

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7914-0350-00

Planning Report Date: March 23, 2015

PROPOSAL:

- **Rezoning** a portion from RF to RF-12
- **TCP Amendment** from Parks & Linear Corridors to Single Family Urban on a portion of the site

in order to allow subdivision into six (6) single family lots.

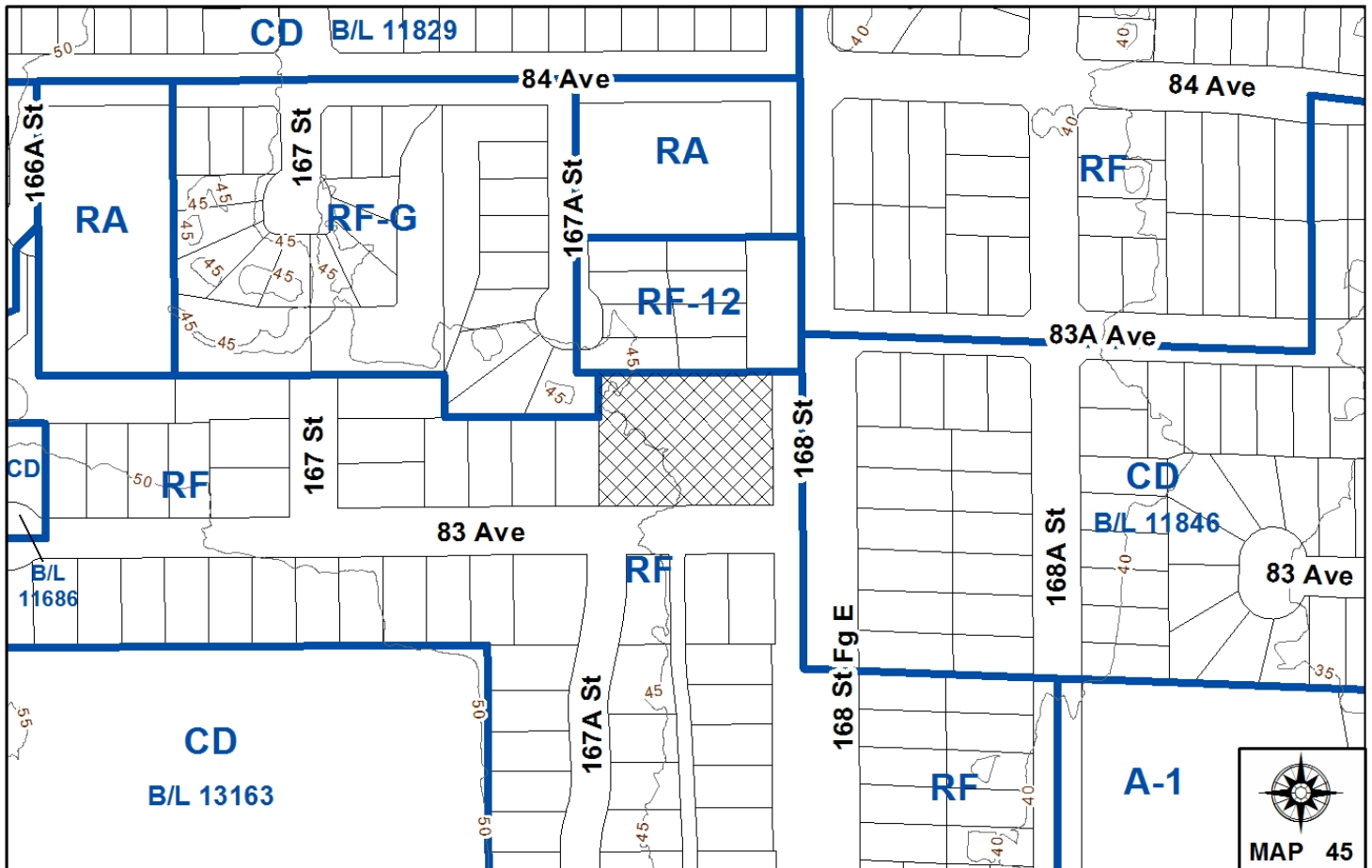
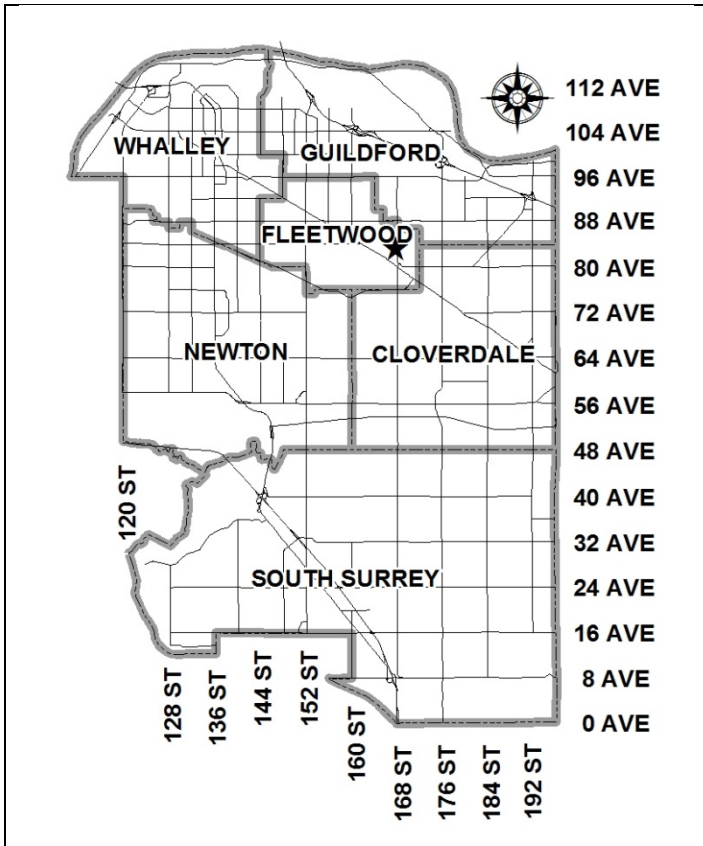
LOCATION: 8343 - 168 Street

