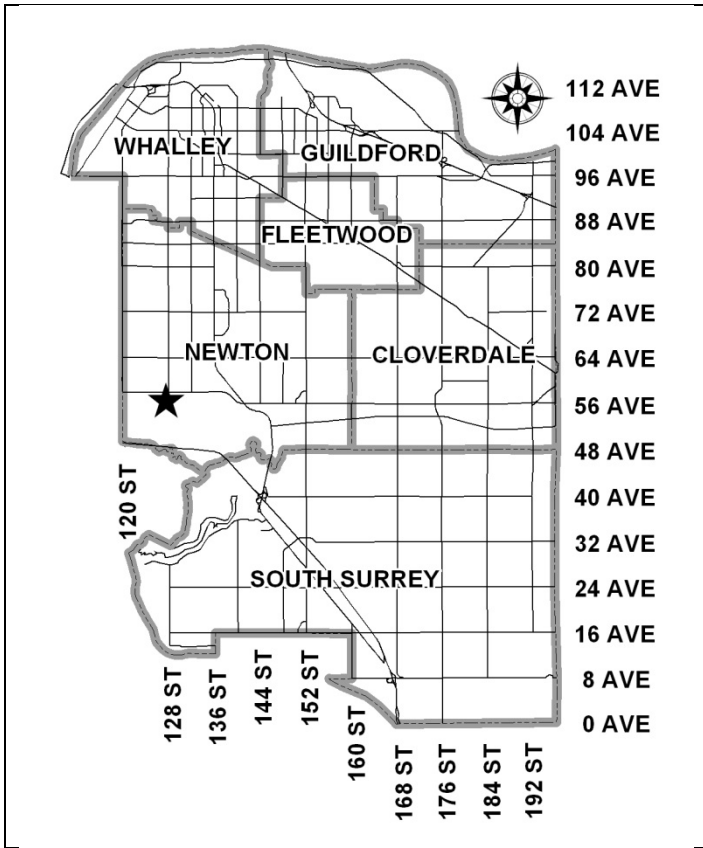


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7908-0073-00

Planning Report Date: July 13, 2015



**PROPOSAL:**

- **Rezoning** from RA to RH to allow subdivision into three (3) half-acre residential lots and one (1) future park lot.

