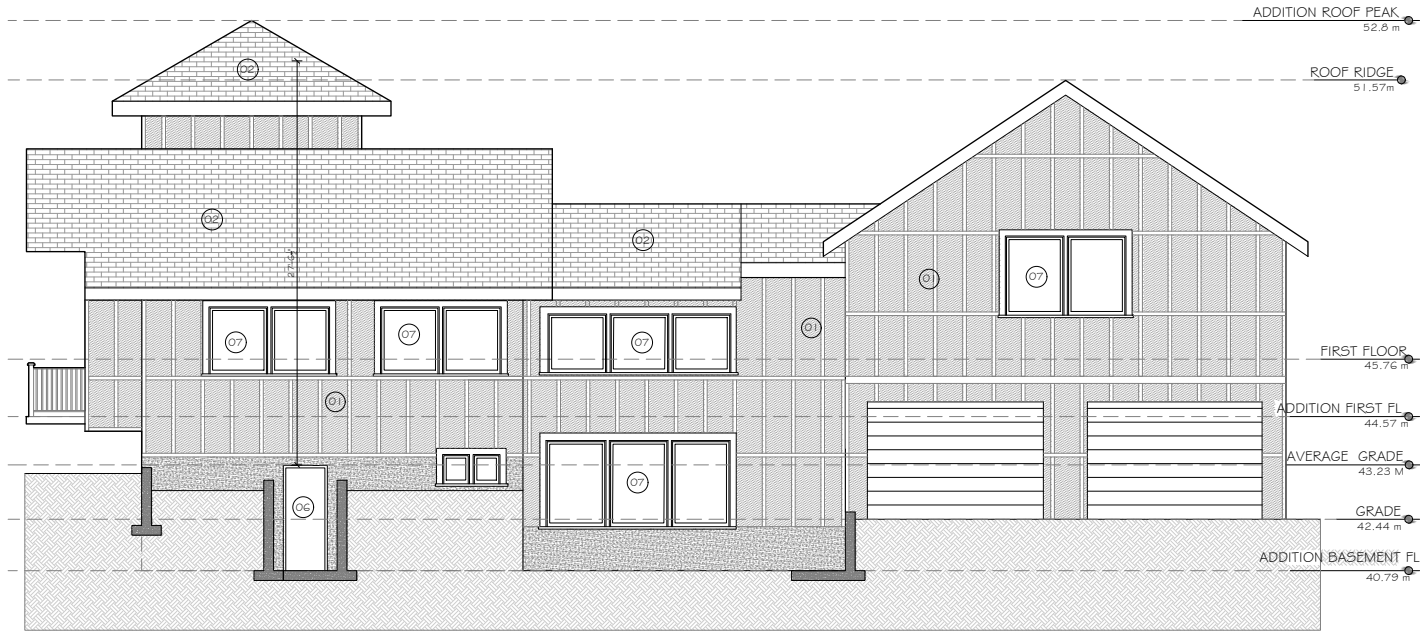
DATE: **01/04/2022**

SCALE: **1/4" = 1'-0"**

DWG#:

**PR-02-00**

PLEASE REFER TO PR-06-01 FOR MATERIALS AND FINISHES SCHEDULE



**1 EAST ELEVATION/SECTION**  
1/4" = 1'-0"

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PROJECT:  
**FEEDHAM HOUSE GARAGE / STUDIO REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

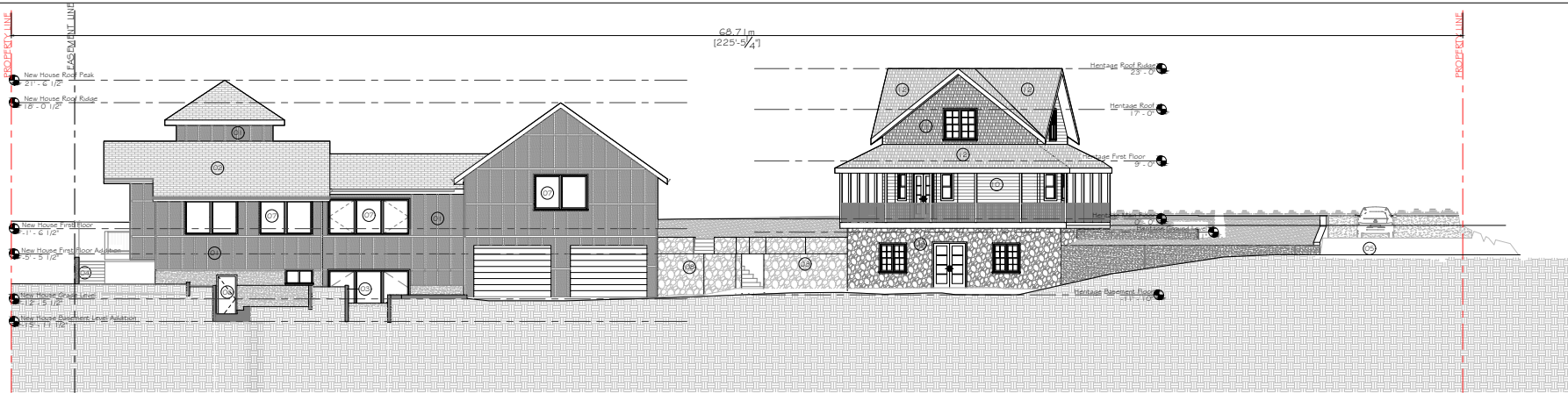
TITLE:  
**PROPOSED ELEVATIONS**

DRAWN BY: **DN**  
DATE: **01/04/2022**  
SCALE: **1/4" = 1'-0"**

DWG#: **PR-02-01**

-   
1. White Matte Hardie Board
-   
2. dark Gray / Black Asphalt Shingles
-   
3. Concrete Retaining Wall
-   
4. Concrete Retaining Wall
-   
5. Non-slippery Abbotsford Concrete Pavers
-   
6. Dark Grey / Black Aluminum Doors
-   
7. Black Aluminum Casement Windows
-   
8. Existing Retaining Wall
-   
9. Heritage House Basement Wall - Light Gray Stone
-   
10. Heritage House-Main Floor Wall - Pale Yellow Horizontal Siding
-   
11. Heritage House Second Floor Wall Pale Yellow Wall Shingle
-   
12. Heritage House Roof - Natural Color Sawn Cedar Shingle

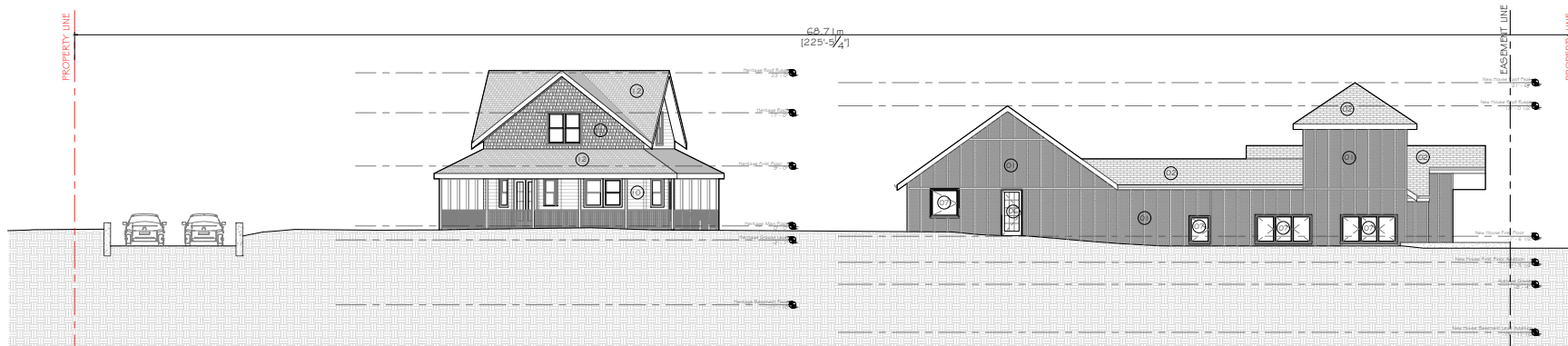
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**1 EAST ELEVATION**  
1/8" = 1'-0"



**2 WEST ELEVATION**  
1/8" = 1'-0"



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REV.	DESCRIPTION	DATE

PROJECT:  
**FEEDHAM HOUSE  
GARAGE / STUDIO  
REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED EAST  
ELEVATION**

DRAWN BY: **DN**

DATE: **01/04/2022**

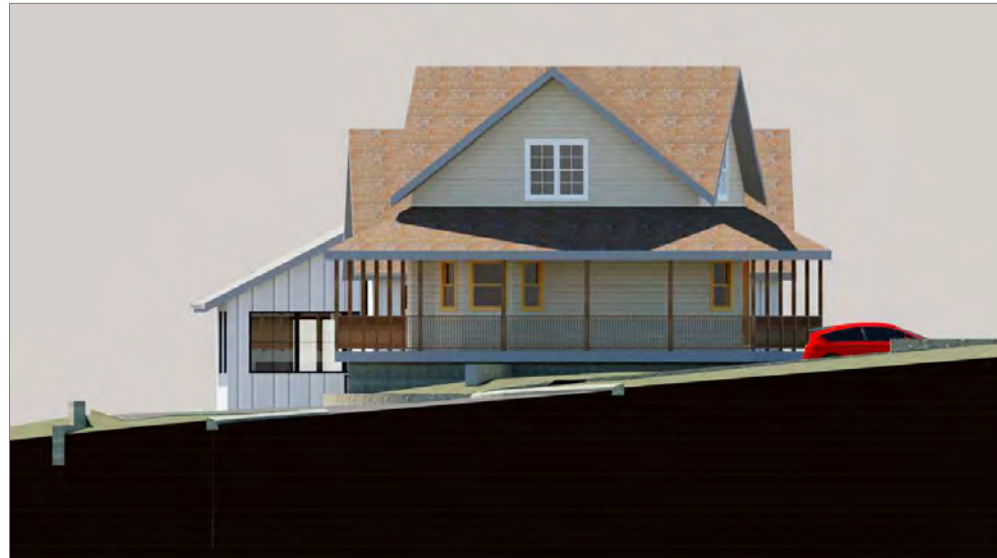
SCALE: **1/8" = 1'-0"**

DWG#: **PR-02-02**

PLEASE REFER TO PR-06-01 FOR MATERIALS AND FINISHES SCHEDULE



**1** NORTH ELEVATION PERSPECTIVE  
NTS



**2** NORTH ELEVATION ORTHOGONAL  
NTS

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PROJECT:  
**FEEDHAM HOUSE  
GARAGE / STUDIO  
REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
**NORTH ELEVATIONS  
FROM 32<sup>ND</sup> AVENUE**

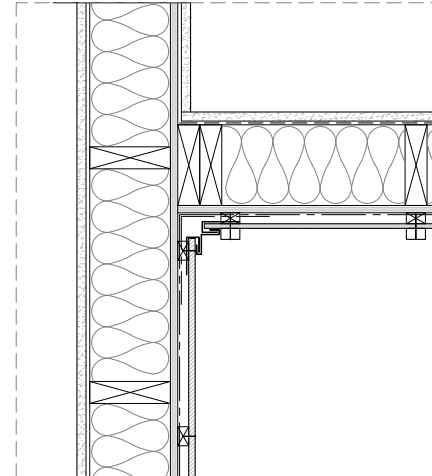
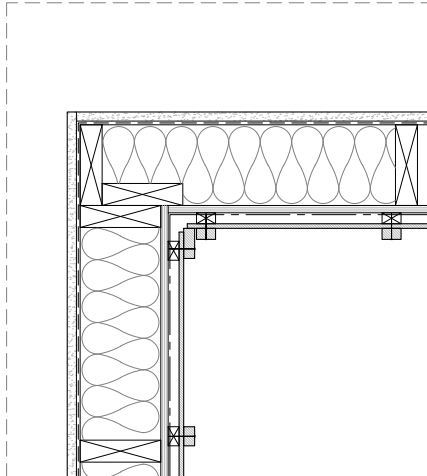
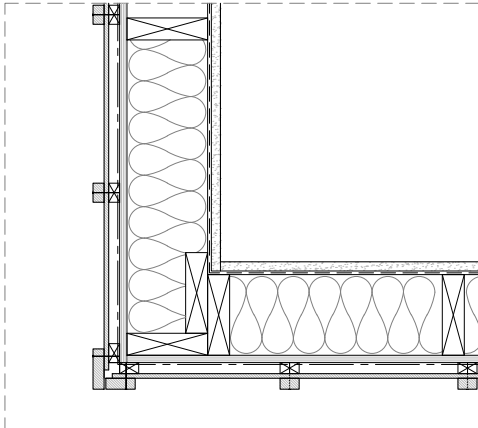
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DATE: **01/04/2022**  
SCALE: **1/4" = 1'-0"**

