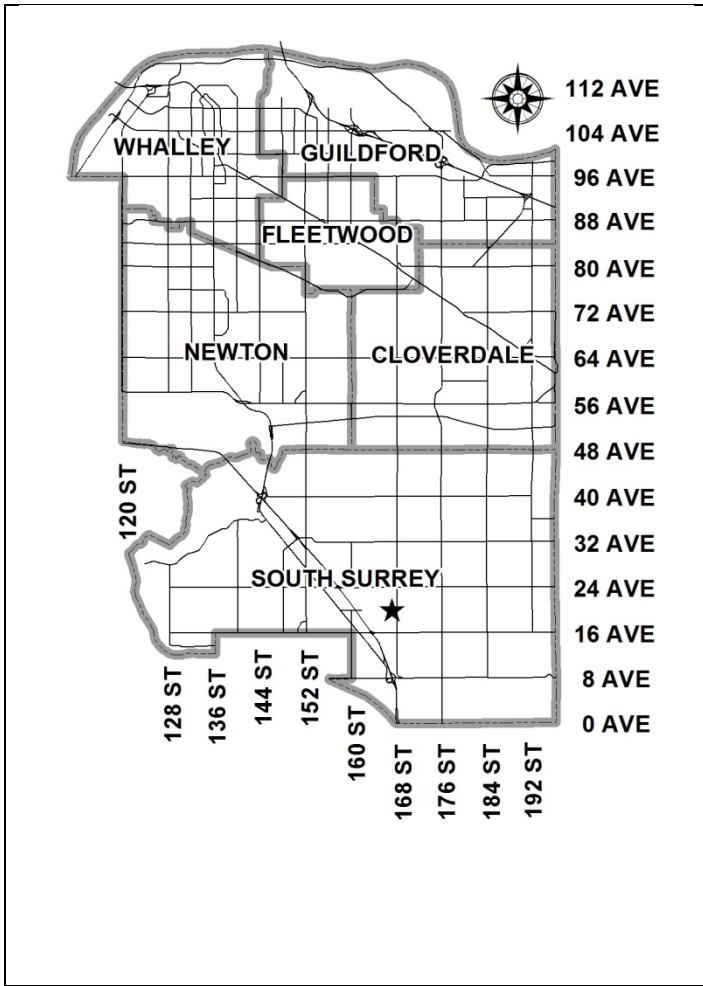


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0218-00

Planning Report Date: May 2, 2016



PROPOSAL:

- **Rezoning** from RA to RF-10 and RF-12
- **NCP Amendment** for changes to the road network, drainage corridors, and to show the proposed multi-use pathway

to allow subdivision into 15 single family residential lots.

