

City of Surrey
 PLANNING & DEVELOPMENT REPORT

File: 7915-0157-00

Planning Report Date: November 2, 2015

PROPOSAL:

- NCP Amendment from Single Detached (4-6 u.p.a) to Single Family Small Lots
- Rezoning from RA to RF-12

to allow subdivision into three (3) single family residential lots.

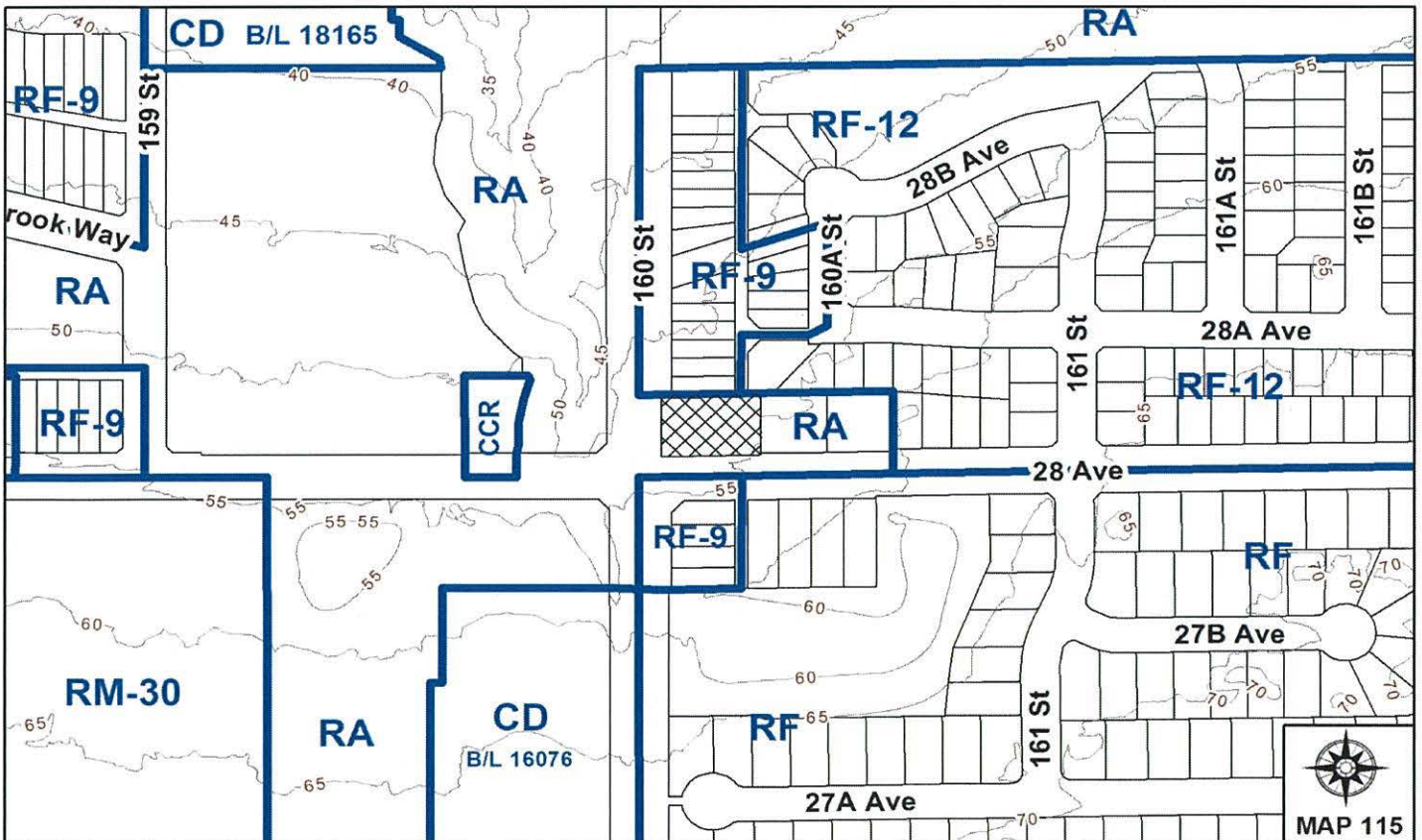
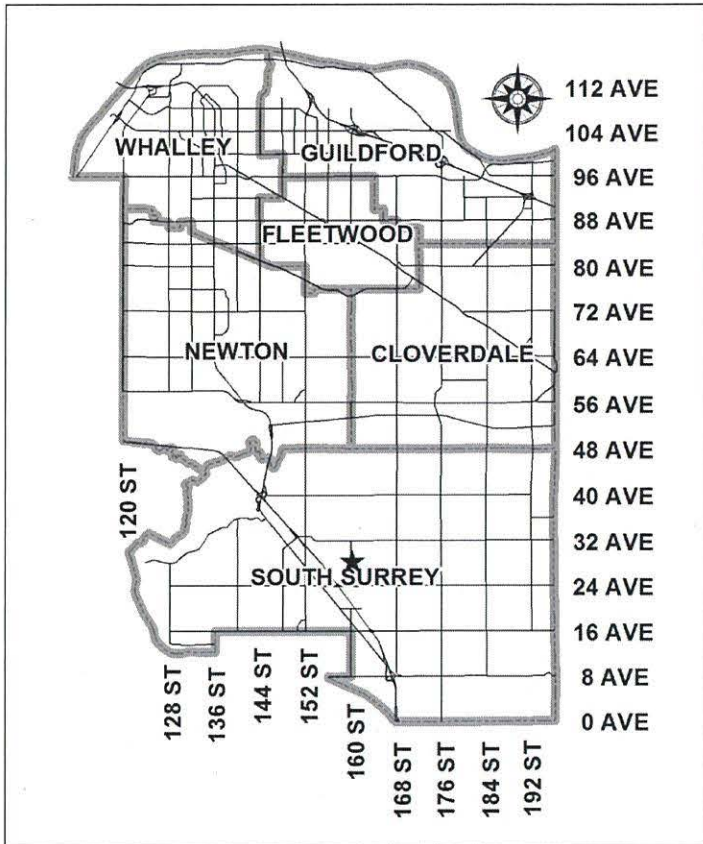
LOCATION: 2820 - 160 Street

