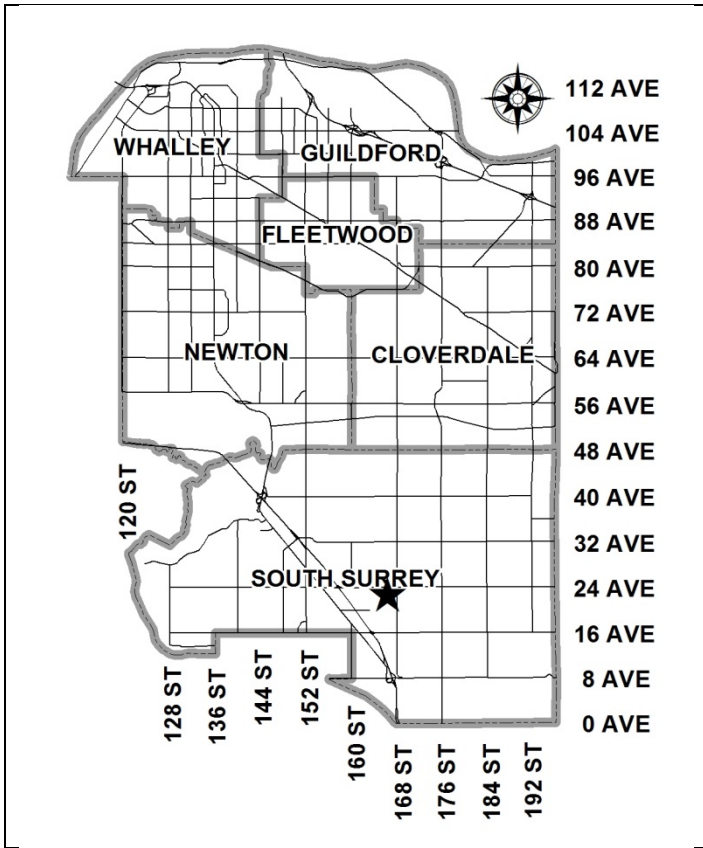


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7913-0154-00

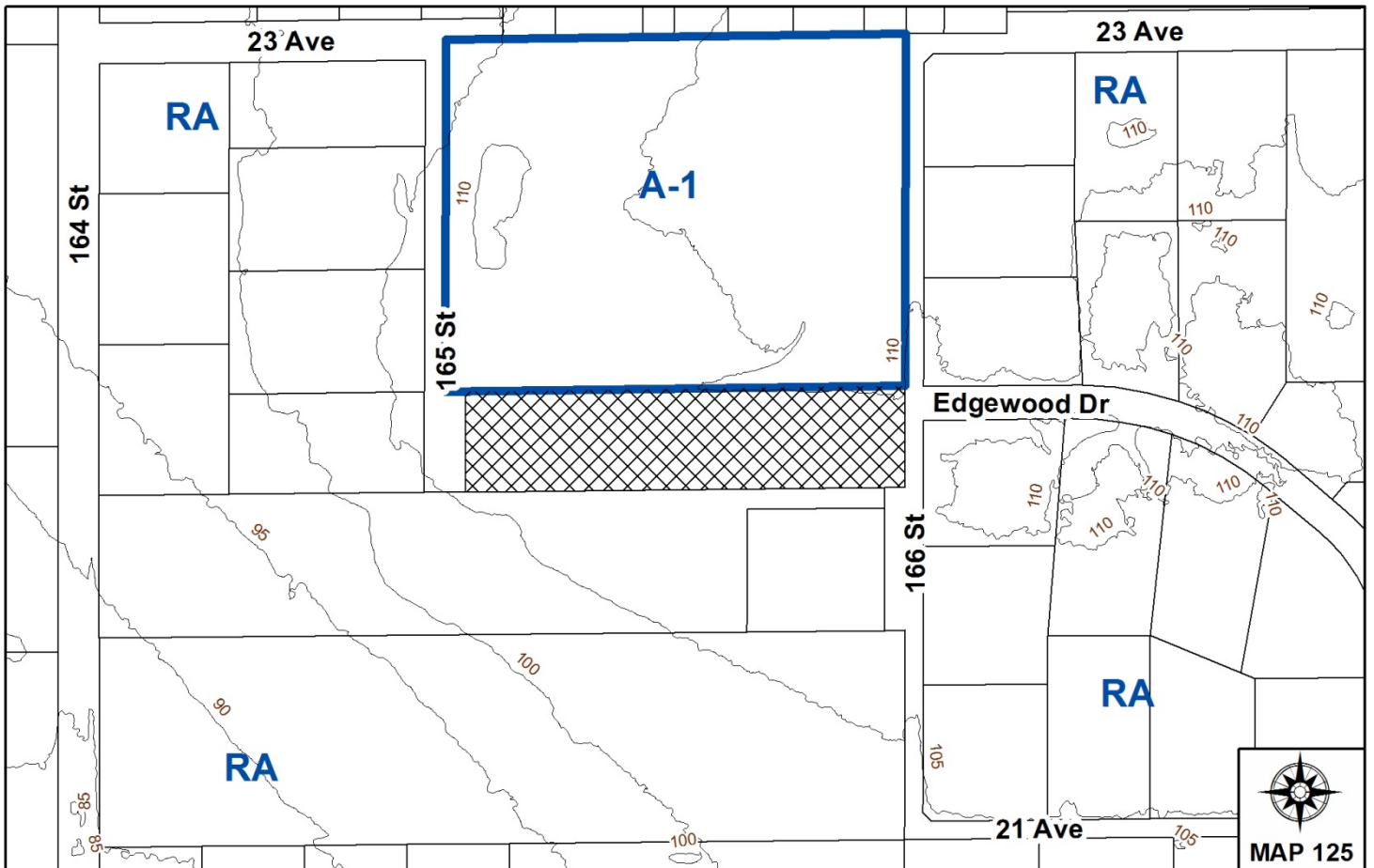
Planning Report Date: March 23, 2015



**PROPOSAL:**

- **NCP amendment** from "School" to "Medium Density Residential 10-15 upa"
- **Rezoning** from RA to RF-12, RF-10, RF-9 and RF-SD in order to allow subdivision into 15 single family small lots and 4 semi-detached residential lots.

**LOCATION:** 2190 - 165 Street  
**OWNERS:** Parmjit and Amarjit Boparai  
**ZONING:** RA  
**OCP DESIGNATION:** Urban  
**NCP DESIGNATION:** School



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an NCP amendment from "School" to "Medium Density Residential 10-15 upa".

### RATIONALE OF RECOMMENDATION

- The School District has purchased property to the northeast of the subject site for a new elementary school, which was the same site originally designated for the school in the Stage 1 land use concept report for the Sunnyside Heights NCP. Therefore, the subject site is no longer needed as a school site, and it is in order to amend the NCP for the subject site. Under File No. 7911-0014-00, for the property to the south at 2172 – 165 Street, which is currently at Third Reading, the same NCP amendment from "School" to "Medium Density Residential 10-15 upa" is proposed.
- The proposed density and building form are appropriate for this part of the Sunnyside Heights NCP.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone:
  - (a) Block A shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000);
  - (b) Block B shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (10) Zone (RF-10)" (By-law No. 12000);
  - (c) Block C shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Semi-Detached Residential Zone (RF-SD)" (By-law No. 12000); and
  - (d) Block D shown on the survey plan attached in Appendix II from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "Single Family Residential (9) Zone (RF-9)" (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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
  - (e) the applicant adequately address the shortfall in tree replacement; and
  - (f) registration of a Section 219 Restrictive Covenant on proposed Lots 1-10 indicating that no access is available until the lane is constructed by the landowner to the south.