OWNER: 1024288 BC Ltd

ZONING: RF

OCP DESIGNATION: Urban

TCP DESIGNATION: Single Family Urban and Parks & Linear Corridors



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking amendment to the Fleetwood Town Centre Plan (TCP) designation from "Parks & Linear Corridors" to "Single Family Urban" along the southeast portion of the subject site.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- Complies with the Single Family Urban designation in the Fleetwood TCP for a portion of the site.
- The proposal is consistent with the small lot pattern of development that borders the northern and northwestern property lines, and satisfies the intent of the Infill Policy by providing RF lots along 83 Avenue that are compatible with existing lots on the block.
- Parks staff have confirmed that parkland in this location is not required.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site shown as Block A on the attached Survey Plan (Appendix I) from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 6 until future consolidation with the adjacent two properties at 8333 and 8343 - 167A Street;
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on the front portion of proposed Lot 2, and for the front yard setback to be measured from the western edge of the "no-build" area; and
 - (h) discharge Restrictive Covenant No. AC320396, which required the subject site and two lots to the west of the subject site to consolidate with lands to the north in order to subdivide.
3. Council pass a resolution to amend the Fleetwood Town Centre Plan (TCP) to redesignate the portions of the site that are designated as Parks & Linear Corridors to Single Family Urban 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:

3 Elementary students at Frost Road Elementary School
2 Secondary students at North Surrey Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: No concerns.

SITE CHARACTERISTICS

Existing Land Use: Acreage parcel with single family dwelling to be removed.

Adjacent Area:

Direction	Existing Use	OCP/TCP Designation	Existing Zone
North:	Single family dwellings	OCP: Urban TCP: Single Family Urban	RF-12
East (Across 168 Street):	Single family dwellings	OCP: Urban	CD (By-law No. 11846)
South (Across 83 Avenue):	Single family dwellings	OCP: Urban TCP: Single Family Urban	RF
West:	Single family dwellings	OCP: Urban TCP: Single Family Urban	RF-G and RF

DEVELOPMENT CONSIDERATIONS

- The 3,925-square metre (0.96 ac.) subject site is located at 8343 – 168 Street along the eastern boundary of the Fleetwood Town Centre Plan (TCP) area. The site is designated Single Family Urban and Parks & Linear Corridors in the Fleetwood TCP and is zoned "Single Family Residential Zone (RF)".
- The applicant proposes to:
 - rezone a portion of the site, shown as Block A in Appendix I, from "Single Family Residential Zone (RF)" to "Single Family Residential (12) Zone (RF-12)", in order to subdivide into two (2) RF-12-zoned lots and four (4) RF-zoned lots; and
 - amend the Fleetwood TCP to redesignate the southeast portion of the site from Parks and & Linear Corridors to Single Family Urban.

- Proposed Lots 1 and 2 comply with the lot area and dimensional requirements of the RF-12 Zone.
- Proposed Lots 3-6 comply with the lot area and dimensional requirements of the RF Zone.
- The rear portion of proposed Lot 6 is intended to be consolidated with portions of 8333 and 8343 – 167A Street in the future, in order to achieve one new lot fronting the 167A Street cul-de-sac. A no-build restrictive covenant is required in this regard and will be secured prior to final adoption of the rezoning by-law.
- The existing RF-zoned lots fronting 83 Avenue between 167 Street and 168 Street are generally 18 metres (59 ft.) wide. Although not fully compliant with the Infill Policy, which requires a minimum lot width of 16.5 metres (54 ft.), the average width of the four proposed RF-zoned lots fronting 83 Avenue is 17.5 metres (57 ft.), with the two westerly proposed lots 15.1 metres (50 ft.) wide and the two easterly proposed lots 20 metres (66 ft.) wide.
- The Fleetwood TCP shows the frontage road that parallels the west side of 168 Street, curving westward and connecting to 83 Avenue. This connection would severely impact the development potential of the subject lot and Parks staff do not require the corner park in the southeast corner of the site.
- The existing frontage road currently has ingress and egress connections to 168 Street, which are right-in and right-out only. The northern ingress will remain unchanged. The applicant will close the existing southern egress and construct a new egress adjacent to proposed Lot 2.
- The proposed lots are consistent with the pattern of development that borders the northern and western property lines, which includes a combination of RF-12, RF-G, and RF lots.
- A "no-build" Restrictive Covenant will be registered on the front portion of proposed Lot 2, and will require that the front yard setback be measured from the western edge of the "no-build" area. This will ensure that proposed Lot 2 will have a similar streetscape as the houses to the north, fronting the frontage road.
- The existing house and accessory structure on the subject lot will be removed as a condition of rezoning.

Building Scheme and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting 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 for all proposed lots (Appendix V).
- A preliminary lot grading plan was submitted by Hub Engineering Inc. The applicant proposes basements on all six (6) lots. 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.
- The preliminary lot grading plan was reviewed by staff and found generally acceptable.