OWNER: 1036848 BC Ltd.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Detached (4-6 u.p.a.)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the North Grandview Heights Neighbourhood Concept Plan (NCP) from "Single Detached (4-6 upa)" to "Single Family Small Lots".

RATIONALE OF RECOMMENDATION

- The proposal complies with the OCP Designation.
- The proposed NCP amendment is consistent with the single family small lot development patterns in the surrounding area.
- The proposed RF-12 lots are consistent with the lot sizes established to the north and east under Development Application No. 7910-0020-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" (By-law No. 12000) to "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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
3. Council pass a resolution to amend the North Grandview Heights NCP to redesignate the site from Single Detached (4-6 u.p.a.) to Single Family Small Lots when the project is considered for final adoption.

REFERRALS

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

School District: **Projected number of students from this development:**

1 Elementary student at Sunnyside Elementary School
0 Secondary students at Semiahmoo Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: The applicant will be required to construct a portion of the greenway along the 160 Street frontage of the subject property.

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family homes on small lots	Urban/Single Detached (7 u.p.a.)	RF-9 & RF-12
East:	Single family homes	Urban/Single Detached (4-6 u.p.a.)	RA
South(Across 28 Ave):	Single family homes on small lots	Urban/6-10 u.p.a. Low Density	RF-9 & RF-12
West(Across 160 St):	Park	Urban/Environmental Area	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The proposed Rezoning and NCP amendment is consistent with the changing character of the area and the surrounding single family small lot development pattern established by Development Application No. 7910-0020-00 to the north and east of the subject site.
- The proposed Rezoning and NCP amendment is compatible with adjacent land uses to the south across 28 Avenue within the Morgan Heights Neighbourhood Concept Plan, where single family residential densities are higher (6-10 u.p.a.).
- No concerns were expressed as a result of pre-notification to neighbouring residents.

DEVELOPMENT CONSIDERATIONSBackground

- The 1,392 square metre (14,989 sq. feet) subject property is located at the north-east corner of the 26 Avenue and 160 Street intersection. It is designated "Urban" in the Official Community Plan (OCP), zoned "One-Acre Residential Zone (RA)" and designated "Single Detached (4-6 u.p.a.)" in the North Grandview Heights NCP.
- This area contains a mix of "Single Family Residential Zone (RF)", "Single Family Residential (12) Zone (RF-12)" and "Single Family Residential (9) Zone (RF-9)". There are two (2) remaining RA zoned lots located to the east, adjacent to the subject property.

