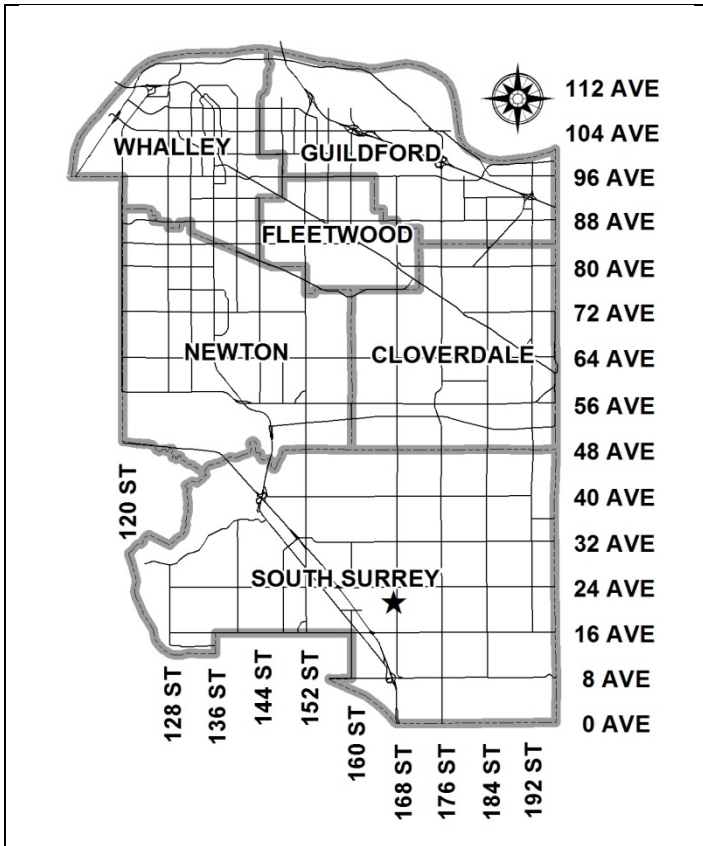


**City of Surrey
PLANNING & DEVELOPMENT REPORT**

File: 7915-0143-00

Planning Report Date: December 14, 2015



PROPOSAL:

- Rezoning from RA to RF-12
- Minor NCP amendment to accommodate a modified road pattern and relocation of a drainage swale.

to allow subdivision into 14 single family lots.

