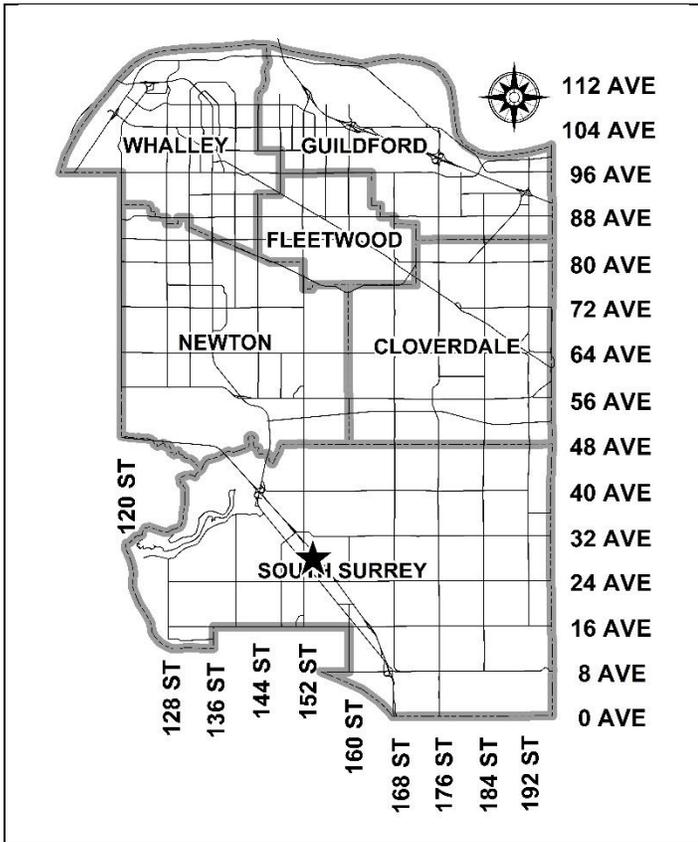


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**  
 Application No.: 7920-0268-00  
 Planning Report Date: April 22, 2024



**PROPOSAL:**

- **LAP Amendment** from Single Family Residential (6 u.p.a.) to Single Family Small Lots
- **Rezoning** from RF to RF-10

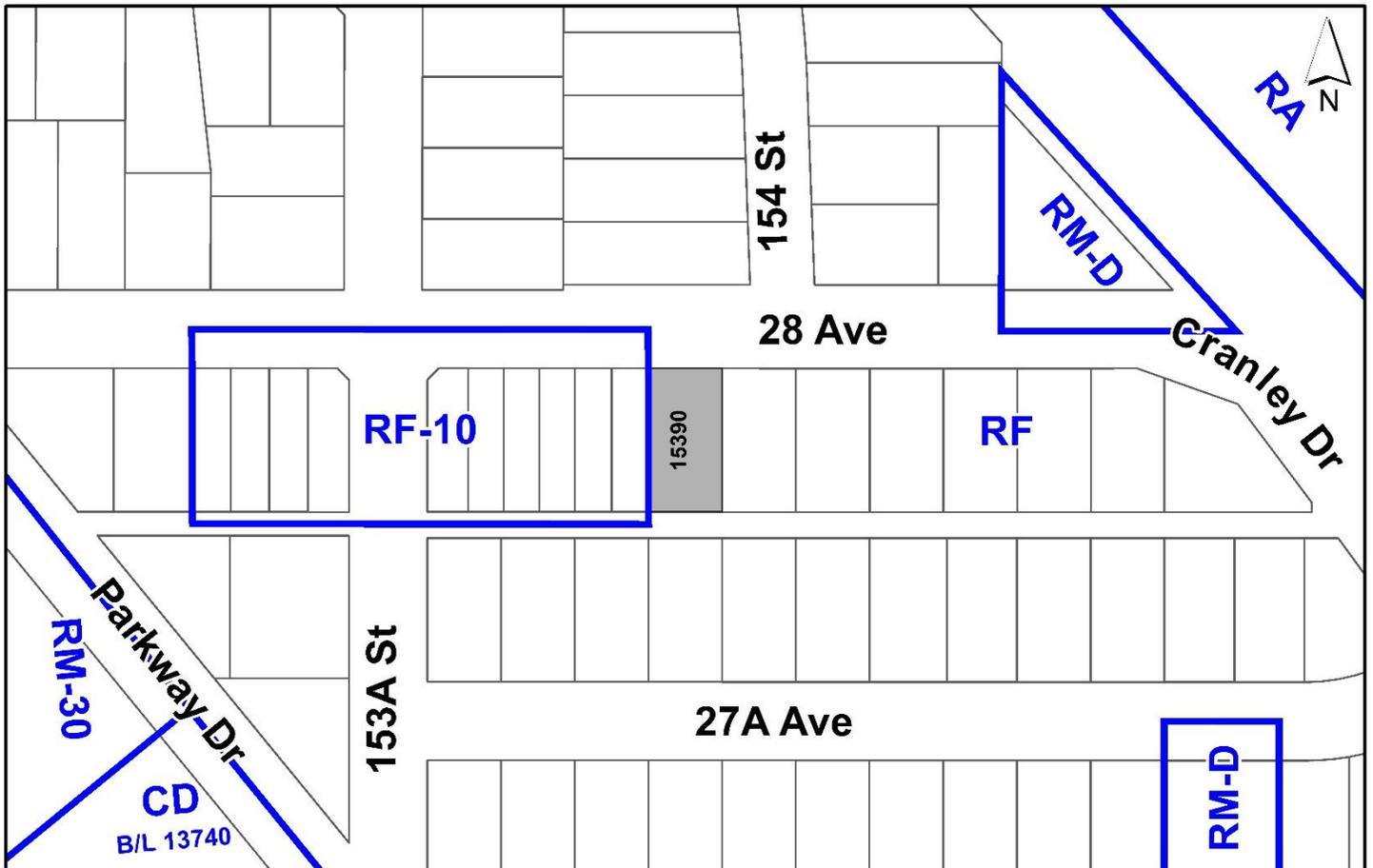
to allow subdivision into two single family residential lots.