PRE-NOTIFICATION

Pre-notification letters were mailed on December 22, 2014. Staff received one response as summarized below (staff comments in italics):

- A resident adjacent the subject site requested further information about the proposal.

(Staff e-mailed a summary of the proposal to the resident and the resident had no further comments.)

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 preliminary summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Birch, Paper	1	1	0
Cherry	1	1	0
Holly	1	1	0
Locust, Black	1	1	0
Maple, Bigleaf	2	1	1
Maple, Japanese	1	0	1
Oak	5	5	0
Coniferous Trees			
Cedar, Western Red	8	8	0
Cypress, Threadleaf	1	0	1
Douglas Fir	2	2	0
Pine, Shore	3	3	0
Total (excluding Alder and Cottonwood Trees)	27	24	3
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		18	
Total Retained and Replacement Trees		21	
Contribution to the Green City Fund		\$9,000	

- The Arborist Assessment states that there are a total of 27 mature trees on the site; none of them Alder or Cottonwood trees. It was determined that 3 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 2 to 1 replacement ratio for all trees. This will require a total of 48 replacement trees on the site. Since only 18 replacement trees can be accommodated on the site (based on an average of 3.5 trees per lot), the deficit of 30 replacement trees will require a cash-in-lieu payment of \$9,000, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 21 trees are proposed to be retained or replaced on the site with a contribution of \$9,000 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 6, 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.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Site is located in Fleetwood Town Centre.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Secondary suites will be permitted. • Yard sizes will allow for backyard gardens.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Swales and absorbent soils will be used. • Replacement trees will be planted on site.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Houses will face the street.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A development proposal sign was installed on-site and a public hearing will be held.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary, Project Data Sheets and Survey Plan
- 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
- Appendix VII. TCP Amendment Map

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/da

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SUBDIVISION DATA SHEET

Existing and Proposed Zoning: RF and RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.02
Hectares	0.41
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	RF: 15.1 m. – 20.1 m. RF-12: 13.4 m.
Range of lot areas (square metres)	RF: 560 sq. m. – 1,065 sq. m. RF-12: 393 sq. m. – 497 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14.6 lots/ha. & 5.88 lots/ac.
Lots/Hectare & Lots/Acre (Net)	15.4 lots/ha. & 6.25 lots/ac.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	11%
Total Site Coverage	49%
PARKLAND	
Area (square metres)	NA
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY BYLAW
NO. _____ OVER LOT 34 SECTION 25 TOWNSHIP 2
NEW WESTMINSTER DISTRICT PLAN 83858**

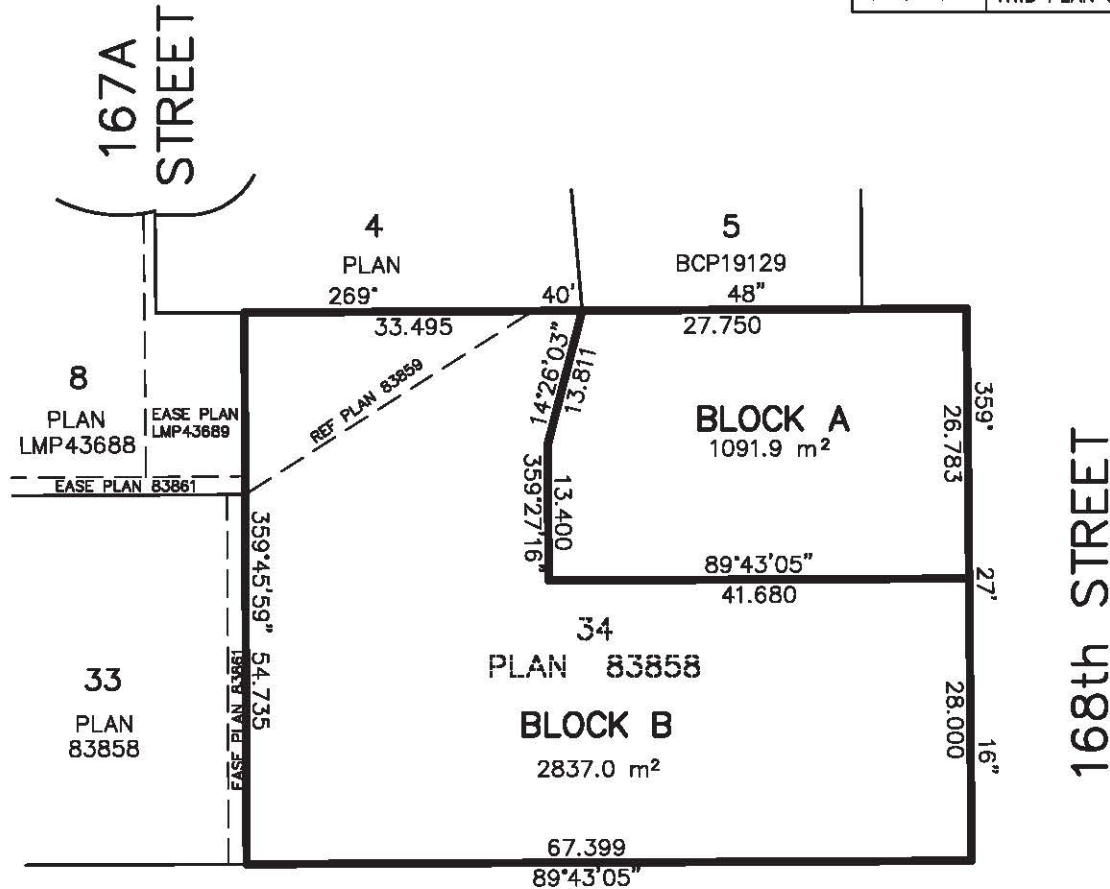
FOR THE PURPOSE OF REZONING
BCGS 92G.017
CITY OF SURREY