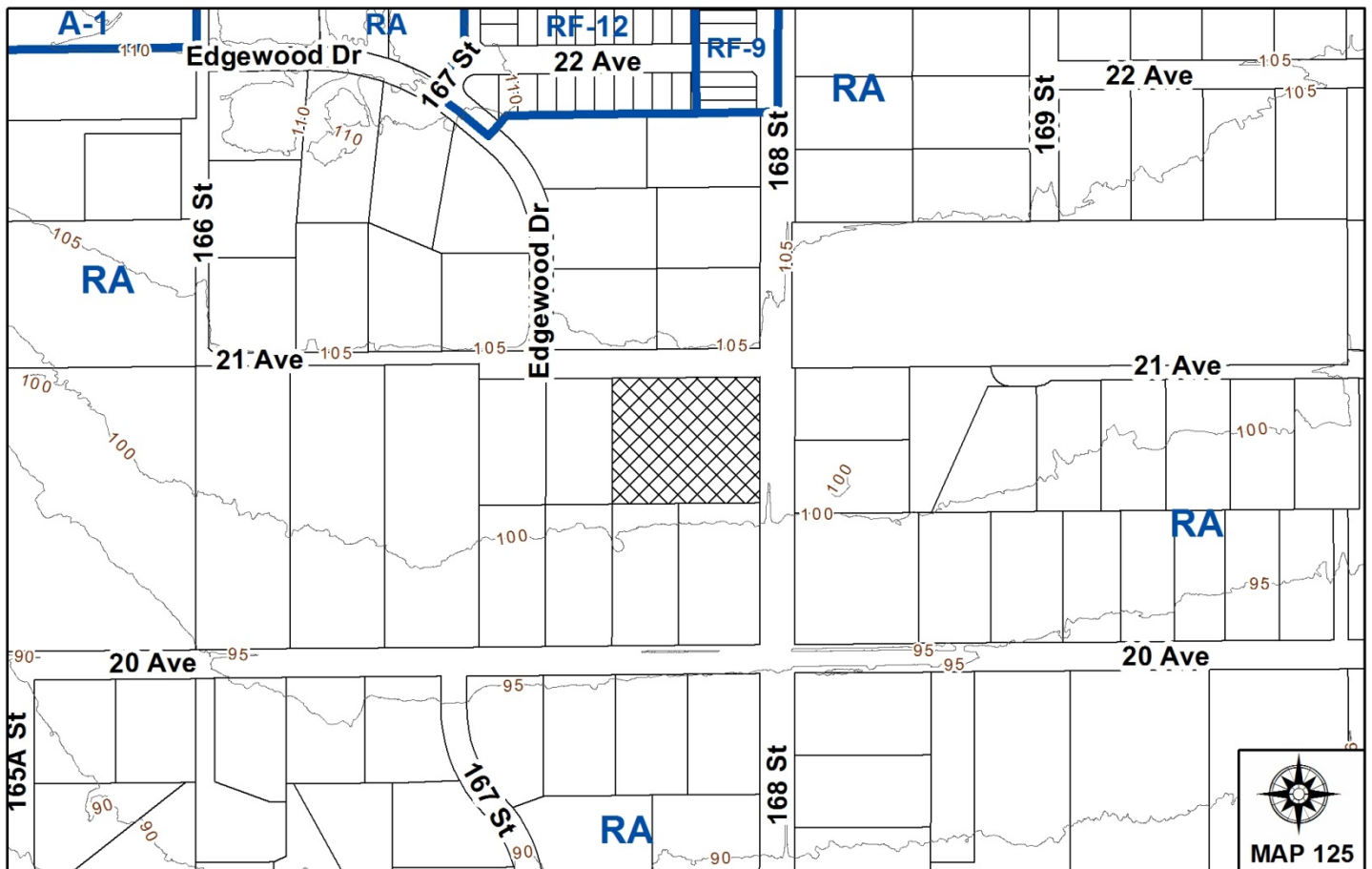
LOCATION: 2075 - 168 Street

OWNER: Yueh-Hua Ko

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density 6-10 u.p.a. (Sunnyside Heights)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Requires a minor amendment to the Sunnyside Heights Neighbourhood Concept Plan to accommodate a modified road pattern and relocation of a drainage swale.

RATIONALE OF RECOMMENDATION

- The proposal complies with Official Community Plan.
- The proposal complies with the Sunnyside Heights NCP land use designation.
- The proposed land use, density and building form is consistent with the pattern of development established to the north of the site within the Sunnyside Heights NCP.
- The proposed layout accommodates retention of a number of healthy trees that are in good form.
- The proposed modified road pattern and removal of laneway assists in accommodating tree retention and provides a more efficient layout and improved connectivity.

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 12 Zone (RF-12)" 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 restrictive covenant to ensure tree protection.
3. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to modify the road pattern in accordance with the proposed subdivision layout 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:**

7 Elementary students at Pacific Heights School
4 Secondary students at Earl Marriot School

(Appendix IV)

Parks, Recreation & Culture: No objections.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on a single lot.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 21 Ave):	Single Family Residential	Urban/Low Density Residential (6 – 10 u.p.a.)	RA
East (Across 168 Street):	Single Family Residential	Suburban-Urban Reserve/[not applicable]	RA
South:	Single Family Residential	Urban/Low Density Residential (6 – 10 u.p.a.)	RA
West:	Single Family Residential	Urban/Low Density Residential (6 – 10 u.p.a.)	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated “Urban” in the Official Community Plan (OCP) and “Low Density Residential (6 – 10 u.p.a.)” in the Sunnyside Heights NCP. The proposed development is consistent with the land use and density provisions of the NCP designation, but requires a minor amendment to the NCP road pattern.
- The NCP identifies 20A Avenue terminating in a cul-de-sac west of 168 Street with a drainage swale located on the north side of the street. In lieu of the cul-de-sac, the applicants propose to extend 20A Avenue through to connect with 168 Street, remove the east-west and north south laneways shown in the NCP, and relocate the drainage swale to the south side of 20A Avenue.
- The modified road pattern accommodates improved tree retention on the site and results in a finer-grain road network and vehicular connectivity. The proposal also allows this site to develop independently of neighbouring properties and retains the development potential of surrounding lands. Relocation of the drainage swale avoids an interim road one-half road construction scenario.
- The 168 Street multi-use pathway, as well as the landscape buffer parallel to 168 Street (identified in the NCP), are still accommodated by the proposal.