Proposal

- The applicant is proposing to rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)" to allow subdivision into three (3) single family lots. An amendment to the North Grandview Heights NCP from Single Detached (4-6 u.p.a.) to Single Family Small Lots is also proposed as part of the subject application.
- The proposed lots would range in size from 342 square metres (3,681 sq. ft.) to 427 square metres (4,596 sq. ft.)(Appendix II).
- Access to Lots 1 and 2 will be from 28 Avenue, while access to Lot 3 will be from the rear lane.

Lot Grading & Building Scheme

- The applicant retained Michael E. Tynan of Tynan Consulting Ltd. to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing development. The proposed Building Design Guidelines are attached as Appendix V.
- The character of the local area is defined by existing homes that have been built subsequent to recent development applications in the area, including Development Application Nos. 7905-0126-00, 7910-0020-00 and 7912-0068-00. The proposed Design Guidelines do not present a new character, but rather treat this as an infill condition in which new homes should be similar in theme, representation and character with existing homes.
- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd. has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all three (3) proposed lots. The feasibility of the in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

PRE-NOTIFICATION

- A development proposal sign was erected on June 30, 2015 and pre-notification letters were sent on August 6, 2015. No concerns have been raised as a result of the pre-notification process.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Holly	2	2	0
Locust	1	0	1
Lombardi Poplar	2	2	0
Norway Maple	1	1	0
Weeping Willow	1	1	0
Coniferous Trees			
Englemann Spruce	1	1	0
Western Redcedar	3	3	0
Douglas Fir	12	12	0
Total (excluding Alder and Cottonwood Trees)	24	23	1
Additional Estimated Trees in the proposed Open Space / Riparian Area			
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		8	
Total Retained and Replacement Trees		9	
Contribution to the Green City Fund		\$12,000	

- The Arborist Assessment states that there are a total of 24 mature trees on the site, excluding Alder and Cottonwood trees. There are no existing Alder or Cottonwood trees on site. It was determined that 1 tree 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 at a 2 to 1 replacement ratio for the trees being removed. This will require a total of 46 replacement trees on the site. Since only 8 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 38 replacement trees will require a cash-in-lieu payment of \$11,400, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 26 Avenue and 160 Street. This will be determined at the servicing agreement stage by the Engineering Department.

- In summary, a total of 9 trees are proposed to be retained or replaced on the site with a contribution of \$11,400 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 18, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within the North Grandview Heights NCP Area. The proposal is consistent with the OCP and existing development pattern in the area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed gross density of 8.8 u.p.a. is consistent with development to the north, east and south. • Secondary suites are allowed in this zone.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Rain water management design considerations include: <ul style="list-style-type: none"> ○ Absorbent Soils (300 mm in depth); and ○ Dry swales. • The site does not contain any environmentally sensitive features, riparian or Green Infrastructure Network areas. • Composting, Recycling and Organic Waste pickup is available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The site will be connected to off-site pedestrian and multi-use pathway.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • House designs will consider CPTED design principles along the multi-use pathway.
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 and pre-notification letters were mailed to local residents to advise of 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. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. NCP Plan

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

EM/dk

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Information for City Clerk

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

1. (a) Agent: Name: Mike Helle
 Coastland Engineering & Surveying Ltd.
 Address: #101 - 19292 - 60 Avenue
 Surrey, B.C. V3S 3M2

 Tel: 604-532-9700 - Work

2. Properties involved in the Application

- (a) Civic Address: 2820 - 160 Street

- (b) Civic Address: 2820 - 160 Street
 Owner: 1036848 B.C. Ltd.
 Director Information:
 Grant Eric Harding
 Richard Robert Livesey
 Bernie Scholz

