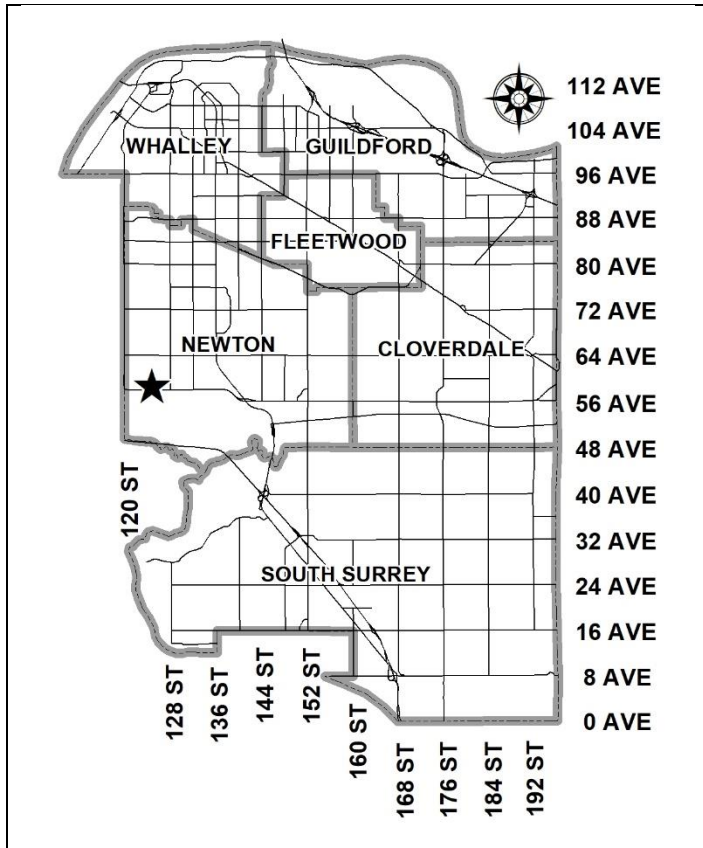


City of Surrey
PLANNING & DEVELOPMENT REPORT

Application No.: 7923-0235-00

Planning Report Date: June 24, 2024



PROPOSAL:

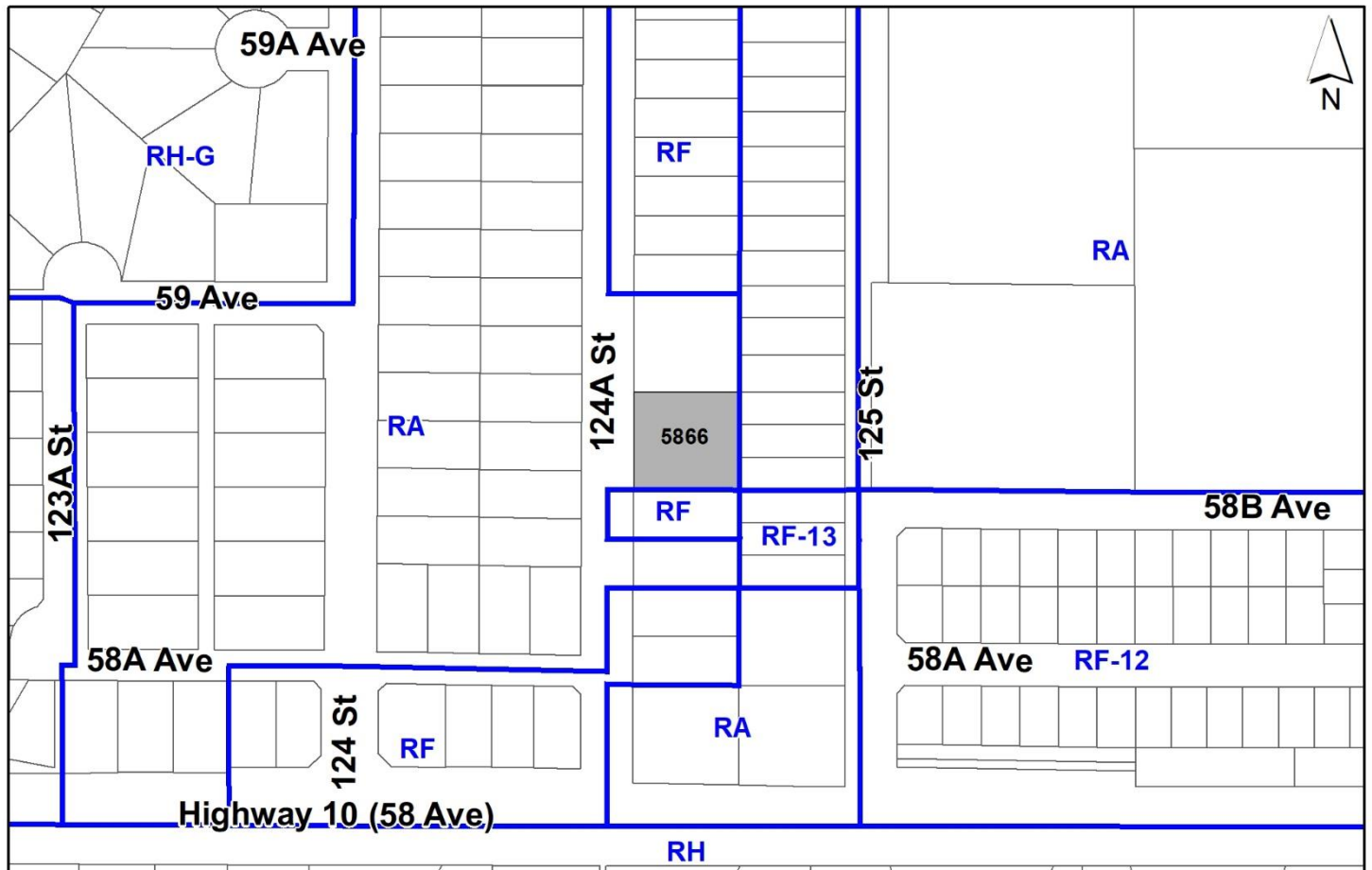
- **Rezoning** from RA to RF to allow subdivision into two (2) single family lots.