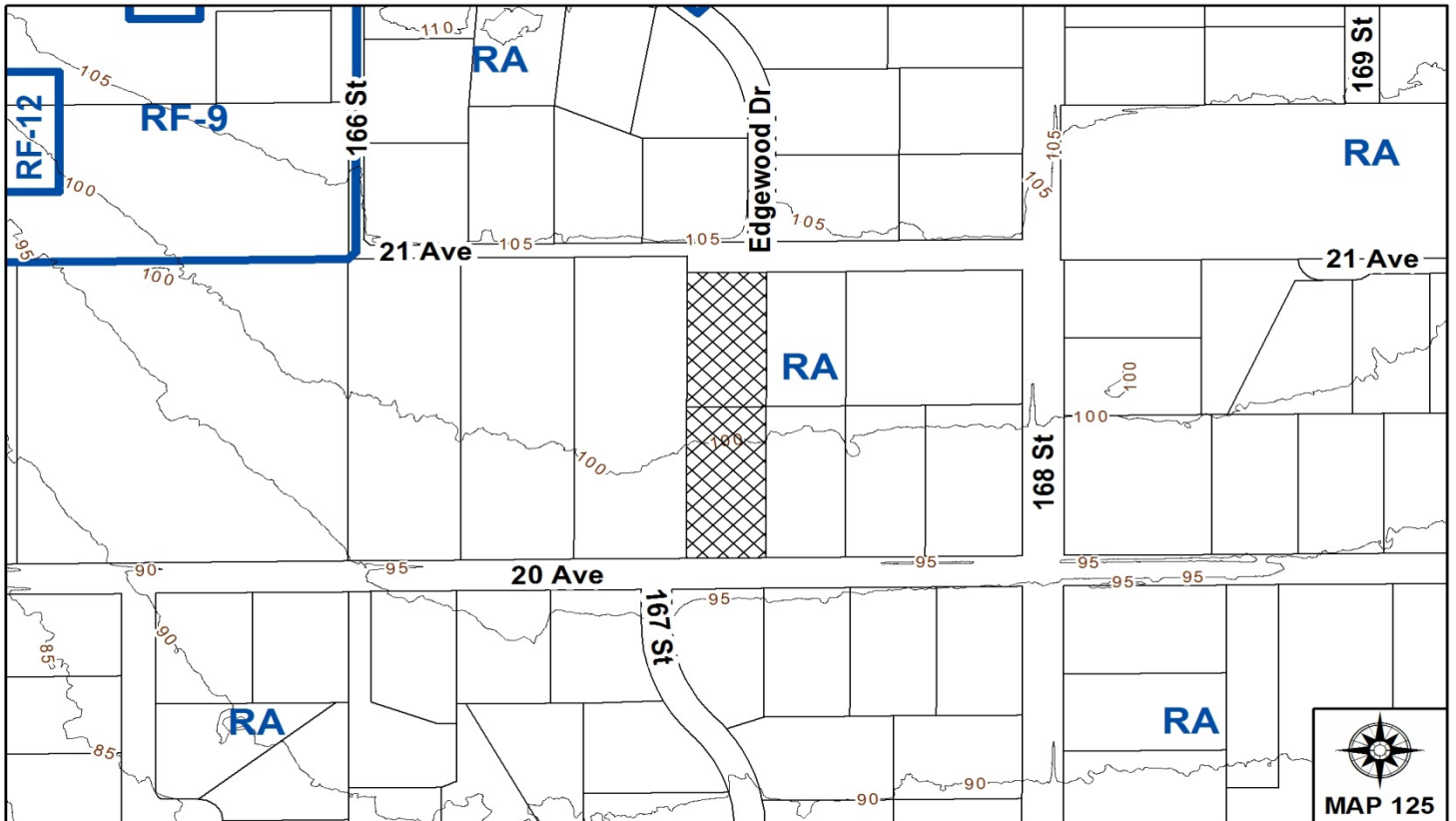
LOCATION: 16714 - 21 Avenue
 16713 - 20 Avenue

OWNER: Ocean West Projects Ltd.
 Inc. No. BC1045039

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Residential 6-10 u.p.a.



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) to accommodate a modified road pattern, relocation of drainage corridors on the subject site, and to show the proposed multi-use pathway on the NCP Land Use Concept map.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's OCP designation.
- The proposal complies with the Sunnyside Heights NCP land use designation. The applicant is proposing an NCP Amendment to accommodate a modified road network and for the relocation of drainage corridors arising from amendments proposed under Development Applications to the east and west (No. 7915-0143-00 and 7912-0290-00 respectively).
- An NCP Amendment is also proposed to align the various multi-use pathways contained in the Surrey Greenways Plan, approved by Council on June 11, 2012. The greenways are currently not fully shown in the NCP, and adding them to the NCP will ensure that citizens and developers seeking information about properties within the Sunnyside Heights NCP area understand the extent of the greenways network.
- The proposed land use, density, and building form are consistent with the pattern of single family small lot development established to the north and east of the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. Council pass a resolution to amend the Sunnyside Heights NCP to modify the road pattern and drainage corridors on the subject site, and to show the multi-use pathway in the Surrey Greenways Plan (2012), on the NCP Land Use Concept map when the project is considered for final adoption (Appendix V).
2. A By-law be introduced to rezone the subject site shown on the Rezoning Block Plan (Appendix II) as follows:
 - (a) Block A from “One-Acre Residential Zone (RA)” to “Single Family Residential (12) Zone (RF-12)”;
 - (b) Block B from “One-Acre Residential Zone (RA)” to “Single Family Residential (10) Zone (RF-10)”;and a date be set for Public Hearing.
3. 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 an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (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;
 - (g) registration of a Section 219 Restrictive Covenant to ensure tree protection; and
 - (h) registration of a Section 219 Restrictive Covenant for “no-build” on Lot 6.

