

City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0134-00

Planning Report Date: November 30, 2015

**PROPOSAL:**

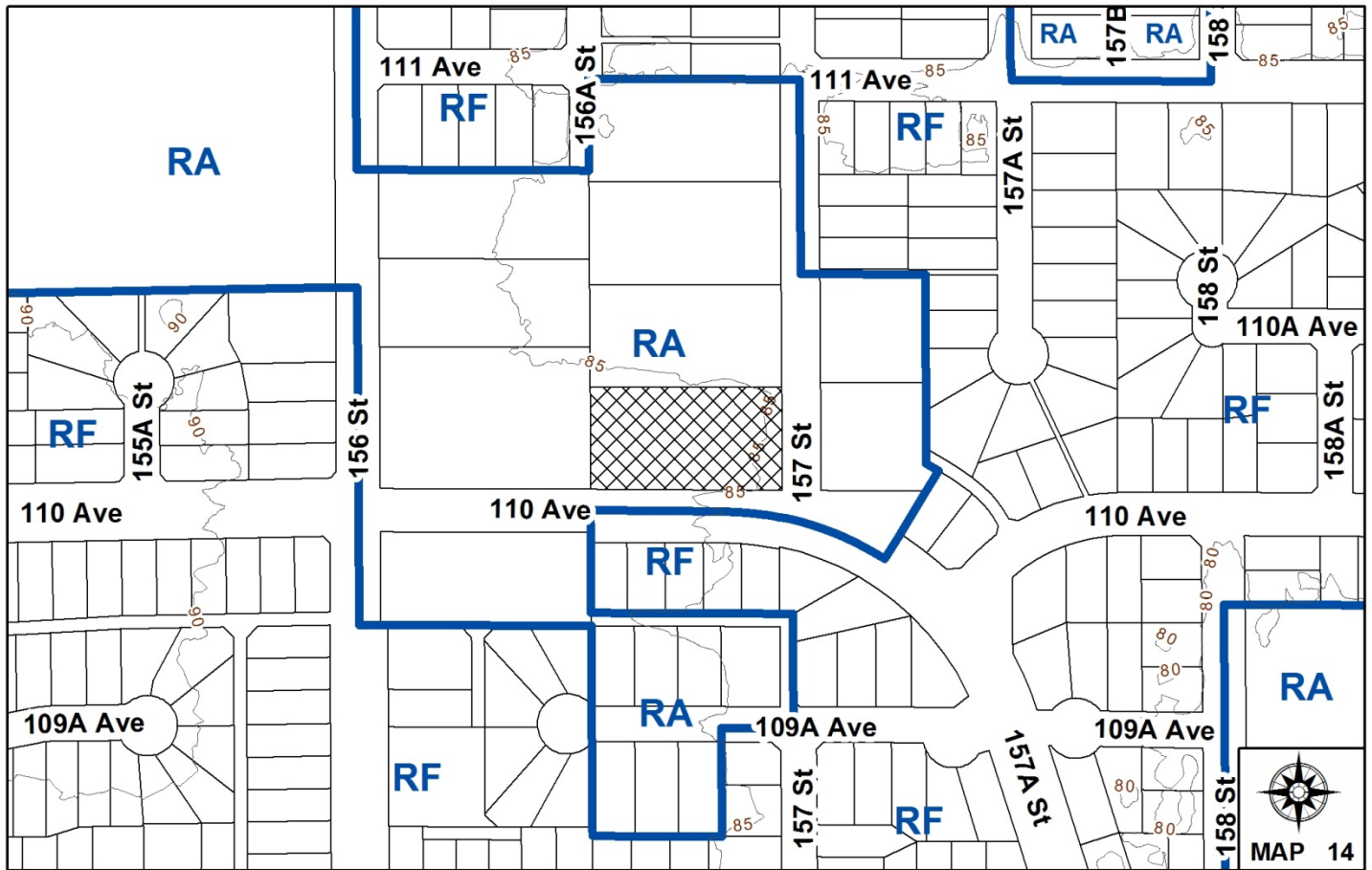
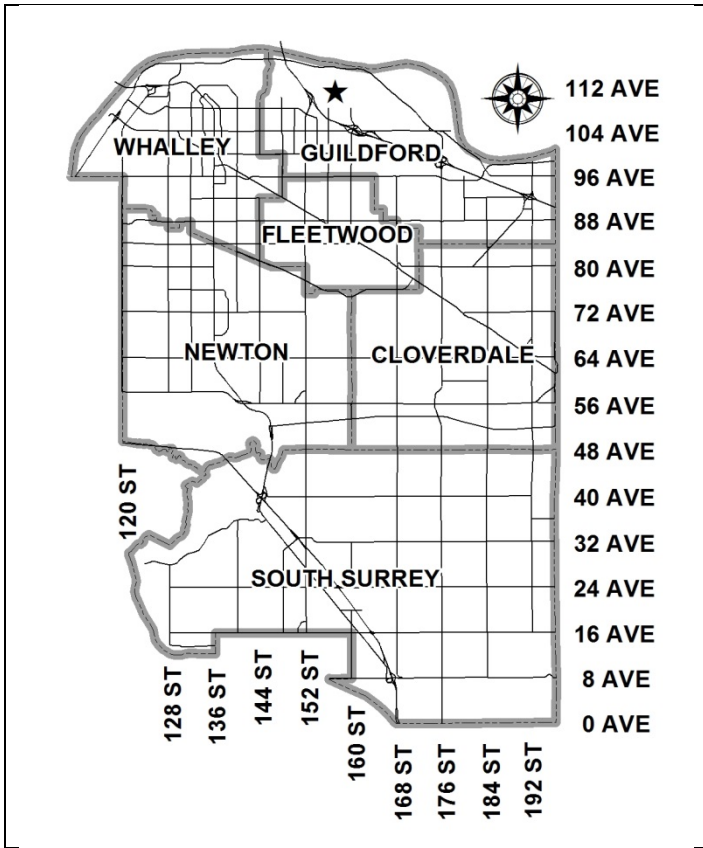
- **Rezoning** from RA to RF to allow subdivision into six (6) single family lots.