LEGEND

SCALE 1:750

BOOK OF REFERENCE

ZONE	LEGAL DESCRIPTION	TOTAL AREA
BLOCK A RF-12 ZONE	PART LOT 34 SEC. 25 TP. 2 NWD PLAN 83858	1091.9 m ²
BLOCK B RF ZONE	PART LOT 34 SEC. 25 TP. 2 NWD PLAN 83858	2837.0 m ²



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DHALIWAL AND ASSOCIATES
LAND SURVEYING INC.
216-12899 76th Avenue
Surrey, B.C. V3W 1E6
Phone: 604 501-6188
Fax: 604 501-6189
File: 1411003-Z01

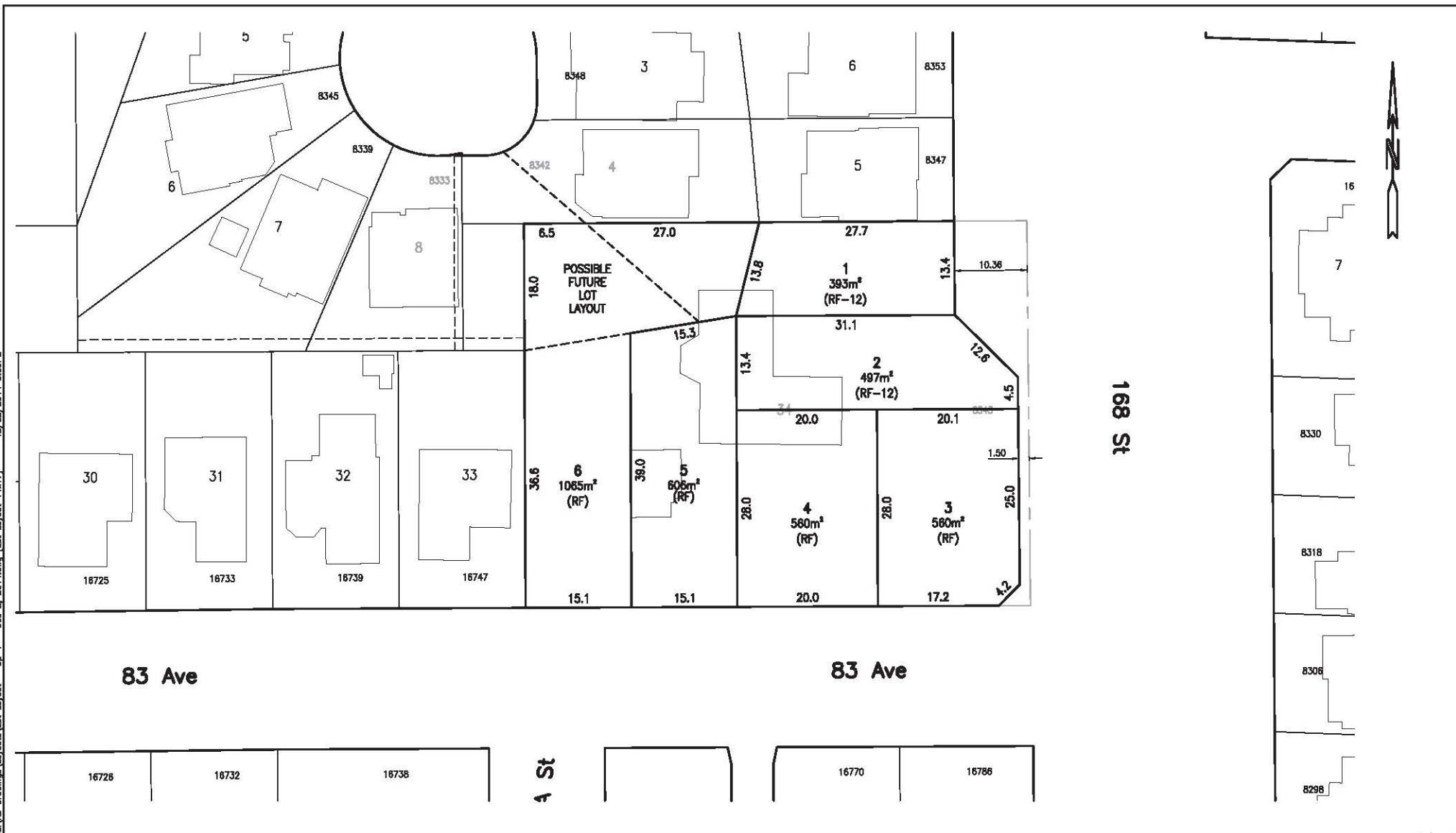
83rd AVENUE

Certified correct according to field survey:
19th day of February, 2015

**THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT**

GENE PAUL NIKULA B.C.L.S. 803
**THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED**

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CLIENT:	PROJECT: 8343 168 STREET, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No.	DATE	LEGAL:	MUNICIPAL PROJECT No:
14057	NOV 2014		
SCALE: 1:500			
PRELIMINARY PLAN - SUBJECT TO APPROVAL (S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

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

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

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

DATE: **March 11, 2015** PROJECT FILE: **7814-0350-00**

RE: **Engineering Requirements
Location: 8343 168 Street**

REZONE/SUBDIVISION

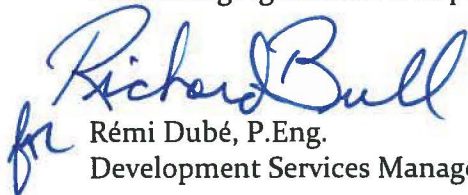
Property and Right-of-Way Requirements

- dedicate 11.7-metres along 168 Street frontage road, fronting lot 1;
- dedicate between 11.7-metres to 1.308-metres along 168 Street frontage road fronting lot 2;
- dedicate 1.308-metres along 168 Street fronting lot 3 to 27.0-metre arterial road allowance;
- dedicate 3.0-metre x 3.0-metre corner cut at 168 Street and 83 Avenue; and
- register 0.5-metre statutory right-of-way along 83 Avenue and 168 Street.