DEVELOPMENT CONSIDERATIONSSite Description & Proposal

- The subject site is located at the south-west corner of the intersection of 21 Avenue and 168 Street. The 9,042 square metre (2.23 acre) lot is designated "Suburban" in the Official Community Plan (OCP) and "Low Density Residential (6-10 u.p.a.)" in the Sunnyside Heights NCP. It is currently zoned “One Acre Residential Zone (RA)”. The site contains an approximately 40 year old single family residence.

- The applicant is proposing to rezone the site from “One Acre Residential Zone (RA)” to “Single Family Residential Zone (RF-12) and subdivide into 14 single family lots (Appendix II).
- The proposed lots range in area from 471 square metres (5,070 sq.ft.) to 717 square metres (7,720 sq.ft.). The proposed lots all meet the minimum dimensions of the RF-12 Zone.
- The development of the subject property will follow a similar development pattern established by the single family small lots north of the site, which were recently completed under Application Nos. 7912-0153-00 and 7912-0329-00. Similarly, two residential proposals in the vicinity, under Development Application Nos. 7915-0290-00 (North of 20 Avenue at 165A Street), and 7915-0046-00 (Edgewood Drive and 21 Avenue), for single family small lots were recently given 3rd Reading by Council.

Road Alignment & Drainage Swale

- As described, the applicants are proposing a through-connection of 20A Avenue to 168 Street rather than a cul-de-sac. The through road is shown in the proposed layout contained in Appendix II; the original NCP layout is shown in Appendix V.
- The through road provides for a more efficient subdivision layout and a finer grain road network with improved vehicular and pedestrian connectivity. While the amended road pattern does not include a laneway, as identified in the NCP, this deletion accommodates retention of no less than 20 mature trees located in the centre of the subject site.
- The relocation of the drainage swale to the south side of 20A Avenue accommodates front driveways on proposed Lots 8 – 14, in lieu of the laneway. The swale relocation also avoids the necessity for interim road construction, as the 12.5 metre dedication required for this application (one-half of the ultimate 25.0 metre dedication) cannot accommodate both a drive aisle and drainage swale. The drainage swale will be constructed when the properties to the south, 16755 20 Avenue and 2017 168 Street, proceed with a development application and provide the remaining 12.5 metres of dedication.

Landscaping Buffer & Multi-Use Pathway

- A landscaping buffer and multi-use pathway (MUP) (as identified in the Sunnyside Heights NCP and City of Surrey Greenways Plan, respectively) will be required, located adjacent and parallel to 168 Street.
- The 4.0 metre wide multi-use pathway will straddle the proposed easterly property line of Lots 7 and 8 along 168 Street, meandering around trees to be retained where it is necessary.
- A landscaping buffer will be required to be installed on private property, adjacent to the MUP. The landscaping and a portion of the MUP on private property will be located within a 5.0 metre statutory right-of-way (on proposed Lots 7 and 8). Where the MUP meanders outside of private property, the landscaping will be widened accordingly.
- The landscaping buffer will serve to buffer the dwellings on proposed Lots 7 and 8 from the MUP and also to buffer the new development from the existing suburban lots east of 168 Street.

- Landscaping and MUP details will be determined during the detailed design phase of the project. Landscaping installation and maintenance will be secured through bonding, collected prior to final adoption of the associated rezoning By-law.

TREES

- Max Rathburn, ISA Certified Arborists 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 species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Red Alder	16	16	-
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Willow (Weeping)	1	1	-
Maple (Bigleaf)	2	2	-
Maple (Silver)	1	-	1
Cherry	1	1	-
Hawthorn	1	1	-
Poplar (White)	1	1	-
Poplar (Lombardy)	1	1	-
Birch (Paper)	5	5	-
Coniferous Trees			
Western Redcedar	13	11	2
Western Hemlock	1	1	-
Western Larch	1	1	-
Pacific Yew	1	1	-
Shorepine	1	1	-
Yellow Cedar	5	5	-
Sitka Spruce	5	4	1
Blue Spruce	3	2	1
Araucari Cunninghamii	1	-	1
Sawara Cypress	16	2	14
Douglas Fir	25	21	4
Total (excluding Alder and Cottonwood Trees)	85	61	24
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		31	
Total Retained and Replacement Trees		55	
Contribution to the Green City Fund		\$32,100	

- The Arborist report identifies a total of 85 protected trees on the site excluding Alder and Cottonwood trees. 24 trees can be retained as part of this development proposal, taking into consideration the health of the existing trees, location of services, proposed building envelopes, road dedication and proposed lot grading.
- Pursuant to the City's Tree Protection By-law, a total of 138 replacement trees are required, based upon a ratio of 1:1 for Alder/Cottonwood trees, and 2:1 for all others.
- The number of replacement trees will be finalized during the detailed design phase of the project. For all replacement trees that cannot be accommodated, a contribution of \$300 to the Green City Fund, per tree in deficit, will be required (in accordance with the City's Tree Protection Bylaw).
- The applicants tentatively propose 31 replacement trees on the site. In lieu of the remaining 107 replacement trees as required by the Tree Protection By-law (No.16100), a contribution of \$32,100 to the Green City Fund will be required.
- In addition to replacement trees, boulevard trees will be planted. This will be determined at the servicing stage by the Engineering Department.