**LOCATION:** 15390 28 Ave

**ZONING:** RF

**OCP DESIGNATION:** Urban

**LAP DESIGNATION:** Single Family Residential (6 u.p.a)



## RECOMMENDATION SUMMARY

- Rezoning By-law to proceed to Public Notification. If supported the By-law will be brought forward for First, Second and Third Reading.

## DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the King George Highway Corridor Neighbourhood Concept Plan to redesignate the subject site from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots".

## RATIONALE OF RECOMMENDATION

- The proposed land use complies with the Official Community Plan (OCP) Designation for the property.
- In accordance with changes to the Local Government Act, Section 464, under Bill 44 (2023) a Public Hearing is not required for the subject rezoning application as the proposed rezoning is consistent with the Official Community Plan (OCP). As such, Council is requested to endorse the Public Notification to proceed for the proposed Rezoning By-law. The Rezoning By-law will be presented to Council for consideration of First, Second, and Third Reading, after the required Public Notification is complete, with all comments received from the Public Notification presented to Council prior to consideration of the By-law readings.
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).
- Single Family Small Lot (RF-10) development was previously approved at the west end of the block, east of 153A Street, in 2016. Continuation of a similar form of development was anticipated along the south side of 28 Avenue for the whole block, including the subject property. The properties between the subject property and 153A Street to the west have all been rezoned and developed as RF-10 lots.
- The proposed "Single Family Small Lot" designation is appropriate for this part of the King George Highway Corridor and provides an appropriate transition from the higher density multi-family developments to the west. It is also within proximity to the Frequent Transit Network (FTN) on King George Boulevard, and other transit options along 152 Street.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. Council endorse the Public Notification to proceed for a By-law to rezone the subject site from Single Family Residential Zone (RF) to Single Family Residential 10 Zone (RF-10)
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) approval from the Ministry of Transportation & Infrastructure;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
  - (g) the applicant adequately address the City's needs with respect to the City's Affordable Housing Strategy, to the satisfaction of the General Manager, Planning & Development Services.
3. Council pass a resolution to amend the King George Highway Corridor Neighbourhood Concept Plan to redesignate the land from "Single Family Residential (6 u.p.a.) to "Single Family Small Lots" when the project is considered for Final Adoption.

## SITE CONTEXT & BACKGROUND

Direction	Existing Use	LAP Designation	Existing Zone
Subject Site	Single Family Dwelling	Single Family Residential (6 u.p.a.)	RF
North (Across 28 Ave.):	Single Family Dwelling	Single Family Residential (6 u.p.a.)	RF
East:	Single Family Dwelling	Single Family Residential (6 u.p.a.)	RF
South:	Single Family Dwelling	Single Family Residential (6 u.p.a.)	RF
West:	Single Family Dwelling	Single Family Small Lots	RF-10

## DEVELOPMENT PROPOSAL

### Background and Proposal

- The subject site is located on the south side of 28 Avenue, east of 153A Street. The site is designated Urban in the Official Community Plan (OCP) and Single Family Residential (6 u.p.a.) in the King George Highway Corridor Neighbourhood Concept Plan.
- The applicant is proposing to rezone the subject property from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" to allow subdivision into two (2) single family small lots.
- The proposed lots conform to the minimum lot width, depth, and area requirements of the RF-10 Zone for Type III lots. Driveway access is proposed from the existing lane at the rear of the subject property, in accordance with the off-street parking access requirements of the RF-10 Zone.

### Planning Considerations

- The applicant is proposing to rezone the property at 15390-38 Avenue from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" and to amend the King George Highway Corridor Land Use/Development Concept Plan designation for the site from "Single Family Residential (6 u.p.a.)" to "Single Family Small Lots" to allow subdivision from one (1) lot into two (2) lots.

	Proposed
<b>Lot Area</b>	
Gross Site Area:	696 sq. metres
Net Site Area:	696 sq. metres
<b>Number of Lots:</b>	2
<b>Unit Density:</b>	28.57 units per hectare
<b>Lot Sizes</b>	348 m <sup>2</sup>
<b>Lot Widths</b>	9.44 metres
<b>Range of Lot Depths</b>	36.85 metres-36.86 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 student at Jessie Lee Elementary School  
1 Secondary student at Earl Marriott Secondary School

(Appendix III)

**Parks, Recreation & Culture:** Parks accepts the removal of city trees 210, 211, 212 as recommended in the project arborist report dated June 26, 2023.

Parks requires a tree compensation of 2:1 to be included in Trees and Landscaping's standard Tree Cutting Permits, with associated permit fees and replacement tree rates collected into the Green City Program.