Works and Services

- construct 168 Street frontage road including road drainage; and
- provide each lot with a storm, water, and sanitary service connection.

A Servicing Agreement is required prior to Rezone/Subdivision.


Rémi Dubé, P.Eng.
Development Services Manager

sk



Planning January-15-15

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.

There are currently no new capital space projects proposed at Frost Road Elementary and no new capital projects identified for North Surrey Secondary. The Frost Road Elementary capacity shown below does not include a modular classroom onsite. The school district is in the design phase of planning for a new North Clayton secondary school on site 205 which, when completed, will reduce existing and projected overcrowding at Lord Tweedsmuir Secondary, North Surrey Secondary and Clayton Heights Secondary.

THE IMPACT ON SCHOOLS

APPLICATION #: 14 0350 00

SUMMARY

The proposed 6 Single family with suites are estimated to have the following impact on the following schools:

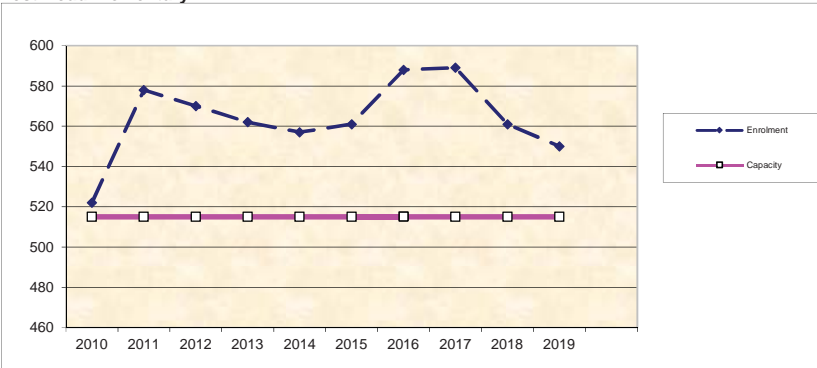
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	2

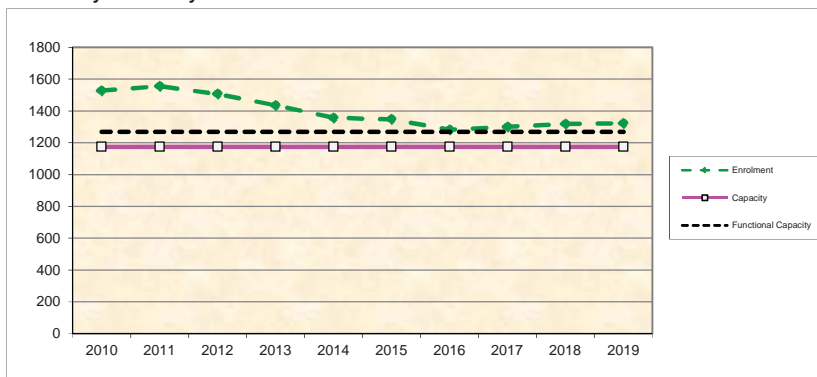
September 2014 Enrolment/School Capacity

Frost Road Elementary	
Enrolment (K/1-7):	58 K + 499
Capacity (K/1-7):	40 K + 475
North Surrey Secondary	
Enrolment (8-12):	1357
Nominal Capacity (8-12):	1175
Functional Capacity*(8-12):	1269

Frost Road Elementary



North Surrey 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: 7914-0350-00
 Project Location: 8343 - 168 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:

There are three distinct, readily identifiable character areas surrounding the subject site. The first of these, south of the subject site in the 16700 block of 83 Avenue contains a variety of structures including two low mass Bungalows from the 1950's and 1960's, a 1990's Cape Cod Traditional Two-Storey, a 3500 sq.ft. "West Coast Modern" Basement Entry, a 1980's 3500+ sq.ft. Two-Storey with triple garage, two 1990's 2800 sq.ft. "Neo-Traditional" Two-Storeys and one 1980's 2500 sq.ft West Coast Modern Two-Storey with desirable massing design. The second character area is located in the Silver Ridge development (7990-0358-00) in the 8300 block of 168 Street, east of the subject site. These homes are highly homogenous 3000 sq.ft. "Modern California Stucco" style Two-Storey homes with 1¾ storey front entrance porticos, 6:12 pitch common hip roofs with concrete tile surfaces, and stucco-only cladding with pillar detailing. The third character area is located north of the subject site in a recently completed (less than 10 year old) RF-12 site (7904-0228-00). This site also has a readily recognizable identity with a Neo-Heritage / Neo-Traditional character. The homes are 2800 sq.ft. Two-Storey type with well balanced, mid-scale massing designs. The homes all have single storey high front entrance verandas designed in a heritage tradition. Main roofs are a common hip form with street facing common gable projections at an 8:12 and higher slope. The homes are clad in vinyl and all have a wood wall shingle feature. These homes provide the most suitable context for the subject site.

Overall, 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 (6%), 1960's (6%), 1980's (31%), 1990's (19%), and 2000's (38%).

