

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

Application No.: 7921-0348-00

Planning Report Date: May 9, 2022

**PROPOSAL:**

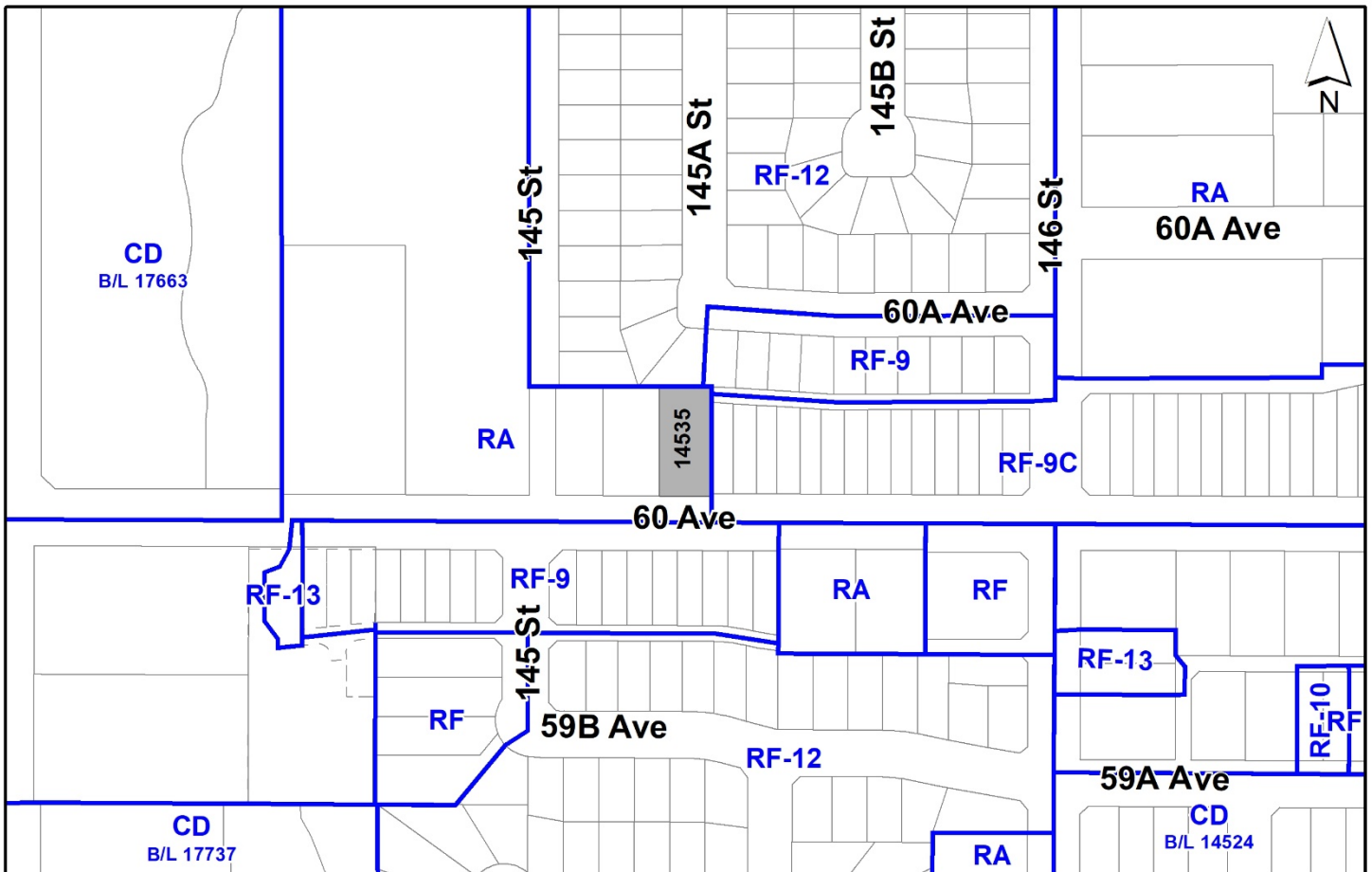
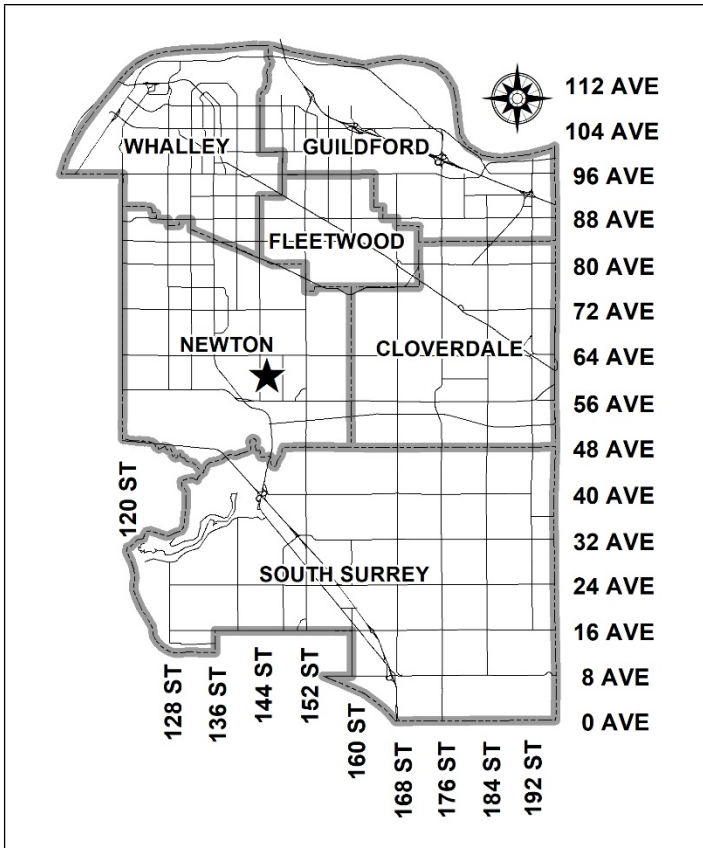
- Rezoning from RA to RF-10 to allow subdivision into two single-family residential small lots.