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:

8 Elementary students at Pacific Heights Elementary School
4 Secondary students at Earl Marriott Secondary School

(Appendix IV)

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

Parks, Recreation & Culture:

Parks requests that the applicant ensure Crime Prevention Through Environmental Design (CPTED) principles such as unit orientation, clear site lines, active rooms and windows facing the greenway are applied.

SITE CHARACTERISTICS

Existing Land Use: Single family residential (dwellings to be removed)

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 21 Avenue):	Single Family Residential under Development Application No. 7915-0046-00 to develop single family small lots.	Urban/ Low Density Residential (6-10 upa) under Application No. 7915-0046-00 to amend to Medium Density Residential (10-15 upa)	RA
East:	Single Family Residential and free-standing telecommunications tower	Urban/ Low Density Residential (6-10 upa)	RA
South (Across 20 Avenue):	Single Family Residential	Urban/ Low Density Residential (6-10 upa)	RA
West:	Single Family Residential	Urban/ Low Density Residential (6-10 upa)	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject site is designated “Urban” in the Official Community Plan (OCP) and “Low Density Residential (6 – 10 units per acre)” in the Sunnyside Heights Neighbourhood Concept Plan (NCP).

- The applicant is proposing to develop the site with 15 single family small lots, which is consistent with the land use and density provisions of the NCP designation. The proposed subdivision plan features a slightly modified road network from that shown in the NCP. Under the current NCP, the road connection to 21 Avenue west of the subject site is proposed to be shifted partially to the east end of the site (to be shared with adjacent property 16736 - 21 Avenue) and to align with Edgewood Drive to the north, and thereby removing the laneway. The proposed connection to 21 Avenue will enable the site to develop independently of neighbouring properties and retains the development potential of surrounding lands. The proposed road (167A Street) to 21 Avenue will provide the same anticipated connectivity as intended in the NCP (Appendix V).
- Under the current NCP, a drainage corridor is proposed on the north side of 20A Avenue and in the centre median on 20 Avenue. East and west of the subject site, Development Application Nos. 7915-0143-00 and 7912-0290-00 (both at Third Reading) proposed the relocation of the drainage corridors to the south side of 20A Avenue and north side of 20 Avenue respectively. As a result, the applicant is proposing similar modifications to be consistent with what has been established with surrounding proposals.
- The subject site is impacted by a 3.0-metre (10 ft.) wide statutory right-of-way for a multi-use pathway along 20 Avenue, which is currently shown in the Surrey Greenways Plan (2012) but not in the Sunnyside Heights NCP. An amendment to the NCP Land Use Concept map is proposed to be consistent with the multi-use pathway contained in the Surrey Greenways Plan.
- Indicating the greenways on the NCP Land Use Concept map will ensure that citizens and developers seeking information about properties within the Sunnyside Heights NCP area understand the extent of the greenways network.

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site consists of two acreage properties located between 20 Avenue and 21 Avenue (south of Edgewood Drive), and west of 168 Street in Sunnyside Heights. The properties are designated “Urban” in the OCP and “Low Density Residential (6-10 upa)” in the Sunnyside Heights NCP.
- The total development site area is approximately 0.9 hectares (2.1 acres). Both properties are currently zoned “One-Acre Residential Zone (RA)”.
- Currently, a development application (No. 7915-0046-00) for single family small lots (i.e. RF-12 and RF-10) exists north of the site, which is at Third Reading. An NCP Amendment is also proposed to redesignate the site from “Low Density Residential (6-10 upa)” to “Medium Density Residential (10-15 upa)” due to increased road dedication.