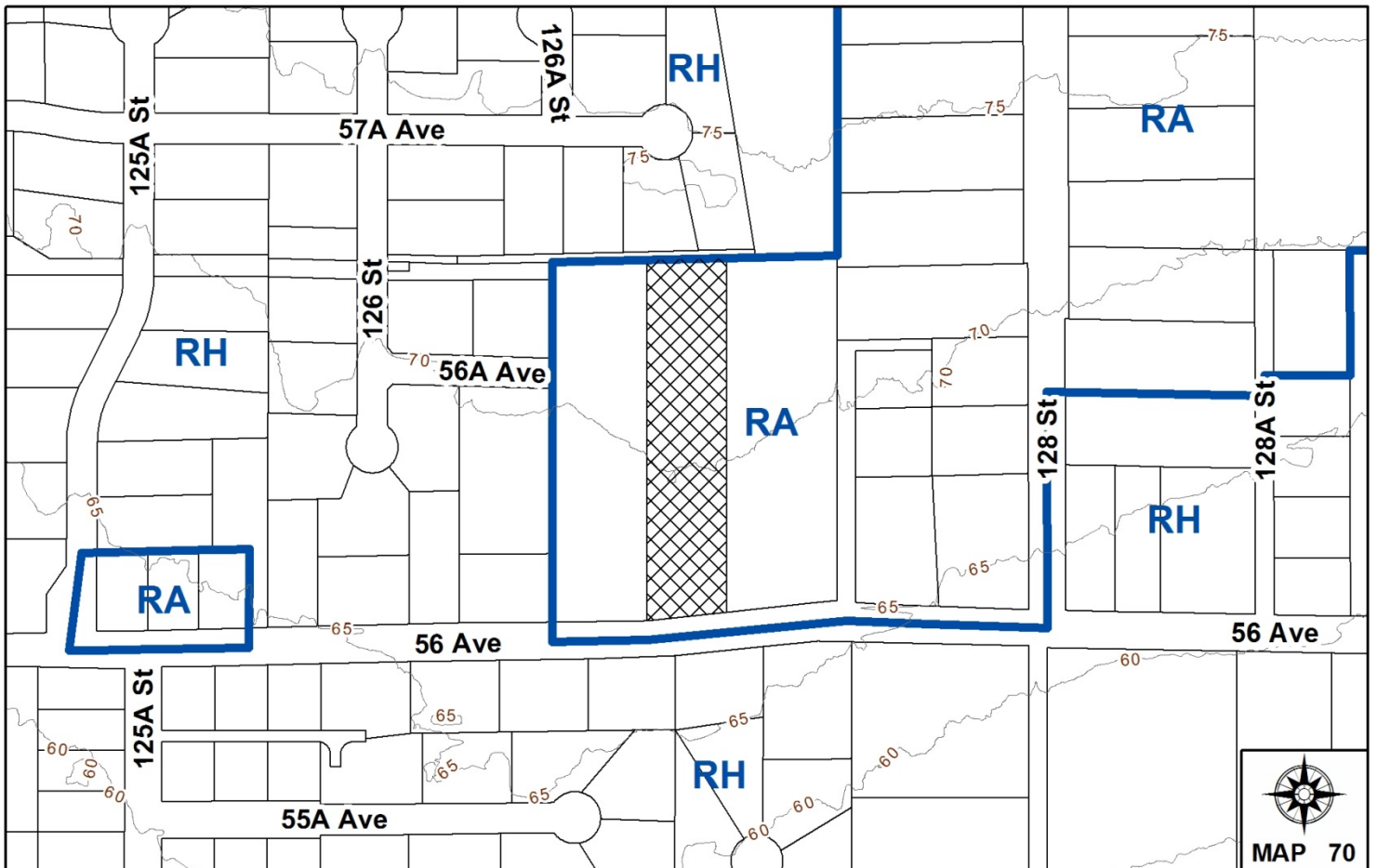
**LOCATION:** 12715 - 56 Avenue

**OWNER:** Sarbjit Grewal

**ZONING:** RA

**OCP DESIGNATION:** Suburban

**LAP DESIGNATION:** Suburban Residential (1 acre)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires an amendment to the West Panorama Ridge Local Area Plan (LAP) from "Suburban Residential (1 acre)" to "Suburban Residential (1/2 Acre)".

### RATIONALE OF RECOMMENDATION

- The proposal complies with the site's "Suburban" designation in the Official Community Plan (OCP).
- The proposed amendment to the LAP is consistent with half-acre development to the north, south and west of the subject site. The adjacent property to the east under Development Application No. 7912-0180-00 has received conditional approval (3<sup>rd</sup> Reading) on a proposed Subdivision and Rezoning to allow development of three (3) half-acre residential (RH) lots.
- The proposal will assist in the completion of the road network through this neighbourhood, including a new north-south road (127 Street) which will eventually connect with an extended 56A Avenue. This road connection was envisioned in the City's concept plan for this area, and once completed, will enhance neighbourhood connectivity throughout this section of West Panorama Ridge.
- As part of the application, proposed Lot 4 will be acquired by the City for parkland purposes. The Parks, Recreation & Culture Department plans to use this parcel to continue construction of a linear park that will connect between 124A Street and the Newton Greenway located to the east of the subject property. The proposal will assist the City in meeting the goals of the Greenways Master Plan.
- Neighbourhood and West Panorama Ridge Ratepayers Association (WPRRA) concerns about road treatment, tree retention and landscaping along 56 Avenue have been addressed by Staff and the Applicant. The Applicant's arborist has been requested to provide additional information on the potential for increased tree retention near the west property line of proposed Lot 2. The WPRRA will be asked to review and comment on this information and a tree planting plan will be finalized prior to 4<sup>th</sup> Reading.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Half-Acre Residential Zone (RH)" (By-law No. 12000) 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) 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
  - (f) completion of the transfer of parkland (proposed Lot 4) to the City to the satisfaction of the Parks, Recreation and Culture Department;
  - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (h) registration of a Section 219 Restrictive Covenant to (i) prohibit a driveway on proposed Lot 1 from 56 Avenue, (ii) to increase the front yard setback requirement from 56 Avenue from 7.5 metres (25 ft.) to 10 metres (30 ft.), and (iii) for additional landscaping on 56 Avenue;
  - (i) registration of a Section 219 Restrictive Covenant for tree preservation;
  - (j) registration of a Section 219 Restrictive Covenant for the installation of a 1.2 metre (4 ft.) high permeable fence adjacent to proposed Lot 4 (future parkland) to the specifications and satisfaction of the Parks, Recreation and Culture Department, and to ensure that the fence is protected and maintained; and
  - (k) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture.
3. Council pass a resolution to amend the West Panorama Ridge Local Area Plan to redesignate the land from "Suburban Residential (1 acre)" to "Suburban Residential (1/2 Acre)" when the project is considered for final adoption.

REFERRALS

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

School District: Projected number of students from this development:  
 1 Elementary students at Colebrook Elementary School  
 0 Secondary students at Panorama Ridge Secondary School

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by spring/summer 2016.