No Officer Information Filed

PID: 010-367-667
Lot 1 Section 24 Township 1 New Westminster District Plan 21277

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-12

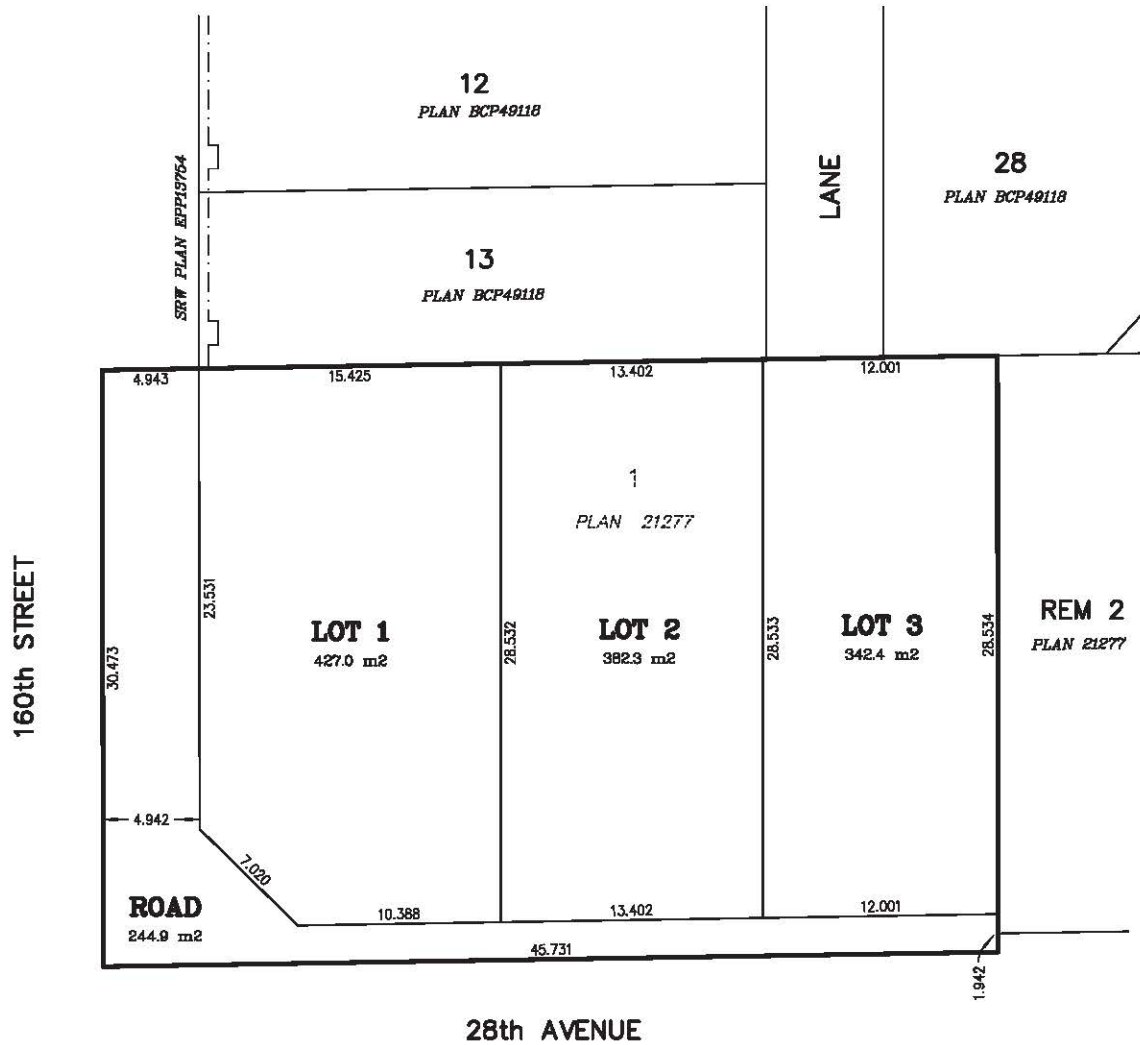
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.34 ac
Hectares	0.14 ha
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	12.0 m - 15.14 m
Range of lot areas (square metres)	341 m ² -425 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	21.4 lots/ha / 8.8 lots/ac
Lots/Hectare & Lots/Acre (Net)	37.2 lots/ha / 15.1 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	28.9%
Estimated Road, Lane & Driveway Coverage	51.8%
Total Site Coverage	80.7%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	NO
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 SUBDIVISION PLAN OF LOT 1,
SECTION 24, TOWNSHIP 1, N.W.D. PLAN 21277.**

SCALE 1:250



CIVIC ADDRESS:
2820 160th STREET
SURREY, B.C.
P.I.D. 010-367-667



NOTES:

- 1) This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.
- 2) This Plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

Onderwater Land Surveying Ltd.
B.C. Land Surveyors B.C.L.S.
#104 - 5630 178 'A' Street
Cloverdale, B.C.
FILE: JS1559_PSI

© Certified correct, completed on the 12th day of June, 2015.