Proposal

- The applicant proposes to rezone and subdivide the subject properties zoned “One-Acre Residential (RA) Zone” to create five (5) “Single Family Residential (12) Zone (RF-12)” Type II lots and ten (10) “Single Family Residential (10) Zone (RF-10)” Type IV lots (Appendix II).
- As described above, the proposal will require an amendment to the Sunnyside Heights NCP to accommodate a modified road network and for the relocation of drainage corridors arising from amendments proposed under Development Applications to the east and west (No. 7915-0143-00 and 7912-0290-00 respectively). The amendment on the subject site will also include indicating the multi-use pathway along 20 Avenue as shown in the Surrey Greenways Plan but not shown in the NCP.
- The proposed RF-12 lots will range in size from 467 square metres (5,027 sq.ft.) to 532 square metres (5,726 sq.ft.). The proposed RF-10 lots will range in size from 334 square metres (3,595 sq.ft.) to 412 square metres (4,435 sq.ft.).
- The development of the subject site will follow a similar development pattern established by the single family small lots north and east of the site, under Development Application Nos. 7915-0046-00 and 7915-0143-00 respectively (both at Third Reading).
- The two 5.0 metre (16 ft.) drainage corridors located on the subject site are respectively being relocated from the north side to the south side of 20A Avenue, and from a centre median to the north side of 20 Avenue.
- A 3.0-metre (10 ft.) wide multi-use pathway identified under the Surrey Greenways Plan will be provided, located adjacent and parallel to 20 Avenue.
- Access to the proposed RF-12 lots will be provided via the newly constructed 167A Street from 21 Avenue. Rear lane access to the proposed RF-10 lots will be provided through a temporary lane on proposed Lot 6 connecting to 20A Avenue. Consequently, proposed Lot 6 will require a “no-build” restrictive covenant to be registered on title.

Building Design and Lot Grading

- The applicant retained design consultant Mike Tynan of Tynan Consulting Ltd. to carry out a character study of the surrounding homes and based on the findings, proposed a set of Building Design Guidelines for the proposed subdivision.
- The subject site is located within an old growth area of large acreage suburban properties. The majority of homes in the area are 40 – 50 year old estate sized bungalows or two-storey dwellings situated on large lots with substantial native growth. The Character Study found that the existing homes in the area will not provide suitable architectural context for the proposed small lot single family dwellings, however similar design guidelines provided for the proposed new homes in the surrounding area will provide context for the continuity of character for the subject development.

- The Design Guidelines for the proposed development will propose a character of homes which are identifiable as “Neo-Traditional” and “Neo-Heritage” and compatible styles, similar to those proposed in surrounding developments. The new single family dwellings will meet year 2000’s design standards with respect to massing, construction materials, trim and detailing treatments. The proposed Design 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 Aplin & Martin Consultants Ltd., have been reviewed by staff. Based on the proposed lot grading, basements are proposed for all lots.

TREES

- Mike Fadum, ISA Certified Arborist of Mike Fadum and Associates 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/ Cottonwood	14	14	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	2	2	0
Cherry	3	3	0
European Birch	6	6	0
Japanese Maple	2	2	0
Paper Birch	2	2	0
Purple Leafed Plum	5	5	0
Tulip Tree	1	1	0
Coniferous Trees			
Colorado Blue Spruce	2	2	0
Deodar Cedar	1	1	0
Douglas Fir	1	0	1
Western Red Cedar	92	89	3
Total (excluding Alder and Cottonwood Trees)	117	113	4
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		26	
Total Retained and Replacement Trees		30	
Contribution to the Green City Fund		\$32,250	

- The Arborist Assessment states that there are a total of 131 protected trees on the site, excluding Alder and Cottonwood trees. Fourteen (14) existing trees, approximately 11% of the total trees on the site, are Alder and Cottonwood trees. It was determined that four (4) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 240 replacement trees on the site. Since only 26 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 214 replacement trees will require a cash-in-lieu payment of \$32,250 representing a maximum of \$15,000 per gross acre, to the Green City Fund, in accordance with the City's Tree Protection By-law.