DWG#: **PR-02-03**

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EXAMPLE OF BLACK HARDIE BOARD AND BATTEN



EXAMPLE OF WHITE HARDIE BOARD AND BATTEN

**1** **HARDIE BOARD DETAIL**  
1/8" = 1'-0"

REV.	DESCRIPTION	DATE
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PROJECT:  
**FEEDHAM HOUSE  
GARAGE / STUDIO  
REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
**HARDIE BOARD DETAIL**

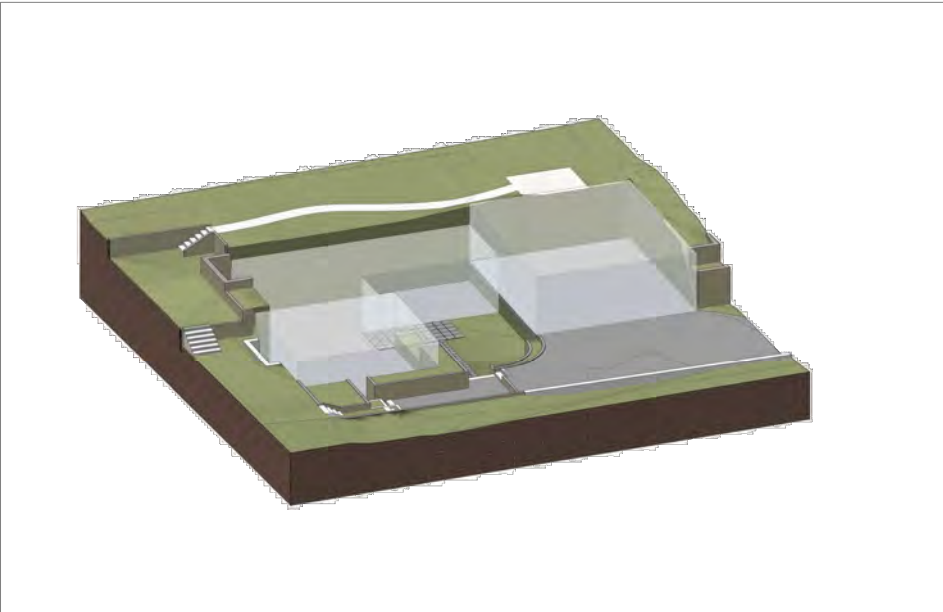
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← PROPOSED HOUSE ON GRADE



← BASEMENT VOLUME MASS BURIAL

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PROJECT:  
**FEEDHAM HOUSE  
 GARAGE / STUDIO  
 REDEVELOPMENT**  
 14040 - 32ND AVENUE, SURREY

TITLE:  
**BUILDING BURIAL  
 ANALYSIS**

DRAWN BY: **DN**

DATE: **01/04/2022**

SCALE: **NTS**

DWG#: **PR-04-02**

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PROJECT:  
**FEEDHAM HOUSE  
 GARAGE / STUDIO  
 REDEVELOPMENT**  
 14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED  
 3D MODEL**

DRAWN BY: **DN**

DATE: **01/04/2022**

SCALE: **1/4" = 1'-0"**

DWG#:

**PR-05-01**

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PROJECT:  
**FEEDHAM HOUSE  
 GARAGE / STUDIO  
 REDEVELOPMENT**  
 14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED  
 3D MODEL**

DRAWN BY: **DN**

DATE: **01/04/2022**

SCALE: **1/4" = 1'-0"**

DWG#: **PR-05-02**

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PROJECT:  
**FEEDHAM HOUSE  
GARAGE / STUDIO  
REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED  
3D MODEL**

DRAWN BY: **DN**

DATE: **01/04/2022**

SCALE: **1/4" = 1'-0"**

DWG#:

**PR-05-03**




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PROJECT:  
**FEEDHAM HOUSE  
 GARAGE / STUDIO  
 REDEVELOPMENT**  
 14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED  
 3D MODEL**

DRAWN BY: **DN**  
 DATE: **01/04/2022**  
 SCALE: **1/4" = 1'-0"**

DWG#: **PR-05-04**

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REV.	DESCRIPTION	DATE
4	REVISED FOR DP	12/03/2022
3	REVISED FOR DP	07/26/2022
2	REVISED FOR DP	06/29/2022
1	ISSUED FOR DP	05/04/2022

PROJECT:  
**FEEDHAM HOUSE  
 GARAGE / STUDIO  
 REDEVELOPMENT**  
 14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED  
 3D MODEL**

DRAWN BY: **DN**  
 DATE: **01/04/2022**  
 SCALE: **1/4" = 1'-0"**

DWG#: **PR-05-05**

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3	REVISED FOR DP	07/26/2022
2	REVISED FOR DP	06/29/2022
1	ISSUED FOR DP	05/04/2022

PROJECT:  
**FEEDHAM HOUSE GARAGE / STUDIO REDEVELOPMENT**  
 14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED 3D MODEL**

DRAWN BY: **DN**














DATE: **01/04/2022**

SCALE: **1/4" = 1'-0"**

DWG#: **PR-05-06**



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PROPOSED MATERIALS AND FINISHES				EXISTING MATERIALS & FINISHES		
No.	PHOTO	NAME	NOTES			
1		HARDIE BOARD	WHITE MATTE FACADE. REFER TO PR-04-01 FOR DETAILS	8		EXISTING RETAINING WALL EXISTING STONE
2		ASPHALT SHINGLES	DARK GRAY OR BLACK ROOF ASPHALT SHINGLES. DETAILS TO BE DETERMINED.	9		HERITAGE HOUSE - BASEMENT WALL EXISTING LIGHT GRAY STONE
3		CONCRETE RETAINING WALL	CAST IN PLACE CONCRETE RETAINING WALL TO BE PAINTED IN OFF-WHITE COLOR.	10		HERITAGE HOUSE - MAIN FLOOR WALL PALE YELLOW HORIZONTAL SIDING
4		CONCRETE RETAINING WALL (SAME AS FINISH 3)	CAST IN PLACE CONCRETE RETAINING WALL TO BE PAINTED IN OFF-WHITE COLOR.	11		HERITAGE HOUSE - SECOND FL. WALL PALE YELLOW WALL SHINGLE
5		DRIVEWAY PAVERS	HERITAGE CONCRETE NON-SLIPPERY DRIVEWAY ABBOTSFORD PAVERS VISIBLE FROM THE PUBLIC REALM.	12		HERITAGE HOUSE - ROOF NATURAL COLOR - SAWN CEDAR SHINGLE ROOF
6		ALUMINUM DOOR	DARK GRAY / BLACK	 GRAY COLOR OF SOME WINDOW AND DOOR TRIMS, PORCH GUARDRAIL, POSTS AND ROOF FASCIA. WINDOWS JAMB AND SASH ARE WHITE COLOR.		
7		ALUMINUM CASEMENT WINDOWS	THERMAL ALUMINUM WINDOW - BLACK STEEL LOOK			

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REV.	DESCRIPTION	DATE

PROJECT:  
**FEEDHAM HOUSE  
GARAGE / STUDIO  
REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
MATERIALS AND  
FINISHES SCHEDULES

DRAWN BY: DN

DATE: 01/04/2022

SCALE: NTS

DWG#: PR-04-03

## 4.0 Tree Preservation Summary

Table 2: City of Surrey tree preservation summary table for on-site and off-site trees, including the number of replacement trees proposed.

Surrey Project Number      16-0243  
 Site Address                    14040 32<sup>nd</sup> Avenue  
 Registered Arborist         Michael Harry

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (On-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>7</b>
<b>Protected Trees to be Removed</b>	<b>2</b>
<b>Protected Trees to be Retained</b> (Excluding trees within proposed open space or riparian areas)	<b>5</b>
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0      X    one (1)    =    0 - All other Trees Requiring 2 to 1 Replacement Ratio 2      X    two (2)    =    4	<b>4</b>
<b>Replacement Trees Proposed (per landscape plan)</b>	<b>8</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed Open Space / Riparian Areas</b>	<b>0</b>

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

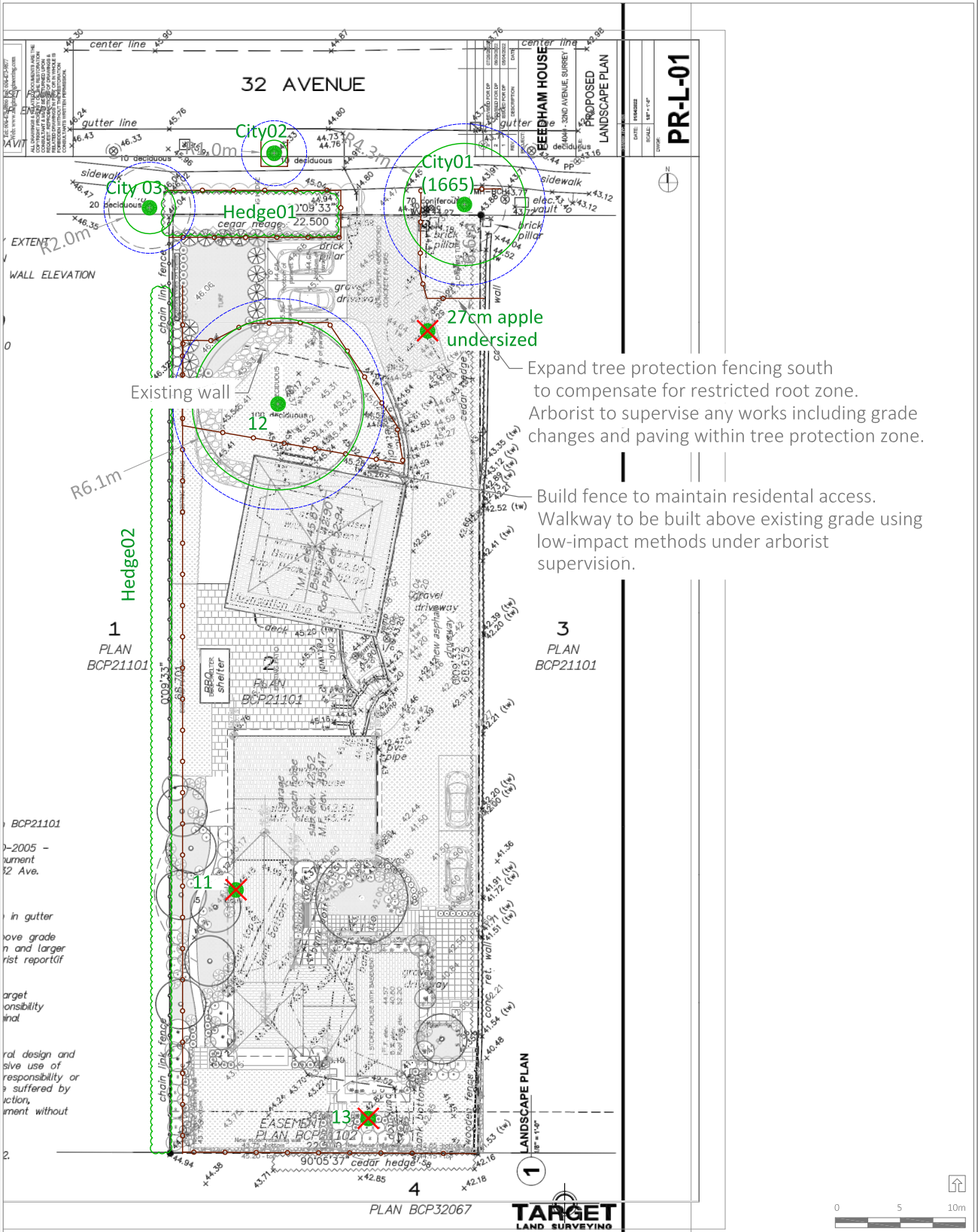
Summary, report and plan prepared and submitted by



**Signature of Arborist**

December 2, 2022

**Date**



**PR-L-01**

Expand tree protection fencing south to compensate for restricted root zone. Arborist to supervise any works including grade changes and paving within tree protection zone.