**LOCATION:** 11019 - 157 Street

**OWNER:** Viggo Svendsen

**ZONING:** RA

**OCP DESIGNATION:** Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- The proposed lots are similar in size with the existing RF lots in the neighbourhood.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" 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 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; and
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department.

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:**

2 Elementary students at Dogwood Elementary School  
1 Secondary student at Fraser Heights Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are likely expected to be constructed and ready for occupancy by Spring of 2017.

Parks, Recreation & Culture: Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood.

SITE CHARACTERISTICS

Existing Land Use: Acreage parcel with a single family dwelling, which will be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Acreage parcel with future subdivision potential.	Urban	RA
East (Across 157 Street):	Half-acre residential lot with future subdivision potential.	Urban	RA
South (Across 110 Avenue):	Single family dwellings.	Urban	RF
West:	1.5 acre parcel under Application No. 7915-0232-00 proposing nine (9) RF lots (Pre-Council).	Urban	RA

DEVELOPMENT CONSIDERATIONS

- The subject property is located at 11019 – 157 Street in Fraser Heights. It is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The property is approximately 0.4 hectare (1.0 acre) in size and is currently occupied by a single family dwelling with driveway access to 157 Street. The existing dwelling and structures on the property are proposed to be demolished as part of the subject development application.
- The applicant proposes to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to subdivide into six (6) single family lots.
- Proposed Lots 1 to 3 will front 157 Street, while proposed Lots 4 to 6 will front the new 156A Street that will be dedicated and constructed for half its ultimate width, along the west property line.
- Proposed Lots 1 and 6 are corner lots, and 645 square metres (6,940 sq.ft.) and 624 square metres (6,715 sq.ft.) in size respectively. Proposed Lots 2, 3, 4 and 5 are interior lots and are all 600 square metres (6,460 sq.ft.) in size. The proposed lot sizes are comparable to the existing RF lots in the area.
- The proposed lot widths range between 15.0 metres (50 ft.) and 15.7 metres (52 ft.), which are also consistent with the existing RF lot widths in the neighbourhood.
- The neighbouring property to the west (11030 – 156 Street) is currently under Development Application No. 7915-0232-00 and at the Pre-Council stage, proposing nine (9) RF lots with similar lot size and width. Development Application No. 7906-0494-00, at 10990 – 156 Street to the southwest of the subject site across 100 Avenue, has its rezoning by-law to RF at Third Reading, and also proposes RF lots with similar lot size and width.

### Road Dedication

- The applicant is proposing to dedicate 1.94 metres (6.4 ft.) tapering 0.0 metre (0 ft.) from west to east, along the south property line to complete 110 Avenue.
- The applicant originally proposed to dedicate 11.5 metres (38 ft.) along the west property line for the construction of a functional half road (156A Street), which will ultimately be 18 metres (59 ft.) wide. However, as a result of the recent submission of Development Application No. 7915-0232-00 for the abutting property to the west (11030 – 156 Street), staff asked both applicants to share the 18-metre (60 ft.) wide dedication (9.0 metres /30 feet from each property), and depending on which development application is completed first, to secure a temporary 2.5-metre (8 ft.) wide right-of-way (ROW) on the opposite property to ensure that the new portion of 156A Street is fully functional at 11.5 metres (38 ft.) in width. The equal sharing of the 18-metre (60 ft.) dedication also results in a better alignment with the existing 156A Street further to the north.
- Both applicants have agreed to share the road dedication of 9.0 metres (30 ft.) and to provide the 2.5-metre (8-ft.) wide right-of-way (ROW) as requested. The applicant for the subject site has revised the subdivision layout, as shown in Appendix II, to include the road dedication of 9.0 metres (29 ft.) along the west property line as well as a 2.5-metre (8-ft.) wide ROW on the abutting property to the west. If the development application on the abutting property to the west (File No. 7915-0232-00 / 11030 – 156 Street) is completed before the subject development application, then the 2.5-metre (8-ft.) wide ROW will be provided on the subject site (File No. 7915-0134-00 / 11019 - 157 Street) to ensure that 156A Street is fully functional at 11.5 metres (38 ft.) in width.
- Should either property owner subsequently oppose the ROW on their property, staff support a road dedication of 11.5 metres (38 ft.) on the property where its development application is completed first, to ensure that the road is fully functional. The proposed lots are large enough to accommodate this additional road dedication and still comply with the RF Zone if this scenario should occur.