PRE-NOTIFICATION

Pre-notification letters were mailed to 35 property owners within 100 metres (328 ft.) of the subject site on April 13, 2016, including the Grandview Heights Stewardship Association. A Development Proposal Sign was also installed on-site on February 24, 2016. To date, staff have received no comments for the proposed development.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 10, 2016. 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 Sunnyside Heights NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal is consistent with the OCP. • An NCP Amendment is required for a modified road network and relocation of drainage corridors. • The proposal is comprised of RF-12 and RF-10 single family lots consistent with the NCP designation and proposed developments in the area.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Absorbent soils (greater than 300mm in depth) will be provided on site. • Composting, recycling, and organic waste pick-up will be made available.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • A 3.0-metre (10 ft.) wide multi-use pathway will be provided along 20 Avenue as per the Surrey Greenways Plan (2012).
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Public notification has taken place. • Surrounding residents have the opportunity to voice their concerns through the notification process, including at a future Public Hearing.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheet
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Proposed Sunnyside Heights NCP Amendments
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

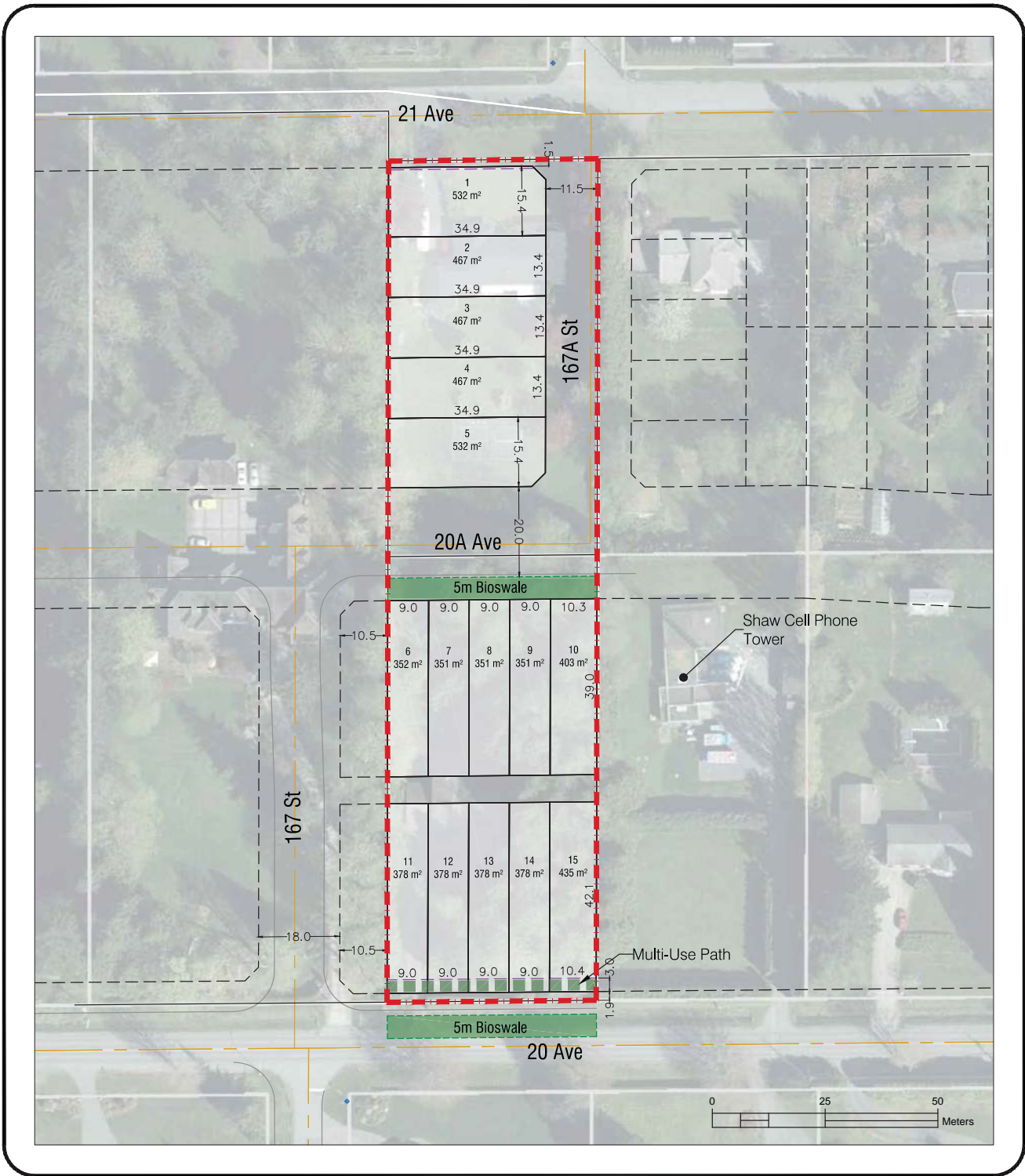
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SUBDIVISION DATA SHEET