Build fence to maintain residential access. Walkway to be built above existing grade using low-impact methods under arborist supervision.

<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>CRITICAL ROOT ZONE</li> <li>TREE PROTECTION ZONE AND FENCING</li> </ul>	<ul style="list-style-type: none"> <li>NO BUILD ZONE</li> <li>SURVEYED TREE TO BE RETAINED</li> </ul>	<ul style="list-style-type: none"> <li>UN-SURVEYED TREE TO BE RETAINED (MUST BE SURVEYED)</li> <li>TREE TO BE REMOVED</li> </ul>	<p><b>REFERENCE DRAWINGS</b></p> <ol style="list-style-type: none"> <li>Base Survey by: Target Land Surveying.</li> </ol>
---	---	--	---

<p><b>NOTES</b></p> <ol style="list-style-type: none"> <li>The location of un-surveyed trees on this plan is approximate. Their location and ownership cannot be confirmed without being surveyed by a Registered BC Land Surveyor.</li> <li>All tree protection fencing must be built to the relevant municipal bylaw specifications. The dimensions shown are from the outer edge of the stem of the tree.</li> <li>The tree protection zone shown is a graphical representation of the critical root zone, measured from the</li> </ol>	<p>outer edge of the stem of the tree. (<math>\frac{1}{3}</math> the trees diameter was added to the graphical tree protection circles to accommodate the survey point being in the center of the tree)</p> <ol style="list-style-type: none"> <li>No work is permitted within the Tree Protection Zone with the exception of swales. Swale construction is only permitted under the direct supervision of an arborist.</li> <li>The 1.5m area No Build Zone does not allow for any building foundation wall encroachment. Excavation is permitted within this area under the direct supervision of an arborist.</li> </ol>	<ol style="list-style-type: none"> <li>Drainage works such as lawn basins, associated piping or services are permitted within the No Build Zone under the direct supervision of an arborist.</li> <li>This plan is based on a topographic and tree location survey provided by the owners' Registered British Columbia Land Surveyor (BCLS) and layout drawings provide by the owners' Engineer (P Eng).</li> <li>This plan is provided for context only, and is not certified as to the accuracy of the location of features or dimensions that are shown on this plan. Please refer to the original survey plan and engineering plans.</li> </ol>
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**DRAFT Surrey Heritage  
Advisory Commission -  
Minutes**

**Present:**

Councillor Annis, Chair  
F. Lou  
P. Priddy  
T. Sandher  
S. Sharma  
B. Turna

**Absent:**

**Staff Present:**

R. Gallagher, Manager, Heritage Facilities & Administration  
K. Baglo, Heritage Planner  
L. Blake, Assistant City Clerk

---

**D. NEW BUSINESS**

**1. PLANNING & DEVELOPMENT**

**(b) Charles Feedham House (14040 32 Avenue)  
Proposed Heritage Revitalization Agreement (HRA) Amending  
Agreement**

File: 7916-0243-00

Kelsey Baglo, Heritage Planner, summarized the report dated November 7, 2022 to obtain the Commission's comments and recommendations regarding the proposed application to amend Heritage Revitalization Agreement By-law, 2005, No. 15804 to allow for the construction of a second dwelling on the property at 14040 32 Avenue.

- The Charles Feedham House was protected by a HRA in 2005, which allowed for the relocation of the house to the subject property, as well as the construction of a garage and studio at the rear of the house.
- A previous property owner had applied for an HRA amendment to remove the garage and studio and permit the construction of a second dwelling. The HRA amendment was supported by the Commission; however, the application was not completed and eventually went dormant.
- A new property owner has submitted an updated HRA amendment application to permit a second dwelling on the subject site, as an addition to the existing garage and studio. The Floor Area Ratio (FAR) for the site would remain below the permitted FAR under the RH zone. Several setback variances would be required to permit the construction of the second dwelling.
- The Charles Feedham House would remain protected by the HRA, and major changes to the second dwelling would require a heritage alteration permit.

The Commission discussed the new dwelling design as it relates to the Charles Feedham House.

Ms. Baglo noted that the heritage consultant hired by the applicant is an architect and familiar with the Standards and Guidelines for the Conservation of Historic Places in Canada. The City Architect has also reviewed the proposal and has advised that the design is sympathetic to the heritage house.

It was Moved by Commissioner Priddy  
Seconded by Commissioner Sandher  
That the Heritage Advisory Commission

(HAC):

1. Receive the report dated November 7, 2022 regarding a proposed Heritage Revitalization Agreement (HRA) amending agreement for the Charles Feedham House located at 14040 32 Avenue as information; and
2. Recommend to the General Manager, Planning and Development that the Heritage Revitalization Agreement By-law Amendment for the Charles Feedham House be forwarded to Council for consideration.

Carried

CITY OF SURREY

BY-LAW NO.

A by-law to amend the provisions of "City of Surrey Heritage Revitalization Agreement By-law, 2005, No. 15804."  
.....

The Council of the City of Surrey, in open meeting assembled, ENACTS AS FOLLOWS:

1. The City is authorized to enter into an amendment to the heritage revitalization agreement authorized by "City of Surrey Heritage Revitalization Agreement By-law, 2005, No. 15804" (the "Heritage Revitalization Agreement") regarding certain lands and premises located within the City of Surrey and more particularly known and described as:

Parcel Identifier: 026-507-323  
 Lot 2 Section 21 Township 1 New Westminster District Plan BCP21101  
 14040 32 Avenue.

2. The terms and conditions of the amending agreement (the "Amending Agreement") are attached to and form part of this By-law as Schedule "1", and the Amending Agreement becomes an addition to the Heritage Revitalization Agreement.
3. The Mayor and Clerk are authorized on behalf of the City to sign the Amending Agreement and to do all acts necessary and incidental to the completion of the Amending Agreement.
4. This By-law shall be cited for all purposes as "City of Surrey Heritage Revitalization Agreement By-law, 2005, No. 15804, Amendment By-law, 2022, No. \_\_\_\_\_".

PASSED FIRST AND SECOND READINGS on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

PUBLIC HEARING HELD thereon on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

PASSED THIRD READING on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

RECONSIDERED AND FINALLY ADOPTED, signed by the Mayor and Clerk, and sealed with the Corporate Seal on the \_\_\_\_\_ day of \_\_\_\_\_, 2022.

\_\_\_\_\_MAYOR

\_\_\_\_\_CLERK

**SCHEDULE 1**

**SURREY HERITAGE REVITALIZATION AGREEMENT  
CHARLES FEEDHAM HOUSE  
AMENDING AGREEMENT**

**THIS AGREEMENT** dated for reference the \_\_\_\_ day of \_\_\_\_\_, 2012.

**BETWEEN:**

**CITY OF SURREY**  
13450 104 Avenue  
Surrey, B.C., V3T 1V8

(the "City")

**OF THE FIRST PART**

**AND:**

(the "Owner")

**OF THE SECOND PART**

**WHEREAS:**

- A. The City of Surrey and Elgin Corners Land Corp., Inc. No. 0715876 (the "Previous Owner") entered into a Heritage Revitalization Agreement dated for reference March 24, 2003 (the "Agreement") for the conservation, restoration, maintenance, and protection of the Lands, including the Charles Feedham House, as more particularly described in the Agreement;
- B. Each capitalized term not otherwise defined herein shall have the meaning ascribed to it in the Agreement;
- C. The Previous Owner has transferred the Lands to the Owner, who is bound by the terms and conditions of the Agreement by operation of the Agreement and the *Local Government Act*;
- D. The City and the Owner wish to amend the terms of the Agreement to allow a second principal dwelling (the "Second House") to be constructed on the Lands.

**NOW THEREFORE** this Amending Agreement witnesses that in consideration of the sum of \$1.00 paid by each party to the other and other good and valuable consideration (the receipt and sufficiency of which each party hereby acknowledges), the parties hereby covenant and agree as follows:

**1. Amendments**

The Agreement is hereby amended as follows:

- 1.1. Under the recital "WHEREAS", by deleting Section A in its entirety and replacing it with the following new Section A:

- A. The Owner is the registered owner in fee simple of the following lands and premises situate in the City of Surrey, British Columbia and described as:

Parcel Identifier: 026-507-323

Lot 2 Section 21 Township 1 New Westminster District Plan BCP21101

14040 32 Avenue

(the "Lands");

- 1.2. Under the recital "WHEREAS", by deleting Section F in its entirety and replacing it with the following new Section F:

- F. The Owner has requested that the applicable provisions of the City of Surrey Zoning By-law, 1993, No. 12000, as amended, be varied or supplemented to accommodate the relocation of the Charles Feedham House to the Lands and the construction of a second principal dwelling (the "Second House") on the Lands; and

- 1.3. By deleting Section 2(f) of the Agreement in its entirety and replacing it with the following new Section 2(f):

- (f) in the event that the Feedham House is destroyed, in addition to the construction of a replica described in 2(e), the Owner covenants and agrees to compensate the City for the loss in *heritage value* to the community in the amount of \$19,631.13.01 indexed to the Vancouver Consumer Price Index with 2022 being the base year, except that if the Feedham House is destroyed through natural causes, including but not limited to, flood, earthquake and accidental fire as determined by the City in its sole discretion, and a replica is constructed by the Owner that is acceptable to the Heritage Advisory Commission or any successor decision making body in its sole discretion, then payment of compensation by the Owner to the City is not required;

- 1.4. In Section 14 of the Agreement, by deleting the references to the Previous Owner's name and mailing address under the phrase "If to the Owner:" and replacing them with the following name and address:

(the "Owner")



1.5. In Schedule A, Part II, Section 4 of the Agreement, by deleting the text after the heading "**4. Heritage Alteration Permit(s) Approval**" and replacing it with the following new text:

- A. Changes to the building, structure, exterior appearance of the Feedham House, features on the Lands identified in the Conservation Plan or character-defining elements may require the Owner to apply for a heritage alteration permit or obtain approval from the City.

Proposed changes shall be referred to the Planning & Development Department of the City prior to the commencement of any work to determine if the changes require or do not require a heritage alteration permit.

- B. A heritage alteration permit may not be required for alterations including, but not limited to, the following:
  - (a) changes to the Conservation Plan that are considered by the City Architect to be minor in nature and not affecting the character-defining elements of the Feedham House;
  - (b) restorations considered by the City Architect to be consistent with the original design, being made to replace stylistically foreign elements and done in consultation with an independent conservation architect or qualified heritage consultant acceptable to the City;
  - (c) simple repair and maintenance of existing elements not affecting the *building* structure, exterior or interior appearance of the Feedham House;  
or
  - (d) changes to the exterior of the Second House that are considered by the City Architect to be complimentary to the character of the Feedham House and do not overpower the Feedham House. If the exterior colour scheme of the Second House is changed, the new colour scheme should be selected from a heritage palette.
- C. A heritage alteration permit shall be required for all but minor alterations including, but not limited to, the following:
  - (a) changes to the Feedham House structure;
  - (b) changes to the exterior appearance of the Feedham House;

- (c) replacement of existing elements and/or construction of additions to the Feedham House;
- (d) changes to the external appearance of the Feedham House due to interior renovations;
- (e) additions to or demolition of all, or part, of the Second House that are not provided for in the Plans and Elevations for the Second House attached as Schedule "E" of this Agreement.

If a heritage alteration permit is determined to be required, the Owner shall apply to the City for a heritage alteration permit before undertaking any of the works listed in this Section 1.5.C.

After the heritage alteration permit application is submitted, the heritage alteration permit will be considered for issuance by City Council upon the recommendation of the General Manager, Planning and Development and the Heritage Advisory Commission, or by a City official delegated by City Council.

- 1.6. In Schedule "A", Part III of the Agreement, by adding a second paragraph to Section 5. as follows:

The construction of a Second House on the Lands is permitted in accordance with the provisions of this Agreement.

- 1.7. In Schedule "A", Part III of the Agreement, by deleting the text of Section 9 and replacing it with the following new text:

The plans and elevations for the Second House attached as Schedule "E" form part of this Agreement.