LOCATION: 5866 124A Street

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Proposed Single Family (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

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Urban designation in the Official Community Plan (OCP).
- 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 Proposed Single Family (6 u.p.a.) designation in the West Newton / Highway 10 Neighbourhood Concept Plan (NCP).
- The proposal complies with the General Urban designation in the Metro Vancouver Regional Growth Strategy (RGS).

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 “One Acre Residential Zone” (RA) to “Single Family Residential Zone” (RF).
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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) 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; and
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

SITE CONTEXT & BACKGROUND

Direction	Existing Use	NCP Designation	Existing Zone
Subject Site	Single family dwelling	Proposed Single Family (6 u.p.a.)	RA
North:	Single family dwelling	Proposed Single Family (6 u.p.a.)	RA
East:	Single family dwellings	Small Lot (10 u.p.a.)	RF-12
South:	Single family dwelling	Proposed Single Family (6 u.p.a.)	RF
West (Across 124A Street):	Single family dwellings	Existing Single Family	RA

Context & Background

- The subject property is located on the east side of 124A Street, between Highway 10 (58 Avenue) and 60 Avenue in West Newton. The site is designated “Urban” in the Official Community Plan (OCP) and “Proposed Single Family (6 u.p.a.)” in the West Newton/Highway 10 Neighbourhood Concept Plan (NCP). The subject property is currently zoned “One Acre Residential” (RA).

- The neighbourhood is comprised of single family dwellings under the “One Acre Residential” (RA), “Single Family Residential Zone” (RF), “Single Family Residential (13) Zone” (RF-13), and “Single Family Residential (12) Zone” (RF-12). The RA properties across 124A Street from the subject property more closely resemble large RF lots in size. The subject property is one of the largest on this block between Highway 10 (58 Avenue) and 60 Avenue, however it is undersized for an RA lot.
- The area has seen gradual subdivision and densification in keeping with the NCP “Proposed Single Family (6 u.p.a.)” and “Small Lot (10 u.p.a.)” designations over the past two decades.
- Abutting the subject property on the south side, Development Application No. 7907-0206-00 proposed an OCP Amendment from Suburban to Urban, Rezoning from RA to RF, and Subdivision into two lots. This application was granted Final Adoption of the associated rezoning by-law at the Regular Council – Land Use meeting on March 30, 2009.
- South of Development Application No. 79-07-0206-00, Development Application No. 7908-0238-00 also proposed an OCP Amendment from Suburban to Urban, Rezoning from RA to RF, a Development Variance Permit to reduce the rear yard setback, and Subdivision into two lots. This application was granted Final Adoption of the associated rezoning by-law at the Regular Council – Land Use meeting on June 7, 2010.
- Abutting the subject property on the east side, Development Application No. 7907-0124-00 – proposed an OCP Amendment from Suburban to Urban, Rezoning from RA to RF-12, and Subdivision into three lots. This application was granted Final Adoption of the associated rezoning by-law at the Regular Council – Land Use meeting on March 9, 2009.

DEVELOPMENT PROPOSAL

Planning Considerations

- The applicant is proposing to rezone the site from “One Acre Residential Zone” (RA) to the “Single Family Residential Zone” (RF) to allow subdivision into two single family lots.
- The proposal is consistent with the development pattern and lot sizes established for lots designated “Proposed Single Family (6 u.p.a.)” on the block under previous adjacent Development Applications No. 79-07-0206-00 and 7908-0238-00.
- The proposed lots would each be 768 square metres, 18.8 metres in width, and 40.7 metres (minimum) deep. The proposed lots would significantly exceed the minimum requirements under the RF Zone.

	Proposed
Lot Area	
Gross Site Area:	1536 square metres
Road Dedication:	N/A
Net Site Area:	1536 square metres

	Proposed
Number of Lots:	2
Unit Density:	13.02 Units Per Hectare (5.27 Units Per Acre)
Range of Lot Sizes	768 square metres
Range of Lot Widths	18.8 metres
Range of Lot Depths	40.7 – 40.8 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 J T Brown Elementary School
1 Secondary student at Tamanawis Secondary School

(Appendix III)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by the end of 2026.