Parks requests that the City trees proposed for removal along 28 Avenue be included in Trees and Landscaping's standard Tree Cutting Permits, with associated permit fees and replacement tree securities collected into the Green City Program.

**Ministry of Transportation & Infrastructure (MOTI):** Preliminary approval had previously been granted for one year, which has lapsed. The proposal is required to be granted approval by MOTI prior to final adoption. The applicant will be required to complete any requirements associated with MOTI approval as a condition of approval of this application, should any requirements be identified.

## Transportation Considerations

- No dedication is required for 28 Avenue, as the ultimate 20 metre wide road allowance has been achieved. No dedication along the existing rear lane is required.

- Sidewalk construction is required on the south side of 28 Avenue along the lot frontage.
- Driveway access is not permitted to 28 Avenue for RF-10 lots such as that proposed. Access will be provided from the existing rear lane.

### **Sustainability Considerations**

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

## **POLICY & BY-LAW CONSIDERATIONS**

### **Regional Growth Strategy**

- The site is designated "General Urban" in the Regional Growth Strategy (RGS).
- General Urban areas are intended for residential neighbourhoods.
- The proposed single family residential development complies with the RGS designation for the site.

### **Official Community Plan**

#### Land Use Designation

- The site is designated "Urban" in the Official Community Plan (OCP).
- The "Urban" land use designation is intended to support low and medium density residential neighbourhoods with forms including detached, semi-detached, and ground-oriented attached housing. Densities may range up to 36 units per hectare outside of secondary plan areas and 72 units per hectare within secondary plan areas.
- The proposal complies with the OCP designation for the site.

#### Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policy:  

A3.5 – Support infill development that is appropriate in scale and density to its neighbourhood context that uses compatible design to reinforce neighbourhood character.

## Secondary Plans

### Land Use Designation

- The site is designated "Single Family Residential (6 u.p.a.)" in the King George Highway Corridor LAP. The proposal does not comply with the existing designation as the proposed density is approximately 11.6 units per acre.
- The applicant is proposing an amendment to the LAP to "Single Family Small Lots" to permit the proposed use.

### Amendment Rationale

- The applicant is proposing to redesignate the site to "Single Family Small Lots" within the King George Highway Corridor LAP.
- The subject site is adjacent to 6 RF-10 lots to the west and will be a continuation of this single family detached housing form along the block.
- The subject site is within walking distance of nearby bus stops on 152 Street and King George Boulevard. At the east end of the block there is also access to a pedestrian bridge to cross Highway 99.

### Zoning By-law

- The applicant proposes to rezone the subject site from "Single Family Residential Zone (RF)" 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.

RF-10 Zone (Part F)	Permitted and/or Required	Proposed
<b>Unit Density:</b>	31 dwelling units per hectare	36.5 dwelling units per hectare
<b>Yards and Setbacks</b>		
Front Yard (North):	4 metres	3.5 metres
Side Yard (East/West):	1.2 metres	2.2-3.5 metres
Rear (South):	6.0 metres	16.7 metres
<b>Lot Size</b>		
Lot Size:	Interior Lot: 324 m <sup>2</sup>	Interior Lot: 348 m <sup>2</sup>
Lot Width:	Interior Lot: 9 metres	Interior Lot: 9.44 metres
Lot Depth:	Interior Lot: 36 metres	Interior Lot: 36.85-36.66 metres
<b>Parking (Part 5)</b>	<b>Required</b>	<b>Proposed</b>
<b>Number of Spaces</b>	3 off-street parking spaces per lot. Where there is a lane up to or along the rear lot line or side lot line, a driveway access is permitted only from the lane.	3 off-street parking spaces provided per lot; driveway access only proposed from the rear lane.

### 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. A fee update has been approved in April 2024, under Corporate Report No. R046; 2024.
- 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 \$4,455.70 per new unit.

### Affordable Housing Strategy

- On April 9, 2018, Council approved the City's Affordable Housing Strategy (Corporate Report No. R066; 2018) requiring that all new rezoning applications for residential development contribute \$1,000 per new unit (since increased) 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. A fee update has been approved in April 2024, under Corporate Report No. R046; 2024.
- The applicant will be required to contribute \$1,113.92 per new lot to support the development of new affordable housing.

### PUBLIC ENGAGEMENT

- Pre-notification letters were sent on July 2, 2021, and the Development Proposal Signs were installed on June 22, 2021. Staff received 1 response from neighbouring properties:

The responder supported the application, stating it will result in a more cohesive neighbourhood feel.

*The proposed RF-10 Zoning is consistent with existing development to the west of the proposed subdivision. Similar development is expected to occur along the south side of 28 Avenue, providing an appropriate transition from the higher density housing forms to the west.*

**TREES**

- Freedom Sukenick, ISA Certified Arborist of Freedom Tree Care Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Japanese snowbell	1	0	1
<b>Coniferous Trees</b>			
Western red cedar	4	4	0
Deodar cedar	1	1	0
Douglas fir	6	6	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>12</b>	<b>11</b>	<b>1</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>0</b>	
<b>Total Retained and Replacement Trees</b>		<b>1</b>	
<b>Contribution to the Green City Program (including Onsite, offsite Shared, and City Trees)</b>		<b>\$11,200.00</b>	