**LOCATION:** 14535 - 60 Avenue

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Single Family Small Lots



## **RECOMMENDATION SUMMARY**

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

## **RATIONALE OF RECOMMENDATION**

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- The proposal complies with the Single Family Small Lots designation in the South Newton Neighbourhood Concept Plan (NCP)
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- The proposed density and building form are appropriate for this part of South Newton.
- Area residents have raised no objections to the proposal.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and a date be set for Public Hearing
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (d) 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;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) registration of a Section 219 Restrictive Covenant for protection of retained trees.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	OCP/NCP Designation	Existing Zone
Subject Site	Single-family dwelling	Urban / Single Family Small Lots	RA
North:	Single-family dwellings	Urban / Single Family Residential Flex 6-14.5 u.p.a.	RF-9, RF-12

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East:	Single-family dwellings	Urban / Single Family Small Lots, Single Family Residential	RF-9C
South (Across 60 Ave.):	Single-family dwellings	Urban / Single Family Small Lots	RF-9
West:	Single-family dwellings	Urban / Single Family Small Lots, Single Family Residential	RA

### Context & Background

- The subject property is a “One-Acre Residential Zone” (RA) lot on the north side of 60 Avenue. The property is designated "Urban" in the Official Community Plan (OCP) and designated “Single Family Small Lots” in the South Newton Neighbourhood Concept Plan (NCP).
- The subject property is approximately 841 square metres in area, with a lot width of 20 metres and a lot depth of 42.15 metres.
- The property is one of three remaining RA lots on this block. All 14 of the properties from the subject site eastwards towards 146 Street are zoned "Single Family Residential (9) Zone" (RF-9) and have a width of 9.0 metres. The subject site is one of the largest remaining residential properties relative to the surrounding area.
- The abutting 14 RF-9 lots were permitted through previous application 7904-0046-00 to permit the development of 14 "Single Family Residential (9C) Zone" lots, 10 RF-9 lots and 74 "Single Family Residential (12) Zone" (RF-12) lots.

### DEVELOPMENT PROPOSAL

#### Planning Considerations

- The applicant proposes to rezone the property from “One-Acre Residential Zone” (RA) to “Single Family Residential (10) Zone” (RF-10). The RF-10 zone permits narrow single-family residential lots that are around 70 square metres larger than the RF-9C zone. As such, the RF-10 zone will permit a subdivision layout compatible with the properties on this block redeveloped under Development Application No. 7904-0046-00 and provides a transition to the larger parcels west of 145 Street.
- The NCP designation of “Single Family Small Lots” permits the density of this proposed development (subdivision into two lots with a density of 23.78 units per hectare) and is aligned with the adjacent narrow residential lots of a similar area, width, and depth.

- The RF-10 zone requires rear lane driveway access to support a more urban and pedestrian-friendly streetscape. A 6 metre dedication from the rear lot line is proposed to extend the existing rear lane from the east to service both subdivided lots. Future development to the west may finish the extension of this lane connection from 146 Street to 145 Street.
- The applicant proposes a 0.94 metre wide dedication from the lot frontage to achieve the full right-of-way width for 64 Avenue at this location.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	841.0 square metres
Road Dedication:	138.7 square metres
Net Site Area:	700.58 square metres
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	23.78 units per hectare
<b>Range of Lot Sizes</b>	350.03 – 350.55 square metres
<b>Range of Lot Widths</b>	9.99 metres
<b>Range of Lot Depths</b>	35.13 – 35.18 metres

### Referrals

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

School District: The School District has advised that there will be approximately 2 school-age children generated by this development, of which the School District has provided the following expected student enrollment.