### PRE-NOTIFICATION

Pre-notification letters were sent on August 10, 2015, and staff have received no telephone calls or letters of concern.

### BUILDING DESIGN GUIDELINES

- Tynan Consulting Ltd. prepared the Neighbourhood Character Study and Building Scheme for the subject site. The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. The guidelines propose year 2000 design standards, which include balanced massing of the front façade, modern design, and high trim and finishing standards similar to Neo-Traditional homes. A summary of the design guidelines is attached (Appendix V).

LOT GRADING

- A preliminary lot grading plan submitted by Hub Engineering Inc. and dated August 12, 2015 has been reviewed by staff and found generally acceptable with minor revisions required. Currently, in-ground basements are not proposed.

TREES

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

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

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b>			
Cherry	2	2	0
<b>Coniferous Trees</b>			
Douglas Fir	1	1	0
Monkey Puzzle	1	1	0
Scots Pine	1	1	0
Western Red Cedar	1	1	0
<b>Total</b>	<b>6</b>	<b>6</b>	<b>0</b>
<b>Shared Trees</b>	<b>1</b>	<b>1</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>18</b>	
<b>Total Retained and Replacement Trees</b>		<b>18</b>	
<b>Contribution to the Green City Fund</b>		<b>No contribution required</b>	

- The Arborist Assessment states that there are a total of six (6) mature trees on the site. There are no Alder and Cottonwood trees on the subject property. It was determined that no 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, tree health, road dedication and proposed lot grading.
- The existing cedar hedge and retaining wall along the south property line adjacent to 110 Avenue will be removed as part of the subject development application, in order to construct a 1.8-metre (6.0-ft) concrete sidewalk. A sidewalk currently exists on the north side of 110 Avenue, west of 156 Street and east of 157 Street, and therefore, the construction of the sidewalk along the south property lines of the subject site and the abutting property to the

west (11030 – 156 Street / File No. 7915-0232-00) will complete the sidewalk connection on the north side of 110 Avenue.

- The cedar hedge continues along the east property line of the subject site adjacent to 157 Street. The applicant is required to construct the west half of 157 Street to the Limited Local Road Standard, which includes barrier curb and gutter, boulevard, sidewalk and street lighting, and as such, the hedge along 157 Street will also be removed as part of the subject development application.
- All of the existing City street trees along 110 Avenue and 157 Street are to be retained.
- The roots of a Douglas Fir tree, located on the property to the west (11030 – 156 Street), extend onto the subject property near the northwest corner. The tree is proposed for removal due to the construction of 156A Street. The owner of the subject property will need to obtain authorization from the neighbor to remove the tree, should the subject development application finalize before the neighbour's development application (File No. 7915-0232-00), which is currently Pre-Council.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of twelve (12) replacement trees on the site. The applicant proposes a total of eighteen (18) replacement trees, which exceeds the City tree replacement requirement. Therefore, no contribution is required to the Green City Fund.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 5, 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"> <li>• The site is an urban infill lot, and the proposed subdivision is consistent with the OCP.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Secondary suites will be permitted</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Swales, roof downspout disconnections and absorbent soils will be incorporated into the development.</li> <li>• Recycling pickup will be available.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• Transit service runs along 110 Avenue, with a transit stop within walking distance from the subject site.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Houses will be oriented towards the street.</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>• A Development Proposal Sign was installed on site, and pre-notification letters were mailed to area residents.</li> </ul>

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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 Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