A majority of homes in this area have a floor area in the 2501 - 3000 sq.ft. size range. Home size distribution is: 1000 - 1500 sq.ft. (13%), 2501 - 3000 sq.ft. (75%), and 3001 - 3550 sq.ft. (13%). Styles found in this area include: "Old Urban" (13%), "West Coast Modern" (25%), "Modern California Stucco" (19%), "Neo-Heritage" (6%), "Traditional Cape Cod" (6%), and "Neo-Traditional" (31%). Home types include: Bungalow (13%), Basement Entry (13%) and Two-Storey (75%).

Massing scale (front wall exposure) characteristics include: Low mass structure (13%), Low to mid-scale massing (7%), Mid-scale massing (53%), and Mid to high scale massing (27%). The scale (height) range for front entrance structures include: One storey front entrance (63%), One storey front entrance veranda in heritage tradition (6%), 1.1/2 storey front entrance (32%). The range of roof slopes found in this area is: 6:12 (13%), 7:12 (44%), 8:12 (6%), 9:12 (19%), 10:12 (6%), and 12:12 (13%).

Main roof forms (largest upper floor truss spans) include: Main common hip roof (75%), Main common gable roof (13%), and Main Boston gable roof (13%). Feature roof projection types include: Common Hip (48%), Common Gable (30%), Dutch Hip (4%), Boston Hip (7%), Boston Gable (4%), Shed roof (4%), and Carousel Hip (4%). Roof surfaces include: Shake profile asphalt shingles (69%), Concrete tile (rounded Spanish profile) (25%), and Cedar shingles (6%).

Main wall cladding materials include: Horizontal waney edge cedar siding (6%), Horizontal vinyl siding (75%), and Stucco cladding (19%). Feature wall trim materials used on the front facade include: No feature veneer (20%), Brick feature veneer (53%), and Wood wall shingles accent (27%). Wall cladding and trim colours include: Neutral (50%), Natural (32%), and Primary derivative (18%).

Covered parking configurations include: Double garage (81%), Triple garage (13%), and Rear garage (6%). A variety of landscaping standards are evident ranging from "modest old urban" to "above average modern urban". Driveway surfaces include: Asphalt (6%), Broom finish concrete (12%), Exposed aggregate (81%).

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

- 1) **Context Homes:** The most suitable context for the subject site is provided by the new 2800 sq.ft. "Neo-Heritage" and "Neo-Traditional" Two-Storey type homes located in the 8300 block on the west side of 168 Street, adjacent to the north side of the subject site. Context homes include: 8347 - 168 Street, 8353 - 168 Street, 8361 - 168 Street, and 8367 - 168 Street. New homes at the subject site should be consistent in theme, representation and character with these context homes.
- 2) **Style Character:** There is a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional" and "Neo-Heritage", as these styles are an ideal bridge between old urban and modern urban, and because the identified context homes have these styles. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types:** Most of the surrounding homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, 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 post year 2010 RF-12 zoned subdivisions, and be similar to the context homes to the north. 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 range from one to 1 ¾ 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:** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, and brick. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post year 2010 RF-12 zone developments.
- 7) **Roof surface:** A 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 asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. The recommended colour range for roof products is dark grey or dark brown.

- 8) **Roof Slope:** Roof slopes of 8:12 or higher have been used on context homes. Roofs slopes of 8:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage.

Streetscape: There are three streetscapes relevant to the subject site. The first, to the south can be described as "varied" including small old Bungalows, large Basement Entry, large and mid-scale "Neo-Traditional" Two-Storey type with a wide variety of roof slopes, roofing materials and wall cladding materials. East of the subject site in the Silver Ridge development, homes are highly consistent, comprised of 3000 sq.ft. Modern California Stucco Two-Storey type with 6:12 pitch main common hip roofs with concrete tile surfaces, and stucco-only cladding with pillar detailing. The third area, north of the subject site is a relatively new RF-12 development with 2800 sq.ft. "Neo-Traditional" and "Neo-Heritage" Two-Storey type homes with well balanced mid-scale massing characteristics. The homes have main common hip roofs with an asphalt shingle surface and common gable projections articulated with wood shingles. These homes are clad in vinyl and have a natural colour scheme. This third streetscape area provides the best architectural context for the subject site.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional" or "Neo-Heritage". 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 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Context homes include: 8347 - 168 Street, 8353 - 168 Street, 8361 - 168 Street, and 8367 - 168 Street. These homes have well balanced mid-scale massing characteristics, covered

porch/verandas, steeply pitched (8:12+) main common hip roofs with several street facing highly articulated common gable projections, and are clad in vinyl with a wood wall shingles feature. These homes are in natural colours and new homes should be similar in theme, representation, and character to these homes.

Exterior Materials/Colours: Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones permitted on cladding materials only. “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 should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Dark greys, or 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 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.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 8 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: February 9, 2015

Reviewed and Approved by:  Date: February 9, 2015

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 14-0350-00

Address: 8343 - 168 Street

Registered Arborist: Peter Mennel ISA (PN-5611A)

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)	27
Protected Trees to be Removed	24
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	3
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 24 X two (2) = 48 	48
Replacement Trees Proposed	18
Replacement Trees in Deficit	30
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