(Appendix IV)

Parks, Recreation & Culture: The acquisition of proposed Lot 4 is required for parks purposes through this application. Fencing adjacent to proposed Lot 4 should be limited to a maximum 1.2 metres (4 ft.) in height, and CPTED design principles should be applied.

Parks also have some concerns about the pressure that this project will place on existing Parks, Recreation & Culture facilities.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

SITE CHARACTERISTICS

Existing Land Use: Single family residential dwelling.

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North:	Parkland and single family homes.	Suburban / Suburban Residential (1 Acre)	RH
East (Across future 127 Street (southern portion)):	Single family home. Property is under Development Application No. 7912-0180-00, which has received conditional approval (3 <sup>rd</sup> Reading) to permit rezoning from RA to RH to subdivide into 3 residential lots.	Suburban / Suburban Residential (1 Acre)	RA
South (Across 56 Avenue):	Single family homes.	Suburban / Suburban Residential (1/2 Acre)	RH
West (Across):	Single family homes.	Suburban / Suburban Residential (1 Acre)	RA

### JUSTIFICATION FOR PLAN AMENDMENT

- The proposal requires an amendment to the West Panorama Ridge Local Area Plan (LAP) from "Suburban Residential (1 Acre)" to "Suburban Residential (1/2 Acre)". This proposed amendment is consistent with half-acre development to the north, south and west of the subject site. The adjacent property to the east under Development Application No. 7812-0180-00 has received conditional approval (3<sup>rd</sup> Reading) on a Subdivision and Rezoning proposal to allow development of three (3) half-acre residential (RH) lots.
- The subject application will assist in the completion of the road network through this neighbourhood, including a new north-south road (127 Street) which will eventually connect with an extended 56A Avenue. This road connection was envisioned in the City's concept plan for this area, and once completed, will increase access and connectivity through the neighbourhood.
- As part of the application, proposed Lot 4 will be acquired by the City for parkland purposes. The Parks, Recreation & Culture Department plans to use this parcel to continue construction of a linear park between 124A Street and the Newton Greenway located within a portion of the BC Hydro Right-of-Way (RoW) to the east of the subject property. The proposal will assist the City in meeting the goals of the Greenways Master Plan.

### DEVELOPMENT CONSIDERATIONS

#### Proposal

- The subject site is approximately 0.8 hectares (2 acres) in size. It is designated "Suburban" in the Official Community Plan (OCP) and "Suburban Residential (1 Acre)" in the West Panorama Ridge Local Area Plan (LAP).
- The applicant proposes to rezone the site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)", in order to permit subdivision into 3 half-acre residential lots. A fourth lot will be created and acquired by the City for parkland purposes, to facilitate the future extension of a linear park along the northern portion of the subject property.
- Development Application No. 7912-0180-00 received Third Reading of Rezoning By-law No. 17931 on May 27, 2013 for the site immediately to the east of the subject property, at 12725 - 56 Avenue. The application similarly proposed to amend the LAP from "Suburban Residential (1 acre)" to "Suburban Residential (1/2 Acre)", to rezone from RA to RH, and to subdivide to create three (3) lots. Half of the road dedication for the future 127 Street will be required under this application. In the future, a road connection to the existing 56A Avenue will be completed, with the development of the property to the west at 12689 - 56 Avenue. This is illustrated as a concept on the attached proposed subdivision layout (Appendix II).
- All of the proposed lots meet or exceed the minimum depth, width and area requirements of the RH Zone.
- The existing house and accessory structures will be demolished.

- In order to preserve the rural "estate" character of 56 Avenue, proposed Lot 1 will be required to have an increased front yard setback of at least 10 metres (33 ft.), a 3 metre (10 ft.) wide landscape buffer along 56 Avenue, and will be prohibited from taking driveway access from 56 Avenue. The proposed setback is 2.5 metres (8 ft.) larger than the 7.5 metre (25 ft.) setback required by the RH Zone. Similar requirements were stipulated for other recent projects along 56 Avenue and New McLellan Road, including Development Application No. 7912-0180-00 to the east of the subject property, and are in keeping with the wishes of the West Panorama Ridge Ratepayers Association (WPRRA) as a means of addressing rural character preservation efforts along 56 Avenue/New McLellan Road. These restrictions will be secured via a Section 219 Restrictive Covenant.

#### Land to be Acquired for Parks Purposes

- Proposed Lot 4 will be acquired by the City to facilitate the future expansion of a linear park that will connect between 124A Street and the Newton Greenway located to the east of the subject property.
- Proposed Lot 3 will share a property line with the future park Lot 4. Parks requires low, permeable fencing adjacent to parkland, to ensure that CPTED "eyes on the park" principles are adhered to. In order to ensure that the fence is constructed to Parks' specifications, the applicant will be required to construct the fence prior to Building Permit issuance. A Section 219 Restrictive Covenant is required to be registered on the title of Lot 3 to ensure that the fence is installed prior to Building Permit issuance, and that it is maintained and protected. The Restrictive Covenant will also specify that no additional fence or high growing landscape materials (higher than 1.2 metres (4 ft.)) are permitted.