3. Council pass a resolution to amend the Sunnyside Heights NCP to redesignate the site from "School" to "Medium Density Residential 10-15 upa" 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:**

6 Elementary students at Pacific Heights Elementary School  
 3 Secondary students at Earl Marriott Secondary School

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

(Appendix IV)

Parks, Recreation & Culture: Subject to available funding the applicant is requested to complete the full 22 Avenue associated park frontage. This includes curb, gutter, boulevard and multi-use pathway. The applicant will be reimbursed the associated frontage costs.

SITE CHARACTERISTICS

Existing Land Use: Single family residential.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	City park land (Sunnyside Saddle Club).	Urban/ Park/Open Space	A-1
East (across 166 Street):	Single family residential.	Urban / Low Density Residential 6-10 upa Suburban	RA
South:	Single family residential, under application 7911-0024-00 for single family small lots.	Urban / Medium Density Residential 10-15 upa, Riparian Protection Area	RA
West (Across 165 Street):	Single family residential, under application 7914-0158-00 for single family small lots.	Urban / Medium Density Residential 10-15 upa	RA

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated "School" in the Sunnyside Heights NCP. The applicant is proposing to amend the NCP designation from "School" to "Medium Density Residential 10-15 upa" (Appendix VI).
- The School District has purchased property for a new elementary school to the northeast of the subject site, on a site originally designated for the school in the Stage 1 land use concept report for the Sunnyside Heights NCP, and therefore no longer requires any land from the subject site. The School District has no concerns with the proposed NCP amendment.
- The property to the south at 2172 – 165 Street is under application for rezoning and NCP amendment to small lots (File No. 7911-0014-00, currently at Third Reading) and a similar NCP amendment from "School" to "Medium Density Residential 10-15 upa" is proposed on that property.
- The proposed amendment to "Medium Density Residential 10-15 upa" on the subject site is consistent with the surrounding designations. The proposed net density on the site is 12.8 upa (31.7 uph) which is consistent with the proposed NCP designation. Appendix VIII shows the proposed NCP redesignations in the nearby area.