Parks, Recreation & Culture: Panorama Park is the closest active park with amenities including, a playground, bike park, and is 1,150 metres walking distance from the development. Corrigan Park is the closest park with natural area and is 650 metres walking distance from the development.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval was granted.

Transportation Considerations

- Vehicular access to the proposed lots will be via the frontage road, 124A Street.
- The nearest transit route is the 322 Newton Exchange/Scottsdale Exchange Mini-Bus which has a bus stop located 120 metres from the subject property at 124 Street and 58A Avenue.
- 124 Street is a shared traffic bike route road located within 110 metres west of the subject property. Highway 10, located within 145 metres south of the subject property, is an existing bike route with bike lanes. A neighbourhood bike route on Boundary Drive E is located within 315 metres of the subject property.

POLICY & BY-LAW CONSIDERATIONS

Regional Growth Strategy

- The Metro 2050 Regional Growth Strategy designates the subject property as “General Urban” which is intended for residential neighbourhoods and centres, and is supported by shopping, services, institutions, recreational facilities and parks.
- The proposal complies with the “General Urban” designation in the Metro Vancouver Regional Growth Strategy (RGS).

Official Community Plan

Land Use Designation

- The subject property is designated “Urban” in the Official Community Plan which is intended to support low and medium density residential neighbourhoods.
- The proposal complies with the “Urban” designation in the Official Community Plan (OCP).

Themes/Policies

- The proposed single family residential subdivision is supported by the following OCP policies:
 - A3.3 - Require redevelopment and infill development to contribute to neighbourhood connectivity and walkability and to enhance public open spaces and greenspaces within existing neighbourhoods.

The OCP promotes sensitive infill that supports neighbourhood connectivity and walkability. The proposed redevelopment will require the construction of the east side of 124A Street, extending the sidewalk along the frontage of 124A Street.

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

The OCP promotes sensitive infill of new housing forms that are complementary to the existing neighbourhood. The proposed “Single Family Residential Zone (RF)” sized lots will result in similar sized homes, streetscape, and yard space that fits the residential character of the existing neighbourhood.

The applicant prepared a building scheme for the proposed subdivision (summarized later in this report), which was based upon a character study of the existing neighbourhood, ensuring new single-family dwellings are of complementary design.

Secondary Plans

Land Use Designation

- The proposed “Single Family Residential Zone (RF)” is consistent with the sites “Proposed Single Family (6 u.p.a.)” designation under the West Newton/Highway 10 Neighbourhood Concept Plan (NCP).

Themes/Objectives

- The proposed single family residential subdivision is supported by the following residential policies in the Neighbourhood Concept Plan:
 - 2. – The Type and density of new residential development at the interface with the existing residential development should be compatible with the type and density of the existing residential uses and should provide a reasonable transition between the existing and higher density residential land uses.

The proposed lot sizes and “Single Family Residential Zone” (RF) are compatible with the type and density of the existing RF lots on the block and provide a transition between the denser “Single Family Residential (13) Zone” (RF-13) and “Single Family Residential (12) Zone” (RF-12) properties to its east, and the “One Acre Residential Zone” (RA) properties west of the subject property, across 124A Street.

- 3. - In the existing established single family residential areas, the character of the new single family houses should be compatible with the character of the existing houses. In the new residential areas, the form and character of the single family residential developments should continue to be established through character studies/statements and design guidelines implemented through building schemes.

The applicant prepared a building scheme for the proposed subdivision (summarized later in this report), which was based upon a character study of the existing neighbourhood, ensuring new single-family dwellings are of complementary design.

Zoning By-law

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)".
- 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 Zone (RF)", streamside setbacks and parking requirements.

RF Zone (Part 16)	Permitted and/or Required	Proposed
Unit Density:	14.8 dwelling units per hectare	13.02 dwelling units per hectare
Yards and Setbacks		
Front Yard (west):	7.5 metres	7.5 metres
Side Yard (north, south):	1.8 metres	1.8 metres
Rear (east):	7.5 metres	7.5 metres
Lot Size		
Lot Size:	560 square metres	768 square metres
Lot Width:	15 metres	18.8 metres
Lot Depth:	28 metres	40.7 – 40.8 metres
Parking (Part 5)		
Number of Spaces	3 per lot	3 per lot

Lot Grading and Building Scheme

- The applicant retained Tejeshwar Singh of Simplex Consultants 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).
- Styles recommended for this site include neo-traditional with 2 storey or 3 storey split level homes and no basement entry homes.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., and dated September 8, 2023, has been reviewed by staff and found to be generally acceptable. The applicant proposes 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)

- 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 \$2,227.85 per new unit for a property inside a Secondary Plan area.
- The proposed development will not be subject to the Tier 2 Capital Plan Project CACs as the proposal complies with the densities in the OCP and Secondary Plan designations.

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 funds 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 \$1,113.92 per new lot to support the development of new affordable housing.