DN/dk

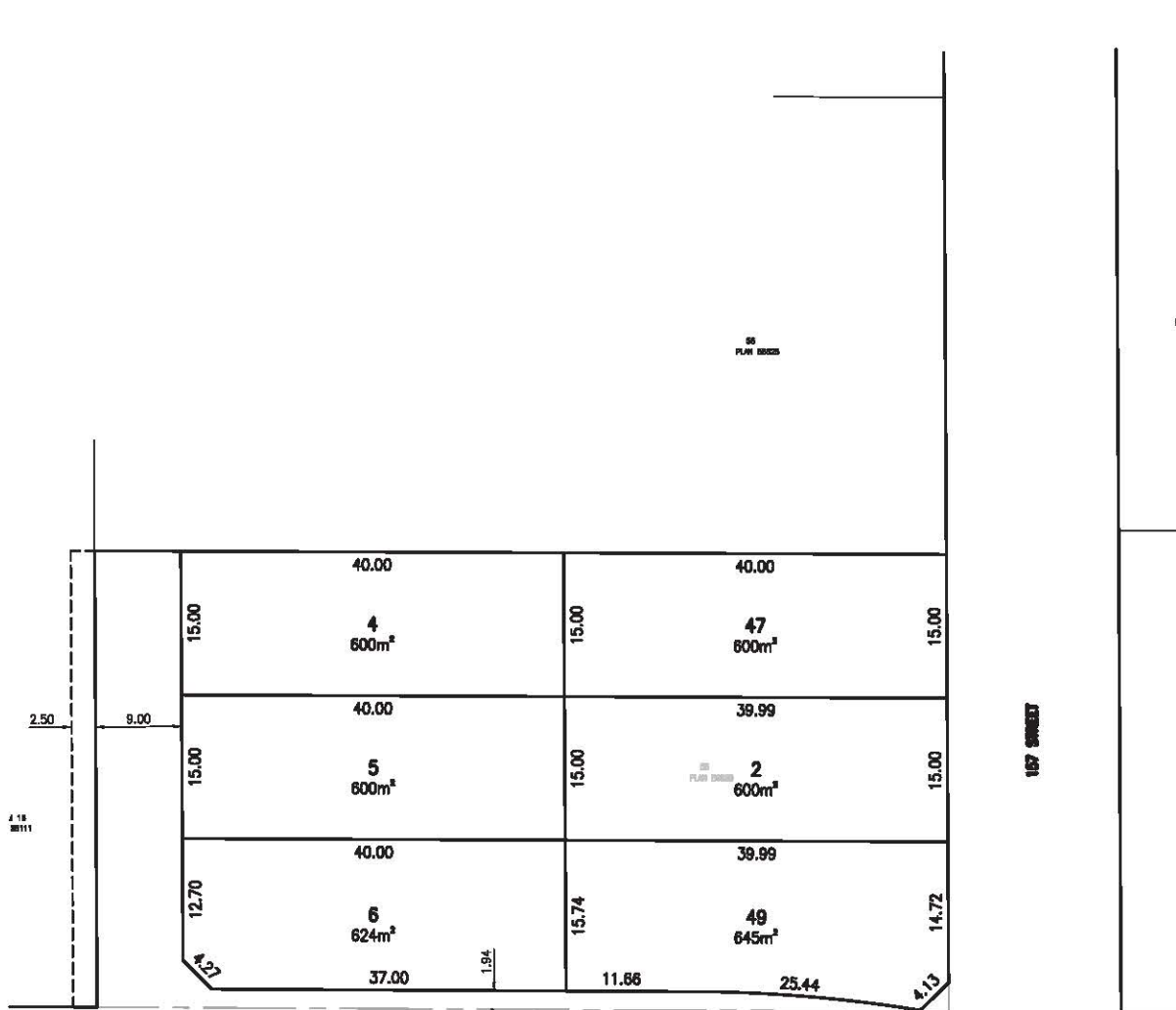




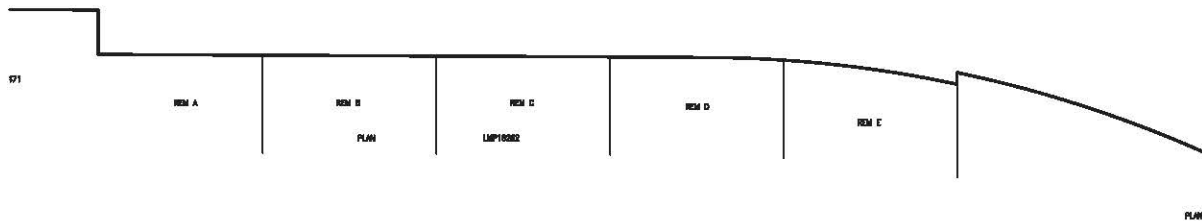
# SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	1.05
Hectares	0.42
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	6
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	15.0 to 15.7 metres
Range of lot areas (square metres)	600 to 645 square metres
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	14.0 lots/ha and 5.7 lots/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	22%
Total Site Coverage	60%
<b>PARKLAND</b>	
Area (square metres)	N/A
% 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>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



110 AVENUE



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

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

101 - 7485 - 130 Street, Surrey, B.C. V3W 1H8  
Tel: 604-572-4328 Fax: 604-501-1625 E-mail: mail@hub-inc.com

CLIENT:		PROJECT: 11019-157 STREET, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 15032	DATE: NOV 2015	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

# INTER-OFFICE MEMO

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

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

DATE: **November 16, 2015** PROJECT FILE: **7815-0134-00**

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RE: **Engineering Requirements  
Location: 11019 157 Street**

## REZONE/SUBDIVISION

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

- Dedicate 1.942 m along 110 Avenue for the ultimate 24.0 m Collector Road Standard.
- Dedicate a 3.0 m x3.0 m corner cut at the intersection of 110 Avenue and 157 Street.
- Provide a 0.50 m Statutory Right-of-Way (SRW) along the frontages of 110 Avenue, 157 Street, and 156A Street.
- Dedicate 11.50 m for 156A Street for the Half Road Standard. The ultimate road cross section will be the 18.0 m Limited Local Road Standard.