- 1.8. In Schedule "B" of the Agreement, by deleting Section 1 and replacing it with the following new Section 1:

1. Section B Permitted Uses is hereby varied by deleting Subsection 1 and replacing it with the following:

"1. Two principal *single family dwellings* which may not contain a *secondary suite*."

- 1.9. In Schedule "B" of the Agreement, by deleting Section 2 and replacing it with the following new Section 2:

2. Subsection 2(b) in Section D. Density is varied by decreasing the *floor area ratio (FAR)* from 0.32 to 0.23.

1.10 In Schedule “B” of the Agreement, by deleting Section 3 and replacing it with the following new Section 3:

3. Section F Yards and Setbacks is varied by replacing Subsection 1 as follows:

	<b>SETBACKS:</b>			
<b>USES:</b>	<i>Front Yard</i>	<i>Rear Yard</i>	<i>Side Yard (west)</i>	<i>Side Yard (east)</i>
<i>Principal Building and Structures</i>	7.5 m	5.6 m	4.5 m	4.3 m
<i>Accessory Buildings</i>	7.5 m	7.5 m	4.5 m	4.5 m

1.11 By adding to the Agreement the new SCHEDULE "E" attached to this Amending Agreement.

**2. Due Execution**

The Owner hereby represents and warrants to the City that this Amending Agreement has been duly authorized and executed by the Owner and that the delivery of this Amending Agreement has been duly authorized by all necessary corporate action on the part of the Owner.

**3. Full Force and Effect**

The City and the Owner hereby agree that the Agreement shall hereinafter be read and construed in conjunction with this Amending Agreement and be regarded as being amended only to the extent herein provided, that all the terms, covenants, provisos, conditions and provisions of the Agreement, as amended hereby, shall continue to be in full force and effect and that nothing herein contained shall operate or be construed to modify or otherwise affect the rights and obligations created by the Agreement as amended hereby.

**4. Enurement**

This Agreement shall enure to the benefit of and be binding upon the respective successors and permitted assigns of the City and the Owner.

**5. Notice to be Filed**

Notice of this Agreement will be filed in the Land Title Office and once filed, this Agreement will be binding on all persons who acquire an interest in the Lands.

IN WITNESS WHEREOF the parties have executed this Amending Agreement as of the date set out above.

**CITY OF SURREY**

by its authorized signatories

---

Brenda Locke  
Mayor

---

Jennifer Ficocelli  
City Clerk

---

the "Owner"

**SCHEDULE "E"**

**PLANS AND ELEVATIONS FOR THE SECOND HOUSE**



## FEEDHAM HOUSE GARAGE / STUDIO REDEVELOPMENT JUNE 2022

### ZONING REVIEW

ZONE: RH - [HALF-ACRE RESIDENTIAL]

EXISTING: HERITAGE HOUSE & DETACHED GARAGE/STUDIO, 15% LOT COVERAGE, 0.15 FAR [2493 SQ.FT.]

### PROPOSED HRA AMENDMENTS:

1. FAR IS WITHIN THE LIMITS BECAUSE BASEMENT FLOOR VOLUME OF NEW HOUSE IS BURIED 65%
2. REAR SETBACK - 5.62 m (7.5 m required)
3. SIDE YARD SETBACK (EAST) - 4.33 m (4.5m required)

HERITAGE HOUSE AND LARGER NEW SINGLE FAMILY DWELLING (EXISTING GARAGE/STUDIO RETAINED AS PART OF THE NEW FAMILY DWELLING), 22.46% LOT COVERAGE, 0.22 FAR

\* RETAIN AND INCORPORATE THE EXISTING GARAGE/STUDIO INTO A NEW REAR ADDITION.

### ZONING DATA:

SITE AREA: 16635.71 SQ.FT. - 1545.44 sq. m.  
 REAR YARD SETBACK [ACCESSORY BUILDINGS & STRUCTURES GREATER THAN 108 SQ.FT. - 25 FT (7.32m)  
 SIDE YARD SETBACK -3 FT. ( 0.91 m )  
 HEIGHT OF ACCESSORY BUILDINGS: 16.5 FT. - 5.03 m.  
 LANDSCAPING - SITE TO BE LANDSCAPED W/ RETENTION OF MATURE TREES  
 BASEMENT AREA EXEMPTION: THE LOWER FLOOR OF THE PROPOSED REAR HOUSE IS MORE THAN 50% BELOW ADJACENT GRADE, ON AVERAGE, AND IS EXEMPT FROM AREA CALCULATIONS

PARKING: REQUIRED PARKING: 3 PARKING SPACES PER HOUSE - 6 SPACES  
 PARKING ACHIEVED: 4 PARKING SPACES AT THE HERITAGE HOUSE AND 2 AT THE NEW REAR HOUSE FOR A SITE TOTAL OF 6 SPACES

### DRAWING LIST

O-01 A	SITE SURVEY
EX-0	EXISTING SITE PLAN
EX-1-01	EXISTING GARAGE GROUND FLOOR PLAN
EX-1-02	EXISTING GARAGE 2ND FLOOR PLAN
EX-1-03	EXISTING GARAGE ROOF PLAN
EX-1-04	EXISTING HERITAGE HOUSE GROUND FLOOR PLAN
EX-1-05	EXISTING HERITAGE HOUSE 2 <sup>ND</sup> FLOOR PLAN
EX-1-06	EXISTING HERITAGE HOUSE ROOF PLAN
EX-2-00	EXISTING HERITAGE HOUSE ELEVATIONS
DE-A1-00	DEMOLITION DRAWINGS TO BE PROVIDED
PR-0	PROPOSED SITE PLAN
PR-L-01	PROPOSED LANDSCAPE PLAN
PR-L-02	PROPOSED LANDSCAPE PLAN NEW HOUSE
PR-L-03	LANDSCAPE PLANT LIST
PR-1-01	GROUND FLOOR CONCEPT PLAN
PR-1-01a	BASEMENT ARCHITECTURAL FLOOR PLAN
PR-1-02	UPPER FLOOR CONCEPT PLAN
PR-1-02a	UPPER FLOOR ARCHITECTURAL PLAN
PR-1-03	ROOF PLAN
PR-1-04	RCP GROUND FLOOR
PR-1-05	RCP UPPER FLOOR
PR-1-06	FOUNDATION PLAN
PR-2-00	NORTH AND SOUTH ELEVATIONS
PR-2-01	EAST ELEVATION
PR-2-02	EAST ELEVATION WHOLE SITE
PR-3-01	SECTION 1-1
PR-3-02	SECTION 2-2
PR-3-03	SECTION 3-3
PR-3-04	WALL SECTION
PR-4-01	HARDIE BOARD AND BATTEN DETAIL
PR-4-02	STAIR DESIGN DETAIL
PR-4-02a	STAIR SECTION DETAIL
PR-4-02XX	BUILDING BURIAL ANALYSIS
PR-5-01/06	PROPOSED 3D MODEL VIEWS
PR-6-01	MATERIALS AND FINISHES SCHEDULE

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REV.	DESCRIPTION	DATE

PROJECT:  
**FEEDHAM HOUSE  
 GARAGE / STUDIO  
 REDEVELOPMENT**  
 14040 - 32ND AVENUE, SURREY

TITLE:  
**COVER SHEET**

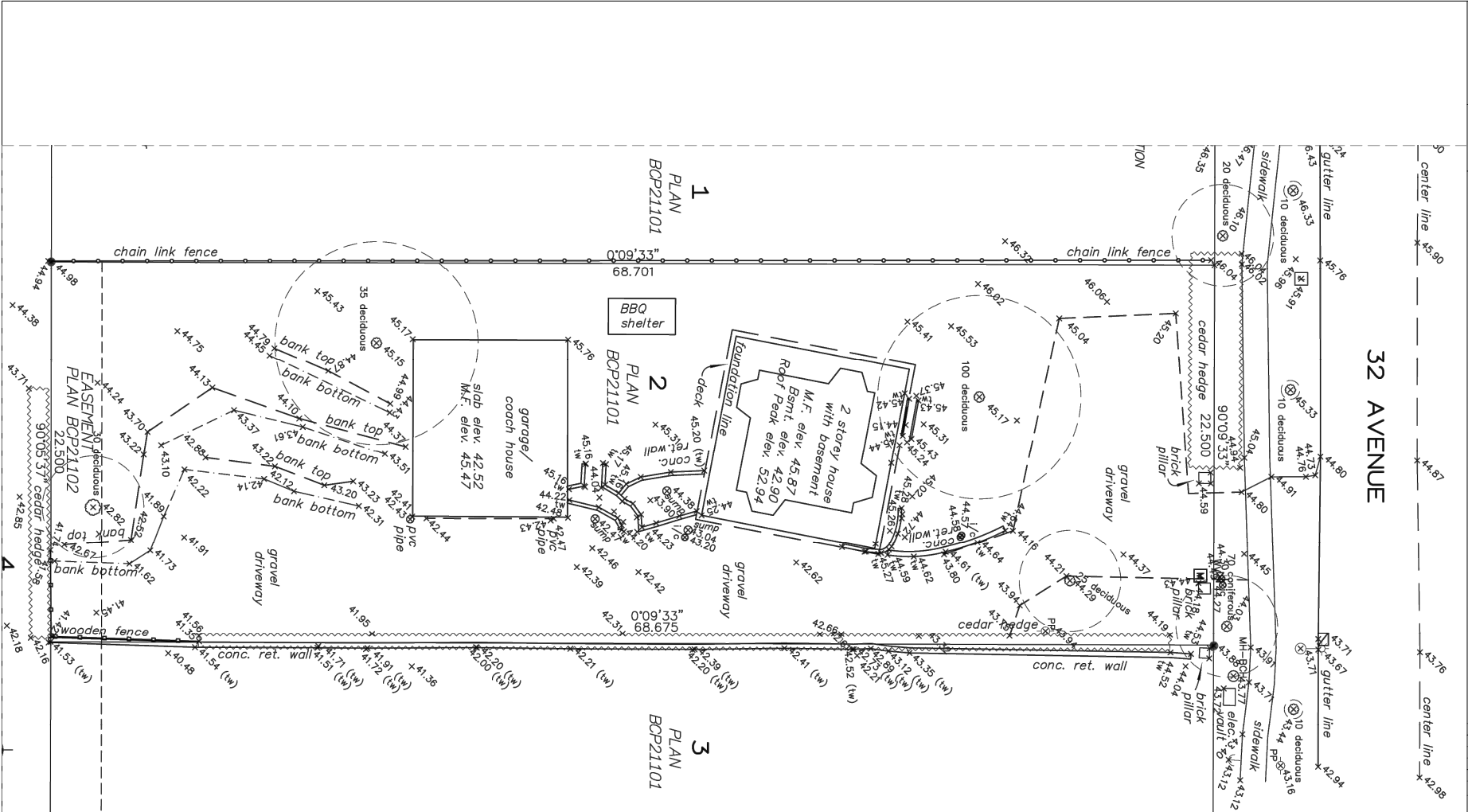
DRAWN BY:	DN
DATE:	01/04/2022
SCALE:	NTS