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

(See Appendix III)

### POLICY & BY-LAW CONSIDERATIONS

#### Regional Growth Strategy

- The proposal complies with the “General Urban” designation in the Regional Growth Strategy.

#### Official Community Plan

##### Land Use Designation

- The proposal complies with the "Urban" designation in the Official Community Plan (OCP).

Themes/Policies

- A3.1 - Permit gradual and sensitive residential infill within existing neighbourhoods, particularly in areas adjacent to Town Centres, neighbourhood centres and transit corridors, in order to support significant transit improvements, utilize existing transportation infrastructure and implement improvement to the public realm.

*(The proposed development is located within the South Newton NCP and located in a single family neighbourhood that has experienced gradual densification over the last two decades. It is located on an arterial road (60 Avenue) serviced by public transportation. The development will extend an existing rear laneway to provide vehicle access to the site.)*

**Secondary Plans**Land Use Designation

- The proposal complies with the "Single Family Small Lots" designation in the South Newton Neighbourhood Concept Plan (NCP).

**Zoning By-law**

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)".
- The table below provides an analysis of the development proposal in relation to the requirements of the Zoning By-law, including the "Single Family Residential (10) Zone (RF-10)" and parking requirements.

<b>Zone (Part RF-10) Type III Interior</b>	<b>Permitted and/or Required</b>	<b>Proposed</b>
<b>Unit Density:</b>	31 units per hectare	23.78 units per hectare
<b>Yards and Setbacks</b>		
Front Yard (south):	4.0 metres	4.0 metres
Side Yard (east/west):	1.2 metres	1.2 metres
Rear (north):	7.5 metres	7.5 metres
<b>Lot Size</b>		
Lot Size:	291 square metres	350.03 – 350.55 square metres
Lot Width:	9.7 metres	9.99 metres
Lot Depth:	30 metres	35.13 – 35.18 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3	3

Lot Grading and Building Scheme

- The applicant retained Raymond Bonter of Raymond S. Bonter, Designer 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).

- The consultant advises that home design on the subject site should recognize the specific styles (e.g., neo-traditional, neo-heritage, craftsman), layout and massing of the adjacent homes on this block to complement the neighbourhood.
- A preliminary lot grading plan, submitted by Terra Nobis Consulting Inc., and dated December 2021, has been reviewed by staff and found to be generally acceptable. The applicant does propose in-ground basements. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

### **Capital Projects Community Amenity Contributions (CACs)**

- On December 16, 2019, Council approved the City's Community Amenity Contribution and Density Bonus Program Update (Corporate Report No. R224; 2019). The intent of that report was to introduce a new City-wide Community Amenity Contribution (CAC) and updated Density Bonus Policy to offset the impacts of growth from development and to provide additional funding for community capital projects identified in the City's Annual Five-Year Capital Financial Plan.
- The proposed development will be subject to the Tier 1 Capital Plan Project CACs. The contribution will be payable at the rate applicable at the time of Final Subdivision Approval. The current rate is \$2,000.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the Neighbourhood Concept Plan designation.

### **Affordable Housing Strategy**

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. Ro66; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit to support the development of new affordable housing. The funds collected through the Affordable Housing Contribution will be used to purchase land for new affordable rental housing projects.
- The applicant will be required to contribute \$1,000 per new lot to support the development of new affordable housing.

### **PUBLIC ENGAGEMENT**

- Pre-notification letters were sent on December 13, 2021, and the Development Proposal Signs were installed on January 11, 2022. Staff received no responses from adjacent residents.

**TREES**

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

**Table 1: Summary of Tree Preservation by Tree Species:**

<b>Tree Species</b>	<b>Existing</b>	<b>Remove</b>	<b>Retain</b>
<b>Deciduous Trees</b> (excluding Alder and Cottonwood Trees)			
Mountain Ash	1	1	0
Cherry	2	1	1
Maple	1	1	0
<b>Coniferous Trees</b>			
Cypress	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>5</b>	<b>4</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>2</b>	
<b>Total Retained and Replacement Trees</b>		<b>3</b>	
<b>Contribution to the Green City Program</b>		<b>TBD</b>	

- The Arborist Assessment states that there are a total of five (5) mature trees on the site. It was determined that one (1) tree 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 eight (8) replacement trees on the site. Based on the narrow lots and smaller yards this subdivision would create, the applicant is proposing two (2) replacement trees.
- Since only two (2) replacement trees can be accommodated on the site, the deficit of six (6) replacement trees will require a cash-in-lieu payment of \$3,300.00, representing \$550 per replacement tree, to the Green City Program, in accordance with the City’s Tree Protection By-law.
- In summary, a total of three (3) trees are proposed to be retained or replaced on the site with a contribution of \$3,300.00 to the Green City Program.