Proposed Zoning: RF-12 and RF-10

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	2.1	
Hectares	0.86	
NUMBER OF LOTS		
Existing	2	
Proposed	15 Total: 5 (RF-12) & 10 (RF-10)	
SIZE OF LOTS		
	RF-12	RF-10
Range of lot widths (metres)	13.4m – 15.4m	9.0m – 10.4m
Range of lot areas (square metres)	467m ² – 532m ²	335m ² – 412m ²
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	18.1 units/hectare & 7.5 units/acre	
Lots/Hectare & Lots/Acre (Net)		
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	50% (RF-12) 52% (RF-10)	
Estimated Road, Lane & Driveway Coverage	5%	
Total Site Coverage		
PARKLAND		
Area (square metres)	N/A	
% 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	



Ocean West Projects
 Residential Development
 16713 20 Ave & 16714 21 Ave, Surrey, BC

**CONCEPT
 SUBDIVISION PLAN**

**APLIN
 MARTIN**
 Project No.: 15-504A
 Date: 27 / 04 / 2016

Drawing
1

LEGAL DESCRIPTION
 PID: 007-132-301
 PID: 000-632-562

GROSS SITE AREA
 0.86 hectares / 2.14 acres (approx.)
 NET SITE AREA
 0.62 hectares / 1.54 acres (approx.)

EXISTING DESIGNATIONS
 Zoning: RA
 NCP: Low Density Residential
 OCP: Urban

PROPOSED DESIGNATIONS
 Zoning: RF-10 / RF-12
 NCP: Low Density Residential
 OCP: Urban