Design Guidelines & Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing developments.
- The Character Study found that the majority of existing older urban homes in the area do not provide an appropriate context for new development. The new guidelines are consistent in theme and character with those created for nearby and adjacent recent developments.
- The proposed guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix VI.
- A preliminary lot grading and servicing plan, submitted by WSP Engineering, has been reviewed by staff and found to be generally acceptable. The applicant proposes minimal fill over portions of the site to accommodate in-ground basements.

PRE-NOTIFICATION

- Pre-notification letters were mailed to 25 property owners within 100 metres of the subject site on November 19, 2015. A Development Proposal Sign was posted in front of the property on November 20, 2015. To date, staff received one phone requesting a clarification of information. The caller had no specific objection to the proposal.

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	Sunnyside Heights NCP Layout
Appendix VI	Building Design Guidelines Summary
Appendix VII	Summary of Tree Survey and Tree Preservation

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DS/dk

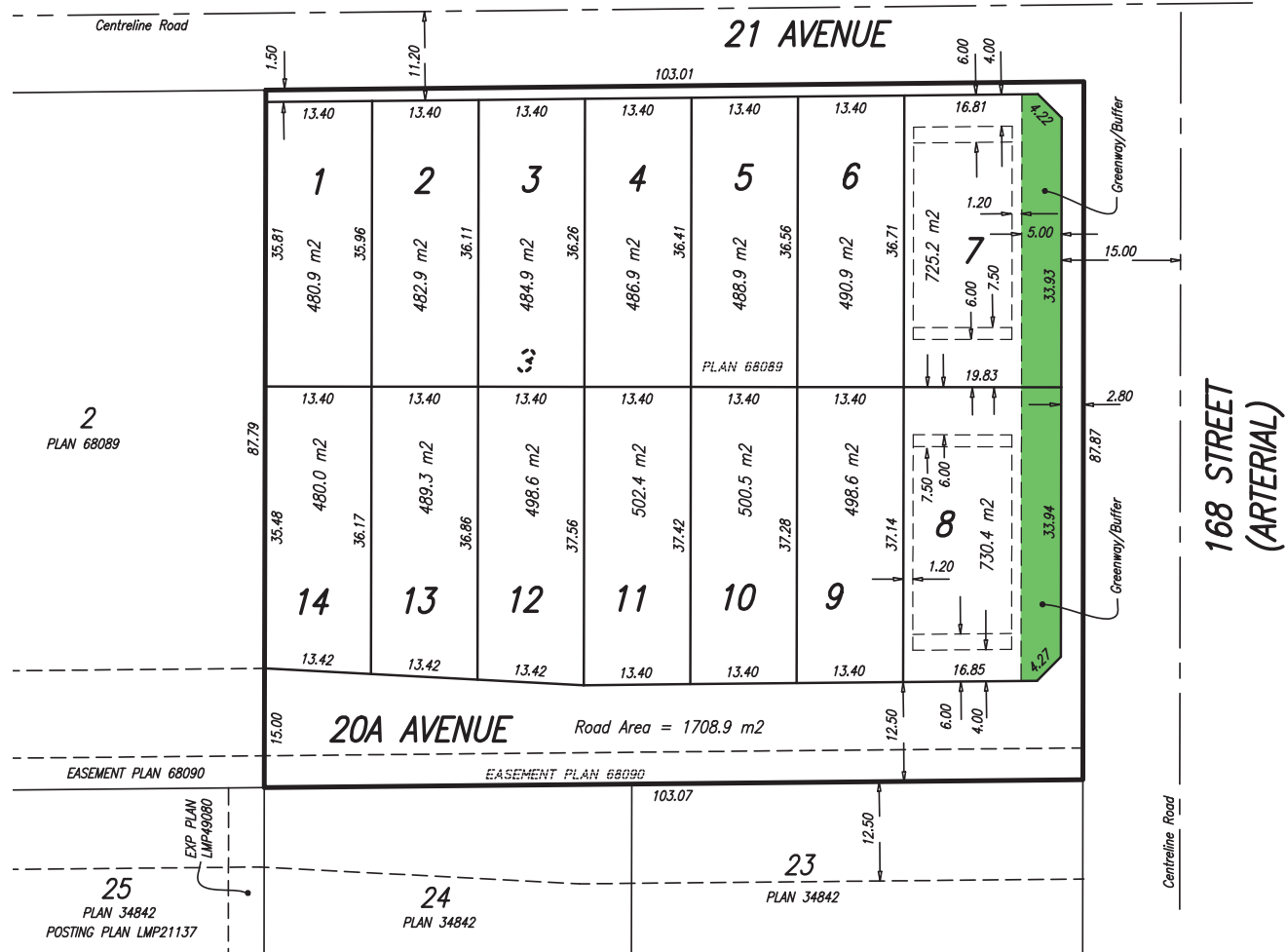
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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.23
Hectares	0.9
NUMBER OF LOTS	
Existing	1
Proposed	14
SIZE OF LOTS	
Range of lot widths (metres)	13.4-19.8
Range of lot areas (square metres)	
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	15.5/6.3
Lots/Hectare & Lots/Acre (Net)	20/8.1
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	17%
Total Site Coverage	67%
PARKLAND	
Area (square metres)	-
% 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