**INFORMATION ATTACHED TO THIS REPORT**

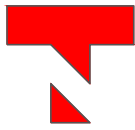
The following information is attached to this Report:

- Appendix I. Site Plan
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey and Tree Preservation
- Appendix V. Building Guidelines Summary

*approved by Shawn Low*

Jeff Arason  
Acting General Manager  
Planning and Development

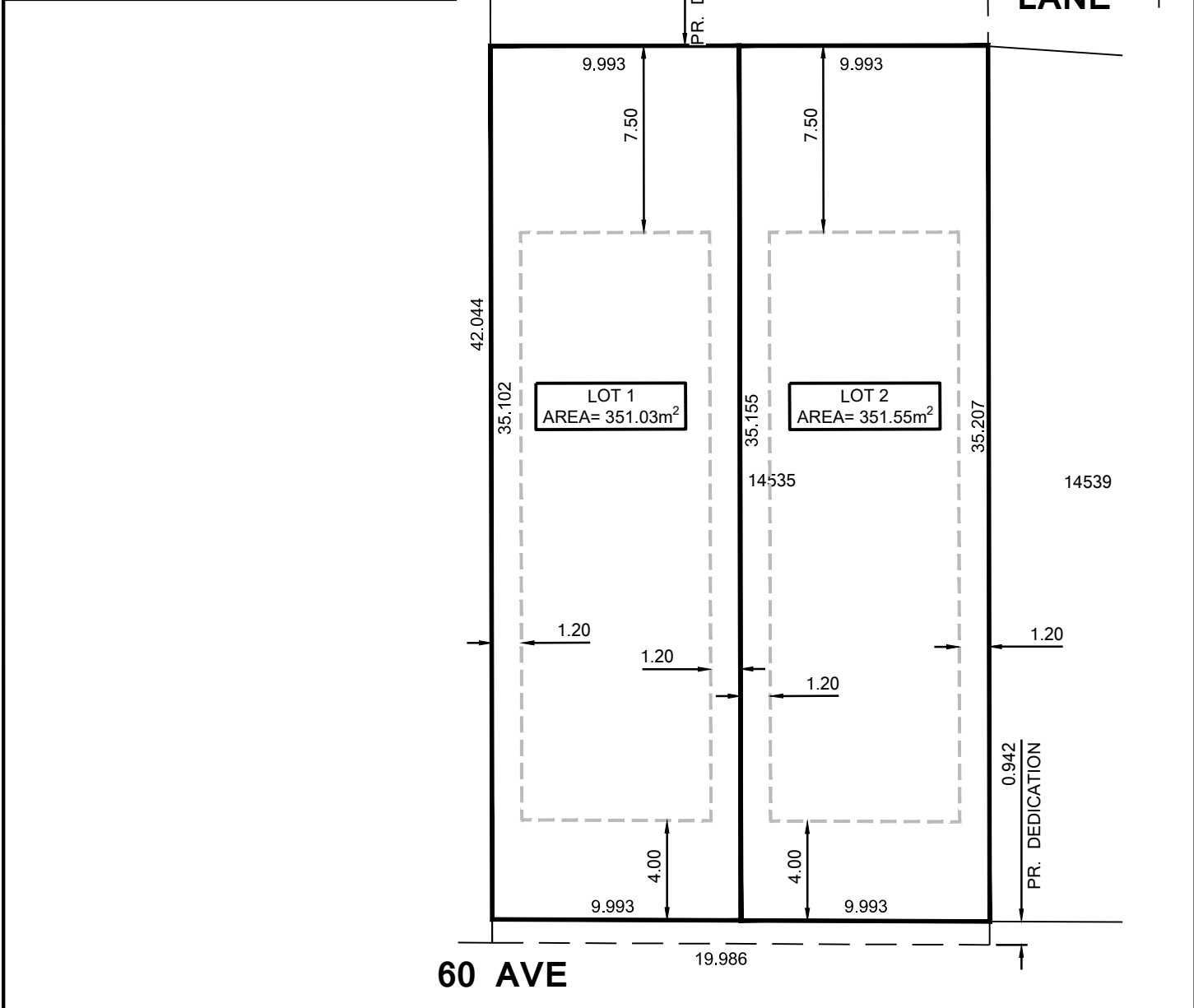
JK/cm



**TERRA NOBIS CONSULTING INC.**  
 #203-15585 24 AVENUE, SURREY, BC, V4A 2J4  
 EMAIL: INFO@TERRANOBIS.COM  
 PHONE: 604.946.3007  
 PERMIT TO PRACTICE #: 1000490