PUBLIC ENGAGEMENT

- Pre-notification letters were sent on September 20, 2023, and the Development Proposal Sign was installed on October 16, 2023. Staff received one (1) response from a neighbouring property objecting to the project:
- The resident highlighted concerns regarding the lack of street parking, speeding drivers, and resulting safety concerns. The resident notes that due to an excess in demand for parking, vehicles park on both sides of the street, narrowing the road and restricting the flow of traffic. Additionally, the resident raised the concern of speeding drivers in combination with street parking which they attest resulted in damaged parked cars on one occasion. The resident also notes the proximity to J T Brown Elementary School and the presence of children walking and playing nearby.

The “Single Family Residential Zone (RF)” is required to have a minimum of three (3) off-street parking spaces per lot. The proposal will comply with the requirements under the Zoning Bylaw.

The applicant will also be required to construct the east half of 124A Street to the City’s local road standard with sidewalk and 8.5m of ultimate pavement width, which allows for parking on both sides of the street while permitting a single travel lane. This “queueing street” configuration helps to maximize on-street parking and reduce speeds by requiring opposing traffic to pull-over to allow each other to pass.

TREES

- Corey Plester, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the proposed tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Saucer Magnolia	1	1	0
Coniferous Trees			
Emerald Cedar	2	1	1
Western Red Cedar	1	1	0
White Spruce	1	1	0
Scots Pine	1	0	1
Total (excluding Alder and Cottonwood Trees)	7	5	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	

Total Retained and Replacement Trees Proposed	12
Green City Fund	N/A

- The Arborist Assessment states that there are a total of seven (7) mature trees on the site, and no Alder and Cottonwood trees. The applicant proposes to retain two (2) trees 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 ten (10) replacement trees on the site. The applicant is proposing ten (10) replacement trees, meeting City requirements.
- In summary, a total of 12 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. Proposed Subdivision Layout
- Appendix II. Engineering Summary
- Appendix III. School District Comments
- Appendix IV. Summary of Tree Survey, Tree Preservation and Tree Plans
- Appendix V. Building Design Guidelines Summary

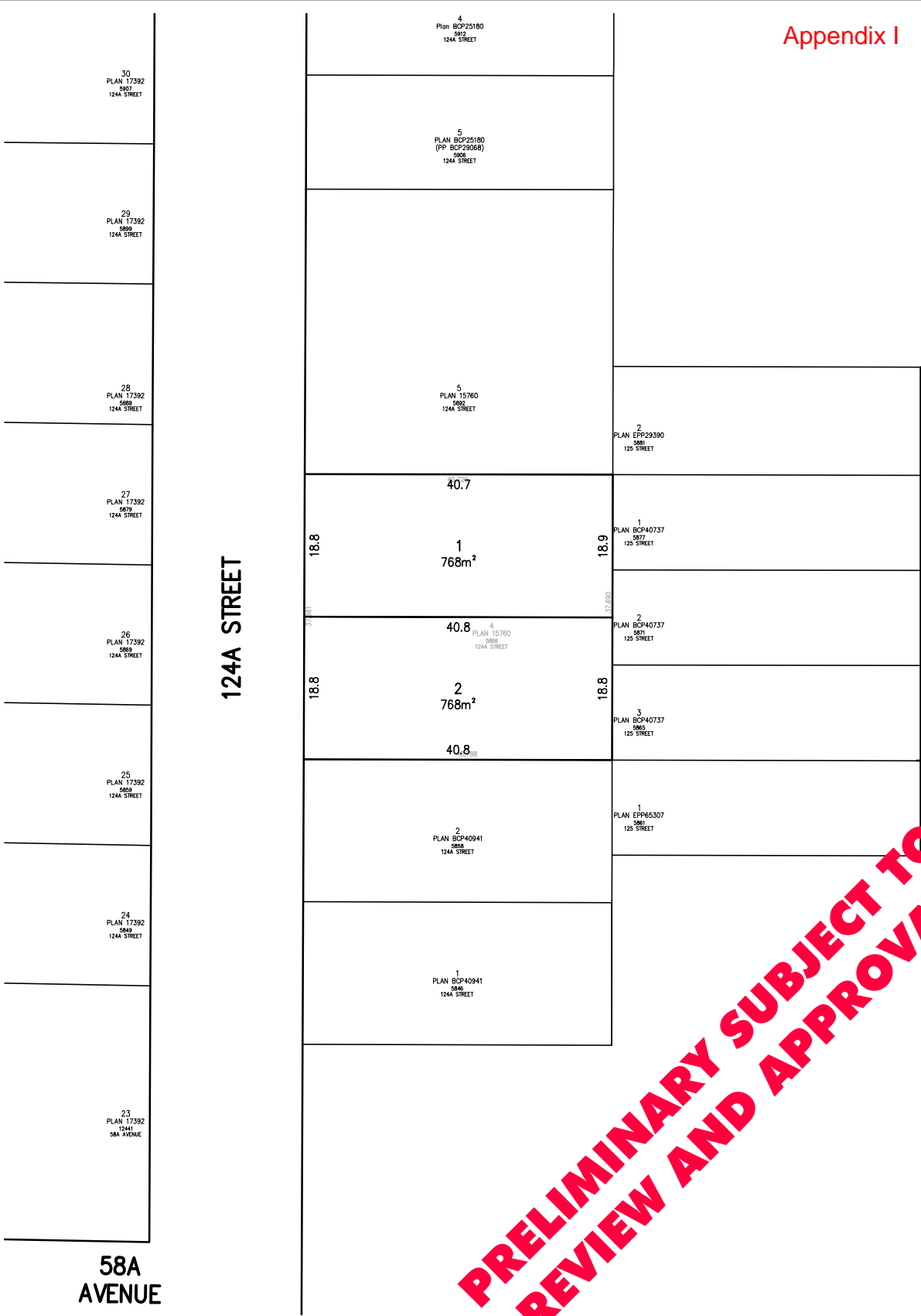
approved by Shawn Low

Don Luymes
 General Manager
 Planning and Development

GS/ar



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PRELIMINARY SUBJECT TO REVIEW AND APPROVAL

Hub Engineering Inc.