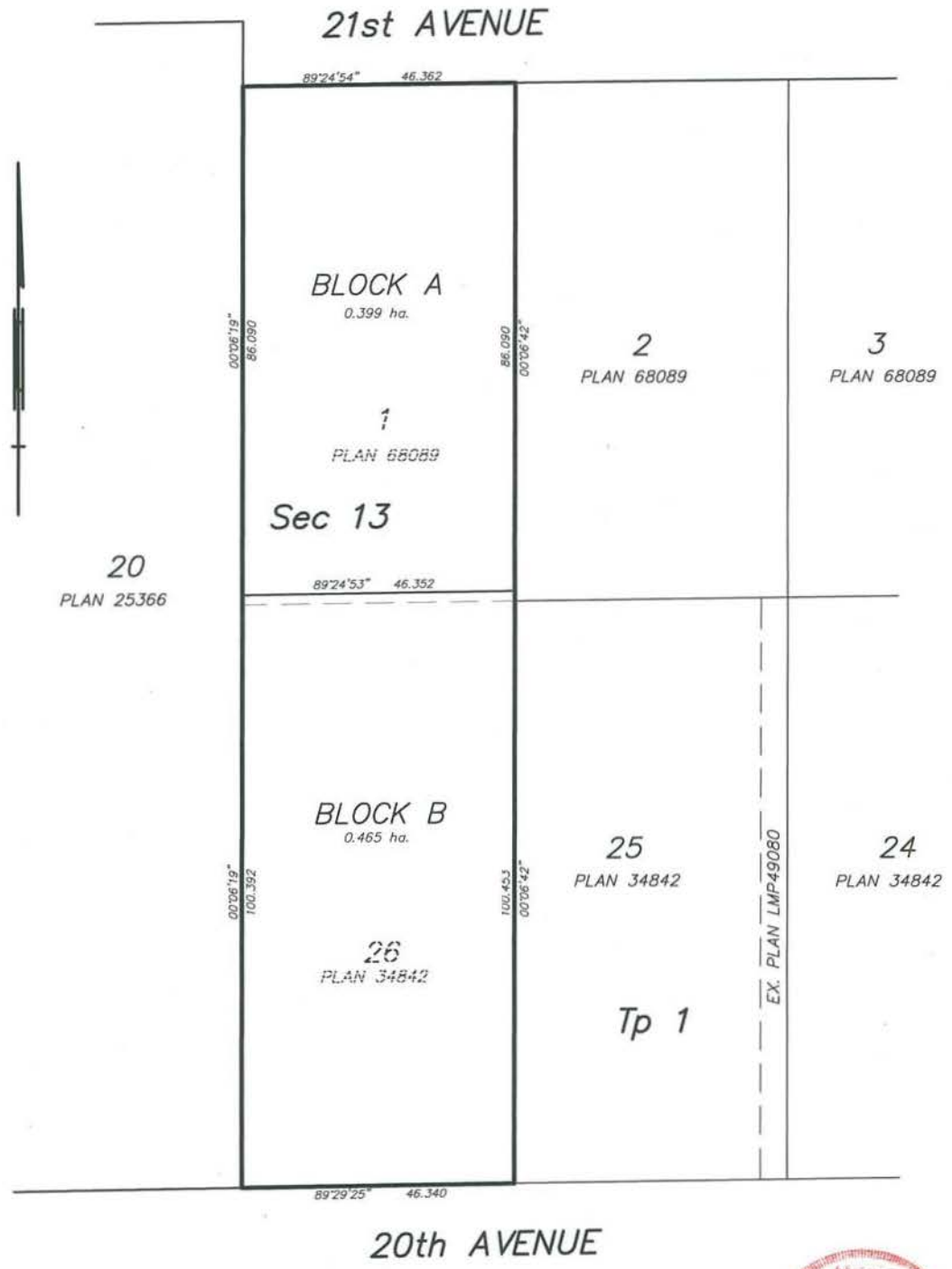
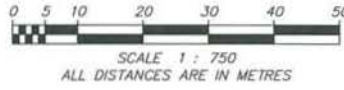
LOT YIELD
 Existing Number of Lots: 2
 Proposed Number of Lots: 15

DENSITY
 Gross: 17.44 uph / 7.01 upa
 Net: 24.19 uph / 9.74 upa



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**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY BYLAW NO. _____
LOT 1, PLAN 68089 AND
LOT 26, PLAN 34842,
BOTH OF SECTION 13, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT**
B.C.G.S. 92G.007



20
PLAN 25366



CERTIFIED CORRECT ACCORDING TO SURVEY.
DATED THIS 26th DAY OF FEBRUARY, 2016.

MURRAY & ASSOCIATES
201-12448 82nd AVENUE
SURREY, B.C.
V3W 3E9
(604) 597-9189

THIS PLAN LIES WITHIN
THE GREATER VANCOUVER REGIONAL DISTRICT
(CITY OF SURREY)