- The Arborist Assessment states that there is a total of twelve (12) mature trees (including onsite (4), shared (4), and City (4) with no Alder and Cottonwood trees. The City trees are located in the 28 Ave boulevard. It was determined that one (1) tree can be retained as part of this development proposal, which is a City tree. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- The removal of three (3) City trees is required due to conflict with the proposed building envelope given the small lot.
- Four (4) of the removed trees are shared with the property 15398 28 Avenue abutting to the east. That property owner has authorized the removal of the existing shared trees for the purpose of accommodating house construction.
- The Arborist Assessment also states that there is a total of twelve (12) mature trees located offsite with no Alder and Cottonwood trees, three (3) of which are proposed to be removed, while nine (9) are proposed to be retained. These trees are located on the south side of the existing lane, which is proposed to be meandered to allow for the proposed retention.
- 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 twenty-eight (28) replacement trees on the site. Zero (0) replacement trees are proposed by the applicant and will require a cash-in-lieu payment of \$11,200 representing \$400 per tree to the Green City Program, in accordance with the City's Tree Protection By-law.

- In summary, 1 tree is proposed to be retained on the site with a contribution of \$11,200 to the Green City Program. This figure includes onsite, offsite, shared and City trees.

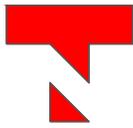
### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Proposed Subdivision Layout
Appendix II.	Engineering Summary
Appendix III.	School District Comments
Appendix IV.	Building Design Guidelines Summary
Appendix V.	Summary of Tree Survey and Tree Preservation
Appendix VI.	King George Highway Corridor LAP Amendment Map

*approved by Shawn Low*

Don Luymes  
General Manager  
Planning and Development



TERRA NOBIS CONSULTING INC.

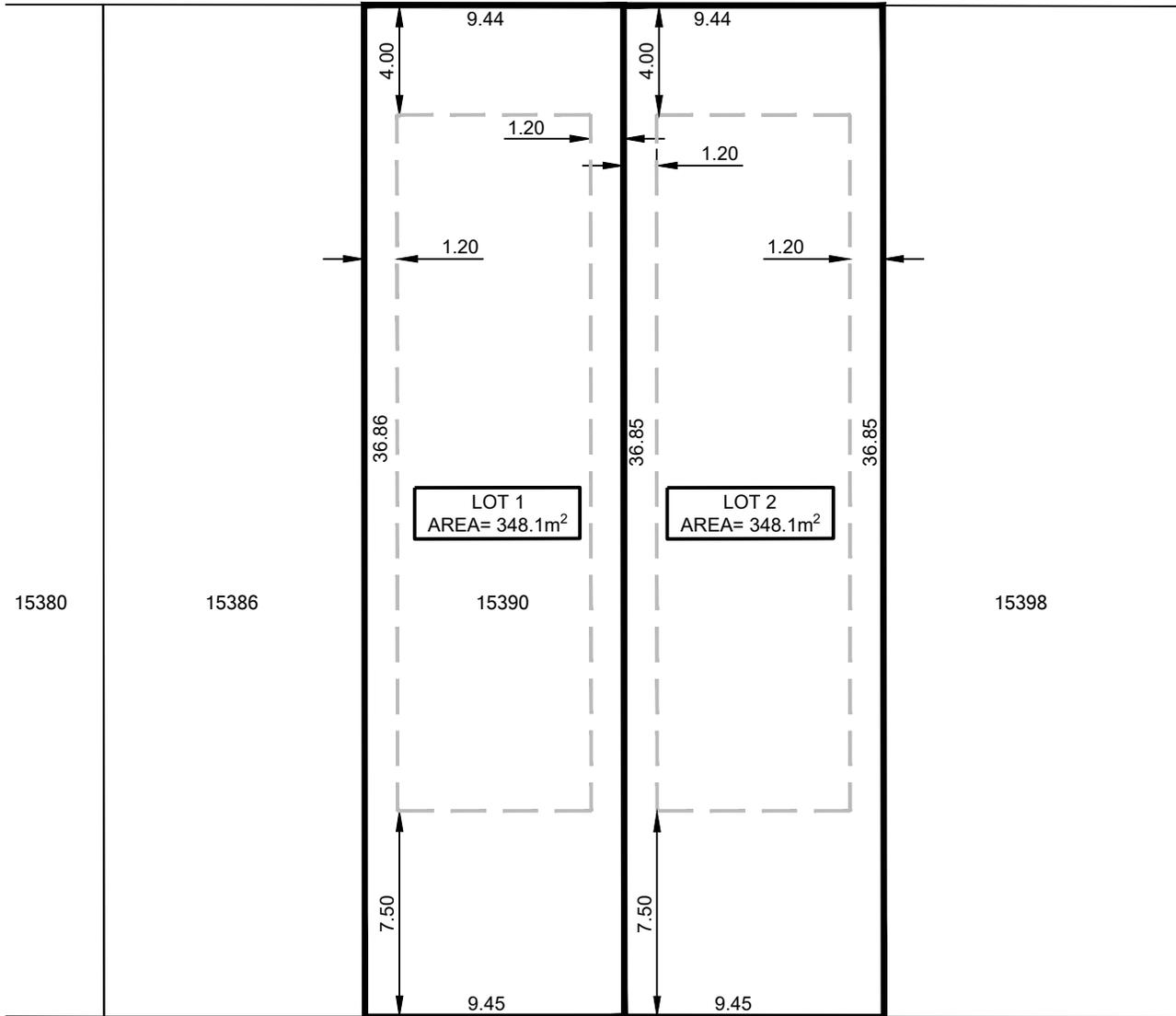
#203-15585 24 AVENUE  
SURREY, BC, V4A 2J4  
EMAIL: INFO@TERRANOBIS.COM  
PHONE: 604.946.3007