DWG#:  
**00**

**CIVIC ADDRESS**  
 14040 - 32ND AVENUE,  
 SURREY, BC, V4P 2J2

**LEGAL DESCRIPTION**  
 LOT 2 SECTION 21 TOWNSHIP 1 PLAN  
 BCP21101 NWD

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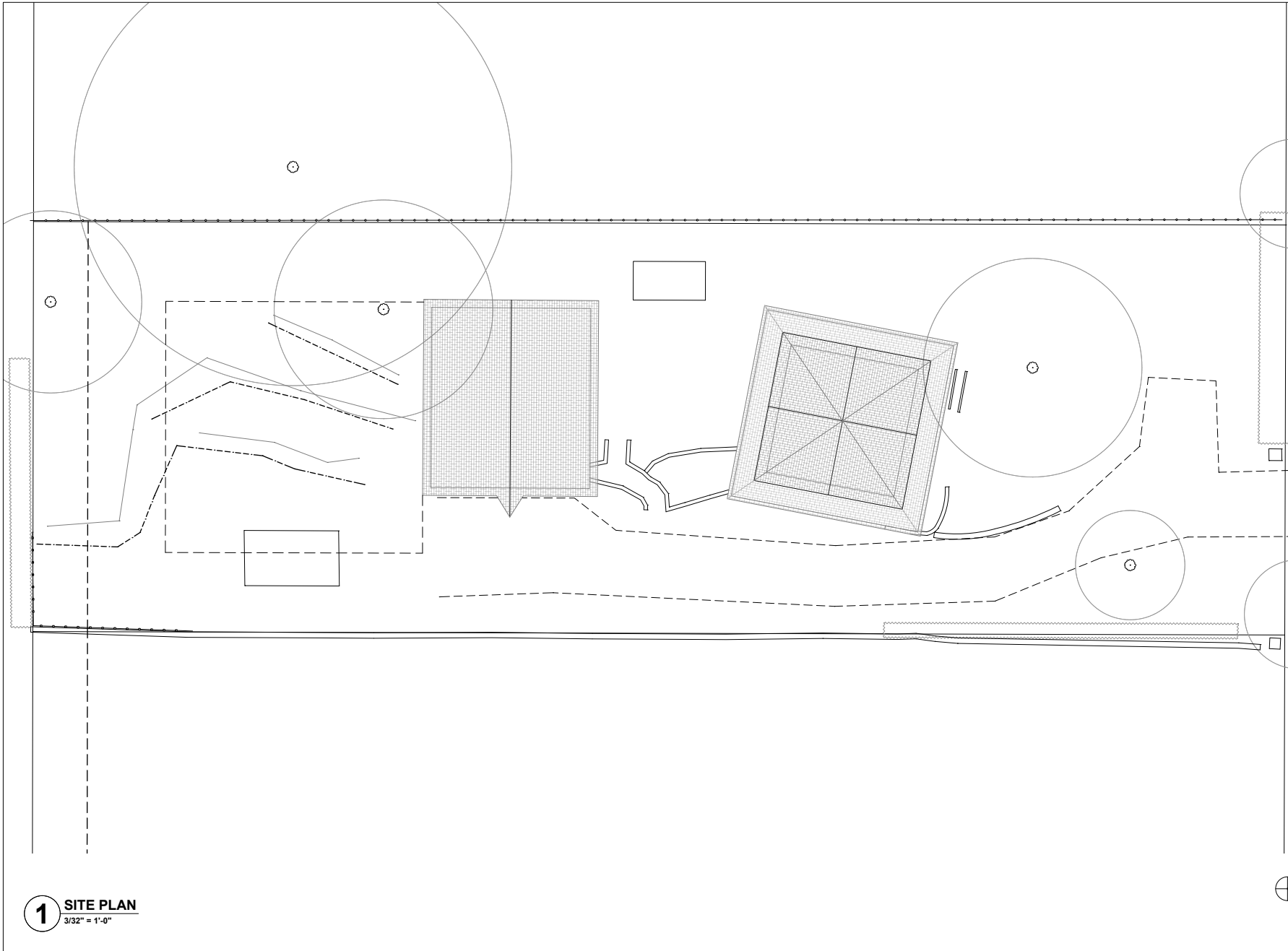
PROJECT: FEEDHAM HOUSE GARAGE / STUDIO REDEVELOPMENT  
14040 - 32ND AVENUE, SURREY

TITLE: SITE SURVEY

DRAWN BY: DN  
DATE: 01/04/2022  
SCALE: 3/32" = 1'-0"

DWG#: 0-01A






**McGinn Engineering & Preservation Ltd.**  
 Barry McGinn Architect.  
 #803-402 West Pender St. Vancouver, B.C.  
 Tel: 604-473-9866 Fax: 604-473-9877  
 Web: www.mcginn-engineering.com

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REV.	DESCRIPTION	DATE
4	REVISED FOR DP	12/03/2022
3	REVISED FOR DP	07/26/2022
2	REVISED FOR DP	06/29/2022
1	ISSUED FOR DP	05/04/2022

PROJECT:  
**FEEDHAM HOUSE GARAGE / STUDIO REDEVELOPMENT**  
 14040 - 32ND AVENUE, SURREY

TITLE:  
**EXISTING SITE PLAN**

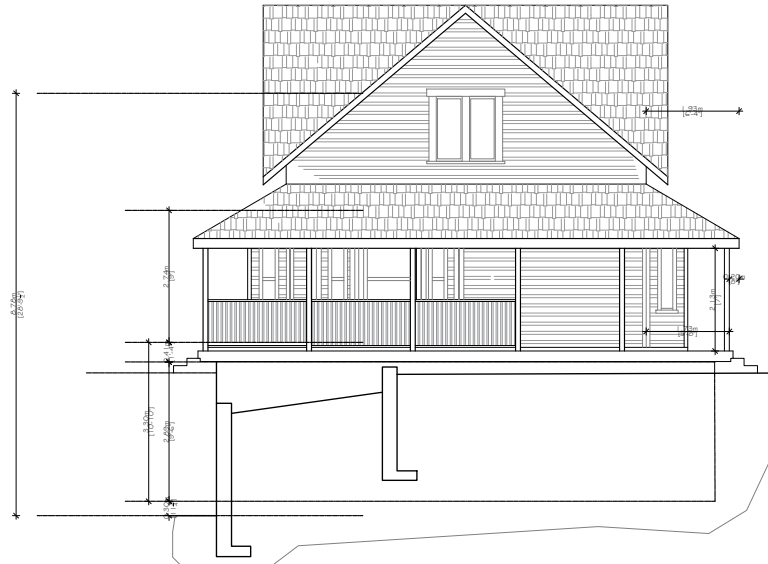
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 DATE: **01/04/2022**  
 SCALE: **1/8" = 1'-0"**

DWG#: **EX-0**

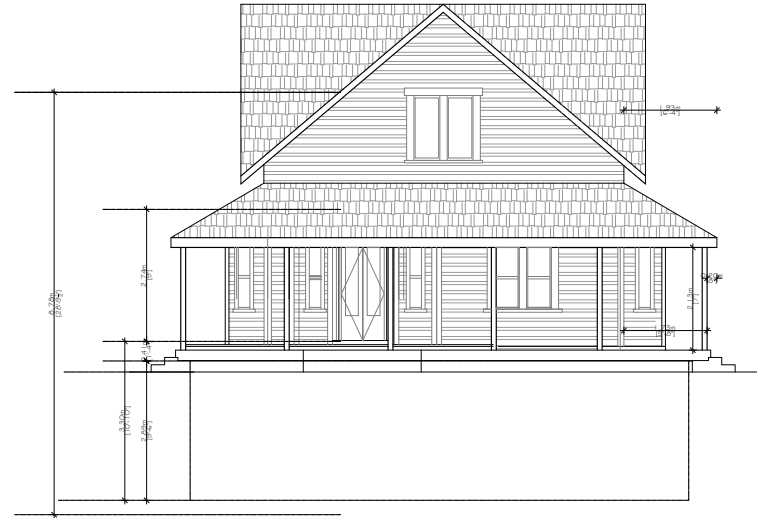
**1 SITE PLAN**  
 3/32" = 1'-0"



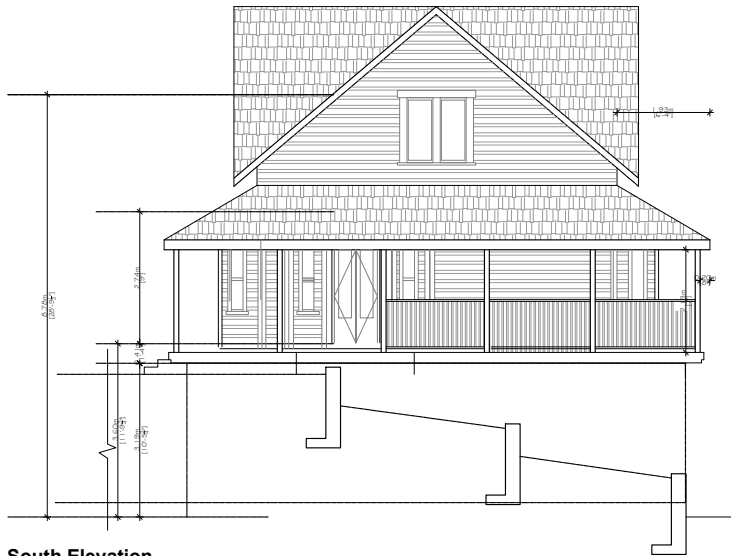
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**1 North Elevation**  
3/8" = 1'-0"



**2 West Elevation**  
3/8" = 1'-0"



**3 South Elevation**  
3/8" = 1'-0"



**4 East Elevation**  
3/8" = 1'-0"

REV.	DESCRIPTION	DATE
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PROJECT:  
**FEDHAM HOUSE  
GARAGE / STUDIO  
REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
**EXISTING HERITAGE HOUSE  
ELEVATIONS**

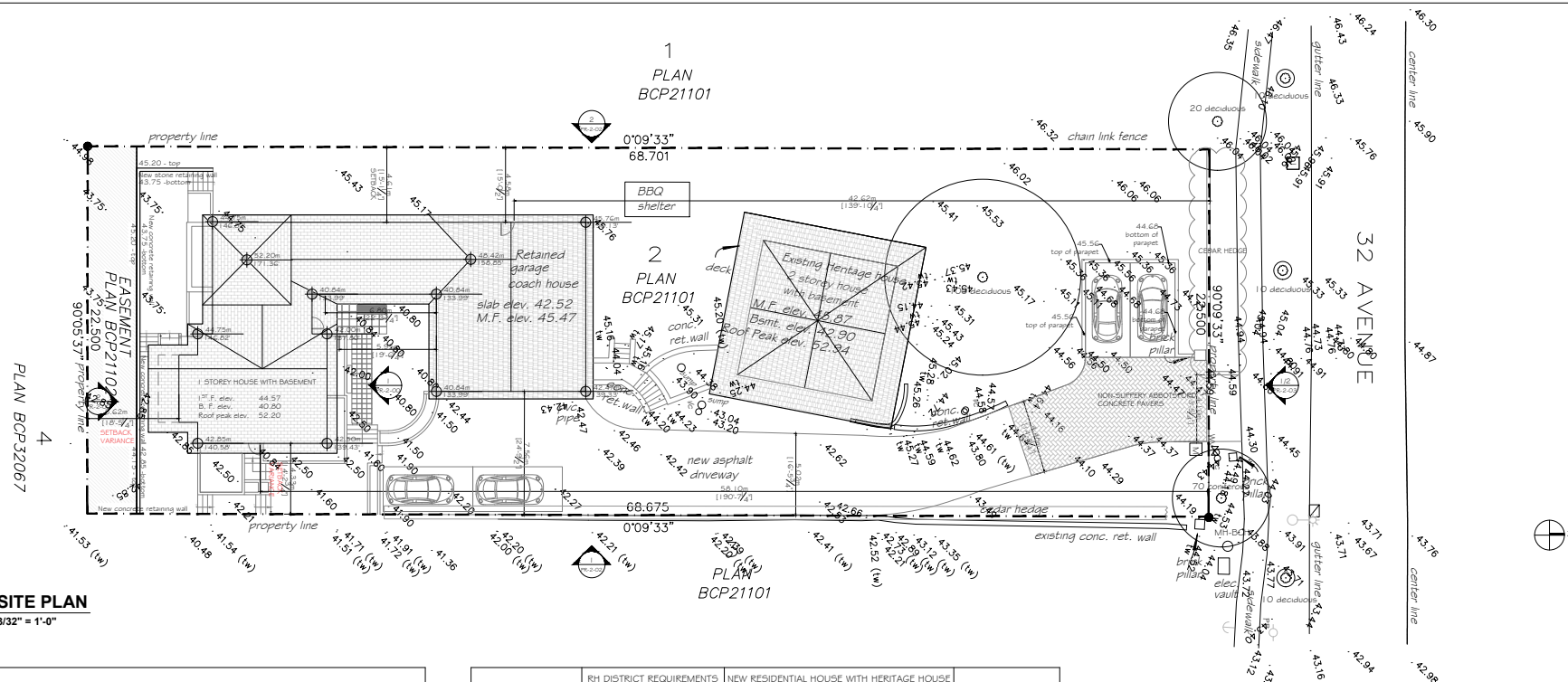
DRAWN BY: **DN**

DATE: **01/04/2022**

SCALE: **3/8" = 1'-0"**

DWG#: **EX-2-00**

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**1 SITE PLAN**  
 3/32" = 1'-0"