#### Building Scheme and Lot Grading

- The applicant has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant has conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines. A summary of the Building Design Guidelines is attached as Appendix V.
- The proposed guidelines are reflective of common new standards for massing design, construction materials, trim and detailing elements and landscape design that are commonly found in RH zone subdivisions. These elements include:
  - "Traditional", "Classical Heritage", "Neo-Heritage" and estate quality manifestations of the "Neo-Traditional" style;
  - exterior building materials including stucco, cedar, hardiplank, brick and stone (vinyl siding not permitted on exterior walls); and
  - use of natural colours, with a high trim and detailing standard.
- The guidelines require adequate window areas adjacent to the future park lot (proposed Lot 4) to encourage surveillance over the park space.
- The applicant is proposing in-ground basements and a satisfactory preliminary lot grading plan has been submitted and accepted by staff.

TREES

- Peter Mennel, 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 tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder / Cottonwood	6	6	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	2	2	0
Cherry, Bitter	1	1	0
Cherry	1	1	0
Plum, Purple Leaf	1	1	0
Maple, Big Leaf	2	2	0
Maple, Norway	12	2	10
Walnut	4	4	0
<b>Coniferous Trees</b>			
Douglas Fir	30	17	13
Falsecypress	4	4	0
Norway Spruce	1	1	0
Western Red Cedar	4	2	2
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>62</b>	<b>37</b>	<b>25</b>
<b>Additional Trees in the proposed Open Space / Riparian Area</b>	<b>n/a</b>	<b>n/a</b>	<b>n/a</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>15</b>	
<b>Total Retained and Replacement Trees</b>		<b>40</b>	
<b>Contribution to the Green City Fund</b>		<b>\$19,500</b>	

- The Arborist Assessment states that there are a total of 62 protected trees on the site, excluding Alder and Cottonwood trees. 6 existing trees, approximately 9% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 25 trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.

- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 80 replacement trees on the site. Since only 15 replacement trees can be accommodated on the site, the deficit of 65 replacement trees will require a cash-in-lieu payment of \$19,500, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 25 trees are proposed to be retained or replaced on the site with a contribution of \$19,500 to the Green City Fund.

### PRE-NOTIFICATION

Staff received the following comments from neighbouring residents and the West Panorama Ridge Ratepayer's Association (WPRRA), as a result of the development proposal sign, pre-notification letters that were mailed out on April 26, 2012, and a referral to the WPRRA requesting comment:

- Neighbouring residents expressed concern regarding the previous location of the proposed north-south road, which is eventually proposed to connect 56 Avenue with 56A Avenue. These concerns were raised with regards to previous iterations of the proposal, for which the north-south road (127 Street) was proposed to be located further west of where it is currently shown. The residents expressed concern that a road was shown over a portion of their property, which may have an impact on their privacy and livability as they have no desire to develop.

*(The subject proposal has been amended to show the proposed road shared between the properties at 12715 56 Avenue and 12725 56 Avenue. With the new location of the proposed road, the neighbours' concerns have been addressed.)*

- The West Panorama Ridge Ratepayers Association (WPRRA) have been involved throughout the application process for both the subject application, and previously with Development Application No. 7912-0180-00 to the east. In addition to having reviewed the proposal, the WPRRA met with representatives of the Planning & Development Department to discuss the proposal. The WPRRA have no particular objections to the proposal. However, the WPRRA have stated the following:
  - The property owners at 12689 – 56 Avenue have concerns about the impact the road and house construction will have on their use and enjoyment, in particular that they have livestock to be protected and accordingly, fencing, noise abatement and notice of noise disturbances will be important.

*(The City's Transportation Division advises that the road connection from 56 Avenue, connecting with 56A Avenue, can be terminated before the west property line and a fence may be installed as a buffer between the road and the neighbouring property to address the neighbours' concerns about the impact of the road, particularly for the livestock on the property. Transportation also advised that a fence is typically installed as part of a private agreement between owners.)*



- The WPRRA is concerned that the arborist report calls for more tree removal than may be necessary. The neighbours and the WPRRA are agreeable to meeting with the City to review the proposed tree removal and the effects on the surrounding properties.