### DEVELOPMENT CONSIDERATIONS

#### Proposal

- The subject site consists of one property at 2190 – 165 Street with a total area of 1.06 hectares (2.62 acres). The site is currently zoned "One-Acre Residential Zone (RA)". The site contains a single family dwelling which is required to be demolished prior to final adoption.
- The applicant is proposing to rezone the site to "Single Family Residential (12) Zone (RF-12)", "Single Family Residential (10) Zone (RF-10)", "Single Family Residential (9) Zone (RF-9)", and "Semi-Detached Residential Zone (RF-SD)" to allow subdivision into 6 RF-12 lots, 6 RF-10 lots, 3 RF-9 lots and 4 RF-SD lots, for a total of 19 lots.
- The applicant made application before the RF-10 Zone was adopted by the City in July 2013. However, the applicant has been able to provide RF-12 and RF-10 lots over a majority of the site and is only proposing 3 RF-9 lots. The proposed RF-9 lots complete the subdivision pattern initiated by application to the south (File No. 7911-0014-00).
- The proposed RF-12, RF-10, RF-9 and RF-SD lots meet the minimum lot width, depth and area requirements of the Zoning By-law. The proposed RF-9 lots are each 9.7 metres (32 feet) wide, which exceeds the minimum 9.0 metres (30 feet) required width of the Zoning By-law, thus providing ample space to accommodate 3 parking stalls off the rear lane, including a standard double-wide garage and an adjacent parking pad.

- House construction on proposed Lots 1-10 is dependent on the completion of the southerly lane which is to be provided by the application to the south (File No. 7911-0014-00). The applicant is aware of this situation. As part of the rezoning process, a Section 219 Restrictive Covenant will be placed on Lots 1-10 indicating that no access is available until the lane is constructed by the landowner to the south.
- Subject to available funding the applicant is requested to complete the full 22 Avenue associated park frontage. This includes curb, gutter, boulevard and multi-use pathway. The applicant will be reimbursed the associated frontage costs.

#### Building Design Guidelines & Lot Grading

- The applicant has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and has proposed a set of building design guidelines (Appendix VI).
- New homes will be primarily constructed in the following styles: "Neo-Traditional", or "Neo-Heritage". Vinyl is not permitted as a cladding material and only asphalt shingles in a "shake profile" only are permitted as a roofing material.
- A preliminary lot grading plan has been prepared by Hunter Laird Engineering Ltd. and has been reviewed by staff. The plan shows areas with fill greater than 0.5 metres (1.6 feet) on the proposed site. These areas are minimal and are necessary to accommodate in-ground basements and to facilitate proper lot drainage. Based on preliminary staff comments, minor revisions to the proposed lot grading plan will be required prior to final approval of the proposed subdivision.

#### TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder	3	4	0
Cottonwood	34	34	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Bitter Cherry	1	1	0
Cherry	1	1	0
Paper Birch	3	3	0
Dogwood	2	2	0
<b>Coniferous Trees</b>			
Western Red Cedar	3	3	0
Douglas-fir	31	31	0

<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>42</b>	<b>42</b>	<b>0</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>Deciduous</b>		<b>Conifer</b>
	<b>9</b>		<b>6</b>
<b>Total Retained and Replacement Trees</b>	<b>15</b>		
<b>Contribution to the Green City Fund</b>	<b>Yes</b>		

- The Arborist Assessment states that there are a total of 42 by-law sized trees on the site, excluding Alder and Cottonwood trees. Thirty-seven (37) existing trees, approximately 47% of the total trees on the site, are Alder and Cottonwood trees. The applicant is not proposing to retain any trees as part of this development proposal.
- For 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 121 replacement trees on the site. Since only 15 replacement trees can be accommodated on the site, the deficit of 106 replacement trees will require a cash-in-lieu payment of \$31,800 representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- Offsite, the applicant will be responsible for constructing a traffic button at the intersection of 22 Avenue and 165 Street. The design has offset the road alignments to the south in order to allow for the retention of a cluster of existing significant conifers at the northeast corner of the intersection. In addition, the design of 22 Avenue at the intersection of 165 Street includes removal of the parking lane using curb extensions and meandering of the multi-use pathway to maximize tree root zone retention.
- In summary, a total of 15 trees are proposed to be retained or replaced on the site with a contribution of \$31,800 to the Green City Fund.

#### PRE-NOTIFICATION

- Pre-notification letters were sent on October 4, 2013. A total of 4 phone calls and 2 letters/emails were received. Two (2) of the callers and the email writer had no concerns and were curious about the development and other developments in the area. Two (2) callers and the letter writer expressed concerns about tree retention and an increase in density in the area.

*(With the exception of the NCP Amendment because of the relocated school site, the application is following the NCP. There is a City-owned parcel to the north of the subject site that will be developed as a park in the future and will provide green space in this area. The applicant was unable to retain any trees with the proposed layout.)*

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 18, 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)	• The site is located within the Sunnyside Heights NCP.
2. Density & Diversity (B1-B7)	• A mix of RF-SD, RF-9, RF-10 and RF-12 zoned lots provides housing choice.
3. Ecology & Stewardship (C1-C4)	• Dry swales, natural landscaping and sediment control devices are proposed.
4. Sustainable Transport & Mobility (D1-D2)	• Sidewalks will be provided through the servicing agreement.
5. Accessibility & Safety (E1-E3)	• Houses will be oriented to the park on the north side of 22 Avenue, to provide surveillance.
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• The typical notifications to area residents occurred (signage, pre-notification letters).