PROPOSED LAND USE	
FEE SIMPLE LOTS	0.734 ha
ROAD DEDICATION	0.171 ha
GROSS SITE AREA	0.905 ha



FIRST CENTURY

PRELIMINARY SUBDIVISION PLAN

PROPOSED SUBDIVISION OF LOT 3 SECTION 13
TOWNSHIP 1 NEW WESTMINSTER DISTRICT
PLAN 68089

DECEMBER 7, 2015

7915 - 0143 - 00
2075 - 168 STREET, SURREY, BC



* All lot areas and dimensions are preliminary and subject to change upon final approvals from the owner/developer and applicable government agencies.



File: 061400562 LOT LAYOUT 4 151207

APPENDIX II

2015/12/07 - 12:58 C:\Southern BC\MS\10053973 First Century 21 and 168\CAD\Planning\061400562 lot layout 4 151207.dwg

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

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

DATE: **November 25, 2015** PROJECT FILE: **7815-0143-00**

RE: **Engineering Requirements
Location: 2075 168 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 2.808 m on 168 Street for ultimate 30.0 m wide Arterial standard.
- Dedicate 1.5 m on 21 Avenue for ultimate 25.0 m wide Local standard.
- Dedicate 15.0 m at west property line, tapering to 12.5 m towards east property line, on 20A Avenue for ultimate 25.0 m Local standard.
- Dedicate 3 m x 3 m corner cuts at the intersections.
- Register 5.0 m wide SRW on 168 Street for MUP.
- Register 0.5 m wide SRWs for City Service Connection Works and Maintenance Access to Sidewalk.

Works and Services

- Construct south side of 21 Avenue to Local road standard.
- Construct north side of 20A Ave to half road standard with minimum 6.0 m pavement width tapering to 8.5 m pavement width at west end.
- Construct 4.0 m wide MUP on west side of 168 Street.
- Provide CIL for future construction of a 5.0 m wide drainage corridor on 20A Avenue.
- Construct storm sewers to service the proposed development.
- Provide on-lot sustainable drainage features according to the NCP.
- Construct 200 mm water main on 20A Avenue.
- Construct sanitary sewers from the site up to the tie-in-point to the existing systems.
- Provide CIL for future construction of a sanitary sewer on 168 Street.
- Pay applicable Development Works Agreement Levies, Latecomer Agreement Charges, DCC front ender agreements and the Sanitary DCC relative to construction of the Sunnyside Heights sanitary trunk sewer.

A Servicing Agreement is required prior to Rezoning and Subdivision.

R. Dubé

Rémi Dubé, P.Eng.
Development Services Manager
IK1



Monday, December 07, 2015
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0143 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.