	EXISTING	PROPOSED
LOTS	1	2
ZONING	RF	RF-10
LOT SIZE	696.2 m <sup>2</sup>	LOT 1: 348.1 m <sup>2</sup> LOT 2: 348.1 m <sup>2</sup>
AVG. LOT WIDTH	18.89 m	LOT 1: 9.445 m LOT 2: 9.445 m
AVG. DEPTH	36.85 m	LOT 1: 36.85 m LOT 2: 36.85 m



28 AVENUE



LANE

PLAN

SCALE: 1:250

C:\Dropbox\Terra-Nobis Consulting\3\_P\Projects\20039 -15390 28 Avenue, Surrey - Planning (Sukhraj Basraon)\Design\Drawings\20039 - 15390 28 Ave.dwg [SITEPLAN] 9/21/2020 9:06AM

No	DATE	BY	CK	REVISIONS DESCRIPTION
0.	21 SEP 2020	JL	PG	FOR APPLICATION

TITLE : SUBDIVISION LAYOUT 15390 28 AVENUE, SURREY
SUKHRAJ BASRAON
EMAIL: SUKHRAJSUKHI@GMAIL.COM
SCALE: 1:250

SEAL

**NOT FOR CONSTRUCTION**

DATE: 21 SEP 2020

20039
REV
0.

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

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

DATE: **April 4, 2024** PROJECT FILE: **7820-0268-00**

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RE: **Engineering Requirements  
Location: 15390 28 Avenue**

**REZONE/SUBDIVISION**

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

- Register 0.5 m Statutory Right-of-Way (SRW) along 28 Avenue frontage.

***Works and Services***

- Construct south side of 28 Avenue.
- Construct rear Lane along the full site frontage.
- Construct storm main along Lane for drainage purposes.
- Provide storm, sanitary, and water service connections to each lot.
- Register applicable legal documents as determined through detailed design.

A Servicing Agreement is required prior to Rezone/Subdivision. A processing fee is required.



Daniel Sohn, P.Eng.  
Development Process Manager

JNC

July 8, 2021

**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.

Actual enrollment to Jessie Lee Elementary has grown modestly the past five years. The 10-year projections support continuing growth. Enrolment growth can be handled with 4 portables or less. Currently there are no capital expansion requests for Jessie Lee Elementary.

Grandview Heights Secondary is currently in construction and targeted to open September 2021. This new facility will relieve the overcrowding at Earl Marriot Secondary. When the new secondary school opens, newly adopted boundary changes will come into effect. At this time, Jessie Lee will no longer feed two secondary schools but will only feed Earl Marriot.

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 20 0268 00 (updated July 2021)

**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 2020 Enrolment/School Capacity**

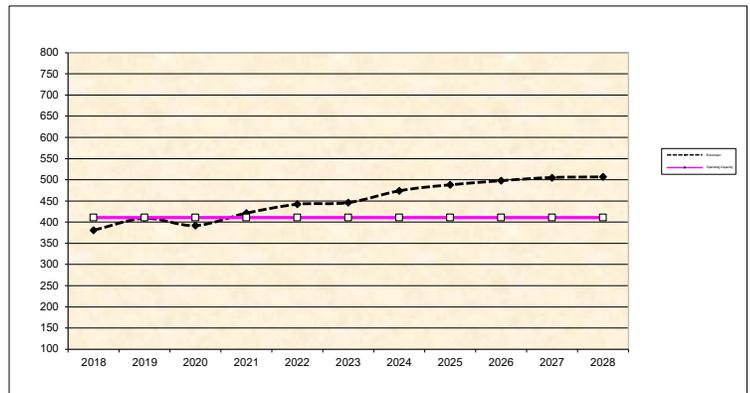
**Jessie Lee Elementary**  
 Enrolment (K/1-7): 53 K + 339  
 Operating Capacity (K/1-7): 38 K + 373

**Earl Marriot Secondary**  
 Enrolment (8-12): 1882  
 Capacity (8-12): 1500

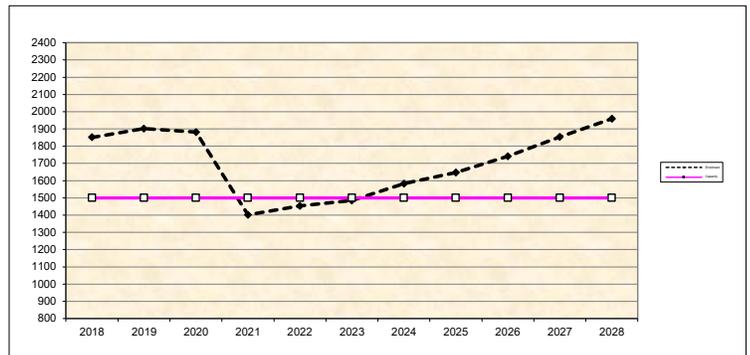
<b>Projected population of school-age children for this development:</b>	3
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*Population* : The projected population of children aged 0-19 Impacted by the development.  
*Enrolment* : The number of students projected to attend the Surrey School District ONLY.