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets and Survey Plan
Appendix II.	Proposed Subdivision Layout and Zoning Block Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	NCP Redesignation Map for 7913-0154-00
Appendix VI.	Building Scheme Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	Map Showing Nearby Proposed NCP Redesignations

*original signed by Nicholas Lai*

Jean Lamontagne  
General Manager  
Planning and Development

KB/da





# SUBDIVISION DATA SHEET

Proposed Zoning: RF-12, RF-10, RF-9, RF-SD

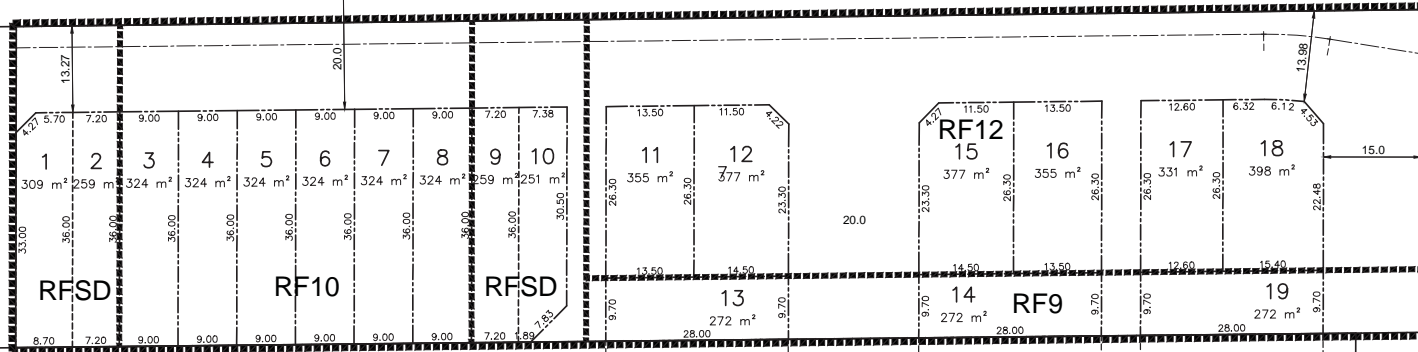
Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	2.62 ac
Hectares	1.06 ha
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	19
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	7.2m - 15.4m
Range of lot areas (square metres)	251 sq.m. - 398 sq.m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	17.9 uph/7.3 upa
Lots/Hectare & Lots/Acre (Net)	31.7 uph/12.8 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>BOUNDARY HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

165 ST.

Park Site

5m DRAINAGE SWALE

EDGEWOOD D



63

See application 7911-0014 "Premier Pacific Ltd."

166 ST.

### Subdivision Concept

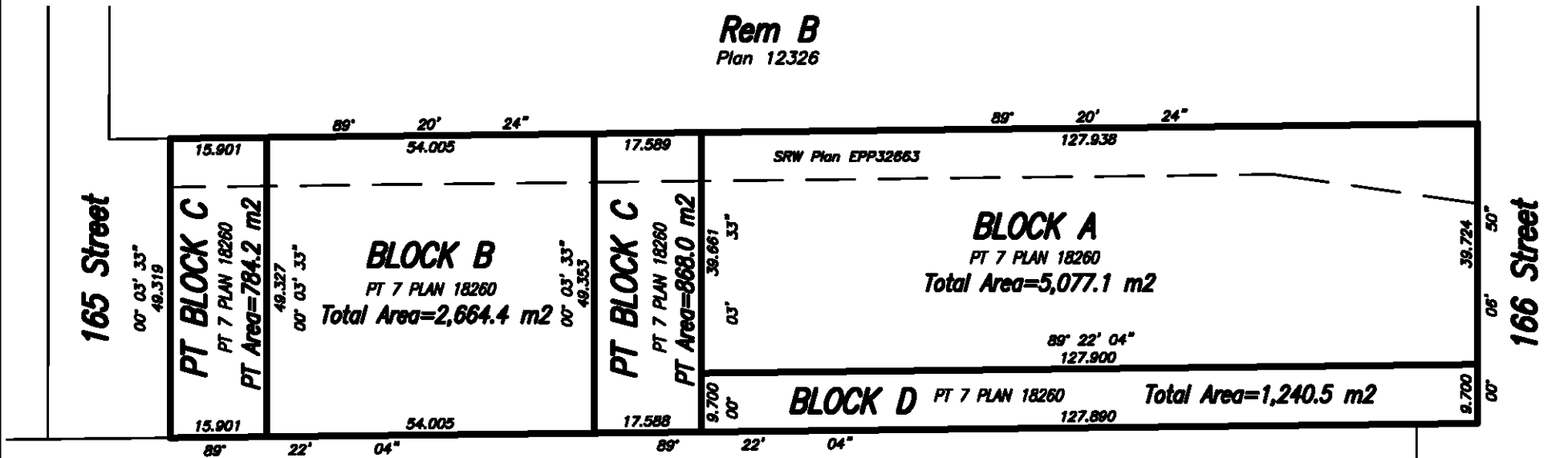
2190 165 Street  
7913-0154-00 - Boparai

P:\ht logo.j

July 201  
#6834

**BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. \_ \_ \_  
OF LOT 7 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 18260**

**Rem B**  
Plan 12326



**2**  
Plan 71775

**1**  
Plan 71775



All distances are in metres and decimals thereof.