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

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

DATE: **October 21, 2015** PROJECT FILE: **7815-0157-00**

RE: **Engineering Requirements
Location: 2820 160 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 m road on 160 Street.
- Dedicate 1.942 m road 28 Avenue.
- Dedicate 5.0 m x 5.0 m corner cuts.
- Register 1.5 m SRW on 160 Street.
- Register 0.5 m SRW on 28 Avenue.

Works and Services

- Construct 4.0 m wide asphalt Multi-use Pathway (MUP) along east side of 160 Street.
- Construct north side of 28 Avenue to the Collector standard.
- Provide sustainable drainage features according to the NCP.
- Pay DCC Frontender and Latecomer Agreement charges

A Servicing Agreement is required prior to Rezone/Subdivision.

R. Coole

per

Rémi Dubé, P.Eng.
Development Services Manager
IK1



Wednesday, July 29, 2015
Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0157 00

SUMMARY

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

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	0

September 2014 Enrolment/School Capacity

Sunnyside Elementary

Enrolment (K/1-7):	74 K + 349
Capacity (K/1-7):	80 K + 350

Semiahmoo Secondary

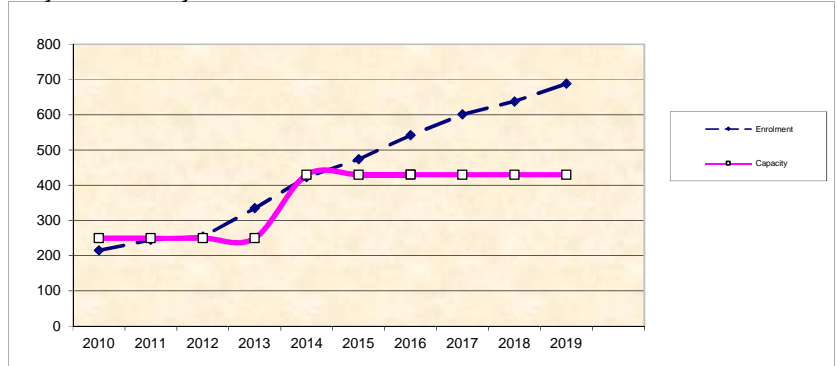
Enrolment (8-12):	1521
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

School Enrolment Projections and Planning Update:

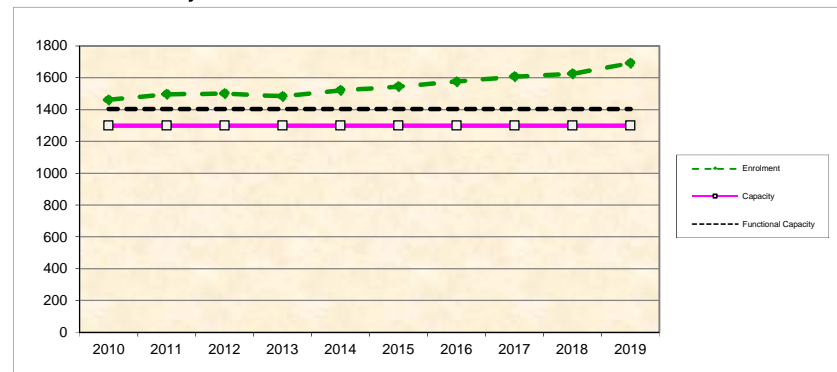
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Sunnyside Elementary was replaced on a new site and opened in September 2013. The school district has purchased land for a new secondary school in the Grandview Heights area (adjoining the City of Surrey owned recreation site) and has submitted a proposal for a new Grandview Heights area secondary school as a high priority project to the Ministry of Education. The new secondary school, which is still subject to capital project approval, is needed to relieve overcrowding at Earl Marriott Secondary and Semiahmoo Secondary. The construction of a new elementary school in the Grandview Heights area is also a high priority in the district's capital plan. Until new elementary and secondary school capacity is available, the school district does not support development occurring at a higher density than outlined in approved NCPs.