### *Works and Services*

- Construct a 1.80 m concrete sidewalk along the north side of 110 Avenue.
- Construct the west half of 157 Street to the Limited Local Road Standard.
- Construct the east half of 156A Street to the Half Road Standard.
- Construct a 6.0 m concrete driveway letdown to each lot.
- Construct a storm main along the 157 Street frontage.
- Provide on-site mitigation features to meet the requirements of the Upper Serpentine ISMP.
- Construct storm, sanitary and water mains along the development frontage of 156A Street.
- Provide water, storm, and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezoning and Subdivision.

*RCode*

*RD*

Remi Dubé, P.Eng.

Development Services Manager

CE



September-18-15  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 7915 0134 00

**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.

Dogwood Elementary is below capacity and has room for enrolment growth. The addition to Fraser Heights Secondary, completed in April 2014, increased the school capacity from 1000 to 1200 + Neighbourhood Learning Centre (which provides additional functional instructional space), to help reduce overcrowding at the school. The proposed residential development will not have a significant impact on projections.

**SUMMARY**

The proposed 6 single family lots are estimated to have the following impact on the following schools:

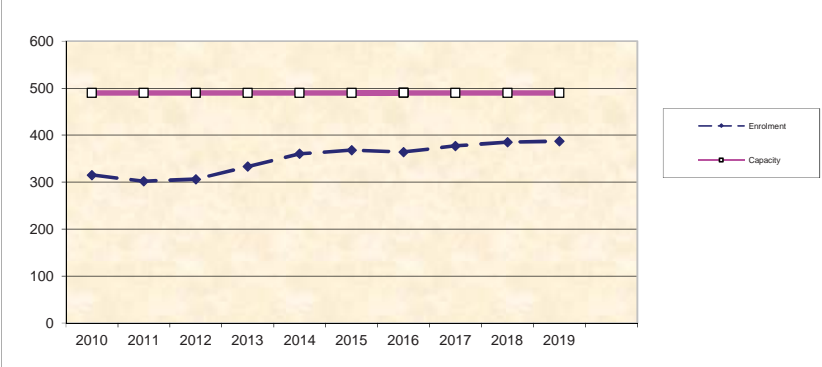
**Projected # of students for this development:**

Elementary Students:	2
Secondary Students:	1

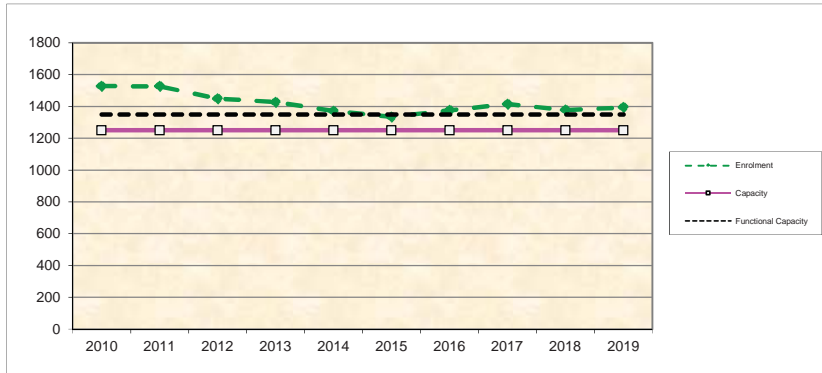
September 2014 Enrolment/School Capacity

<b>Dogwood Elementary</b>	
Enrolment (K/1-7):	44 K + 316
Capacity (K/1-7):	40 K + 450
<b>Fraser Heights Secondary</b>	
Enrolment (8-12):	1371
Nominal Capacity (8-12):	1250
Functional Capacity*(8-12):	1350

**Dogwood Elementary**



**Fraser Heights 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: 7915-0134-00  
 Project Location: 11019 - 157 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:

This area was built out over a time period spanning from the 1970's to the 1990's, during a period (late 1980's and early 1990's) when large (3500 sq.ft. "Modern California Stucco" Two-Storey homes with two storey high entrances, low slope concrete tile roofs, and all-stucco exteriors were popular. This type of home best describes the character of the housing stock in this area.

The age distribution from oldest to newest is: 1970's (31%), 1980's (23%), and 1990's (46%). A majority of homes in this area have a floor area in the 3001 - 3550 sq.ft. size range. Home size distribution is: 1501 - 2000 sq.ft. (8%), 2501 - 3000 sq.ft. (31%), and 3001 - 3550 sq.ft. (62%). Styles found in this area include: "Old Urban" (8%), "West Coast Traditional" (23%), "West Coast Modern" (8%), "Modern California Stucco" (46%), "French Provincial" (8%), and "Neo-Traditional" (8%). Home types include: Bungalow (8%), 1½ Storey (8%), Basement Entry (8%), and Two-Storey (77%).