The intended plot size of this plan is 432mm in width by 280mm in height (B size) when plotted at a scale of 1:1000.

Certified Correct  
this ?? day of ??, 2014.

<b>BLOCK A</b> AREA=5,077.1 m2 RA TO RF-12
<b>BLOCK B</b> AREA=2,664.4 m2 RA TO RF-10
<b>BLOCK C</b> AREA=1,652.2 m2 RA TO RFSD
<b>BLOCK D</b> AREA=1,240.5 m2 RA TO RF-9



G.A. HOL

B.C.L.S.

© FOCUS 2014

**FOCUS**

Focus Surveys (BC) Limited Partnership  
#300 65 Richmond St, New Westminister, BC V3L 5P5  
t: 604-525-4651 www.focus.ca

DRAWN <b>BK</b>	DATE 2014-05-28	CHECKED <b>GAH</b>	SCALE 1:1000
--------------------	--------------------	-----------------------	-----------------

SHEET No. **010048816-SDCD-R00**

---

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

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

DATE: **March 13, 2014** PROJECT FILE: **7813-0154-00**

---

RE: **Engineering Requirements  
Location: 2190 165 Street**

**OCP AMENDMENT/NCP AMENDMENT**

There are no engineering requirements relative to the OCP Amendment/NCP Amendment.

**REZONE/SUBDIVISION**

*This application is subject to completion of City of Surrey projects 7811-0014-00 and 7811-0029-00. Should the subject development proceed ahead of the above projects, the applicant will be required to secure offsite statutory right of ways (SRWs) for utility corridors and construct the downstream works required to service the development.*

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

- Dedicate 15.00 m on 166 St for the ultimate 30.00 m Through Local road with bio-swale.
- Dedicate 13.25 m for Edgewood Drive/22 Avenue for ultimate 20.50 m Local road allowance, as well as 3.00 m x 3.00 m corner cuts at the intersections with 165 St and 166 St.
- Dedicate 20.00 m width for 165B Street ultimate Local road allowance.
- Dedicate 6.00 m width for each of the residential lanes located east and west of 165B Street, including 5.50 metre x 5.50 metre corner cuts at lane intersections.
- Provide 0.50 metre wide SRWs on all required road frontages.

**Works and Services**

- Construct west side of 166 St with 6 m pavement (ultimate 10.5 m), 12 m wide drainage corridor, and 3 m wide enhanced sidewalk complete with pedestrian lighting.
- Construct east side of 165 St to Local half road standard with sidewalk
- Construct Edgewood Drive with 10.50 metre pavement width and 1.5 m sidewalk on south side and 3 m Multi-use path on north side (modified for tree protection).
- Construct traffic button located at Edgewood Drive/22 Avenue and 165 Street.
- Construct 165B St to Local road standard (10.50 m pavement width and 1.50 m sidewalks).
- Construct the east-west lanes to the 6.00 metre wide residential lane standard.
- Construct Drainage, Water and Sewer infrastructure in accordance with Sunnyside NCP including on-lot sustainable drainage features. Secure off-site SRWs as required.
- Pay Sanitary Latecomer Charges relative to 5812-0153-00-1.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager  
IK1

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, October 01, 2013  
**Planning**

## THE IMPACT ON SCHOOLS

APPLICATION #: 13 0154 00

### SUMMARY

The proposed 19 single family lots are estimated to have the following impact on the following schools:

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

Elementary Students:	6
Secondary Students:	3

#### September 2013 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	39K + 254
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1944
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

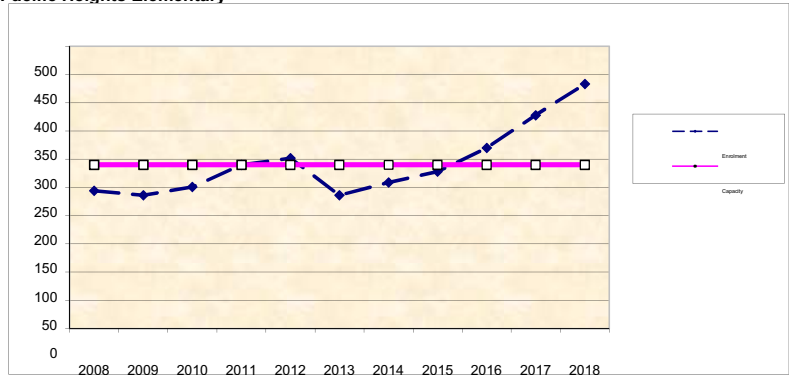
### School Enrolment Projections and Planning Update:

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

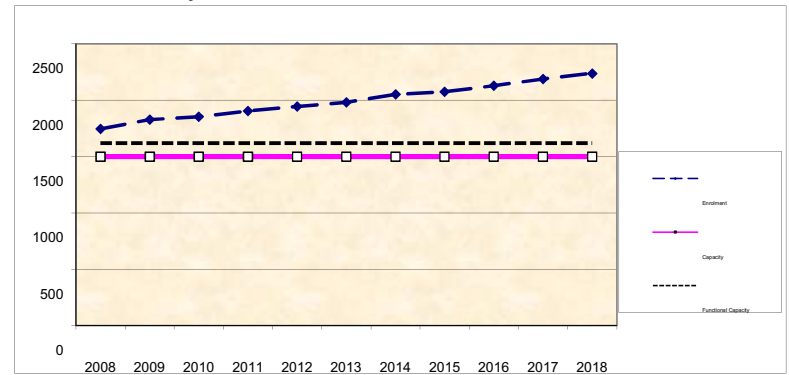
Pacific Heights Elementary opened in 2006. Grandview Heights Elementary and Kensington Prairie Elementary were closed in June 2006 and the enrolment shifted to Pacific Heights Elementary. A replacement elementary school (Sunnyside Elementary) on 28th Avenue near 160th Street opened in September 2013. The School District has also approved boundary moves to the new Sunnyside Elementary (new location) from Pacific Heights Elementary to help address the projected overcrowding. Pacific Heights enrolment was 17 students over projection on Sept 30, 2013.

A new elementary school site has also been purchased south of 24th Avenue - Site #206 located on Edgewood Drive. The school district has also completed purchase of land for a new secondary school site in the Grandview Area adjoining the City of Surrey land assembly for a future Aquatic Centre and Recreation facilities. The School District has submitted a proposal for a new Grandview Area secondary school as a high priority project to the Ministry of Education. The proposed secondary school is #5 priority (funding year is 2014 - yr. 3) in the districts 2012-2016 Five Year Capital Plan. A proposed addition to Pacific Heights Elementary is also included in the capital plan, currently as priority #13 (year 4) but is not scheduled to be considered in the funding year of the submitted plan. The provision of services and residential growth projections (including NCP #2) are included in the enrolment projections below. The projections may be affected by timing of development approvals, housing growth, demographic changes and market factors. The timing of a new elementary school in NCP #2 neighbourhood is beyond five years, but could move up in capital plan prioritization in the next few years, with accelerated growth in this area.