Sunnyside Elementary



Semiahmoo 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: 7915-0157-00
 Project Location: 2820 - 160 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

The subject site is located adjacent to the northwest corner of the area-defining 360 lot single family residential development bounded by 25A Avenue to the South, 28 Avenue to the north, 160 Street to the west, and 164 Street to the east, identified as Surrey project 7905-0126-00. There is little opportunity to introduce a "new character area" due to the strong influence of the adjacent 360 lot development, which is now built-out.

Homes at the 360 lot site are regulated by a highly prescriptive building scheme, and so "regulations context" for the subject site should substantially be derived from that building scheme. The as-built environment should also be considered. All homes at the 360 lot site are Two-storey type, approximately 2800 sq.ft. in size including garage, and excluding basement. The style of all of the homes can be classified as "Classical Modern", "Neo-Traditional", or "Traditional". Design approvals for this area were based in part on the philosophy that the garage should appear clearly subdominant to other elements. These homes provide ideal architectural context.

With respect to homes immediately surrounding the subject site, the homes were built out over a time period spanning from the pre-1950's to the present (there are several homes under construction at the time this document is written. The age distribution from oldest to newest is: 1950's (9%), 1980's (9%), 1990's (9%), post year 2010's (36%), and "Under Construction" (36%). A majority of homes in this area have a floor area in the 1501 - 2000 sq.ft. size range (max 1700 sq.ft. size of RF9 zone). Home size distribution is: Under 1000 sq.ft. (9%), 1501 - 2000 sq.ft. (55%), 2501 - 3000 sq.ft. (9%), and over 3550 sq.ft. (27%). Styles found in this area include: "Old Urban" (9%), "West Coast Traditional" (9%), and "Neo-Traditional" / "Classical Modern" (82%). Home types include: Bungalow (9%), and Two-Storey (91%).

Massing scale (front wall exposure) characteristics include: Low mass structure (9%), Mid-scale massing (36%), Mid to high scale massing (18%), and mid-to-high scale massing with proportionally consistent, well balanced massing design (36%). All homes have a one storey high front entrance (maximum 10 feet).

The range of roof slopes found in this area is: flat (1% slope for drainage) (6%), 7:12 (6%), 8:12 (22%), 10:12 (28%), and greater than 12:12 (39%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (91%), and Flat roof (9%). Feature roof projection types include: Common Hip (8%), Common Gable (77%), Shed roof (8%), and Rounded dormer (8%). Roof surfaces include: Tar and gravel (9%), Shake profile asphalt shingles (73%), Concrete tile (shake profile) (9%), and Cedar shingles (9%).

Main wall cladding materials include: Horizontal cedar siding (9%), Vertical channel cedar siding (9%), Hardiplank siding (36%), Stucco cladding (9%), and "Under construction" - wall cladding materials unknown (36%). Feature wall trim materials used on the front facade include: Stone feature veneer (45%), Horizontal cedar accent (9%), Tudor style battens over stucco accent (9%), and "Under construction" - feature materials not known (36%). Wall cladding and trim colours include: Neutral (29%), Natural (43%), and "Colours not known" (29%).

Covered parking configurations include: No covered parking (9%), Double garage (45%), Triple garage (9%), Rear garage (36%). A variety of landscaping standards are evident, including: "Landscaping not complete" (36%), old urban landscape standard featuring sod and a few shrubs (9%), average modern urban landscape standard (36%), and above average modern urban landscape standard featuring numerous shrub plantings (18%). Driveway surfaces include: Driveway not installed (36%), Gravel (9%), Asphalt (9%), Interlocking masonry pavers (9%), and Rear driveway (36%).

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

- 1) **Context Homes:** 91 percent of existing neighbouring homes in the immediate vicinity provide suitable architectural context for use at the subject site. Context homes include: 16036 - 28 Avenue, 16028 - 28 Avenue, 2796 - 160 Street, 2792 - 160 Street, 2826 - 160 Street, 2830 - 160 Street, 2834 - 160 Street, 2838 - 160 Street, 16031 - 28 Avenue, and 16061 - 28 Avenue. The character of this area has been clearly defined by the new and aesthetically desirable housing stock. There are no opportunities to introduce a new character into this area. This is an infill situation in which new homes at the subject site should be similar in theme, representation, and character with the existing homes.
- 2) **Style Character:** "Neo-Traditional", "Neo-Heritage", "Classical Modern", and compatible styles are recommended for integration with both the surrounding homes in the immediate vicinity, and with homes in the aforesaid 360 lot site, and with homes in neighbouring new developments, all of which are based on regulations from the 360 lot site.
- 3) **Home Types :** There are a variety of home types in the surrounding area. New homes however, are all expected to be Two-Storey type.
- 4) **Massing Designs :** Surrounding homes identified herein as "context homes" provide desirable massing context. New homes will be well balanced, mid-scale structures in which various elements on the front of the home are correctly proportioned.
- 5) **Front Entrance Design :** Front entrance porticos on neighbouring homes are one storey high. The building scheme for the 360 lot site permitted front entrances up to 14 feet in height. For the proposed RF12 homes, a 1 ½ storey (12' maximum) front entrance is of an appropriate scale.
- 6) **Exterior Wall Cladding :** This is an area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** 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. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended.