Pacific Heights Elementary is currently over capacity with rapid enrolment growth expected to continue. A new elementary school site has been purchased south of 23rd Avenue - Site #206 near Edgewood Drive. The construction of a new elementary school on this site is a high priority in the District's 5-Year Capital Plan and feasibility planning is underway. The school district has also purchased land for a new secondary school in the Grandview area adjoining the City of Surrey future aquatic centre and recreation property. The construction of this secondary school is also a high priority in the district's 5-Year Capital Plan. A proposed addition to Pacific Heights Elementary is included in the capital plan, but as a lower priority than the two capital projects mentioned above. The enrolment projections include anticipated residential growth from the Grandview and Sunnyside NCPs. The actual enrolment growth rate will be driven by the timing of development, demographic changes and market factors. Enrolment pressures in this area of Surrey are extreme and capital project approval timelines are unknown at this point in time. Additional portables will be required at Pacific Heights for September 2016 and options for placing portables on neighbouring sites are under investigation. Until new elementary and secondary school capital projects are approved, the school district does not support development occurring at a higher density than outlined in approved NCPs.

SUMMARY

The proposed 14 Single family with suites are estimated to have the following impact on the following schools:

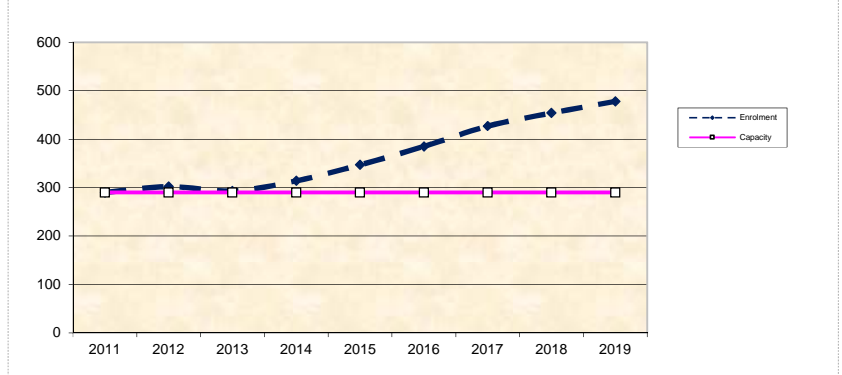
Projected # of students for this development:

Elementary Students:	7
Secondary Students:	4

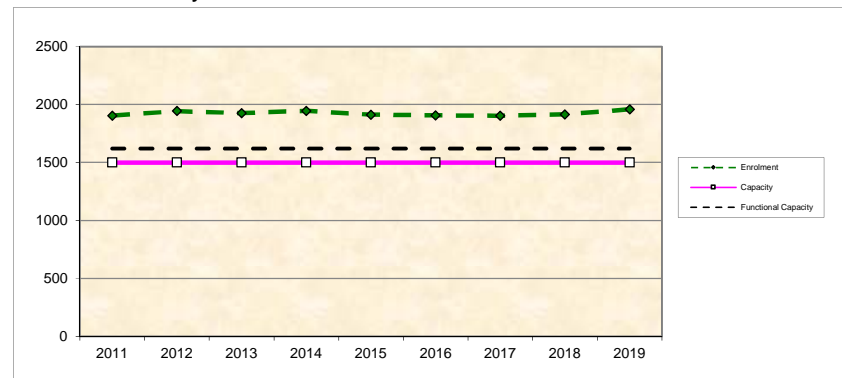
September 2015 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	40 K + 307
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1912
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