Pacific Heights Elementary

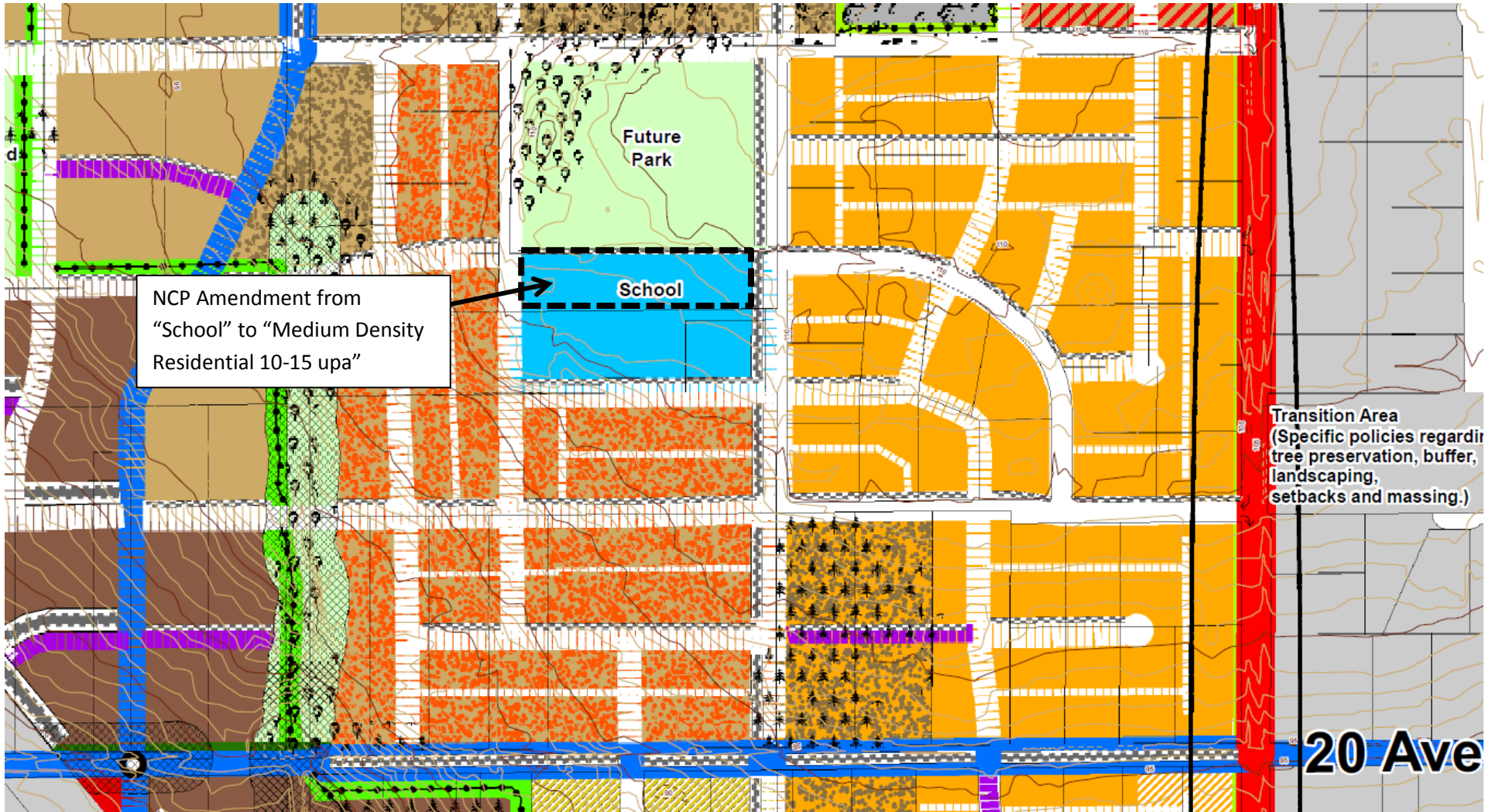


Earl Marriott Secondary



\*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.

# 7913-0154-00: Proposed NCP Amendment



## **BUILDING GUIDELINES SUMMARY**

Surrey Project no: 7913-0154-00  
Project Location: 2190 - 165 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:**

North of the site is a large heavily treed A-1 zoned acreage containing several outbuildings not visible from the street. East, south, and west of the site are RA zoned acreages, two of which contain attractive 4000 sq.ft. Traditional Estate homes in a good state of repair. Other homes are "Old urban" and "West Coast Traditional structures from the 1960's and 1970's. Northwest of the subject site is a large new RF-SD zoned site (7912-0204-00) at which servicing is nearly complete (roads in, sidewalks partially in, no homes constructed).

Overall, this area was built out over a time period spanning from the pre-1950's to the 2000's. The age distribution from oldest to newest is: pre-1950's (17%), 1960's (17%), 1970's (50%), and 2000's (17%). Home size distribution is: 1000 - 1500 sq.ft. (17%), 2001 - 2500 sq.ft. (17%), 2501 - 3000 sq.ft. (17%), 3001 - 3550 sq.ft. (17%), over 3550 sq.ft. (33%). Styles found in this area include: "Old Urban" (33%), "Traditional Georgian Colonial" (17%), "Craftsman Heritage" (17%), "Traditional English" (17%), and "Neo-Traditional" (17%). Home types include: Split Level (20%), 1.1/2 Storey (20%), Basement Entry (20%), and Two-Storey (40%).

Massing scale (front wall exposure) characteristics include: low mass structure (17%), mid-scale massing (17%), mid-scale massing with proportionally consistent, well balanced massing design (33%), high scale massing (17%), and High scale, box-like massing (17%). The scale (height) for all front entrances is one storey (100%). The range of roof slopes found in this area is: 4:12 (17%), 5:12 (17%), 9:12 (17%), 12:12 + (50%).

Main roof forms (largest upper floor truss spans) include: Main common hip roof (33%), Main common gable roof (50%), and Main Boston gable roof (17%). Feature roof projection types include: None (20%), Common Hip (10%), Common Gable (30%), Dutch Hip (10%), Boston Gable (10%), Shed roof (10%), and Carousel Hip (10%). Roof surfaces include: interlocking tab type asphalt shingles (17%), shake profile asphalt shingles (17%), and cedar shingles (67%).

Main wall cladding materials include: Vertical channel cedar siding (33%), Horizontal vinyl siding (33%), Vertical vinyl siding (17%), and Stucco cladding (17%). Feature wall trim materials used on the front facade include: No feature veneer (29%), Brick feature veneer (14%), Stone feature veneer (14%), Wood wall shingles accent (14%), Horizontal cedar accent (14%), and



Tudor style battens over stucco accent (14%). Wall cladding and trim colours include: Neutral (22%), Natural (67%), and Primary derivative (Heritage palette) (11%).

Covered parking configurations include: No covered parking (33%), Double garage (33%), and Triple garage (33%). A variety of landscaping standards are evident, ranging from "modest old suburban" to "high quality modern suburban". Driveway surfaces include: No driveway (33%), asphalt (33%), and exposed aggregate (33%).