*(The arborist report has been reviewed by the City's Trees & Landscaping Department and indicates that the trees nearest the western property line on proposed Lot 2 received moderate-poor structure ratings. Several trees appear to have been previously topped producing poorly structured re-growth and may not be suitable as stand-alone trees. However, the Planning & Development Department has requested that the arborist provide additional comment on the on-site and off-site trees to confirm whether any of these trees can be retained. The WPRRA will be asked to review and comment on this information and a tree planting plan will be finalized prior to 4<sup>th</sup> Reading.)*

- The WPRRA would also like the developer to be sensitive to the ambiance of 56 Avenue and it would be desirable to install landscaping on Lot 1 early in the project.

*(Planning & Development Department staff commented that a landscaping plan will be required to be approved before final approval of the rezoning and subdivision application and that it is preferable to have the landscape buffer installed before construction of the houses, although there is some flexibility with this.)*

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 8, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located within the West Panorama Ridge Local Area Plan (LAP).</li> <li>• The proposal is for a sensitive suburban infill development within an existing suburban neighbourhood, in accordance with the OCP</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The applicant proposes gross density of 3.6 Units Per Hectare (UPH) and will construct 3 single family houses. The homes built on these lots may contain one secondary suite each. Secondary suite housing provides housing for Surrey residents at different age groups and/or life stages, and may contribute to the rental housing stock in this area of Surrey.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The development will incorporate Low Impact Development Standards, including roof downspout connection, dry swales and sediment control devices.</li> <li>• Trees will be planted on each lot to compensate for habitat loss.</li> <li>• Recycling and organic waste pickup will be made available.</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The site is located along a community bus route on New Mclellan Road.</li> <li>• The proposed lots are located adjacent to a linear park with connections to a future greenway trail to the east (Newton Greenway).</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Public notification has taken place in the form a Development Proposal Sign and Pre-Notification Letters which were mailed to properties within 100 m of the subject property.</li> <li>• The West Panorama Ridge Ratepayers Association (WPRRA) has reviewed and commented on the proposal.</li> <li>• Nearby residents have the opportunity to voice their concerns, through the notification process, including at a future Public Hearing.</li> </ul>

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

EM/da

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Information for City Clerk

Legal Description and Owners of all lots that form part of the application:

1. (a) Agent:     Name:             Mike Kompter  
  Hub Engineering Inc.  
  Address:         #101, 7485 - 130 Street  
  Surrey, B.C. V3W 1H8  
  
  Tel:                 604-572-4328

2.     Properties involved in the Application

- (a)     Civic Address:            12715 - 56 Avenue

- (b)     Civic Address:            12715 - 56 Avenue  
          Owner:                    Sarbjit Grewal  
          PID:                     011-412-399  
          Lot 1 Section 7 Township 2 New Westminster District Plan 9784

Summary of Actions for City Clerk's Office

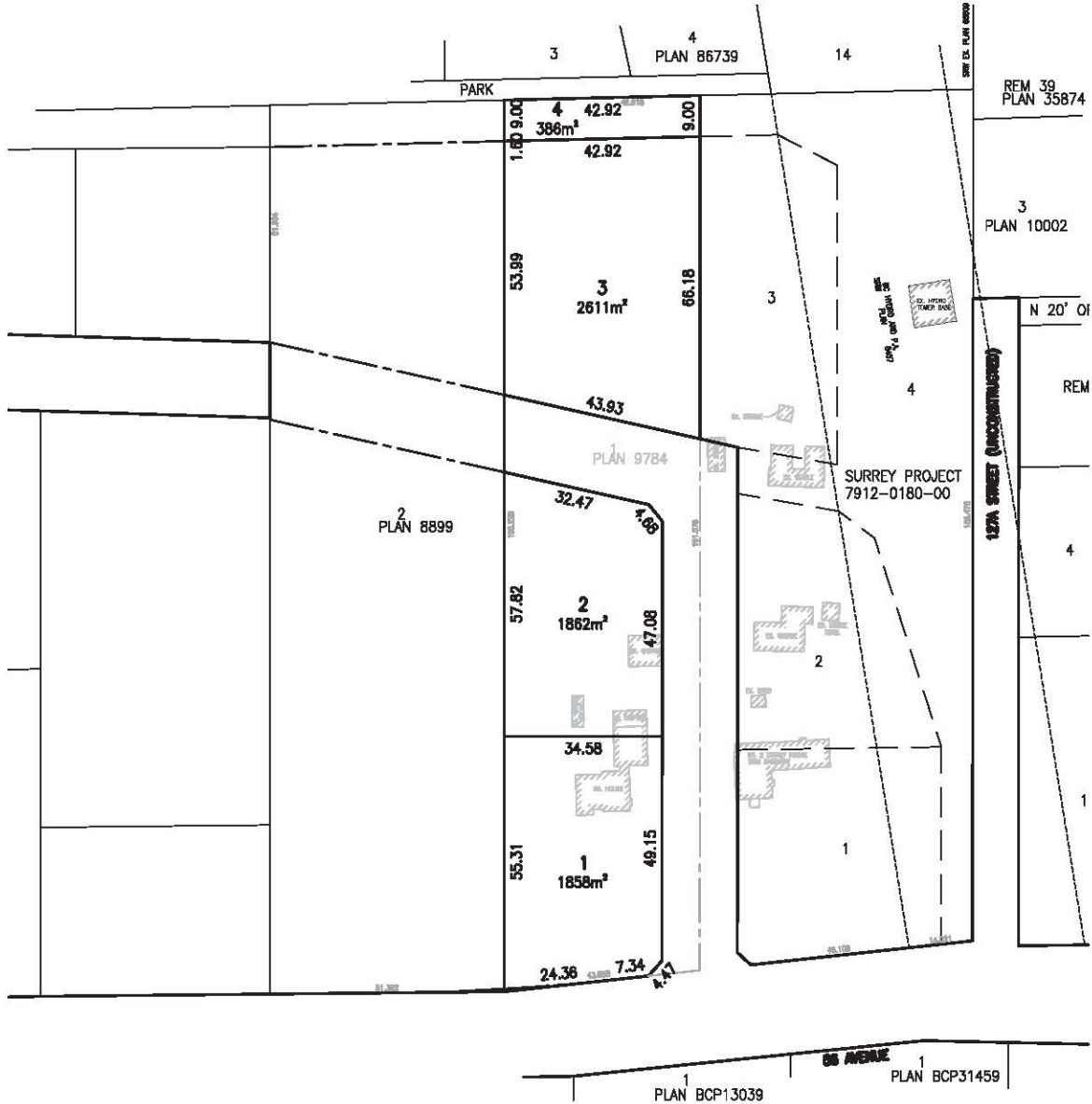
- (a)     Introduce a By-law to rezone the property.  
  