	EXISTING	PROPOSED
LOTS	1	2
ZONING	RA	RF-10 (TYPE I)
LOT SIZE	841.3 m <sup>2</sup>	LOT 1: 350.03 m <sup>2</sup> LOT 2: 350.55 m <sup>2</sup>
AVG. LOT WIDTH	19.986 m	LOT 1: 9.993 m LOT 2: 9.993 m
AVG. DEPTH	42.096 m	LOT 1: 35.128 m LOT 2: 35.181 m



No	DATE	BY	CK	REVISIONS DESCRIPTION
1.	10 FEB 2022	JL	PG	REVISED ROAD DEDICATION
0.	17 NOV 2021	JL	PG	FOR APPLICATION

TITLE : SUBDIVISION LAYOUT  
**14535 60th AVENUE SURREY, BC**

SCALE: 1:250

SEAL

**NOT FOR CONSTRUCTION**

DATE: **10 FEB 2022**

**21085**

REV

**1.**

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

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

DATE: **April 01, 2022** PROJECT FILE: **7821-0348-00**

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RE: **Engineering Requirements  
Location: 14535 60 Avenue**

### REZONE AND SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate approximately 0.942 metres along 60 Avenue;
- Dedicate 6.0 metres for the Residential Lane; and
- Register 0.5 m statutory right-of-way (SRW) along 60 Avenue frontage.

#### *Works and Services*

- Construct the north side of 60 Avenue;
- Construct the Residential Lane;
- Construct adequately-sized drainage, water, and sanitary service connections. Abandonment of surplus connection(s), if any, is also required; and
- Construct frontage mains required to service the site.

A Servicing Agreement is required prior to Rezone and Subdivision.



Jeff Pang, P.Eng.  
Development Services Manager

AJ



February 8, 2022

Planning

**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Goldstone Park elementary was opened February 2014 to relieve the enrolment pressure at both Woodward Hill and Cambridge Elementary. As of September 2021, all three schools are severely overcrowded. To meet in-catchment demand, portables are in use as enrolling spaces.

June 2020, the Ministry approved design and construction funding to build a new 612-capacity elementary school; located next to the existing Goldstone Park. The new Snokomish Elementary is targeted to open in 2025 will provide enrolment relief to the two neighbouring schools: Goldstone Park and Cambridge.

In June 2018, the Ministry of Education has approved funding for design and construction of a 700-capacity addition at Sullivan Heights. The addition is anticipated to be open for the 2022/2023 school year.

**THE IMPACT ON SCHOOLS**

APPLICATION #: 21 0348 00

**SUMMARY**

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

**Projected enrolment at Surrey School District for this development:**

Elementary Students:	1
Secondary Students:	1

**September 2021 Enrolment/School Capacity**

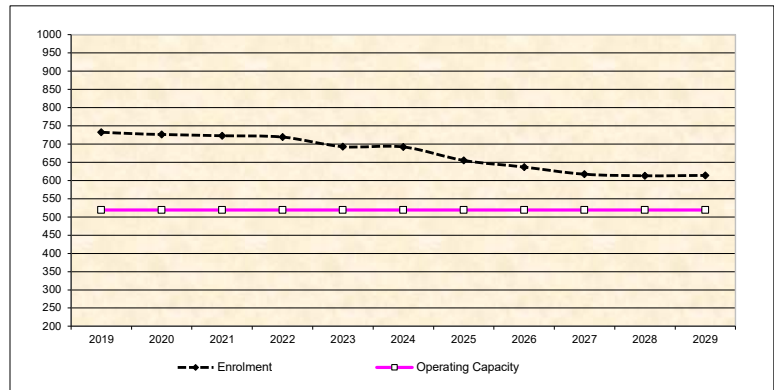
<b>Goldstone Park Elementary</b>	
Enrolment (K/1-7):	91 K + 632
Operating Capacity (K/1-7)	76 K + 443
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1646
Capacity (8-12):	1000
Addition Capacity (8-12) 2022:	1700

<b>Projected population of school-age children for this development:</b>	4
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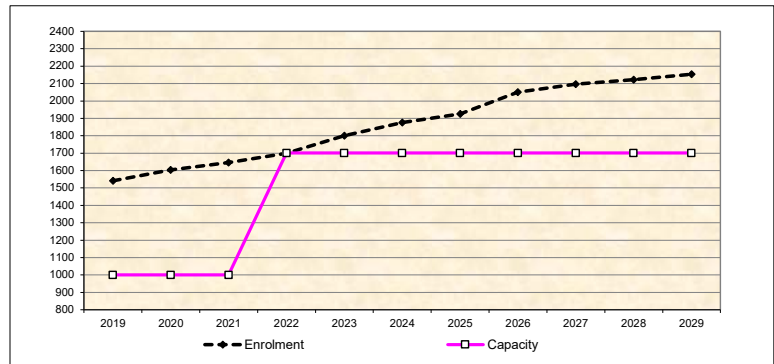
**Population:** The projected population of children aged 0-19 Impacted by the development.