- 8) **Roof Slope :** Roof slopes of 8:12 or higher are generally recommended for RF-12 zone developments and are appropriate here.

Streetscape: North of the subject site are recently constructed 1700 sq.ft. "Classical Modern" / "Neo-Traditional" style Two Storey dwellings constructed to a high modern standard. Massing designs are architecturally interesting, and provide desirable context. Homes have a steeply pitched main common hip roof with several street facing feature gable projections. Roofs are surfaced with asphalt shingles. The homes are clad in Hardiplank in natural colours, and all homes have a stone feature. All of these lots have a stepped grey rock retaining wall at the front lot line. South of the site are more RF9 lots, all of which are either under construction or are serviced and ready for construction. Southeast is the aforesaid 360 lot site containing hundreds of context homes. West of the site is heavily forested RA zoned land.

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", "Classical Modern" or compatible style as determined by the consultant. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study 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)**

Strong relationship with neighbouring "context homes" described herein, including homes north of the site in the 2800 block of 160 Street, south of the site in the 2700 block of 160 Street, and southwest of the site in the large 360 lot site identified as Surrey project 7905-0126-00. Homes will therefore be in a compatible style range, including "Neo-Traditional", "Neo-Heritage", and "Classical Modern" (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments

will meet or exceed standards found on the aforesaid context homes.

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, 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.

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.

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 Lot 1:

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 on lots 2 and 3, and a minimum of 25 shrubs of a 3 gallon pot size on corner lot 1, of which not less than 10 shrubs are planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or broom finish concrete where the driveway connects to the rear lane.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** August 11, 2015

Reviewed and Approved by:  **Date:** August 11, 2015

Table 3. Tree Preservation Summary.

TREE PRESERVATION SUMMARY	
Surrey Project No:	2820 160 th Surrey, BC
Address:	
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
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)	24
Protected Trees to be Removed	23
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>0</u> X one (1) = 0	46
- All other Trees Requiring 2 to 1 Replacement Ratio 23 X two (2) = 46	
Replacement Trees Proposed	8
Replacement Trees in Deficit	38
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 <u> </u> 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