(b)     Application is under the jurisdiction of MOTI.

MOTI File No. 2012-01053

# SUBDIVISION DATA SHEET

Proposed Zoning: RH

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.05 ac
Hectares	0.83 Ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	3
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	34.6 m – 43.93 m
Range of lot areas (square metres)	1858 m <sup>2</sup> – 2611 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	3.6 UPH / 1.46 UPA
Lots/Hectare & Lots/Acre (Net)	4.7 UPH / 1.92 UPA
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	55%
<b>PARKLAND</b>	
Area (square metres)	386 m <sup>2</sup> (to be purchased by City)
% of Gross Site	4.7%
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO



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**Hub Engineering Inc.**  
 Engineering and Development Consultants

Member  
**PACIFIC LAND GROUP**  
 Land Use, Development & Environmental Strategists

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8  
 Tel: 604-572-4328 Fax: 604-501-1825 E-mail: mail@hub-inc.com

CLIENT:		PROJECT: 12715/12725 - 56 AVENUE, SURREY		
DRAWING TITLE: RESIDENTIAL SUBDIVISION				
PROJECT No. 14030	DATE: APRIL 2015	LEGAL:	SCALE: 1:1000	MUNICIPAL PROJECT No.:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES				

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

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

DATE: **June 22, 2015** PROJECT FILE: **7808-0073-00**

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RE: **Engineering Requirements  
Location: 12715 - 56 Avenue**

### REZONING/SUBDIVISION

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

- Dedicate min 8.25 m in combination with 2.75 m SROW on adjacent property or dedicate 11.0 m for 127 Street.
- Dedicate 16.50 m for 56A Avenue.
- Dedicate 3.0 m x 3.0 m corner cut at the intersection of 56 Avenue and 127 Street.
- Dedicate 3.0 m x 3.0 m corner cut at the intersection of 56A Avenue and 127 Street
- Provide 0.5 m wide SROW along 127 Street and 56A Avenue frontages.
- Provide SROW for temporary turnaround.

#### *Works and Services*

- Construct north side of 56 Avenue to West Panorama Ridge Collector Standard.
- Construct 56A Avenue to modified Non-West Panorama Ridge Standard (Urban Forest Limited Local).
- Construct the west half of 127 Street to modified Non-West Panorama Ridge Standard (Urban Forest Limited Local) complete with 6.0 m of ultimate 8.0 m pavement.
- Construct 6.0 m wide driveway letdowns.
- Construct sanitary sewer main, storm sewer main and water main on 127 Street and on 56A Avenue. Construct storm sewer system on 56 Avenue.
- Provide service connections to each lot.
- Provide Restrictive Covenants for driveway access for lot 1.