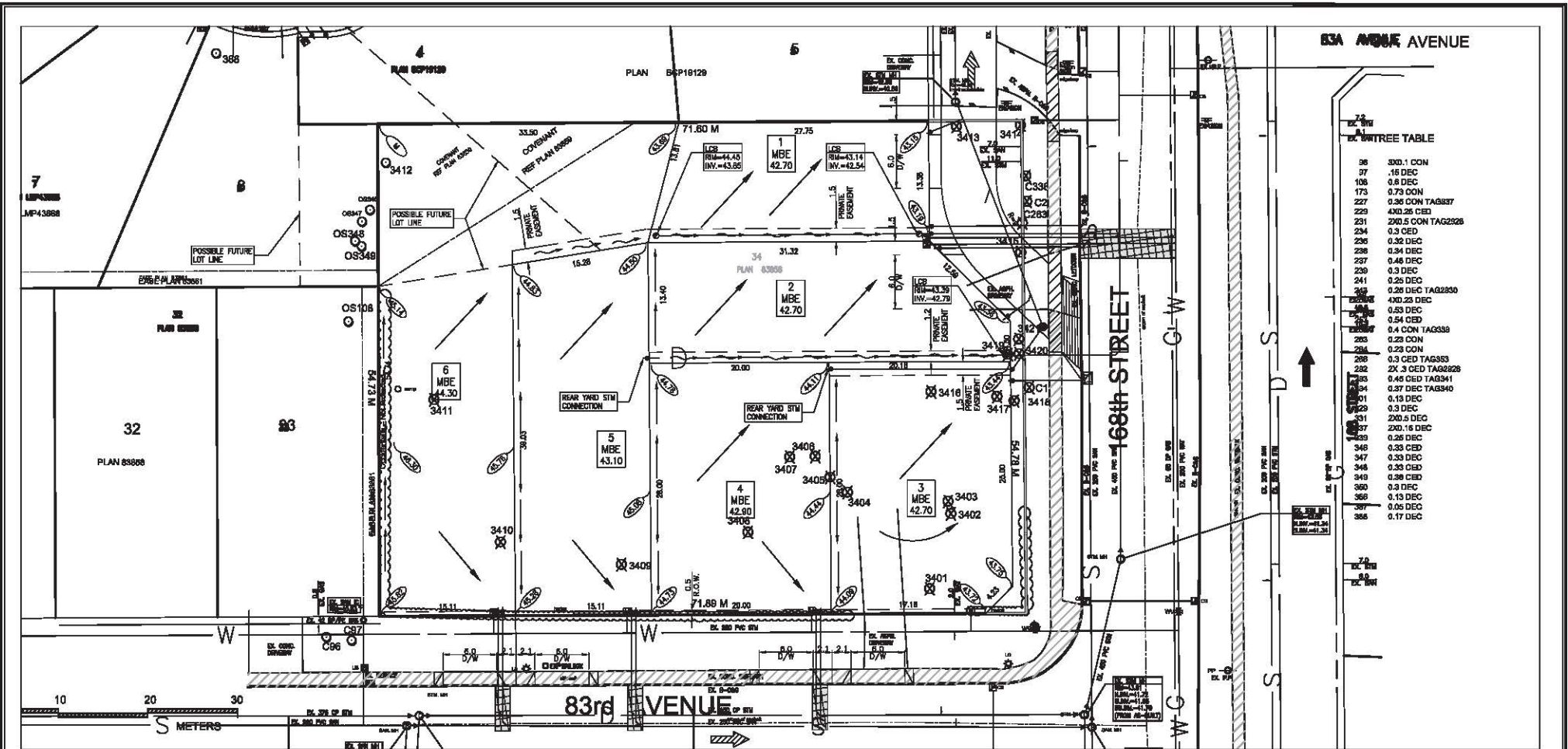
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio X one (1) = - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 	0
Replacement Trees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

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

Signature of Arborist:

Date: March 02, 2015





83A AVENUE




168th STREET

83rd AVENUE

EXISTING TREE TABLE

96	3X0.1 CON
97	.16 DEC
106	0.8 DEC
173	0.70 CON
227	0.96 CON TAG337
229	4X0.25 CED
231	2X0.5 CON TAG2926
234	0.3 CED
236	0.32 DEC
236	0.34 DEC
237	0.46 DEC
239	0.3 DEC
241	0.25 DEC
243	0.26 DEC TAG2930
243	4X0.25 DEC
243	0.53 DEC
243	0.54 CED
243	0.4 CON TAG339
295	0.23 CON
294	0.23 CON
288	0.3 CED TAG553
282	2X 3 CED TAG2826
285	0.46 CED TAG341
284	0.37 DEC TAG340
301	0.13 DEC
322	0.3 DEC
331	2X0.5 DEC
337	2X0.15 DEC
339	0.26 DEC
346	0.33 CED
347	0.33 DEC
348	0.33 CED
349	0.36 CED
360	0.3 DEC
366	0.13 DEC
387	0.05 DEC
386	0.17 DEC

LEGEND

-  TREE TO BE RETAINED
-  MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)
-  TREE TO BE REMOVED