**Jessie Lee Elementary**



**Earl Marriot Secondary**



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

# BUILDING GUIDELINES SUMMARY

Surrey Project no: 20-0268-00  
Project Location: 15390 - 28 Avenue, Surrey, B.C.  
Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

## 1. Residential Character

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

The subject site home at 15390 on the south side of 28 Avenue is a 1970's old urban Basement Entry home with a box-like massing design, a prominent street facing deck, and a 2:12 slope common gable roof with a tar and gravel surface. The home is in a good state of repair, but is to be demolished to facilitate subdivision.

West of the subject site home, and also on the south side of 28 Avenue are ten contiguous RF-10 zoned lots developed under three applications; Surrey projects 16-056-00, 15-0269-00, and 16-0663-00. There are now ten new RF-10 homes all less than five years old. The homes are Two-Storey type and all are constructed at the maximum 2335 sq.ft. (including 420 sq.ft. garage) floor area cap of the RF-10 zone. The homes are 22 feet wide, and all have a front porch/veranda with a single storey front entrance. Garages are located at the rear of the dwelling with lane access. The two homes adjacent to the west side of the subject home are "West Coast Contemporary" style with flat and low slope roofs. The other homes west of that are "Neo-Traditional" and "Neo-Heritage" style homes with 8:12 slope common hip or common gable main roofs, and two to four street facing projections with a variety of roof forms including common gable, Dutch hip, shed, and common hip. These homes are all clad in fibre cement plank in a horizontal lap application. Feature projections are articulated with either fibre cement shingles or in a vertical board and batten application (1x4 over fibre cement board). Built up wood posts, bold trim, and decorative wood braces all contribute to the high overall standard of these new RF-10 homes.

Homes east of the site include a 1970's "West Coast Traditional French Provincial emulation" Basement Entry type at 15398 - 28 Ave., a 3500+ sq.ft. "Neo-Traditional" Two Storey home with three stories visible from the front and the garage at the basement level at 15408 - 28 Avenue, and a 1960's 2000 sq.ft. Bungalow with above-ground basement clad in vinyl at 15418 - 28 Avenue.

Lots on the north side of 28 Avenue are RF zone and include three Two-Storey homes constructed in the 1990's. Styles include "Neo-Traditional" and "Modern California Stucco". The massing designs are all considered mid-scale, with proportionally consistent feature projections that result in balanced massing. Roof slopes range from 7:12 to 12:12. Roof surfaces include cedar shingles or asphalt shingles. Homes are clad in vinyl or stucco.

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

- 1) **Context Homes:** There are context homes on the north side of 28 Avenue that are considered "context" homes for an RF zone development, but are not suitable for emulation at the subject site due to much narrower lot widths at the subject site and because subject site homes will have rear lanes with garages not visible from the street. The homes west of the subject lot are RF-10 zone, have the same lot width, and have rear lanes similar to the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, and are well balanced across the façade. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with the ten homes west of the subject site on the south side of 28 Avenue.
- 2) **Style Character :** Existing surrounding homes are of styles typical of those found in modern compact lot developments, and include "Neo-Traditional" and "West Coast Contemporary". Styles recommended for this site include "Neo-Traditional" and "Neo-Heritage", and compatible manifestations of the "West Coast Contemporary" style as determined by the consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, but it is expected that all new homes constructed at the subject site will be Two-Storey type. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF10 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in this zone, and is consistent with other homes in this area.
- 6) **Exterior Wall Cladding :** This is South Surrey area in which lots have high value. Although vinyl has been used on some of the older homes in this area, it is not permitted in the building schemes for neighbouring RF-10 projects. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, and so vinyl is not recommended.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.

- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 4:12. A provision is also recommended to allow slopes less than 4:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** West of the subject home are ten 22 foot wide, 2335 sq.ft. "Neo-Traditional" and "West Coast Contemporary" style Two-Storey type homes, articulated to a high standard, with single storey front entrances, and garages at the rear. East of the site on the south side of 28 Avenue are a variety of homes including an old urban box-like Basement Entry home, a high mass "Neo-Traditional" Two-Storey with basement with garage at the basement level, and a small 1960's Bungalow with above ground basement. Homes on the north side of 28 Avenue include three 1990's Two-Storey type in "Neo-Traditional" and "Modern California Stucco" styles. All are considered "context quality RF homes", with proportionally consistent and balanced projections. Wall cladding on these homes is stucco-only, or vinyl with feature masonry veneer. Landscapes range from a modest to an above-average standard.

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2020's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to one storey.

### 2.2 Proposed Design Solutions:

#### **Interfacing Treatment with existing dwellings)**

Strong relationship with neighbouring "context homes" including the ten existing homes west of the subject site on the south side of 28 Avenue. Homes will therefore be in a compatible style range, including "Neo-Traditional", "Neo-Heritage", and "West Coast Contemporary" styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various

elements, and balance of volume across the façade). New homes will have similar roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

**Exterior Materials/Colours:** Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

**Roof Pitch:** Minimum 4:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

**Roof Materials/Colours:** Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs also permitted where required by B.C. Building Code, and small metal feature roofs also permitted.