A Servicing Agreement is required prior to Rezoning/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager

HB



Monday, March 05, 2012  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 08 0073 00

**SUMMARY**

The proposed 3 Single family lots are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	0

September 2011 Enrolment/School Capacity

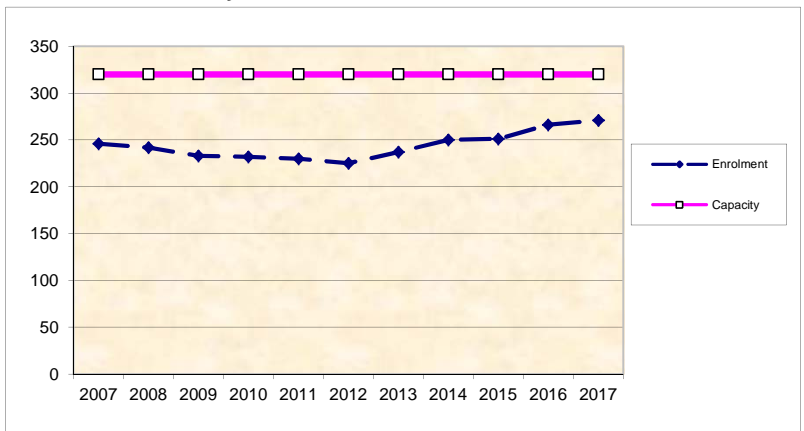
<b>Colebrook Elementary</b>	
Enrolment (K/1-7):	32 K + 198
Capacity (K/1-7):	20 K + 300
<b>Panorama Ridge Secondary</b>	
Enrolment (8-12):	1531
Nominal Capacity (8-12):	1100
Functional Capacity*(8-12):	1188

**School Enrolment Projections and Planning Update:**

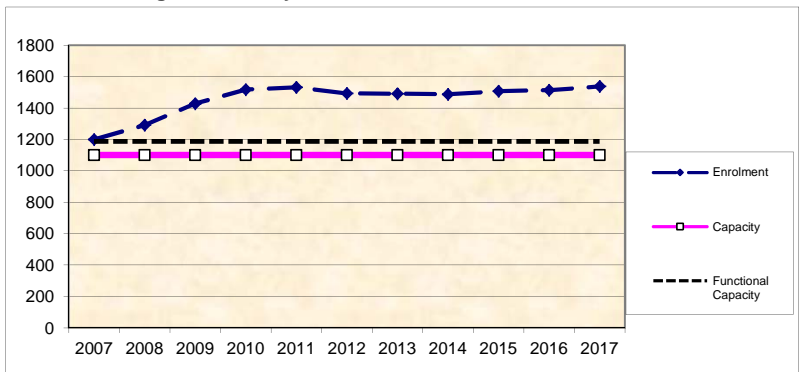
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

The Colebrook Elementary has maturing trends and surplus classrooms for future growth or program location.. The Board of Education has proposed an addition to Panorama Ridge Secondary in its Five Year Capital Plan submission to the Ministry. The proposed development will not have an impact on these projections.

**Colebrook Elementary**



**Panorama Ridge Secondary**



\*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

## BUILDING GUIDELINES SUMMARY

Surrey Project no: 7908-0073-00  
 Project Location: 12715 - 156 Street, Surrey, B.C.  
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

### 1. Residential Character

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

The subject site is located in an old growth area characterized by small old Bungalows, 1½ Storey type, and Two-Storey type homes situated on large suburban lots. Most lots are landscaped to modest old suburban standard. There is one new suburban-estate quality, 3600+ sq.ft. Two-Storey type home at 12708 - 56 Avenue which has been designed to a common modern standard for new suburban estate developments. This home provides suitable architectural context for the subject site. Also, the subject site is located adjacent to a recent application, Surrey project 7912-0180-00. Building scheme regulations for this adjacent site meet the newest standards and so building scheme regulations for 7912-0180-00 will provide "regulations context" for the subject site.

This area was built out over a time period spanning from the 1950's to the 2000's. The age distribution from oldest to newest is: 1950's (44%), 1960's (22%), 1970's (11%), 1980's (11%), and 2000's (11%). A majority of homes in this area have a floor area in the 1501 - 2000 sq.ft. size range. Home size distribution is: 1000 - 1500 sq.ft. (22%), 1501 - 2000 sq.ft. (33%), 2001 - 2500 sq.ft. (22%), 3001 - 3550 sq.ft. (11%), over 3550 sq.ft. (11%). Styles found in this area include: "Old Urban" (22%), "Heritage (Old B.C.)" (33%), "Rural Heritage" (11%), "Neo-Heritage" (11%), and "Neo-Traditional" (22%). Home types include: Bungalow (22%), 1 ½ Storey (56%), Basement Entry (11%), and Two-Storey (11%).