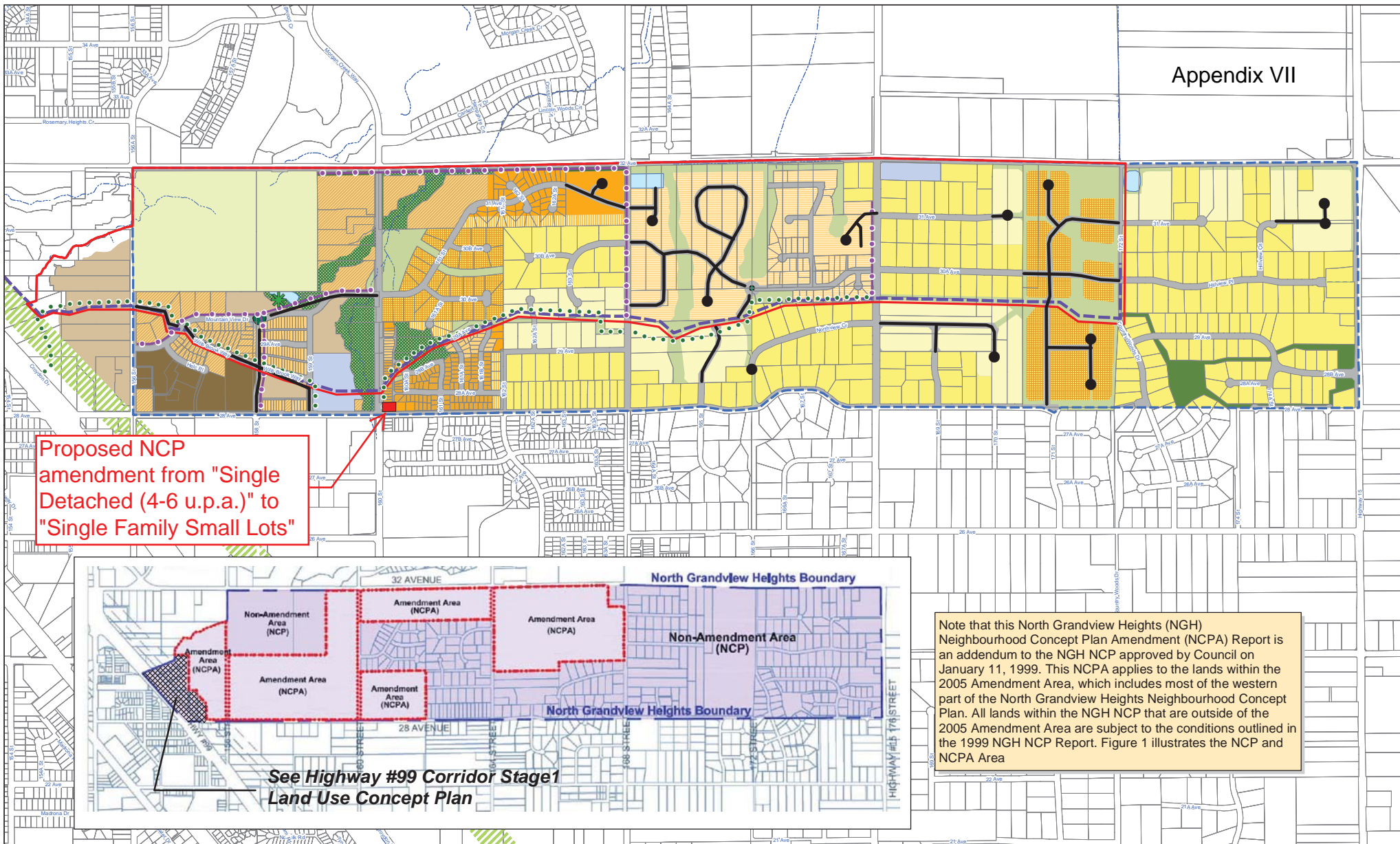
Summary prepared and
submitted by:

Arborist



July 2,
2015

Date



Proposed NCP amendment from "Single Detached (4-6 u.p.a.)" to "Single Family Small Lots"

Note that this North Grandview Heights (NGH) Neighbourhood Concept Plan Amendment (NCPA) Report is an addendum to the NGH NCP approved by Council on January 11, 1999. This NCPA applies to the lands within the 2005 Amendment Area, which includes most of the western part of the North Grandview Heights Neighbourhood Concept Plan. All lands within the NGH NCP that are outside of the 2005 Amendment Area are subject to the conditions outlined in the 1999 NGH NCP Report. Figure 1 illustrates the NCP and NCPA Area

See Highway #99 Corridor Stage 1 Land Use Concept Plan

- Proposed One Acre Residential (RA)
- Proposed One Acre Residential Gross Density (RA-G)
- Single Detached (2 upa)
- Larger Transition Lots (2-3 upa)
- Single Detached (4-6 upa)
- Cluster Housing (6-8 upa)
- Single Detached (7 u.p.a.)
- Single Family Small Lots
- Multiple Residential (15-25 upa)
- Townhouse 15 upa max
- Environmental Area
- Proposed Open Space / Linear Open Space
- Existing One Acre & Half Acre Lots
- Existing Elementary School
- Existing Cemetery
- Proposed Detention / Sedimentation Ponds (size/location to be confirmed at detailed subdivision/rezoning stage)
- Study Area Boundary
- Plan Area-NCP Area Boundary
- Hydro Right of Way / Greenway
- Proposed North Grandview Interceptor
- Creeks
- Proposed Roads
- Enhanced Sidewalk/Walkway
- Linear Park / Multi-use Trail
- Round-About
- Neighbourhood Park (size/location to be confirmed at detailed subdivision/rezoning stage)



NORTH GRANDVIEW HEIGHTS LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: January 11, 1999 Amended 20 October 2015

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