NEW RESIDENTIAL HOUSE	IMPERIAL	METRIC
Lot Area	16635.71 sq. ft.	1545.44 sq. m.
Building Footprint	2452.37 sq. ft.	227.83 sq. m.
Lot Coverage (new house)	14.74%	14.74%
Lot Coverage (both houses)	22.46%	22.46%
Dwelling Units	1	1
Parking	4	4
SETBACKS		
Rear	18 ft. 5 1/2 in.	5.62 m
Side (west)	15 ft. 1 1/2 in.	4.61 m
Side (east)	14 ft. 2 1/2 in.	4.33 m
Front	13 ft. 1 in.	39.93 m
Building depth	74 ft. 1 1/2 in.	22.85 m
Height (from avg. grade to roof ridge)	27 ft. 6 1/2 in.	8.39 m

	RH DISTRICT REQUIREMENTS	NEW RESIDENTIAL HOUSE WITH HERITAGE HOUSE
Lot Area	2023.43 (half acre)	1545.44
Lot Coverage	25%	22.46%
F.A.R.	0.25	0.22
Building Height	9 m	8.30 m
SETBACKS		
FRONT	7.5	39.93 m
SIDE (WEST)	4.5	4.61 m
SIDE (EAST)	4.5	4.33 m
REAR	7.5	5.62 m

HERITAGE HOUSE INFORMATION		
Lot Area	16635.71 sq. ft.	1545.44 sq. m.
Heritage Building Footprint (with the porch)	1284.03 sq. ft.	119.29 sq. m.
Lot Coverage (Heritage House)	7.72 %	7.72 %
ABOVE GRADE FLOOR AREA		
First Floor	680 sq. ft.	63.17 sq. m.
Second Floor	600 sq. ft.	55.74 sq. m.
AGFA	1280 sq. ft.	118.93 sq. m.
FAR - Heritage House Only	0.07	0.07

ABOVE GRADE FLOOR AREA		
Basement Floor	2423 sq. ft. (65% burned) - refer to PR-04-02 and PR-04-03. not included in FAR	225.10 sq. m.
First Floor	2475 sq. ft.	229.94 sq. m.
AGFA	2475 sq. ft.	229.94 sq. m.
Existing FAR - Heritage House and Garage	0.15 - from Surrey ArcGIS	0.15
FAR - Proposed House	0.15 ( AGFA / LOT AREA)	0.15
FAR - Proposed House and Heritage House	0.22	0.22

EXISTING GARAGE / STUDIO IS BEING RETAINED AND ATTACHED TO A NEW FAMILY DWELLING - ALL CALCULATIONS ARE DONE AS ONE WHOLE AREA.

NO WORK ON EXISTING HERITAGE HOUSE IS INCLUDED IN THIS SCOPE

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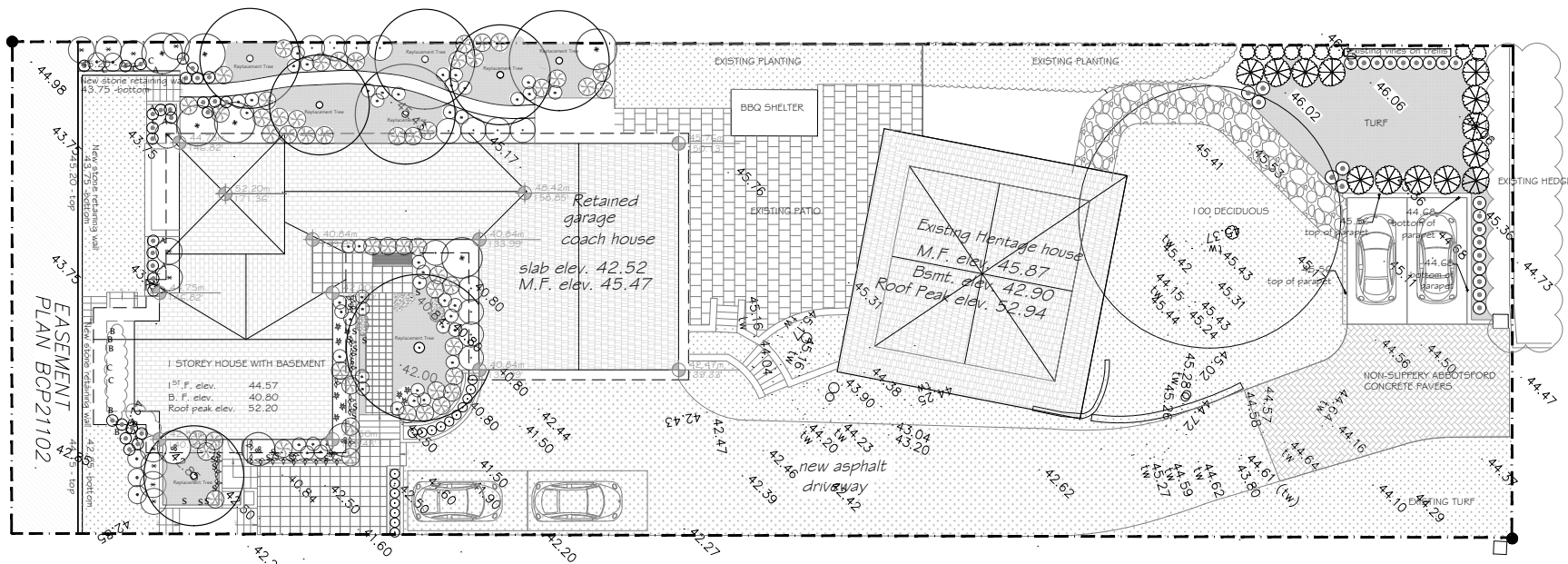
PROJECT:  
**FEDHAM HOUSE GARAGE / STUDIO REDEVELOPMENT**  
 14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED SITE PLAN**

DRAWN BY: **DN**  
 DATE: **01/04/2022**  
 SCALE: **1/8" = 1'-0"**

DWG#: **PR-0**

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**1 LANDSCAPE PLAN**  
1/8" = 1'-0"

REV.	DESCRIPTION	DATE
4	REVISED FOR DP	12/02/2022
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PROJECT:  
**FEEDHAM HOUSE GARAGE / STUDIO REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED LANDSCAPE PLAN**

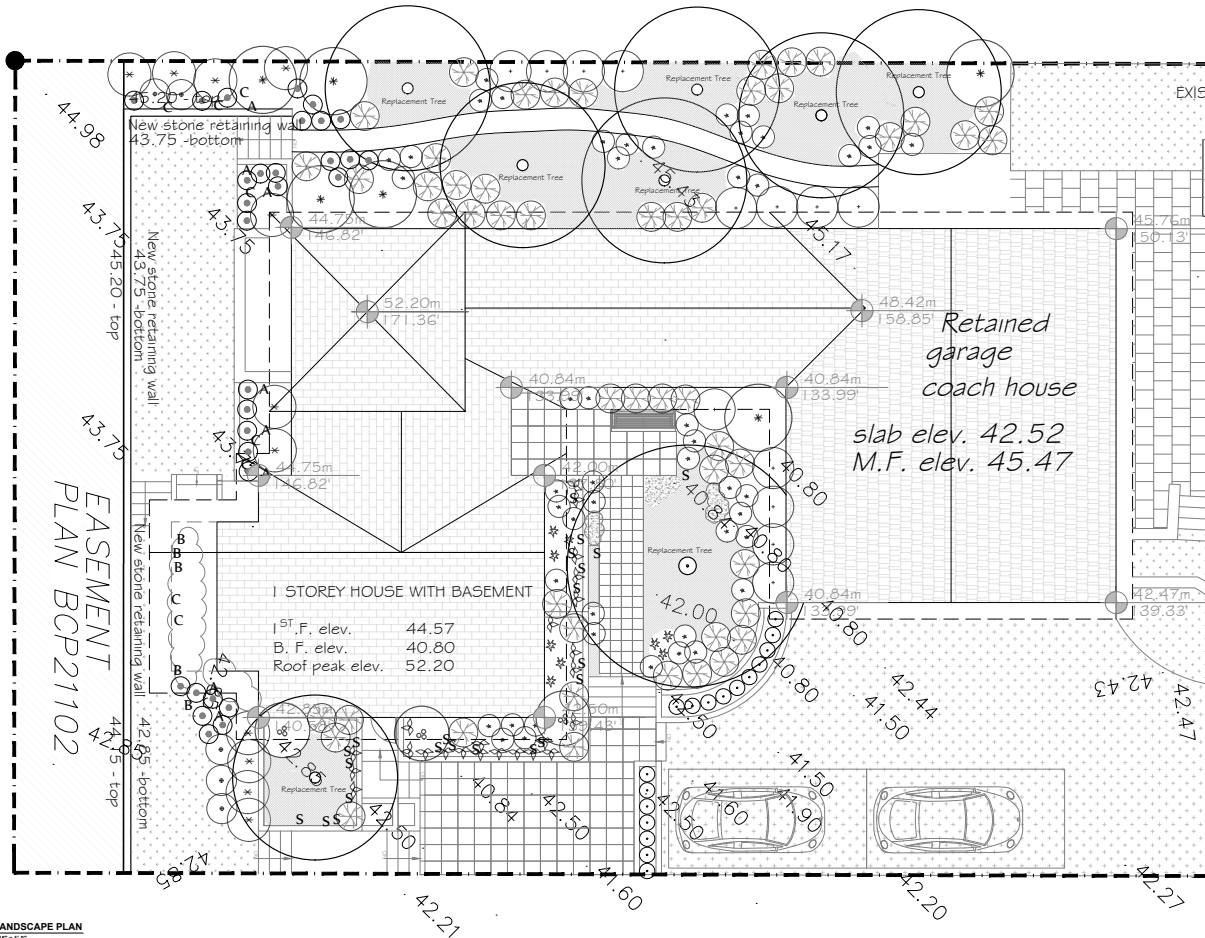
DRAWN BY: **DN**

DATE: **01/04/2022**

SCALE: **1/8" = 1'-0"**

DWG#: **PR-L-01**





EASEMENT  
PLAN BCP21102

1 LANDSCAPE PLAN

**TREES**

- Pacific Dogwood
- Vireo Maple
- Pacific Rhododendron
- Red leaved Huckleberry
- Emerald Green Cedar

**SHRUBS**

- Redwing Dogwood
- Bridal wreath spirea
- Mockorange
- Snowberry
- Lady Fern

**GROUNDCOVER**

- Sword Fern
- Deer Fern

**GROUNDCOVER**

- Kunimukuk
- Creeping Oregon grape
- Bunchberry
- Sweet woodruff

Pacific coast Wallflowers intersplanted amongst Groundcover and shrubs  
Alum (A) Blue columbine (B) Canus (C) Shooting star (S)

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PROJECT:  
**FEEDHAM HOUSE  
GARAGE / STUDIO  
REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED  
LANDSCAPE PLAN  
NEW HOUSE**