Massing scale (front wall exposure) characteristics include: Low mass structure (25%), Low to mid-scale massing (50%), Mid-scale massing with proportionally consistent, well balanced massing design (13%), Mid-to-high scale massing with proportionally consistent, well balanced massing design (13%).

The scale (height) range for front entrance structures include: One storey front entrance (56%), one storey front entrance veranda in heritage tradition (22%), 1 ½ storey front entrance (11%), proportionally exaggerated Two storey front entrance (non context) (11%). The range of roof slopes found in this area is: 2:12 (18%), 5:12 (9%), 6:12 (18%), 7:12 (9%), 8:12 (27%), 9:12 (9%), 10:12 (9%).

Main roof forms (largest upper floor truss spans) include: Main common hip roof (33%), Main common gable roof (44%), Main Dutch hip roof (11%), Main Boston hip roof (11%). Feature roof projection types include: Common Hip (11%), Common Gable (67%), Dutch Hip (11%),

Boston Hip (11%). Roof surfaces include: Interlocking tab type asphalt shingles (44%), Rectangular profile type asphalt shingles (22%), Concrete tile (shake profile) (22%), and Cedar shingles (11%).

Main wall cladding materials include: Horizontal cedar siding (11%), Aluminum siding (11%), Horizontal vinyl siding (11%), Stucco cladding (67%). Feature wall trim materials used on the front facade include:



No feature veneer (22%), Stone feature veneer (33%), and horizontal cedar accent (44%). Wall cladding and trim colours include: Neutral (58%), Natural (33%), and primary derivative (8%).

Covered parking configurations include: No covered parking (33%), Single vehicle garage (22%), Double garage (11%), and Triple garage (33%).

A variety of landscaping standards are evident, including: Old suburban landscape standard with sod and modest plantings (33%), average old suburban landscape standard (56%), average modern suburban landscape standard (11%). Driveway surfaces include: Gravel (56%), Asphalt (22%), Broom finish or smooth concrete (11%), and Exposed aggregate (11%).

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

- 1) **Context Homes:** There are two homes in this area (12708 - 56 Avenue and 12689 - 56 Avenue) that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2010) RH zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RH zoned subdivisions, rather than to specifically emulate the aforesaid two context homes. "Context" will also be derived from the building scheme for the recent application identified as Surrey project 7912-0180-00.
- 2) **Style Character:** New homes should have a suburban-estate character. Styles suited for this objective include "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. 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 RH 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 proportions should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to two storeys in height. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is an estate home area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.

- 8) **Roof Slope** : A significant number of homes have low slope roofs that are not well suited to the proposed style range, nor to likely use on future homes in this area. Emulation is not recommended. Roofs slopes of 8:12 or higher are recommended.

**Streetscape:** The subject site is located in an area in which a B.C. Hydro utility corridor has a significant influence. Surrounding lots are large, most zoned "One Acre Residential" (RA). Most lots have a small 50-60 year old home situated a considerable distance from the front lot line, on a lot landscaped to a modest old urban standard with sod, a few mature shrubs, and several mature trees. There is one new 3600+ sq.ft. suburban estate quality "Neo-Traditional" style Two-Storey type home that provides the most likely direction for future development of this area. This home, located at 12708 - 56 Avenue has a proportionally consistent, well balanced massing design, and a 1 ½ storey front entrance. The home has a main common hip roof at an 8:12 slope, with common gable feature projections. The roof is surfaced with shake profile concrete roof tiles, and walls are clad in stucco with a stone feature veneer. Colours are Neutral / Natural. The home has a triple garage. The landscape is considered "average modern suburban".

## 2. Proposed Design Guidelines

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

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

#### Interfacing Treatment

There are two homes in this area (12708 - 56 Avenue and 12689 - 56 Avenue) that provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2010) RH zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RH zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

Also, "regulations context" will be taken from the building scheme of the adjacent recent application to the east, Surrey project 7912-0180-00).

**Exterior Materials/Colours:** Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls. "Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. Primary colours are not recommended for this development. "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 8:12.

**Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products, providing that aesthetic properties of the new materials are equal to or better than those of traditional roofing products. Greys/black/browns only.

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

**Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 50 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres from the one-storey elements.

**Landscaping:** *High modern suburban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Corner lot 1 shall have an additional 20 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** October 7, 2014

**Reviewed and Approved by:**       **Date:** October 7, 2014

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 08-0073-00

Address: 12715 - 56 Avenue, Surrey, BC

Registered Arborist: Peter Mennel

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)	68
<b>Protected Trees to be Removed</b>	43
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	25
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 6 X one (1) = <u>6</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 37 X two (2) = <u>74</u></li> </ul>	80
<b>Replacement Trees Proposed</b>	15
<b>Replacement Trees in Deficit</b>	65
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

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

Signature of Arborist:



Date: March 5, 2015



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