**In-ground basements:** In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

**Treatment of Corner Lots:** Not applicable - there are no corner lots

**Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 14 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** April 25, 2021

**Reviewed and Approved by:**       **Date:** April 25, 2021

# Tree Preservation Summary

Plans checked by:  
 J8D Trees & Landscaping  
 Planning & Development  
 Date: Apr 16, 2024  
  
 Acceptable  
 Not Acceptable

Surrey Project No:  
 Address: 15390 28 Avenue  
 Registered Arborist: Freedom Sukenick

Edited by Jane Regnier April 16, 2024

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)	<del>8</del> 12
<b>Protected Trees to be Removed</b>	<del>8</del> 11
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<del>0</del> 1
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{0} \times \text{one (1)} = 0$  - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{\del{8} 11} \times \text{two (2)} = \del{16} 22$	<del>16</del> 22
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	<del>16</del> 22
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	0

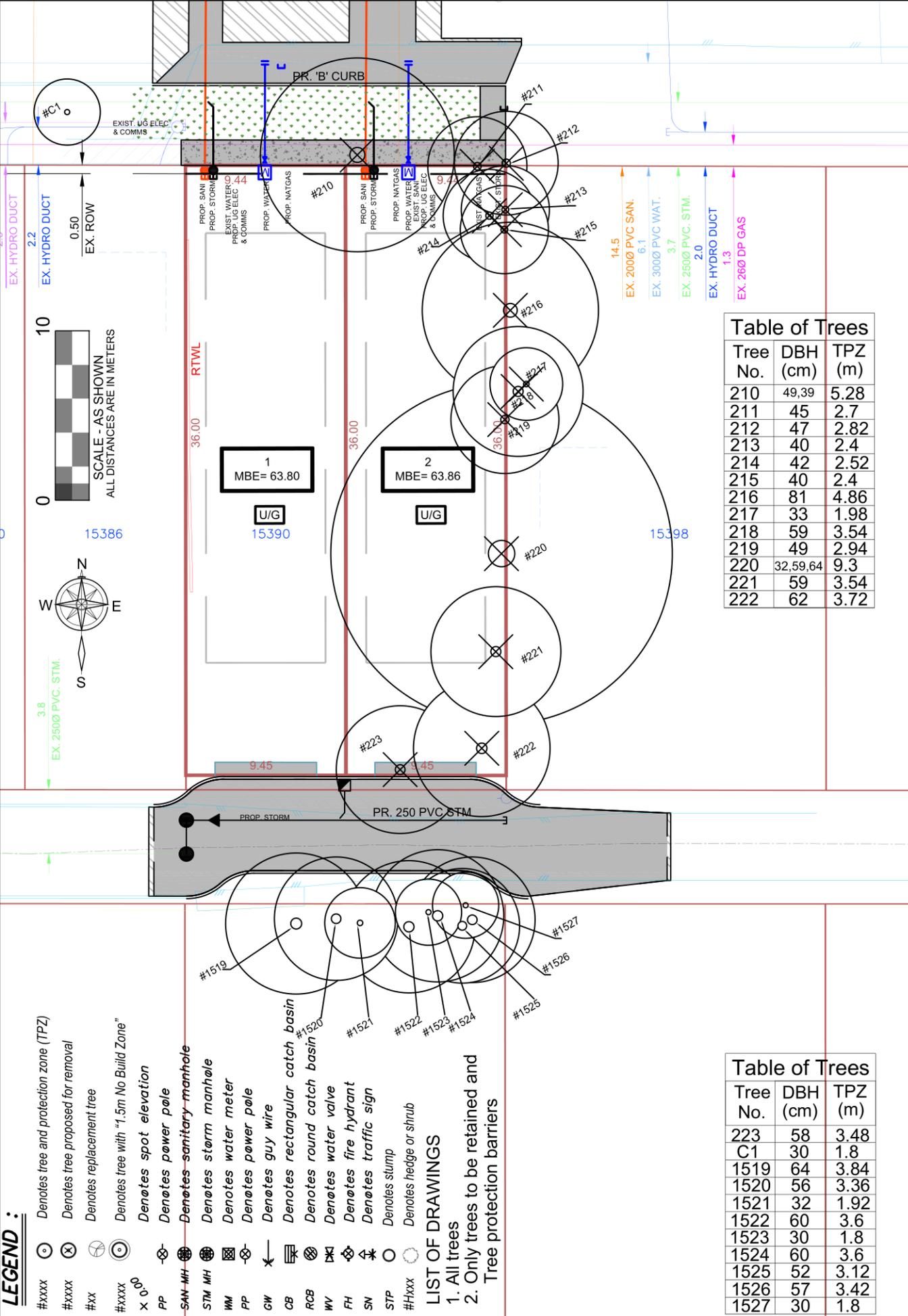
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	3
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\underline{0} \times \text{one (1)} = 0$  - All other Trees Requiring 2 to 1 Replacement Ratio $\underline{3} \times \text{two (2)} = 6$	6
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	6

Summary, report and plan prepared and submitted by:

  
 \_\_\_\_\_  
 (Signature of Arborist)

June 26, 2023  
 \_\_\_\_\_  
 Date

REVISIONS	
DATE	BY
Mar. 3, 2021	
Aug. 11, 2021	FS
Sept. 27, 2021	
Oct. 5, 2021	FS
Oct. 25, 2021	
Dec. 31, 2021	FS
Mar. 9, 2022	
Jun. 26, 2023	FS



Tree No.	DBH (cm)	TPZ (m)
210	49.39	5.28
211	45	2.7
212	47	2.82
213	40	2.4
214	42	2.52
215	40	2.4
216	81	4.86
217	33	1.98
218	59	3.54
219	49	2.94
220	32,59.64	9.3
221	59	3.54
222	62	3.72