Engineering and Development Consultants

EGBC Permit to Practice Number: 1003404
Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:		PROJECT: 5866 124A STREET	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No.: 2023-050	DATE: JUL 2023	LEGAL:	SCALE: 1:500
MUNICIPAL PROJECT No.:			

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

TO: **Director, Development Planning, Planning and Development Department**

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

DATE: **June 18, 2024**

PROJECT FILE: **7823-0235-00**

RE: **Engineering Requirements**

Location: 5866 124A St

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Register 0.5 m Statutory Right-of-Way (SRW) along 124A Street frontage.

Works and Services

- Construct east side of 124A Street.
- Construct adequately sized water, storm, and sanitary service connections to each lot.
- Implement on-site storm mitigation features.
- Provide storm and sanitary catchment plans and resolve downstream capacity constraints.
- 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

DYC

Department: **Planning and Demographics**
Date: **June 6, 2024**
Report For: **City of Surrey**

Development Impact Analysis on Schools For:

Application #: **23 0235 00**

The proposed development of **2** Single Family units are estimated to have the following impact on elementary and secondary schools within the school regions.

School-aged children population projection	2
---	----------

Projected Number of Students From This Development In:	
Elementary School =	1
Secondary School =	1
Total Students =	2

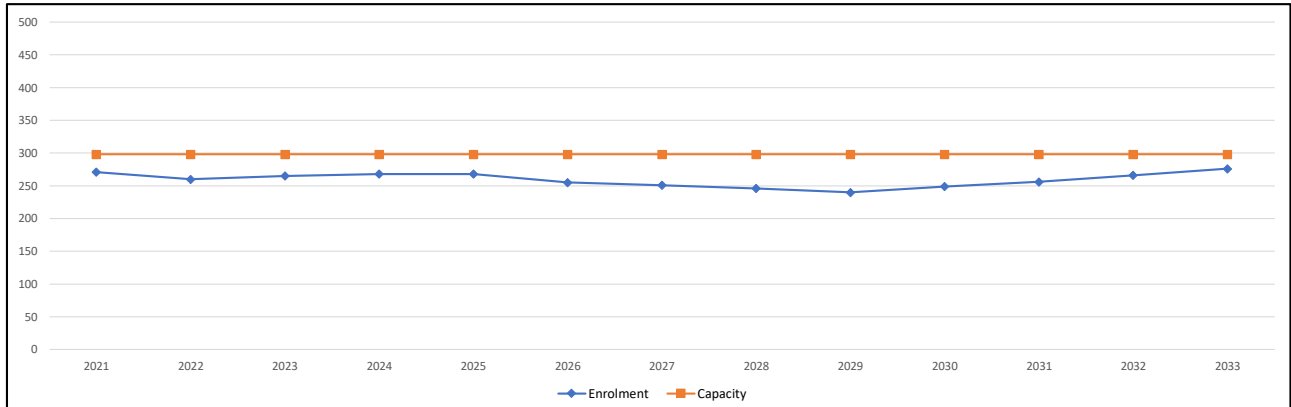
Current Enrolment and Capacities:	
J T Brown Elementary	
Enrolment	265
Operating Capacity	298
# of Portables	0
Tamanawis Secondary	
Enrolment	1485
Operating Capacity	1125
# of Portables	6

Summary of Impact and Commentary
The following tables illustrate the historical, current and future enrolment projections including current/approved ministry operating capacity for the elementary and secondary schools serving the proposed development.

According to the District's enrolment projections, JT Brown is projected to slowly grow over the next 10 years. Like most neighbourhoods that are mature, projected growth will not be greater than 1% in total. This type of growth can be accommodated by portables. There are no current plans to expand the school.