**Enrolment:** The number of students projected to attend the Surrey School District ONLY.

**Goldstone Park Elementary**



**Sullivan Heights Secondary**



\* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students.  
 Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

# Tree Preservation Summary

Surrey Project No:

Address: 14535 60 Avenue

Registered Arborist: Woodridge Tree Consulting Arborists Ltd., Hanah Dhanani PN 9275A

On-Site Trees	Number of Trees	Off-Site Trees	Number of Trees
<b>Protected Trees Identified *</b>	5	<b>Protected Trees Identified</b>	2
<b>Protected Trees to be Removed</b>	4	<b>Protected Trees to be Removed</b>	0
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	1	<b>Protected Trees to be Retained</b>	2
<b>Total Replacement Trees Required:</b>		<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	8	- Alder & Cottonwoods to be removed (1:1) 0 X one (1) = 0	0
- All other species to be removed (2:1) 4 X two (2) = 8		- All other species to be removed (2:1) 0 X two (2) = 0	
<b>Replacement Trees Proposed</b>	2	<b>Replacement Trees Proposed</b>	-
<b>Replacement Trees in Deficit</b>	6	<b>Replacement Trees in Deficit</b>	-
<b>Protected Trees to be Retained in Proposed Open Space or Riparian Areas</b>	0		
*on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas			

Summary, report and plan prepared and submitted by:



(Signature of Arborist)

November 1, 2021

Date



**Tree Plan for Development at  
14535 60 Avenue, Surrey**

**Date: November 1 2021**

**Tree Inventory**

Tag	Species	DBH (cm)	TPZ (m)
847	Mountain Ash	44	2.64
848	Ornamental Cherry	46	2.76
849	Sawara Cypress	56	3.36
850	Norway Maple	65	3.90
ci1	Ornamental Cherry	12	1.50
os1	Magnolia	32	1.92
os2	Birch	50	3.00

Notes

**Legend**

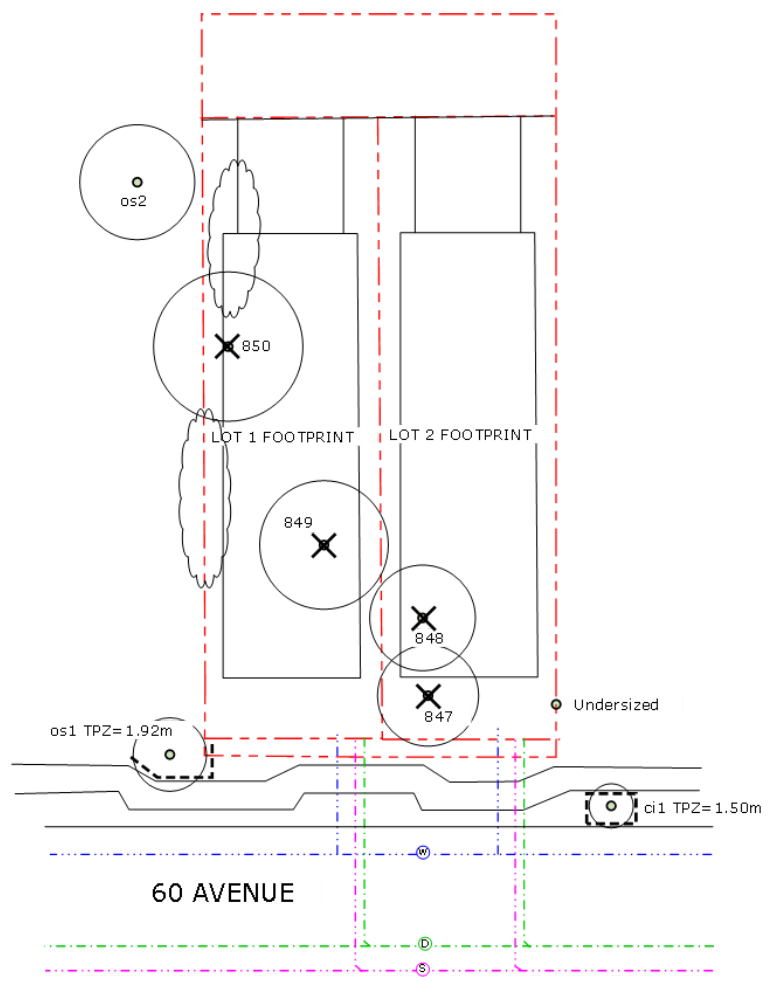
↑ N

⋯ dripline ⋯

x = remove tree

⊠ tree barrier

1m 1:250 10m



## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 21-0348-00  
Project Location: 14535 60 Avenue, Surrey, B.C  
Design Consultant: Raymond Bonter – Raymond S. Bonter, Designer Ltd.  
Date: January 26, 2022

**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. Context Neighborhood and Context Homes**

#### **1.1 Establishing the Context Neighborhood:**

The Context Neighborhood includes the parent parcel(s) of the proposed development (herein called the Subject Site) and surrounding properties. The Context Neighborhood was established by considering the geographical area, road system, and generally what would be perceived as the neighborhood to which the parent parcel(s) belongs. This includes consideration of homes visible from the Subject Site and along the main access route. The Context Neighborhood should be seen as the area to which the parent parcel(s) is part of, and would be affected by development of the Subject Site as new lots are created and added to the neighborhood.