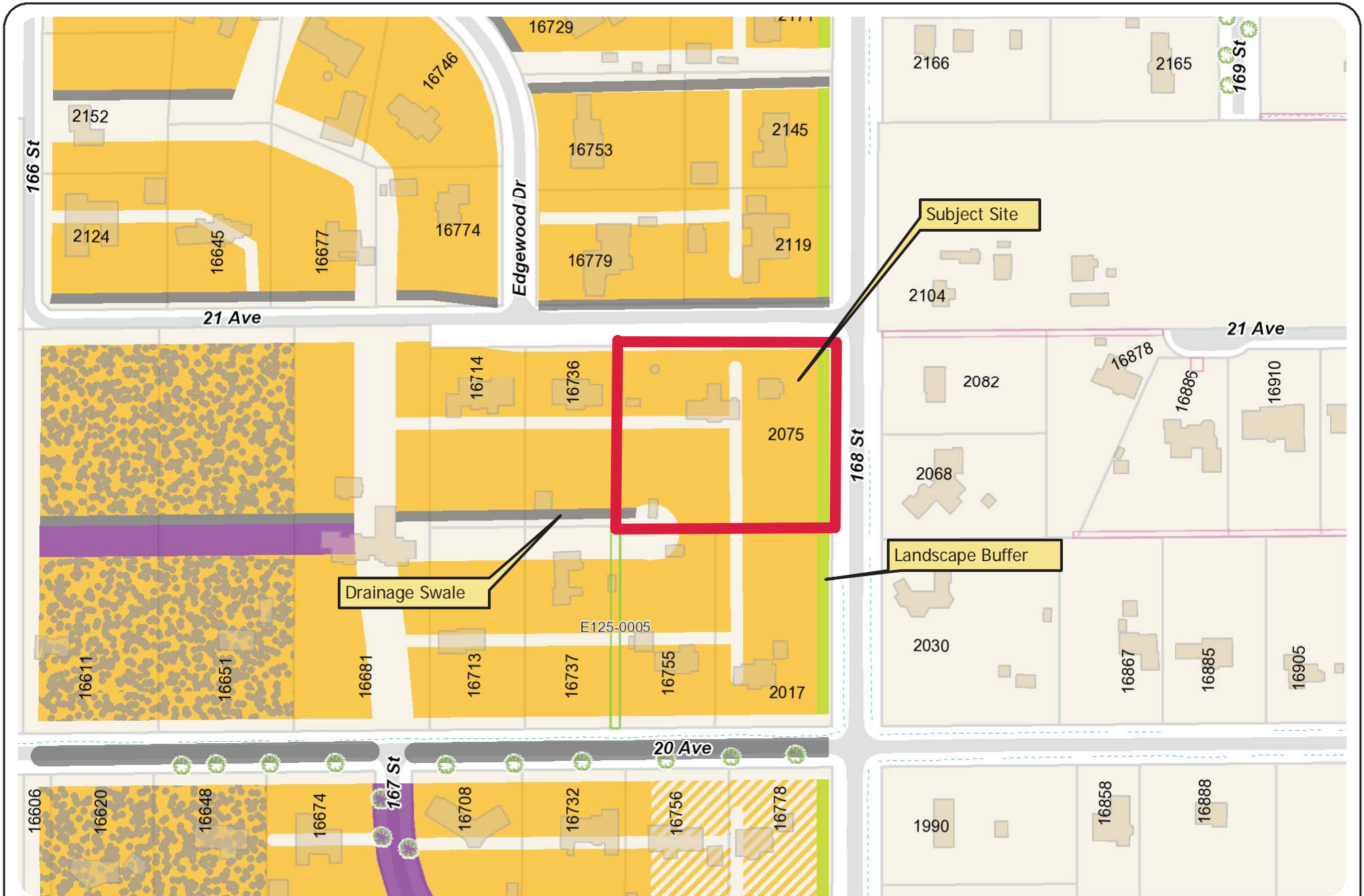
Pacific Heights Elementary



Earl Marriott Secondary



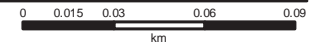
*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.



Sunnyside Heights NCP Map

Scale: 1:2,500

The data provided is compiled from various sources and is NOT warranted as to its accuracy or sufficiency by the City of Surrey. This information is provided for information and convenience purposes only. Lot sizes, legal descriptions and encumbrances must be confirmed at the Land Title Office. Use and distribution of this map is subject to all copyright and disclaimer notices at cosmos.surrey.ca



Map created on: 04/12/2015

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7915-0143-00
 Project Location: 2075 - 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:

This is an old growth area that was built out over a time period spanning from the pre-1950's to the 1980's (It should be noted however that there are new compact lot developments that will contain 70 new homes located one block north of the subject site; an RF-12 and RF-9 site in the 16700 block of 22 Avenue, Surrey project 7912-0153-00, which can provide architectural context for the subject site). Considering only homes in the immediate vicinity of the subject site, the age distribution from oldest to newest is: pre-1950's (9%), 1950's (9%), 1960's (18%), 1970's (36%), and 1980's (27%). A majority of homes in this area have a floor area in the 2001 - 2500 sq.ft. size range. Home size distribution is: under 1000 sq.ft. (20%), 1000 - 1500 sq.ft. (10%), 1501 - 2000 sq.ft. (10%), 2001 - 2500 sq.ft. (40%), 2501 - 3000 sq.ft. (10%), and 3001 - 3550 sq.ft. (10%). Styles found in this area include: "Old Urban" (45%), "West Coast Traditional (Mediterranean emulation)" (9%), "West Coast Traditional" (18%), "Heritage (Old B.C.)" (9%), "Rural Heritage" (9%), and "Traditional Cape Cod" (9%). Home types include: Bungalow (80%), 1½ Storey (10%), and Two-Storey (10%).