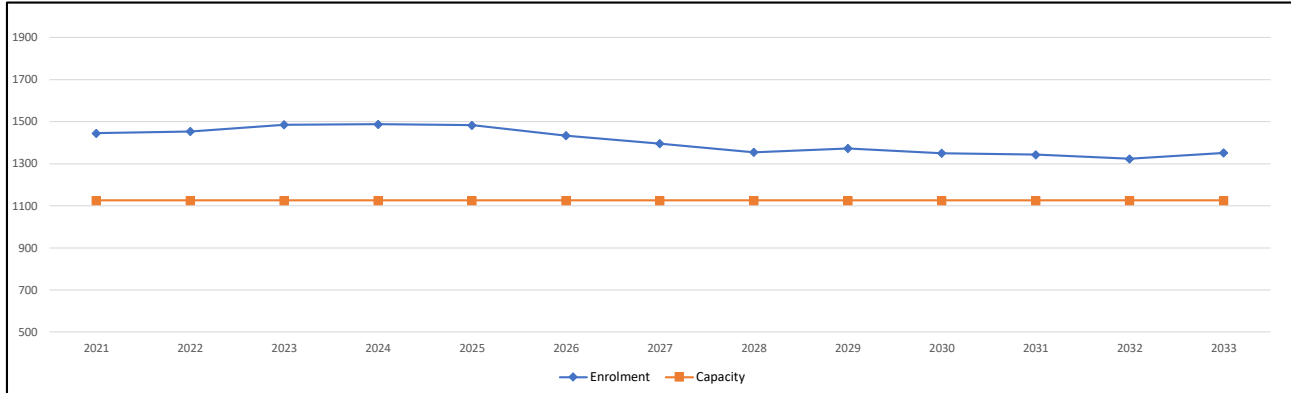
As of September 2023, Tamanawis is operating at 133%. The 10-year projections show that the school will continue to grow and operate at even higher percentage over time. In March 2020, the Ministry of Education supported the District's capital request for a new 575 capacity addition. The addition is targeted to open 2028.

J T Brown Elementary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Tamanawis Secondary



Note: If this report is provided in the months of October, November and December, the 10-year projections are out of date and they will be updated in January of next year.

Population : The projected population of children aged 0-17 impacted by the development.

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

Tree Preservation Summary

Surrey Project No: TBD


Address: 5866 142A Street, Surrey, BC

Registered Arborist: Corey Plester #PN-8523A

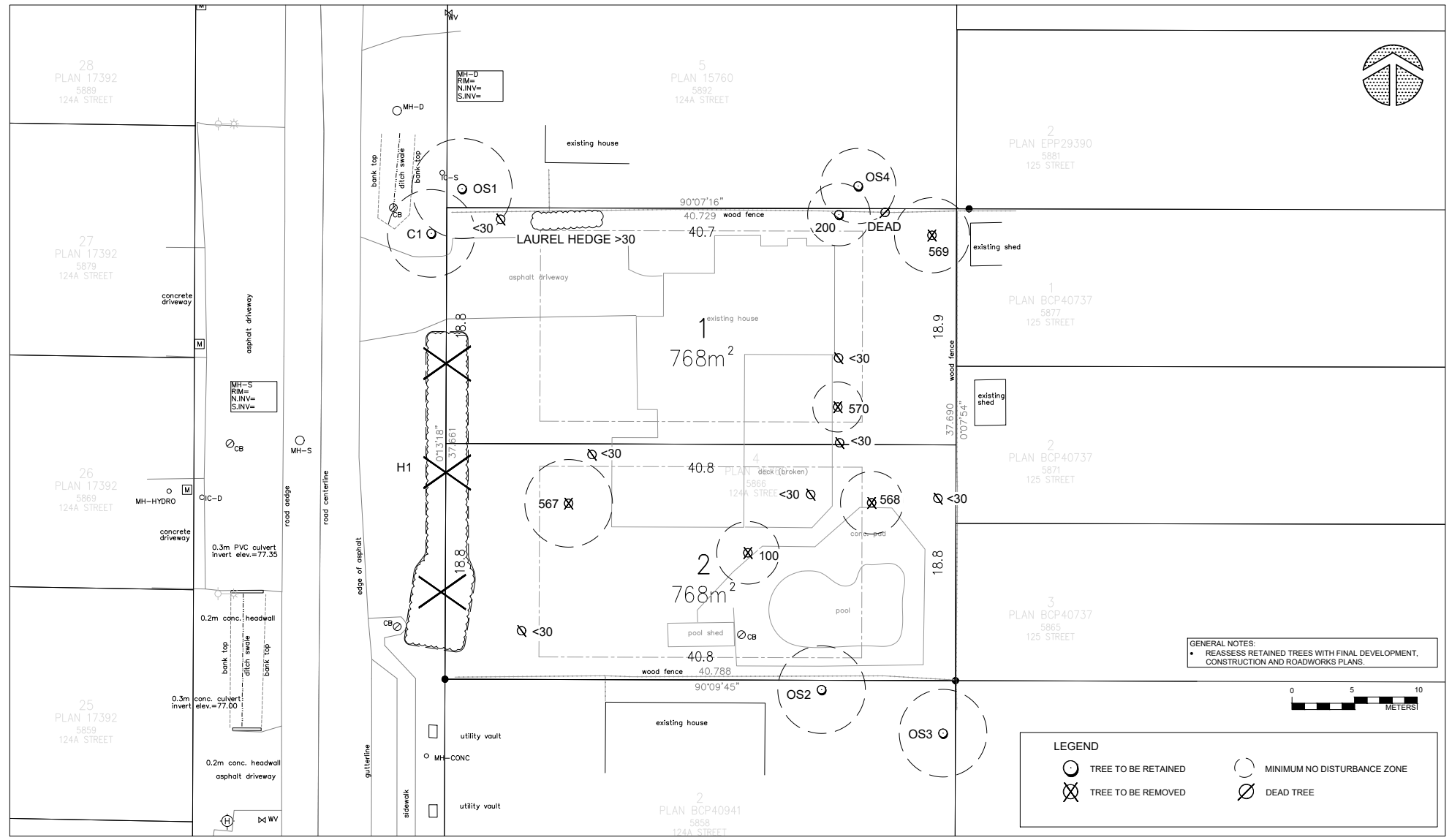
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	7
Protected Trees to be Removed	5
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 5 X two (2) = 10	10
Replacement Trees Proposed	10
Replacement Trees in Deficit	0
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist: 	Date: November 14, 2023
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GENERAL NOTES:
 • REASSESS RETAINED TREES WITH FINAL DEVELOPMENT, CONSTRUCTION AND ROADWORKS PLANS.