The Context Neighborhood is bounded by 146 Street to the east of the subject site, the Greenbelt for Sullivan Heights Creek to the west, and generally runs along both sides of 60<sup>th</sup> Avenue between these boundaries. The Context Neighborhood includes two blocks of well-organized higher density homes which have been built within the last 15 years, and a small number of lower density properties which have older homes, some of which have active development applications to subdivide and create lots similar to the higher density blocks. The entire context neighborhood has the same NCP designation of Single Family Small Lots.

The broader area surrounding the Context Neighborhood includes developments similar to the newer blocks of homes within the Context Neighborhood and the general trend in the area is for older lower density properties and homes to be subdivided and developed with higher density homes. The higher density homes within the Context Neighborhood represents this broader area and so it is not necessary to include more homes in the Context Neighborhood to fairly represent the broader area.

In the Residential Character Study for this development a map has been provided which identifies the Context Neighborhood and graphically shows the layout of the area including roads and property addresses.

## **1.2 Establishing Context Homes within the Context Neighborhood:**

The Context Neighborhood is comprised of 34 properties and homes not including the Subject Site or the home(s) on the Subject Site. Homes range in age from relatively new to more than 50 years old. The Context Neighborhood has been further divided into four blocks of homes. Each block represents a similar group of homes which either have similar character or similar zoning, or both, but are different from the homes in the other blocks. Each block of homes has been reviewed to consider whether or not the character represents the neighborhood and should be considered when developing the restrictions for the Design Guidelines on the newly created lots.

## **2. Residential Character**

### **2.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site and Context Neighborhood:**

The Subject Site is located on the north side of 60 Avenue and is an interior lot. Two new lots are proposed, both of which will be interior lots, and the lane to the east will be extended across the rear of the two new lots. The new lots will be rear loaded from the lane only.

Considering the layout of the roads, infrastructure and lots in the Context Neighborhood it is unlikely that any future development will significantly alter the overall layout of the neighborhood or create new roads and lanes which might affect the new lots on the Subject Site at some time in the future. The lots to the east are all recent with new roads and infrastructure to service them. The lots immediately to the west of the Subject Site may be redeveloped to be similar size, layout and zoning of the proposed lots on the Subject Site and the lane will most likely continue to be extended across the rear of these lots to connect with 145 Street. The lots immediately to the north and south of the Subject Site are also quite recent and the properties, roads and infrastructure will not change.

The Context Homes that have been identified within the Context Neighborhood are all current and have been built within the last fifteen years. These homes generally represent the established character of the neighborhood and convey the industry standard levels of quality and style in today's single family housing market. They also represent the broader area and are indicative of the general theme of densification into well-organized neighborhoods.

It can be expected that the older homes within the Context Neighborhood will eventually be removed and the properties will be subdivided and developed to be similar to the proposed new lots on the Subject Site. The Residential Character of the Context Neighborhood will eventually all be very similar as older homes are replaced, but the newer homes in the area have already established the Residential Character and set the precedent for the level of quality which provides us with the best example of what to expect in the future.



## **2.2 Prevailing Features of the Context Homes Significant to the Proposed Design Guidelines and Building Scheme:**

The Context Homes established in Section 1, and as identified in Appendix A and B, have been reviewed for individual components which contribute to the overall character of the Context Neighborhood. In this section the major components which contribute have been identified, Context Homes are reviewed for each major component, and recommendations are made for the Design Guidelines of the new homes and properties on the Subject Site.

### **House Styles**

- The Context Homes that have been identified as contributing are all relatively current and of similar style. Generally they are all in the range of Neo-Traditional, Neo-Heritage, Craftsman, Etc. These traditional styles have been very popular in last couple of decades and reflects a very well established overall theme of the area. Many of the homes are very similar or the same with alternate detailing and colours. This is most likely due to using two or three plans repeatedly on all of the lots.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should recognize the very specific styles, layout and massing of the adjacent homes and encourage the homes on the new lots to match which will ensure the streetscape does not incur a radical shift in style on the newly created lots. Names of styles should be avoided in the Design Guidelines but rather these styles should be supported by identifying which contributing elements, massing, roof form and materials create the overall style and then restrictions specific to these items should be carefully crafted.