STAMP	NO.	DATE	BY	REVISION
	1	JANU 15	BL	REVISIONS TO RPEA

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

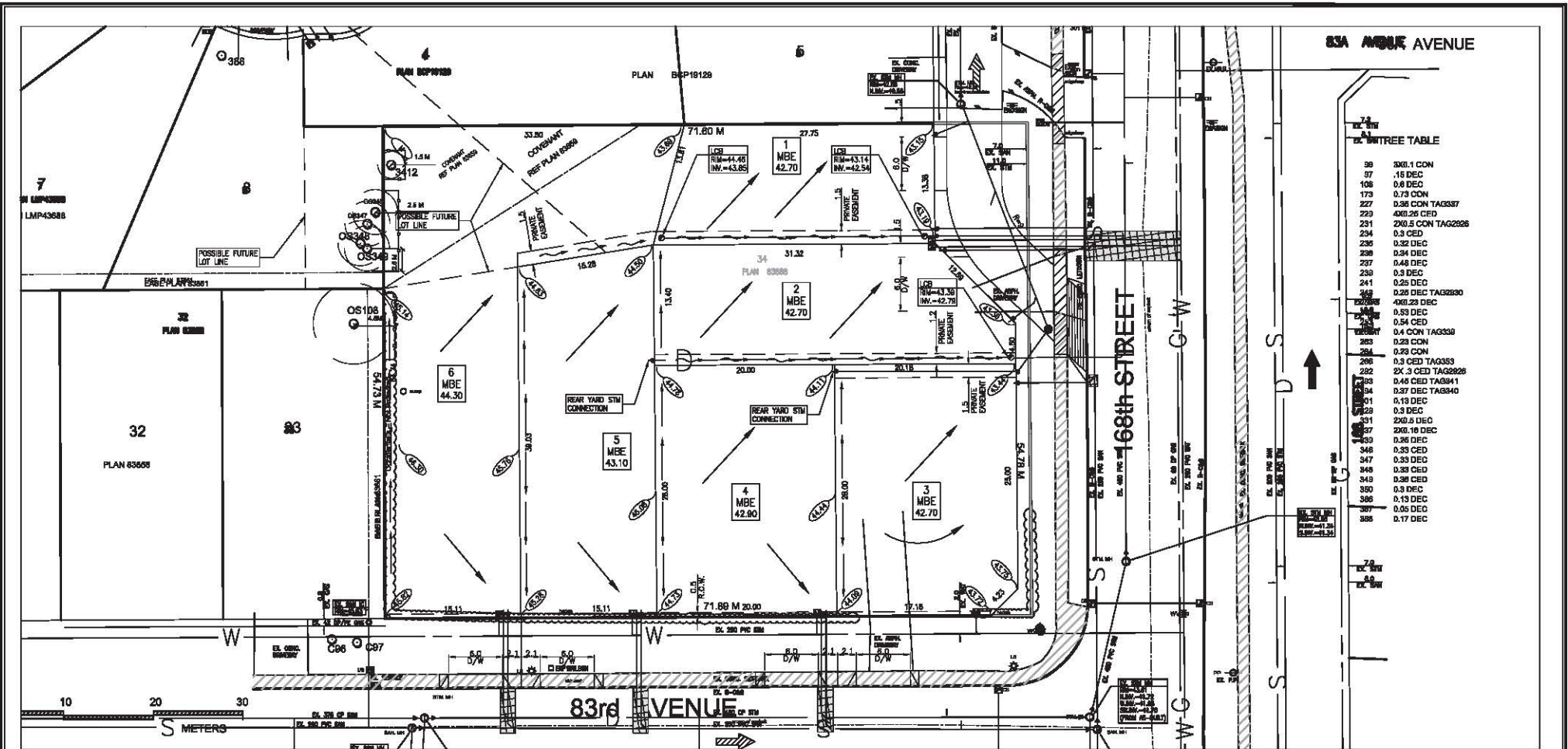
8105, 8277 128 St.
 Surrey, British Columbia
 V3W 0A8
 Ph: (778) 583-0300
 Fax: (778) 583-0302
 Mobile: (804) 240-0308
 Email: mrfadum@fadum.ca

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PROJECT TITLE
8343 168 ST.
SURREY, B.C.

SHEET TITLE
T1 - TREE REMOVAL AND PRESERVATION PLAN
 CLIENT

DRAWN
 SCL
 SCALE
 AS SHOWN
 DATE
 JANUARY 7, 2015
T-1
 SHEET 1 OF 1



83rd AVENUE

74
EX. TREE TABLE

36	3X6.1 CON
37	.15 DEC
106	0.8 DEC
173	0.73 CON
227	0.98 CON TAG337
229	4X1.25 CED
231	2X0.5 CON TAG2926
234	0.3 CED
235	0.32 DEC
238	0.34 DEC
237	0.48 DEC
239	0.3 DEC
241	0.25 DEC
349	0.25 DEC TAG2930
350	4X1.23 DEC
351	0.53 DEC
352	0.54 CED
353	0.4 CON TAG338
253	0.25 CON
254	0.23 CON
266	0.3 CED TAG353
282	2X.3 CED TAG2926
323	0.46 CED TAG841
334	0.37 DEC TAG3540
335	0.13 DEC
337	0.3 DEC
331	2X0.5 DEC
337	2X0.16 DEC
339	0.36 DEC
346	0.33 CED
347	0.33 DEC
348	0.33 CED
349	0.36 CED
350	0.3 DEC
386	0.13 DEC
387	0.05 DEC
388	0.17 DEC

LEGEND

- TREE TO BE RETAINED
- TREE PROTECTION FENCING
- MINIMUM NO DISTURBANCE ZONE (6X DIAMETER AS PER CITY OF SURREY POLICY)

STAMP	NO.	DATE	BY	REVISION
	1	JANU 15	BL	REVISIONS TO RPEA

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

8105, 8277 128 St.
Surrey, British Columbia
V3W 0A8
Ph: (778) 583-0300
Fax: (778) 583-0302
Mobile: (804) 240-0308
Email: mrfadum@fadum.ca

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PROJECT TITLE
8343 168 ST.
SURREY, B.C.

SHEET TITLE
TZ - TREE PROTECTION PLAN
CLIENT

DRAWN	SC1	T-2 SHEET 3 OF 2
SCALE	AS SHOWN	
DATE	JANUARY 7, 2015	