LEGEND

- TREE TO BE RETAINED
- TREE TO BE REMOVED
- DEAD TREE
- MINIMUM NO DISTURBANCE ZONE

NO.	DATE	BY	REVISION
1	NOV1423	MK	LOT LAYOUT WITH BUILDING ENVELOPES

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

#105, 8277 129 St.
 Surrey, British Columbia
 V3W 0A6
 Ph: (778) 593-0300
 Fax: (778) 593-0302
 Email: mfadum@fadum.ca

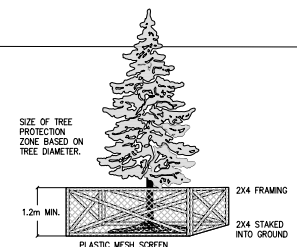
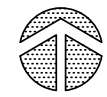
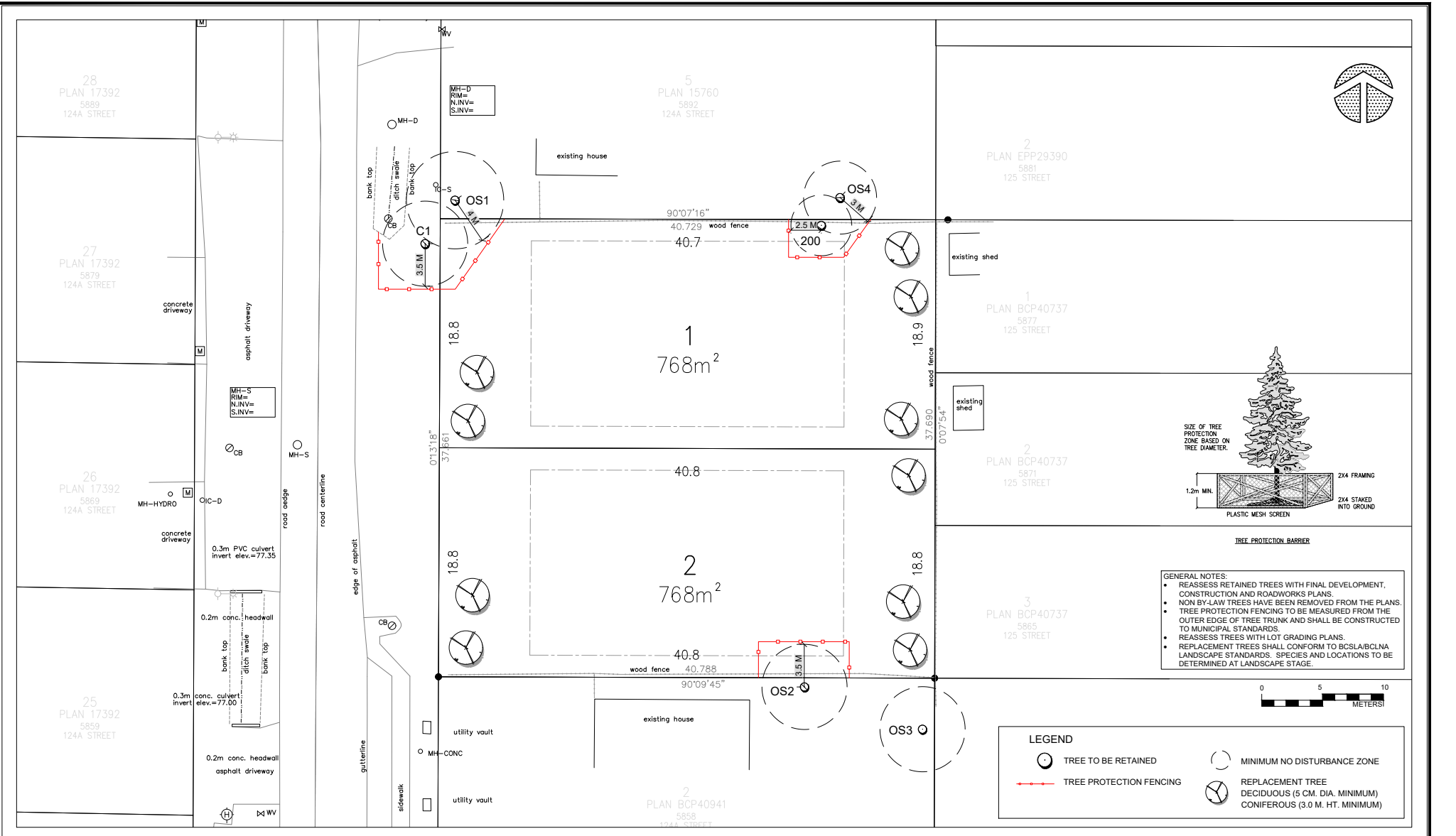
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PROJECT TITLE
5866 - 124A STREET
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN
 CLIENT _____