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2010 RFSD, RF-9, RF-10, and RF-12 zone development. The proposed lot sizes are suitable for homes of significantly smaller dimension and mass than those of surrounding homes. A new character area is proposed, and therefore none of the existing surrounding homes will be used to provide architectural context for the subject site.
- 2) **Style Character:** A new character area is proposed, most likely comprised of "Neo-Traditional" and "Neo-Heritage" styles. However, style range is not restricted in the building scheme.
- 3) **Home Types:** There is a wide range of home types evident, and so some flexibility is justified, though it is expected that all new homes constructed will be Two-Storey type with basements. 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 RFSD, RF-9, RF-10 and RF-12 zoned subdivisions (rather than be an emulation of any surrounding homes). 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 on the RF9, RF10 and RFSD lots 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 1 ½ storey element could be considered proportionally acceptable on RF12 lots 11,12, and 15-18.
- 6) **Exterior Wall Cladding:** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, brick, and stone. Reasonable flexibility should therefore be permitted, except for the use of vinyl which is not normally permitted in South Surrey developments (therefore no vinyl). The overall quality of wall cladding materials should meet or exceed common standards for post 2010 developments in this area.
- 7) **Roof surface :** This is a new growth area in which all new homes are expected to have a shake profile asphalt shingle roof. A single home with a roof surface other than asphalt shingles would stand out as inconsistent. Therefore, to ensure consistency of character, only shake profile asphalt shingles are recommended.
- 8) **Roof Slope:** Roof slopes of 8:12 or higher are recommended given the objectives within the proposed style range.

**Streetscape:** North of the site is a large heavily treed A-1 zoned acreage containing several outbuildings not visible from the street. East, south, and west of the site are RA zoned acreages, two of which contain attractive 4000 sq.ft. Traditional Estate homes in a good state of repair. Other homes are "Old urban" and "West Coast Traditional structures from the 1960's and 1970's. Northwest of the subject site is a large new RF-SD zoned site (7912-0204-00) at which servicing is nearly complete (roads in, sidewalks partially in, no homes constructed).

## 2. Proposed Design Guidelines

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

- the new homes shall be readily identifiable as "Neo-Traditional", "Neo-Heritage", or other compatible style as determined by the consultant. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study that forms the basis for interpreting building scheme regulations.
- 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 ½ storeys on the RF12 lots only, and to one storey on the other lots.

### 2.2 Proposed Design Solutions:

**Interfacing Treatment with existing dwellings)**

Existing neighbouring homes do not provide suitable context for the proposed RF-SD, RF-9, RF10, or RF-12 type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-SD, RF-9, RF10, or RF-12 developments constructed in Surrey subsequent to the year 2010.

**Exterior Materials/Colours:**

Stucco, Cedar, Hardiplank, Brick, and Stone. **No Vinyl.**

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Heritage palette" Primary colours in subdued tones can be considered where appropriate for Heritage style homes, as determined 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 8:12.
- Roof Materials/Colours:** Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and be in grey, brown, or black colours 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. On RF12 lots, one-storey elements on the new home shall comprise a minimum of 40 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 [3'- 0"] from the one-storey elements. On RFSD corner lot 1, one-storey elements on the new home shall comprise a minimum of 20 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 0.6 metres [2'- 0"] from the one-storey elements.
- Landscaping:** *High modern urban standard:* Tree planting as specified on Tree Replacement Plan. Sod, a minimum of 12 shrubs of a minimum 3 gallon pot size on lots 1 through 10, 13, 14, and 19. A minimum of 17 shrubs of a minimum 3 gallon pot size are recommended on lots 11, 12, and 15 - 18. A minimum of 8 additional shrubs should be required on the flanking street sideyard of corner lots 1, 12, 15, and 18. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** June 17, 2014

**Reviewed and Approved by:**



**Date:** June 17, 2014

Table 4. Tree Preservation Summary

## TREE PRESERVATION SUMMARY

Surrey Project No: 7913-0154-00 HLE File #6834  
 Address: 2190 165<sup>th</sup> Street, Surrey, BC  
 Registered Arborist: Max Rathburn  
 ISA Certified Arborist (PN0599A)  
 ISA Certified Tree Risk Assessor (159)

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	<b>79</b>
<b>Protected Trees to be Removed</b>	<b>79</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>0</b>
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{37}{\quad} \times \text{one (1)} = 37$	<b>(37 + 84) = 121</b>
- All other Trees Requiring 2 to 1 Replacement Ratio $42 \times \text{two (2)} = 84$	
<b>Replacement Trees Proposed</b>	<b>15</b>
<b>Replacement Trees in Deficit</b>	<b>106</b>
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	
Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio $\frac{4}{\quad} \times \text{one (1)} = 4$	<b>(7 + 18) = 25</b> <b>(4 + 24) = 28</b>
- All other Trees Requiring 2 to 1 Replacement Ratio $12 \times \text{two (2)} = 24$	
<b>Replacement Trees Proposed</b>	<b>-</b>
<b>Replacement Trees in Deficit</b>	<b>25</b>

Summary prepared and submitted by:



January 20 2015

Arborist

Date