Massing scale (front wall exposure) characteristics include: low mass structure (80%), mid-scale massing (10%), and mid-scale massing with proportionally consistent, well balanced massing design (10%). The scale (height) range for front entrance structures include: one storey front entrance (80%), one storey front entrance veranda in heritage tradition (10%), and 1½ storey front entrance (10%).

The range of roof slopes found in this area is: 3:12 (10%), 5:12 (30%), 6:12 (30%), 7:12 (10%), 9:12 (10%), and 12:12 (10%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (55%), Main common gable roof (36%), Main Gambrel roof (9%). Feature roof projection types include: Common Hip (40%), Common Gable (20%), Dutch Hip (30%), and Carousel Hip (10%). Roof surfaces include: tar and gravel (9%), interlocking tab type asphalt shingles (9%), rectangular profile type asphalt shingles (45%), shake profile asphalt shingles (9%), Concrete tile (rounded Spanish profile) (9%), and Cedar shingles (18%).

Main wall cladding materials include: horizontal cedar siding (9%), vertical channel cedar siding (9%), horizontal vinyl siding (36%), vertical vinyl siding (9%), and stucco cladding (36%). Feature wall trim materials used on the front facade include: No feature veneer (56%), Brick feature veneer (33%), Horizontal cedar accent (11%). Wall cladding and trim colours include: Neutral (63%), Natural (25%), Primary derivative (6%), and Warm (6%).

Covered parking configurations include: No covered parking (20%), Single carport (10%), Single vehicle garage (10%), Double garage (40%), Triple garage (10%), Four garage bays (10%).

A variety of old suburban landscaping standards are evident, ranging from sod and a few shrubs only, to yards with numerous shrubs and mature hedges. Most yards however, do not meet modern landscaping standards. Driveway surfaces include: gravel (9%), asphalt (73%), broom finish concrete (9%), and exposed aggregate (9%).

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 RF-12 zone development. Although the home at 16774 - Edgewood Drive has architectural merit, it does not provide suitable architectural context for an RF-12 development and so cannot be considered a context home. None of the other homes in the survey area are suitable context homes. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character :** Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize reasonably *compatible* styles including "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", "Rural Heritage", and other compatible styles as determined by the consultant. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting 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-12 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 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is an old growth area in the early stages of transition to "new growth" (one block north of the subject site) in which new high value homes have been constructed with high quality cladding materials (vinyl not permitted). Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here. Vinyl therefore, is not recommended.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Note that these permitted roofing materials match the specifications in the aforesaid site to the north.
- 8) **Roof Slope :** A significant number of neighbouring homes have low slope roofs that are not well suited to the proposed style range. Emulation of the low slope roof characteristic is

therefore not recommended. 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. Also, due to emerging trends in which contemporary designs are being increasingly sought, lower slope roofs could be approved subject to the architectural integrity of the contemporary design as determined by the consultant.

Streetscape: A wide variety of 30 - 70 year old homes are situated on large suburban lots; most a considerable distance from the front lot line. Homes range in size from under 1000 sq.ft. to over 3000 sq.ft. and include Bungalows, 1 ½ storey type and Two-Storey type. Roof slopes range from 3:12 to 12:12 and roof surfaces include asphalt shingles, cedar shingles, and concrete roof tiles. There is a similarly wide range of wall cladding materials including stucco, vinyl, cedar, brick and stone. There is also considerable variation in landscape standards. Overall, there is no recognizable consistency other than the "varied" appearance.

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", "Neo-Heritage", or other compatible style as determined by the design *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)

Existing neighbouring homes do not provide suitable context for the proposed 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-12 developments constructed in Surrey subsequent to the year 2010.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved 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, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.
- Roof Materials/Colours:** Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Single membrane roofs such as roll roofing permitted on low slope feature roofs where required by code.
- 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 18 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:** October 12, 2015

Reviewed and Approved by:  **Date:** October 12, 2015

Arborist Report – 2075- 168 Street Surrey - First Century Project.

Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address: 2075 168 TH Street Surrey, BC	
Registered Arborist: Max Rathburn ISA Certified Arborist (PN0599A) ISA Certified Tree Risk Assessor (159)	
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)	101
Protected Trees to be Removed	76
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	25
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 16 X one (1) = 16	138
- All other Trees Requiring 2 to 1 Replacement Ratio 61 X two (2) = 122	
Replacement Trees Proposed	31
Replacement Trees in Deficit	107
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ____ X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary prepared and
submitted by:



Dec, 2, 2015

Arborist

Date