### **Building Massing**

- The Context Homes that have been identified as contributing are all two storey homes with basements. The lots are rear loaded so every home presents a two storey façade to the fronting road which includes a front porch and wall massing of the main and upper floors. The zoning for the Context Homes does not require an upper floor reduction and most homes have stacked two storey massing but all homes have porch and main floor roof elements which break up the two storey massing.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should discourage full two storey massing and limit two storey elements by requiring main floor porch and roof elements. This may include design elements such as skirt roofs and boxed out windows with roofs lines above.

### **Corner Lot Design**

- The proposed new lots at the Subject Site will not include any corner lots.

### **Roof Form and Material**

- The Context Homes that have been identified as contributing primarily have a main roof form which is a pitched roof between 6/12 to 8/12 and include feature roof elements such as front facing gables which are as steep as 12/12. Roof forms are a combination of hip, gable and shed roofs. No radical monoplane type roofs or gambrel roofs are used. The primary roofing material for all Context homes is asphalt shingle roofing with manufactured raised ridge caps.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage roof forms which match the Context Homes and specifically should restrict the main roof form in style and pitch to a limited range which matches the adjacent homes. Roofing material should also be specifically restricted to match adjacent homes.

## **Cladding and Detailing**

- The Context Homes that have been identified as contributing primarily use horizontal vinyl siding as the main cladding material. Front facing facades include a mix of traditional feature elements such as stone, painted millwork, wall shakes, Tudor paneling and trim, layered trim, ornamental gable braces, etc. Windows and doors on front facing elevations have minimum 1x4 trim and walls have horizontal trim. Sides and rear of the homes generally do not have window, door or wall trim.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage the use of similar cladding, materials and detailing as the Context Homes. Minimum requirements for trim and use of feature elements on street facing facades should be included but should also be considered on a case-by-case basis depending on the overall style. A broad range of cladding materials should be permitted and vinyl siding should be permitted as the main cladding material. Minimum requirements for fascias and barge boards should be outlined.

## **Surfacing Materials:**

- The Context Homes that have been identified as contributing primarily have minimal surfacing materials visible from the street. Most have a smooth or exposed aggregate concrete walkway connecting the porch to the pedestrian sidewalk.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage driveway and walkway surfacing to be concrete with finishes similar to those used by the Context Homes. Main entry and front walkways should only be permitted to be smooth, broom finish or exposed aggregate concrete.

## **Garages:**

- The Context Homes that have been identified as contributing all have rear loaded driveways from the lane. Detached garages, including coach houses, typically have a two car garage with overhead doors that close.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should require all garages to be two car. All new lots will be rear loaded so the garages will be detached and adjacent to the lane. Garages should all have doors which close and carports should not be permitted.

## **Front Entry and Porches**

- The Context Homes that have been identified as contributing all have front facing porches visible from the road with some that are near grade and others that are several steps up from grade. Porches are typically single storey elements with a feature roof above. Front entry doors are typically a single 3'-0" wide door with a sidelight built-in or with a window beside the front door.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should encourage the front entry porch to be a focal point of the front façade but should be limited to single storey. Porches should include feature roofs and include minimum requirements for entry doors.

**Landscaping**

- The Context Homes that have been identified as contributing have very well kept landscaping albeit quite minimal due to minimal front yard requirements. Each lot has a combination of lawn and planting beds in the front yard with planting beds having a combination of shrubs and one tree. Side yards tend to be gravel and some hedging is visible but minor. Rear yard landscaping is typically not visible from the road.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should require a mix of planting beds and lawn area in the front yards along with guidelines for hedging and planting materials to ensure front yards remain manageable and provide natural transitions from the street. Fencing and hedging should be limited to the sides and rear yards to ensure new homes remain visible, presentable and neighborly.

**Retaining:**

- The Context Homes that have been identified as contributing do not have an abundance of retaining visible from the road except for certain homes have raised porches with exposed walls and others have low block walls to define planting beds.
- Recommendation: The Design Guidelines for the new lots on the Subject Site should limit retaining walls visible from the street to be 0.6m or less and include guidelines for approved material and finish.

**Conclusion:**

The Context Homes within the Context Neighborhood are well organized and built to current standards of quality and style. The new homes built on the subject site should suit the neighborhood and the Design Guidelines for the lots should ensure compatibility. However, it is difficult to encourage the new homes and landscaping to have all features of all homes in the Context Neighborhood. By selectively identifying common themes within the Context Neighborhood and considering the nature of new home construction with current trends and industry standard levels of quality the Design Guidelines for the home can provide flexibility while ensuring the new homes suit the neighborhood and maintain levels of quality which will safeguard all home owners in the area.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Raymond S. Bonter, Designer Ltd.      Date: January 26, 2022

**Reviewed and Approved by:** Raymond S. Bonter       Date: January 26, 2022