Massing scale (front wall exposure) characteristics include: Low-scale massing (15%), Mid-scale massing (15%), Mid to high scale massing (31%), High scale massing (31%), and High scale, box-like massing (8%). The scale (height) range for front entrance structures include: one storey (54%), 1 ½ storey (8%), Two storey (proportionally exaggerated) (38%).

The range of roof slopes found in this area is: 4:12 (7%), 5:12 (64%), 6:12 (7%), 7:12 (7%), 8:12 (7%), and greater than 12:12 (7%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (69%), Main common gable roof (23%), and Main Gambrel roof (8%). Feature roof projection types include: None (6%), Common Hip (44%), Common Gable (33%), Dutch Hip (6%), Carousel Hip (6%), and Gambrel (6%). Roof surfaces include: Rectangular profile type asphalt shingles (8%), Shake profile asphalt shingles (23%), Concrete tile (rounded Spanish profile) (31%), Concrete tile (shake profile) (8%), and Cedar shingles (31%).

Main wall cladding materials include: Horizontal cedar siding (7%), Vertical channel cedar siding (7%), Stucco cladding (73%), Full height stone / brick at front (7%). Feature wall trim materials used on the front facade include: No feature veneer (75%), Brick feature veneer (17%), and Tudor style battens over stucco accent (8%). Wall cladding and trim colours include: Neutral (24%), Natural (76%).

Covered parking configurations include: Double garage (31%), Triple garage (15%), Rear garage (54%).

A variety of landscaping standards are evident, ranging from "modest" including only a few shrubs to above average including 20 or more shrubs. Sixty two percent of lots are landscaped to an "average or better" standard. Driveway surfaces include: Gravel (8%), Asphalt (15%), Broom finish concrete (15%), Exposed aggregate (8%), Rear driveway (54%).

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

- 1) **Context Homes:** Thirty one percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 69 percent of homes are considered 'non-context'). Context homes include: 15700 - 110 Avenue, 11067 - 157 Street, 11062 - 157 Street, and 11028 - 157 Street. There are only a few homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood, with the dominant style being "Modern California Stucco". Preferred styles for this site include "Neo-Traditional" and compatible styles (rather than more "Modern California Stucco" homes.) Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, 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 RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos 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 :** A wide range of cladding materials have been used in this area, including Vinyl, cedar, stucco, fibre cement board, brick, and stone, with stucco being dominant. Reasonable flexibility should therefore be permitted, including the use of vinyl siding (vinyl should not be used on the front or flanking street facades), provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 RF zone developments.
- 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 :** Roof slopes of 7:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

**Streetscape:** One third of the homes are low mass Bungalows, Two-Storey homes with acceptable massing designs, a 1 ½ Storey home with a highly desirable massing design, and one box-like Basement Entry home, all from the 1970's. The other two thirds of homes were constructed in a strong growth phase in the late 1980's and early 1990's. These homes are 3500 sq.ft. "Modern California Stucco" Two-Storey type. These homes generally have a larger exposed wall mass at the front than post year 2000 RF zone homes. Entrance portico height ranges from 1½ to two storeys (exaggerated front entrance heights are characteristic). Homes are clad in stucco only, with stucco relief features rather than feature wood or masonry areas. Stucco colours are in natural and neutral hues only. Roof slopes are 5:12 or 6:12, and there are a variety of roof surface materials including concrete tiles, cedar shakes, and asphalt shingles. Most landscapes meet an "average or better" standard.

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional" or compatible styles 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 which 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)**

There are homes in this area (15700 - 110 Avenue, 11067 - 157 Street, 11062 - 157 Street, and 11028 - 157 Street 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) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

**Exterior Materials/Colours:** Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls on the front façade or on the flanking street side of a corner lot home.

“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, except on trim elements, subject to consultant approval. “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 7:12.

**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. Greys, black, 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 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 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: June 10, 2015

**Reviewed and Approved by:**



Date: June 10, 2015

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	11019 157 <sup>th</sup> Street, Surrey, BC
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) BC Parks Wildlife and Danger Tree Assessor
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>6</b>
<b>Protected Trees to be Removed</b>	<b>6</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	
<b>Total Replacement Trees Required:</b>	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	<b>12</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 6 X two (2) = 12	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</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 ___ X one (1) = 0	<b>2</b>
- All other Trees Requiring 2 to 1 Replacement Ratio 1 X two (2) = 2	
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>0</b>

Summary prepared and  
submitted by:

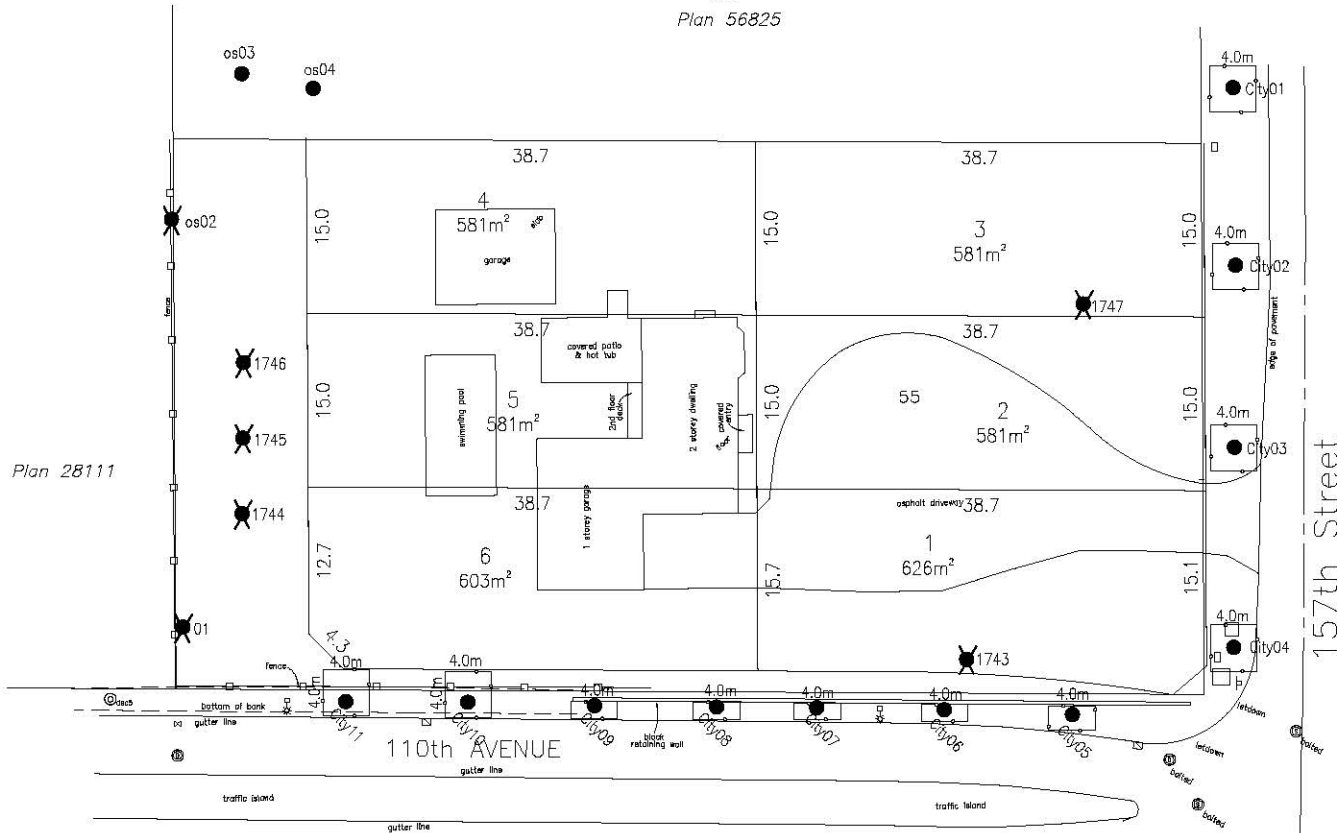
Arborist



May 22,  
2015

Date

56  
Plan 56825



Plan 28111



LEGEND

- = TREES TO BE RETAINED
- ✕ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISION	NO.

C.KAVOLINAS & ASSOCIATES INC.  
805LA OSLA  
2482 JUNGHILL COURT  
ABERFORD, B.C.  
V3C 3E8  
PHONE (604) 257-2376

DRAWN  
MR. BOBBY MORA  
c/o HUB ENGINEERING INC.  
SUITE #101  
7405 - 130 STREET  
SURREY, B.C.  
V3W 1H5  
954 572 4328

TITLE  
PLAN VIEW  
TREE LOCATION PLAN  
TREE RETENTION PLAN  
6 LOT SUBDIVISION  
11019 - 157 STREET  
SURREY, B.C.