DRAWN BY: **DN**  
DATE: **01/04/2022**  
SCALE: **1/8" = 1'-0"**

DWG#: **PR-L-02**

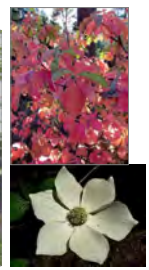
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PLANT LIST					
	BOTANICAL NAME	COMMON NAME	QUANTITY	SIZE	NOTES
<b>TREES</b>					
	Acer circinatum	Vine maple	7	3m ht	First branch at least 50 cm from ground, 7 of 8 replacement trees.
	Cornus nuttallii	Pacific Dogwood	1	3m overall ht / 5cm min cal.	First branch no closer than 150 from ground, 1 of 8 replacement trees.
	Thuja Plicata "Emerald Green"	Emerald Green Cedar	9	#3 pot	Hedge on 2' centers
<b>SHRUBS</b>					
	Cornus sericea	Redtwig dogwood	3	#7 pot	
	Philadelphus lewisii	Mockorange	10	#5 pot	Trim as hedge where there are 4 in a row, the remainder are to be in shrub form
	Rhododendron macrophyllum	Pacific rhododendron	5	#10 pot	
	Symphoricarpos albus	Snowberry	5	#3 pot	
	Taxus x media 'Hicksii'	Yew hedge	17	#3 pot	or B&B 80-100cm ht Plant in trench
	Vacinium parvifolium	Red Huckleberry	13	#5 pot	
	Spirea prunifolia	Bridal wreath spirea	13	#3 pot	
<b>GROUNDCOVER</b>					
	Athyrium filix-femina	Lady fern	45	#2 pot	
	Blechnum spicant	Deer fern	50	#2 pot	
	Cornus canadensis	Bunchberry	150	10 cm pot	or flats to equal 9 sections per 30 cm square
	Galium odoratum	Sweet woodruff	500	10 cm pot	or Flats # to cover 5 square metres (or 55 square feet)
	Kinnikinnick uva-ursi	Kinnikinnick	24	#1 pot	
	Mahonia repens	Creeping Oregon grape	9	#2 pot	
	Polystichum munitum	Sword fern	52	#3 pot	
	Dicranum scoparium	Broom forkmoss	Flats to cover 530 sq ft / 50 sq metres		Substitute alternative is Hypnum curvifolium (Curvleaf hypnum moss)
		Kentucky Blue Grass (mix)	Sod to cover 1015 sq.ft / 94,30 sq. m.		Sod or Seed
<b>BULB &amp; PERENNIAL FLOWERS</b>					
	Allium cernuum	Nodding onion	56		Plant bulbs in clumps 5 per location noted
	Aquilegia coerulea	Blue columbine	22	#1 pot	Plant 3 pots per location noted
	Camassia quamash	Camas	55		Plant bulbs in drifts 5 per location noted
	Dodecatheon maedia	Shooting star	69	10 cm pot	Plant 3 pots per location noted
	All bulbs and perennials to be interspersed amongst shrubs in a "naturalized" configuration				

TREES



Cornus nuttallii  
Pacific dogwood



Acer circinatum  
Vine maple



Taxus x media 'Hicksii'  
Yew hedge



Dicranum scoparium

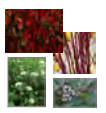
SHRUBS



Vacinium parvifolium  
Red Huckleberry



Rhododendron macrophyllum  
Pacific Rhododendron



Cornus sericea  
Redtwig Dogwood



Philadelphus lewisii  
Mockorange



Symphoricarpos albus  
Snowberry



Athyrium filix-femina  
Lady fern

FERN/GROUNDCOVER



Polystichum munitum  
Sword Fern



Blechnum spicant  
Deer Fern



Kinnikinnick uva-ursi  
Kinnikinnick



Cornus canadensis  
Bunchberry



Galium odoratum  
Sweet woodruff



Mahonia repens  
Creeping Oregon grape



Spirea Prunifolia  
Bridal Wreath Spirea



Thuja Plicata "Emerald Green"  
Emerald Green Cedar

WILDFLOWERS



Camassia quamash  
Blue camas



Aquilegia coerulea  
Blue columbine



Dodecatheon maedia  
Shooting star



Allium cernuum  
Nodding onion

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PROJECT:  
**FEEDHAM HOUSE GARAGE / STUDIO REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
**LANDSCAPE PLANT LIST**

DRAWN BY: **DN**

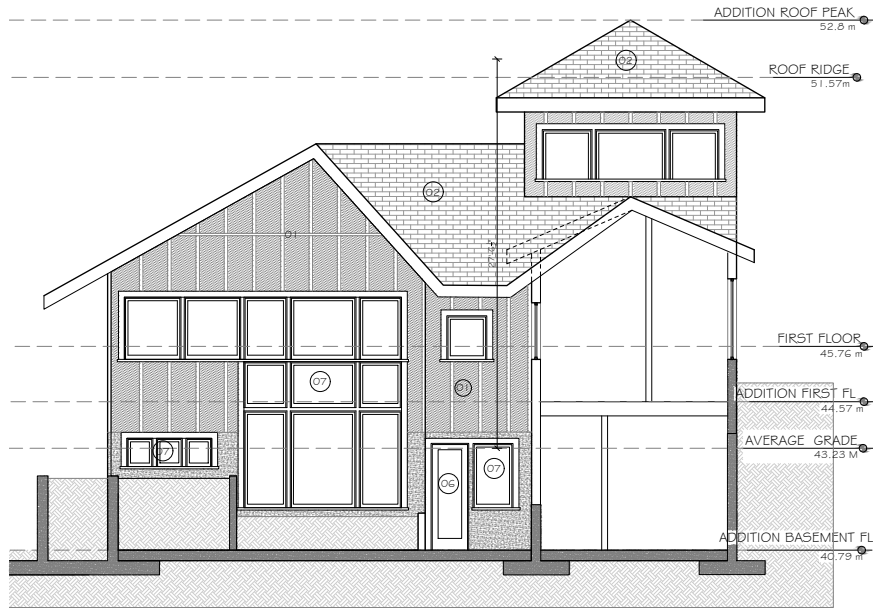
DATE: **01/04/2022**

SCALE: **1/8" = 1'-0"**

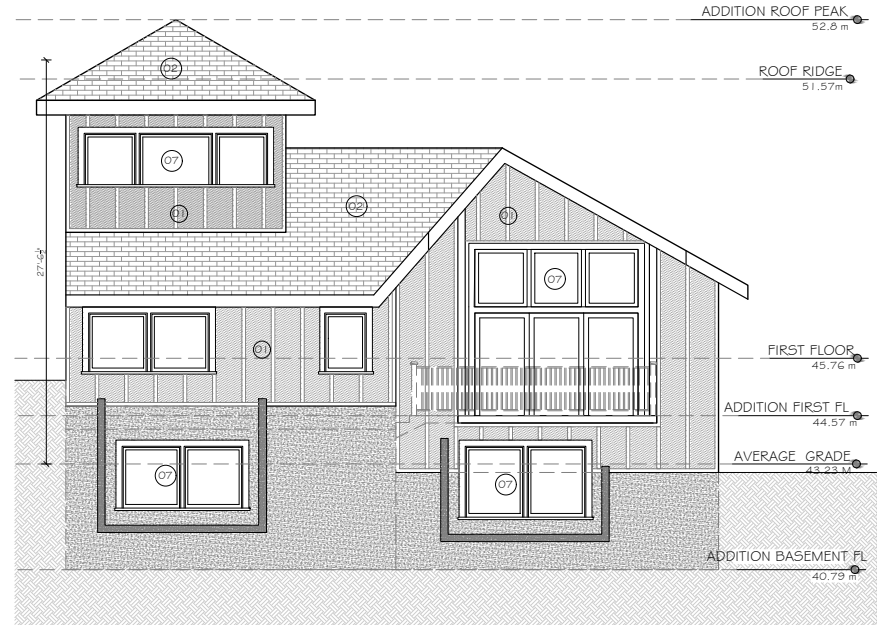
DWG#: **PR-L-03**

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**1 NORTH ELEVATION/SECTION**  
1/4" = 1'-0"



**2 SOUTH ELEVATION**  
1/4" = 1'-0"



1. White Matte Hardie Board



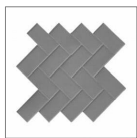
2. Dark Gray / Black Asphalt Shingles



3. Concrete Retaining Wall



4. Concrete Retaining Wall



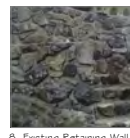
5. Non-slippery Abbotsford Concrete Pavers



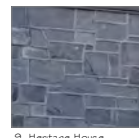
6. Dark Gray / Black Aluminum Doors



7. Black Aluminum Casement Windows



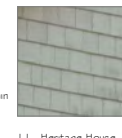
8. Existing Retaining Wall



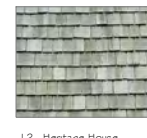
9. Heritage House Basement Wall - Light Gray Stone



10. Heritage House-Main Floor Wall - Pale Yellow Horizontal Siding



11. Heritage House Second Floor Wall - Pale Yellow Wall Shingle



12. Heritage House Roof - Natural Color Sawn Cedar Shingle

REV.	DESCRIPTION	DATE
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PROJECT:  
**FEEDHAM HOUSE GARAGE / STUDIO REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED ELEVATIONS**

DRAWN BY: **DN**

DATE: **01/04/2022**

SCALE: **1/4" = 1'-0"**

DWG#:

**PR-02-00**

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**1 EAST ELEVATION/SECTION**  
1/4" = 1'-0"

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PROJECT:  
**FEEDHAM HOUSE GARAGE / STUDIO REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

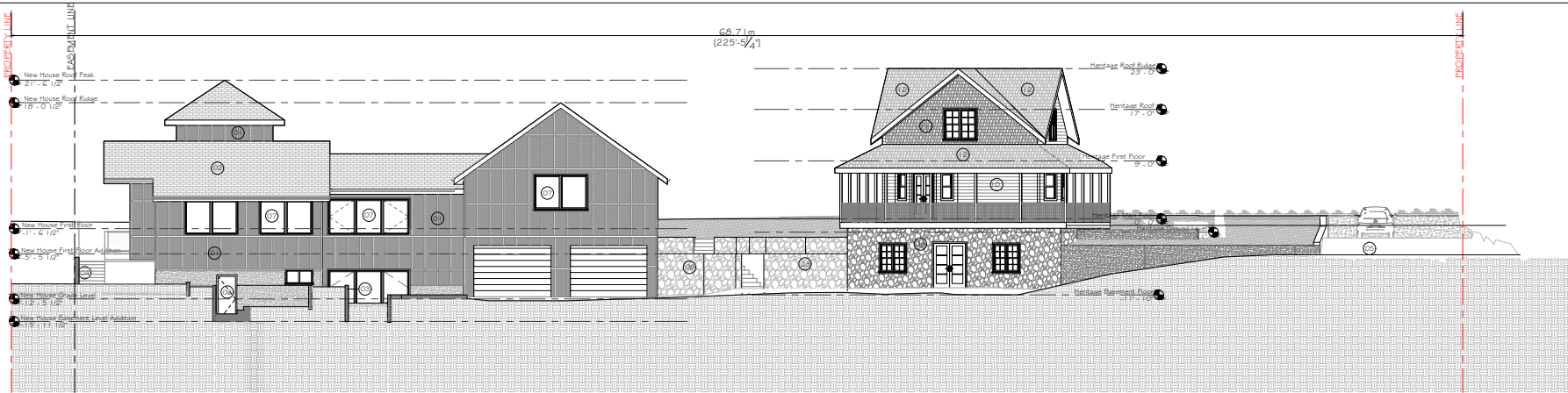
TITLE:  
**PROPOSED ELEVATIONS**

DRAWN BY: **DN**  
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DWG#: **PR-02-01**

-   
1. White Matte Hardie Board
-   
2. dark Gray / Black Asphalt Shingles
-   
3. Concrete Retaining Wall
-   
4. Concrete Retaining Wall
-   
5. Non-slippery Abbotsford Concrete Pavers
-   
6. Dark Grey / Black Aluminum Doors
-   
7. Black Aluminum Casement Windows
-   
8. Existing Retaining Wall
-   
9. Heritage House Basement Wall - Light Gray Stone
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10. Heritage House-Main Floor Wall - Pale Yellow Horizontal Siding
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11. Heritage House Second Floor Wall Pale Yellow Wall Shingle
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12. Heritage House Roof - Natural Color Sawn Cedar Shingle

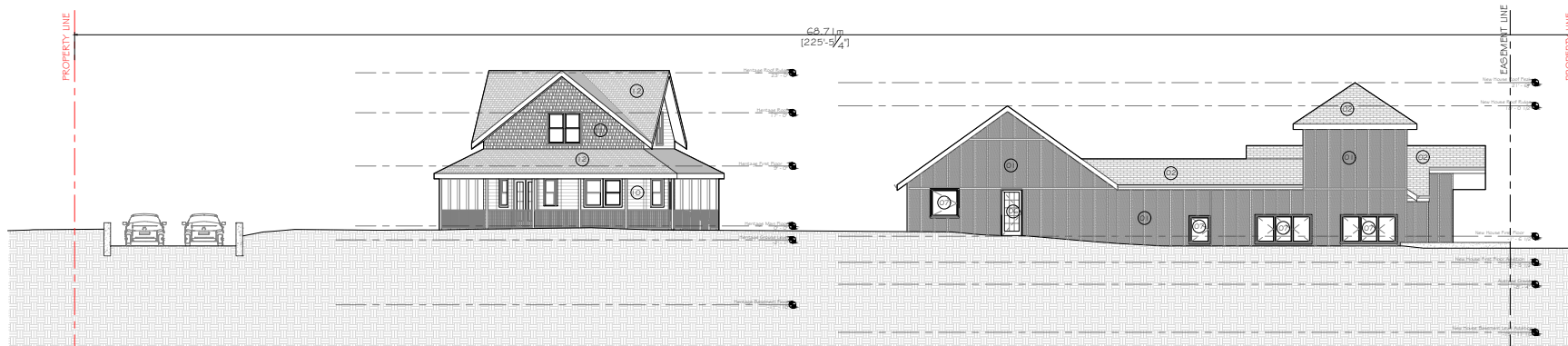
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**1 EAST ELEVATION**  
1/8" = 1'-0"