DRAWN MK
 SCALE AS SHOWN
 DATE JULY 10, 2023

T-1
 SHEET 1 OF 2



- GENERAL NOTES:**
- REASSESS RETAINED TREES WITH FINAL DEVELOPMENT, CONSTRUCTION AND ROADWORKS PLANS.
 - NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.
 - TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS.
 - REASSESS TREES WITH LOT GRADING PLANS.
 - REPLACEMENT TREES SHALL CONFORM TO BC SLA/BCLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- TREE PROTECTION FENCING
- REPLACEMENT TREE DECIDUOUS (5 CM. DIA. MINIMUM)
- CONIFEROUS (3.0 M. HT. MINIMUM)

NO.	DATE	BY	REVISION
1	NOV1423	MK	LOT LAYOUT WITH BUILDING ENVELOPES

**MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS**

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PROJECT TITLE
5866 - 124A STREET
SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN
CLIENT

DRAWN MK
SCALE AS SHOWN
DATE JULY 10, 2023

T-2
SHEET 2 OF 2

BUILDING GUIDELINES SUMMARY

Surrey Project #: 7923-0235-00
 Project Location: 5866 124A Street, Surrey, B.C.
 Design Consultant: Simplex Consultants Ltd., (Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc)

This building scheme draft is proposed for the above noted project and has been filed with the City Clerk. Below is the Residential Character Study and the Design Guidelines summary which highlights the important features and forms the basis of the draft Building Scheme.

1. Residential Character

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

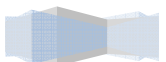
The area surrounding the subject property consists of a mixture of styles of homes single family homes built anywhere from 5 years to 30 years. For the purpose of this report we will use more of the newer homes as context homes. The style of the homes in the area "traditional west coast" and "neo-traditional" which range from 3500sf up to 5000 sf.

Homes in the neighborhood include the following:

- The context homes surrounding the property which are recently built are of "traditional west coast" style two-family homes with mid-scale massing characteristics. These homes have various roof pitches from 4:12 up to 10:12. Roof surfaces are asphalt shingles and the cladding is hardi with stone or brick accents.

1.2 Features of the Existing and Surrounding Dwelling Homes Significant to the Proposed Building Scheme:

- 1) Context styles of homes for the proposed building scheme are "neo-traditional".
- 2) All context homes are 2-3 storey homes.
- 3) Front entrances are 1 storey in height.
- 4) Exterior cladding: variation of wall cladding materials allows for a wide range of selection for cladding.
- 5) Roof surface: variation of roofing materials allows for a wide range of selection for roofing.
- 6) Roof pitch is a minimum 4:12 for the newer context homes.



Dwelling Types/Locations: 2 storey, two-family homes.

Exterior Treatment /Materials: Context homes are clad in stucco, or vinyl siding, and have a stone or brick accent veneer.

Roof Pitch and Materials: A variety of roofing products have been used, and a variety could be permitted.

Window/Door Details: Rectangle or arched.

Streetscape: The neighborhood is fairly new with a similar character within each dwelling. Homes include West Coast Modern style 2 and 3 storey homes that meet modern massing design, modern trim and detailing standards, and modern roofing and construction materials standards. Landscapes range from "modest old urban" to "moderate modern urban".

2. Proposed Design Guidelines

2.1 Proposed Design Solutions:

Dwelling Types/Location: 2 storey or 3 storey split levels.

Interfacing Treatment with existing dwellings Strong relationship with neighboring "context homes" including new homes will be of a similar home type and size. Similar massing characteristics, roof types, roof pitches, roofing materials, and siding materials.

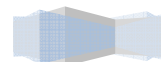
Restrictions on Dwellings No basement entry homes

Exterior Materials: Stucco, Vinyl, Hardiplank, Brick, and Stone.

Colours: "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colors such as grey, white, and cream are permitted. "Primary" colors in subdued tones such as navy blue, or forest green can be considered as approved by the consultant. Colours such as pink, rose, peach, salmon are not permitted.

Roof Pitch: Minimum roof pitch must be 4:12.

Roof Materials: Shake profile concrete roof tiles, and shake profile asphalt shingles with a raised ridge caps are permitted in Grey, Brown, or Black.



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

Landscaping: Landscaping: Moderate modern urban standard: minimum 25 shrubs of a minimum 3 gallon pot size. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or "broom" or "brush-finished" concrete.

Tree Planting Deposit: **\$1,000** (to developer)
- 50% will be refunded after inspection by developer
- Remaining 50% one year after completion of construction

Compliance Deposit: **\$5,000** (to developer)

Summary prepared and submitted by: Simplex Consultants Ltd.

Date: September 11, 2023

Reviewed and Approved by: Tejeshwar Singh, b.t.arch, ASCT, CRD, at.aibc

Date: September 11, 2023