Tree No.	DBH (cm)	TPZ (m)
223	58	3.48
C1	30	1.8
1519	64	3.84
1520	56	3.36
1521	32	1.92
1522	60	3.6
1523	30	1.8
1524	60	3.6
1525	52	3.12
1526	57	3.42
1527	30	1.8

- LEGEND :**
- #xxxx Denotes tree and protection zone (TPZ)
  - #xxxx Denotes tree proposed for removal
  - #xx Denotes replacement tree
  - #xxxx X 0.00 Denotes tree with "1.5m No Build Zone"
  - PP Denotes spot elevation
  - PP Denotes power pole
  - SAN-MH Denotes sanitary manhole
  - STM MH Denotes storm manhole
  - WM Denotes water meter
  - PP Denotes power pole
  - GW Denotes guy wire
  - CB Denotes rectangular catch basin
  - RCB Denotes round catch basin
  - WV Denotes water valve
  - FH Denotes fire hydrant
  - SN Denotes traffic sign
  - STP Denotes stump
  - #Hxxx Denotes hedges or shrub
- LIST OF DRAWINGS**
- All trees
  - Only trees to be retained and Tree protection barriers

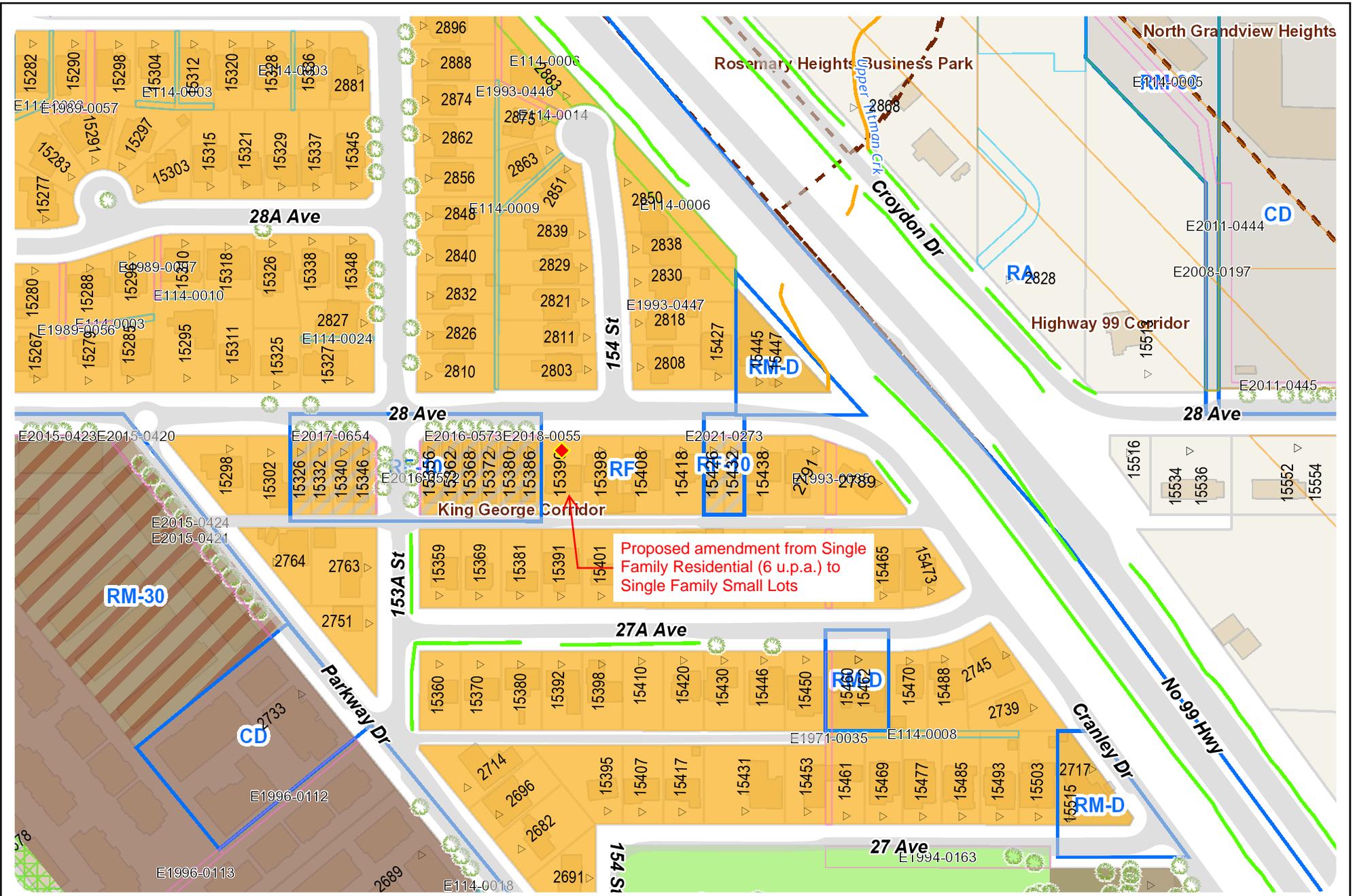
# PROPOSED SUBDIVISION TREE RETENTION PLAN

15390 28 Ave Surrey, BC

DATE	July 29, 2020
SCALE	1 : 300
DRAWN	Freedom
JOB	Jimmy
SHEET	1 OF 2



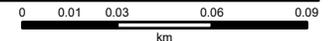
# King George Corridor Land Use Development Concept Plan



## Development Application 20-0268

Scale: 1:2,378

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Map created on: 2024-04-16