**2 WEST ELEVATION**  
1/8" = 1'-0"



PLEASE REFER TO PR-06-01 FOR MATERIALS AND FINISHES SCHEDULE

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PROJECT:  
**FEEDHAM HOUSE GARAGE / STUDIO REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED EAST ELEVATION**

DRAWN BY: **DN**

DATE: **01/04/2022**

SCALE: **1/8" = 1'-0"**

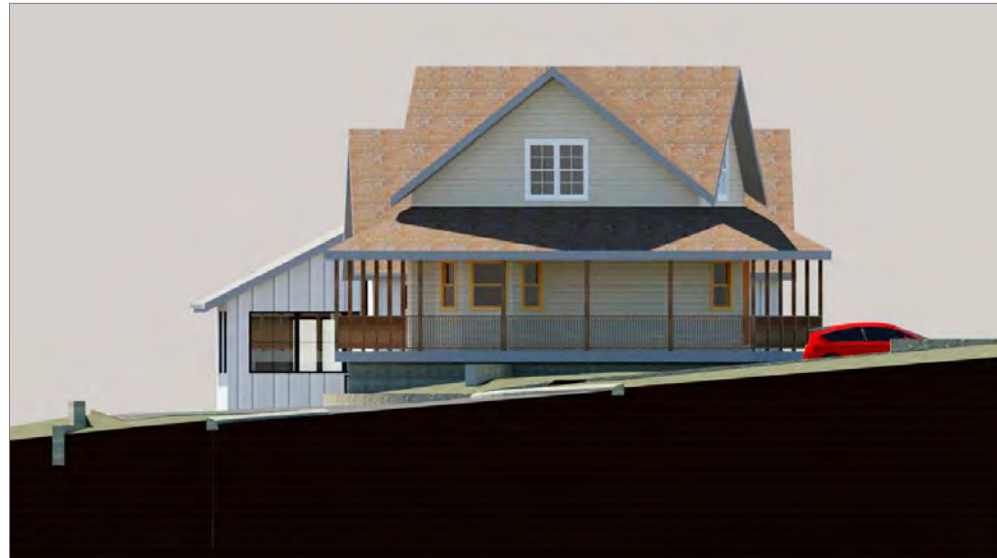
DWG#:

**PR-02-02**





**1** NORTH ELEVATION PERSPECTIVE  
NTS



**2** NORTH ELEVATION ORTHOGONAL  
NTS

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**FEEDHAM HOUSE  
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14040 - 32ND AVENUE, SURREY

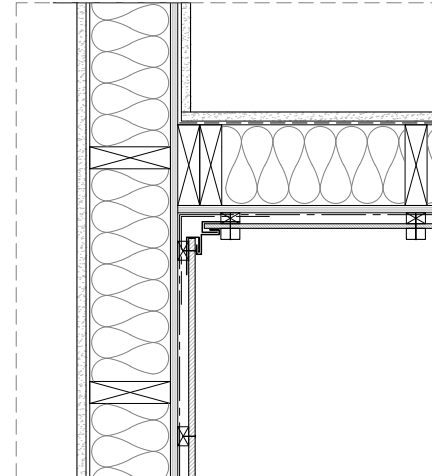
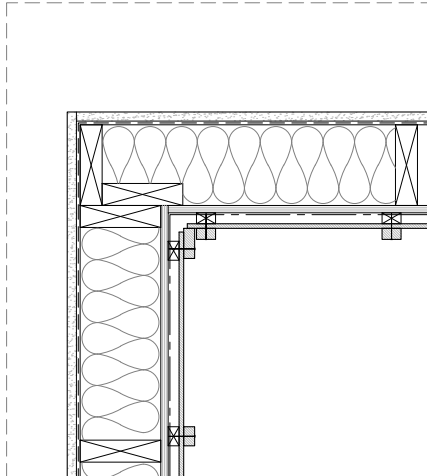
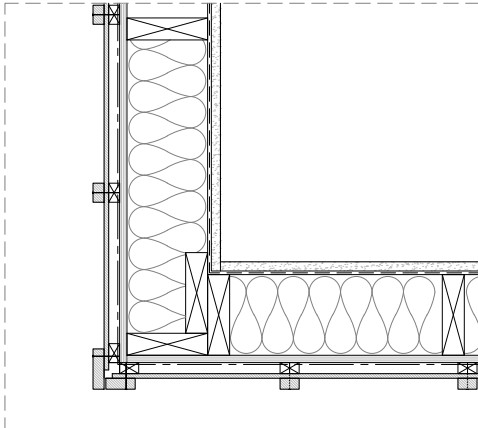
TITLE:  
**NORTH ELEVATIONS  
FROM 32<sup>ND</sup> AVENUE**

DRAWN BY: **DN**  
DATE: **01/04/2022**  
SCALE: **1/4" = 1'-0"**

DWG#: **PR-02-03**

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EXAMPLE OF BLACK HARDIE BOARD AND BATTEN



EXAMPLE OF WHITE HARDIE BOARD AND BATTEN

**1** **HARDIE BOARD DETAIL**  
1/8" = 1'-0"

REV.	DESCRIPTION	DATE
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PROJECT:  
**FEEDHAM HOUSE  
GARAGE / STUDIO  
REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
**HARDIE BOARD DETAIL**

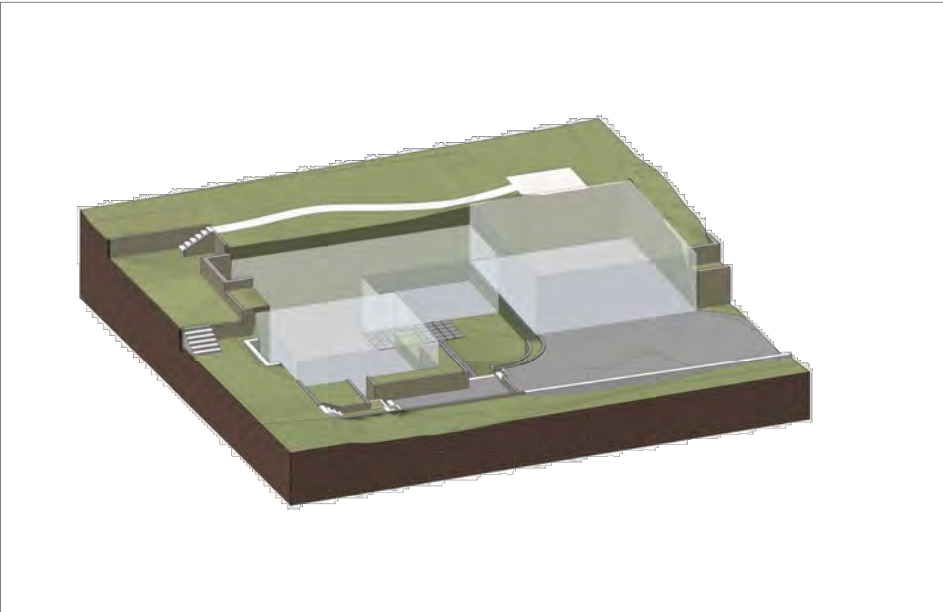
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← PROPOSED HOUSE ON GRADE



← BASEMENT VOLUME MASS BURIAL

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PROJECT:  
**FEEDHAM HOUSE  
 GARAGE / STUDIO  
 REDEVELOPMENT**  
 14040 - 32ND AVENUE, SURREY

TITLE:  
**BUILDING BURIAL  
 ANALYSIS**

DRAWN BY: **DN**

DATE: **01/04/2022**

SCALE: **NTS**

DWG#: **PR-04-02**

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REV.	DESCRIPTION	DATE
4	REVISED FOR DP	12/03/2022
3	REVISED FOR DP	07/26/2022
2	REVISED FOR DP	06/29/2022
1	ISSUED FOR DP	05/04/2022

PROJECT:  
**FEEDHAM HOUSE  
 GARAGE / STUDIO  
 REDEVELOPMENT**  
 14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED  
 3D MODEL**

DRAWN BY: **DN**

DATE: **01/04/2022**

SCALE: **1/4" = 1'-0"**

DWG#: **PR-05-01**

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PROJECT:  
**FEEDHAM HOUSE  
 GARAGE / STUDIO  
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 14040 - 32ND AVENUE, SURREY

TITLE:  
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 3D MODEL**

DRAWN BY: **DN**

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DWG#:

**PR-05-02**

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PROJECT:  
**FEEDHAM HOUSE  
GARAGE / STUDIO  
REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED  
3D MODEL**

DRAWN BY: **DN**

DATE: **01/04/2022**

SCALE: **1/4" = 1'-0"**

DWG#:

**PR-05-03**




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PROJECT:  
**FEEDHAM HOUSE  
 GARAGE / STUDIO  
 REDEVELOPMENT**  
 14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED  
 3D MODEL**

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DWG#: **PR-05-04**

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PROJECT:  
**FEEDHAM HOUSE  
 GARAGE / STUDIO  
 REDEVELOPMENT**  
 14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED  
 3D MODEL**

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PROJECT:  
**FEEDHAM HOUSE GARAGE / STUDIO REDEVELOPMENT**  
 14040 - 32ND AVENUE, SURREY

TITLE:  
**PROPOSED 3D MODEL**

DRAWN BY: **DN**  
 DATE: **01/04/2022**  
 SCALE: **1/4" = 1'-0"**

DWG#: **PR-05-06**

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PROPOSED MATERIALS AND FINISHES				EXISTING MATERIALS & FINISHES		
No.	PHOTO	NAME	NOTES			
1		HARDIE BOARD	WHITE MATTE FACADE. REFER TO PR-04-01 FOR DETAILS	8		EXISTING RETAINING WALL EXISTING STONE
2		ASPHALT SHINGLES	DARK GRAY OR BLACK ROOF ASPHALT SHINGLES. DETAILS TO BE DETERMINED.	9		HERITAGE HOUSE - BASEMENT WALL EXISTING LIGHT GRAY STONE
3		CONCRETE RETAINING WALL	CAST IN PLACE CONCRETE RETAINING WALL TO BE PAINTED IN OFF-WHITE COLOR.	10		HERITAGE HOUSE - MAIN FLOOR WALL PALE YELLOW HORIZONTAL SIDING
4		CONCRETE RETAINING WALL (SAME AS FINISH 3)	CAST IN PLACE CONCRETE RETAINING WALL TO BE PAINTED IN OFF-WHITE COLOR.	11		HERITAGE HOUSE - SECOND FL. WALL PALE YELLOW WALL SHINGLE
5		DRIVEWAY PAVERS	HERITAGE CONCRETE NON-SLIPPERY DRIVEWAY ABBOTSFORD PAVERS VISIBLE FROM THE PUBLIC REALM.	12		HERITAGE HOUSE - ROOF NATURAL COLOR - SAWN CEDAR SHINGLE ROOF
6		ALUMINUM DOOR	DARK GRAY / BLACK	 GRAY COLOR OF SOME WINDOW AND DOOR TRIMS, PORCH GUARDRAIL, POSTS AND ROOF FASCIA. WINDOWS JAMB AND SASH ARE WHITE COLOR.		
7		ALUMINUM CASEMENT WINDOWS	THERMAL ALUMINUM WINDOW - BLACK STEEL LOOK			

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PROJECT:  
**FEEDHAM HOUSE  
GARAGE / STUDIO  
REDEVELOPMENT**  
14040 - 32ND AVENUE, SURREY

TITLE:  
MATERIALS AND  
FINISHES SCHEDULES

DRAWN BY: **DN**

DATE: **01/04/2022**

SCALE: **NTS**

DWG#:

**PR-04-03**