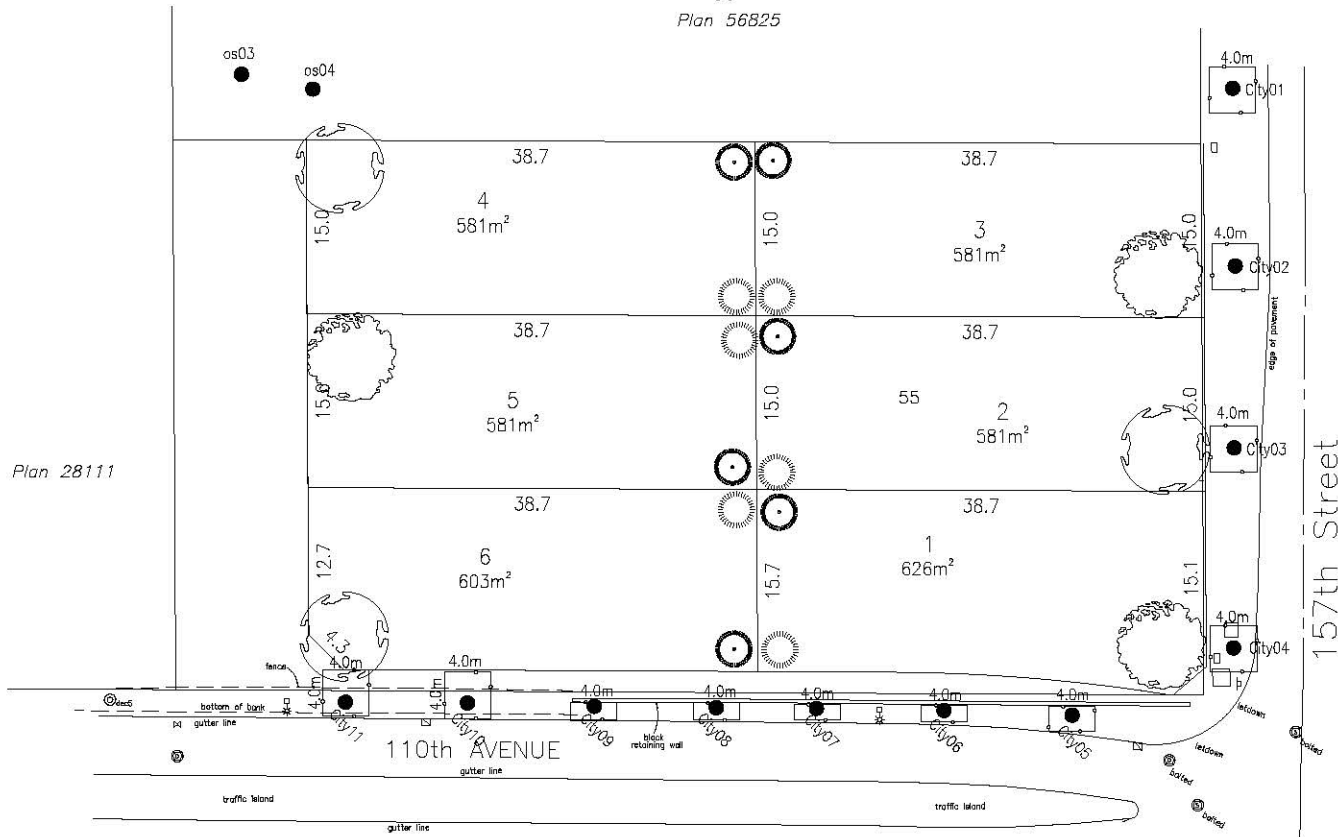
SCALE 1:200	DATE MAY/15
DRAWN dhv	CHECK dhv
DESIGN dhv	DATE dhv
PROJECT HS 847	HS 847



POINTS	JOB NO.

TR-1

56  
Plan 56825



Plan 28111



LEGEND

- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISION	BY

**C. KAVOLINAS & ASSOCIATES INC.**  
BCSLA CSLA  
2482 JONGHUI COURT  
ABERFORD, B.C.  
V3B 3E3  
PHONE (604) 857-2370

**MR. BOBEY HIGH**  
1/2 HUB ENGINEERS INC.  
SUITE #101  
7402 - 130 STREET  
SURREY, B.C.  
V3W 1H5  
604 372 4328

TITLE  
PLAN VIEW  
  
TREE LOCATION PLAN  
TREE REPLACEMENT PLAN  
6 LOT SUBDIVISION  
110th - 157 STREET  
SURREY, B.C.

SCALE 1:200	DATE MAR/16
DRAWN	CHKD
DATE	DATE
APPD	BY

PROJECT 238 No.  
DRAWING No.  
TR-2

KEY	BOTANICAL NAME	PLANT LIST COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PRUNUS YEDOENSIS "AMEBONO"	DAYBREAK CHERRY	3	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA "RUBRUM"	RED FLOWERING DOGWOOD	3	6 CM. CAL.	AS SHOWN	B. & B.
	PICEA OMORICA	SERBIAN SPRUCE	6	3.00 METERS	AS SHOWN	B. & B.
	PICEA PLUNGENS GLAUCA	BLUE SPRUCE	6	3.00 METERS	AS SHOWN	B. & B.

PLANTS IN THE PLANT LIST ARE SPECIFIED ACCORDING TO THE LANDSCAPE CANADA GUIDE SPECIFICATIONS FOR NURSERY STOCK AND THE BONTA STANDARD FOR CONTAINER GROWN PLANTS.

ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BCLNA/BCSLA "LANDSCAPE STANDARDS"

ALL ASPECTS OF THIS PLAN AND THE WORK THAT IT REFERS TO OR SUGGESTS MUST CONFORM TO THE CITY OF SURREY'S TREE PRESERVATION BY-LAW #16100