B. C. L. S.
FILE 10140-01

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

FROM: Development Services Manager, Engineering Department

DATE: April 27, 2016 - Revised **PROJECT FILE: 7815-0218-00**
~~April 15, 2016~~

RE: Engineering Requirements
Location: 16713 20 Avenue / 16714 21 Avenue

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 20 Avenue towards the 30.2 m Collector Road allowance;
- Dedicate 1.5 m along 21 Avenue towards the 25.0 m Local Road allowance;
- Dedicate 3.0 m x 3.0 m corner cut at 167A Street and 21 Avenue;
- Dedicate 25.0 m along 20A Avenue towards Local Road allowance;
- Dedicate 3.0 m x 3.0 m corner cut at 167A Street and 20A Avenue;
- Dedicate 11.5 m along 167A Street towards Local Road allowance;
- Dedicate 6.0 m toward east/west Lane Road allowance;
- Register 3.0 m SRW along 20 Avenue for Sunnyside Greenway and greenway maintenance;
- Register temporary 6.0 m wide and 5.5 m x 5.5 m corner cut SRW on Lot 6 to provide temporary lane outlet to 20A Avenue, with an RC for no-build on Lot 6; and
- Register 0.5 m SRW along 21 Avenue, 20A Avenue, 167A Street for inspection chambers and sidewalk maintenance.

Works and Services

- Construct north side of 20 Avenue to modified Collector Road standard;
- Construct south side of 21 Avenue to Local Road standard;
- Construct 20A Avenue to Local Road standard;
- Construct 167A Street to Half Road standard;
- Construct east/west lane to Lane standard;
- Construct drainage, sanitary and water mains to service the proposed lots and frontage roads extending the storm sewers to tie-in with the existing system; and
- Construct 5.0 m drainage corridors on 20 Avenue and 20A Avenue.

A Servicing Agreement is required prior to rezoning and subdivision.


Robert Cooke, Eng.L.
Development Project Engineer

MB

NOTE: Detailed Land Development Engineering Review available on file



Thursday, April 14, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0218 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 15 Single family with suites are estimated to have the following impact on the following schools:

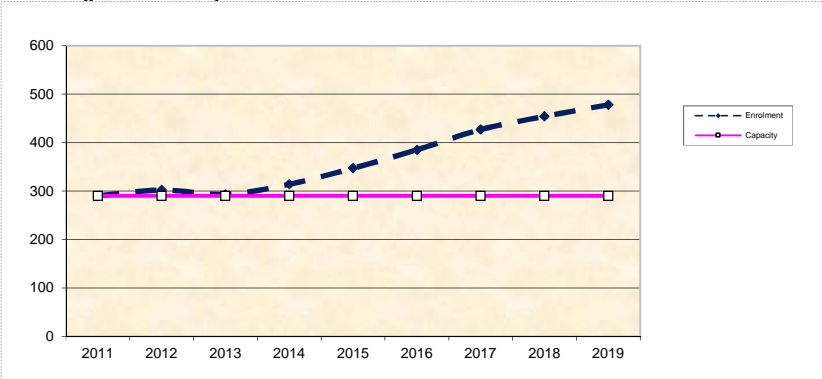
Projected # of students for this development:

Elementary Students:	8
Secondary Students:	4

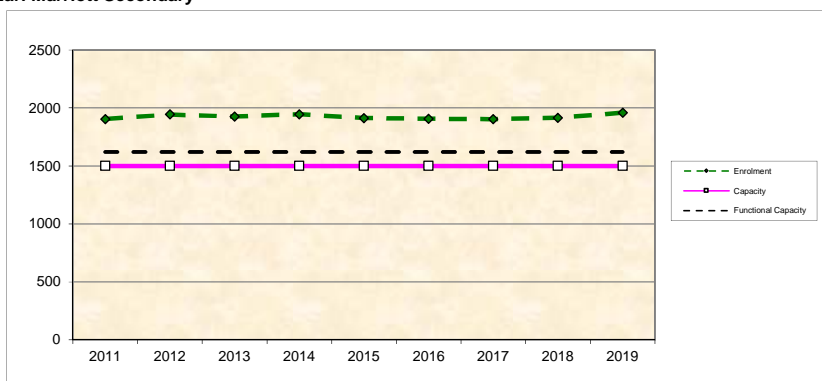
September 2015 Enrolment/School Capacity

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

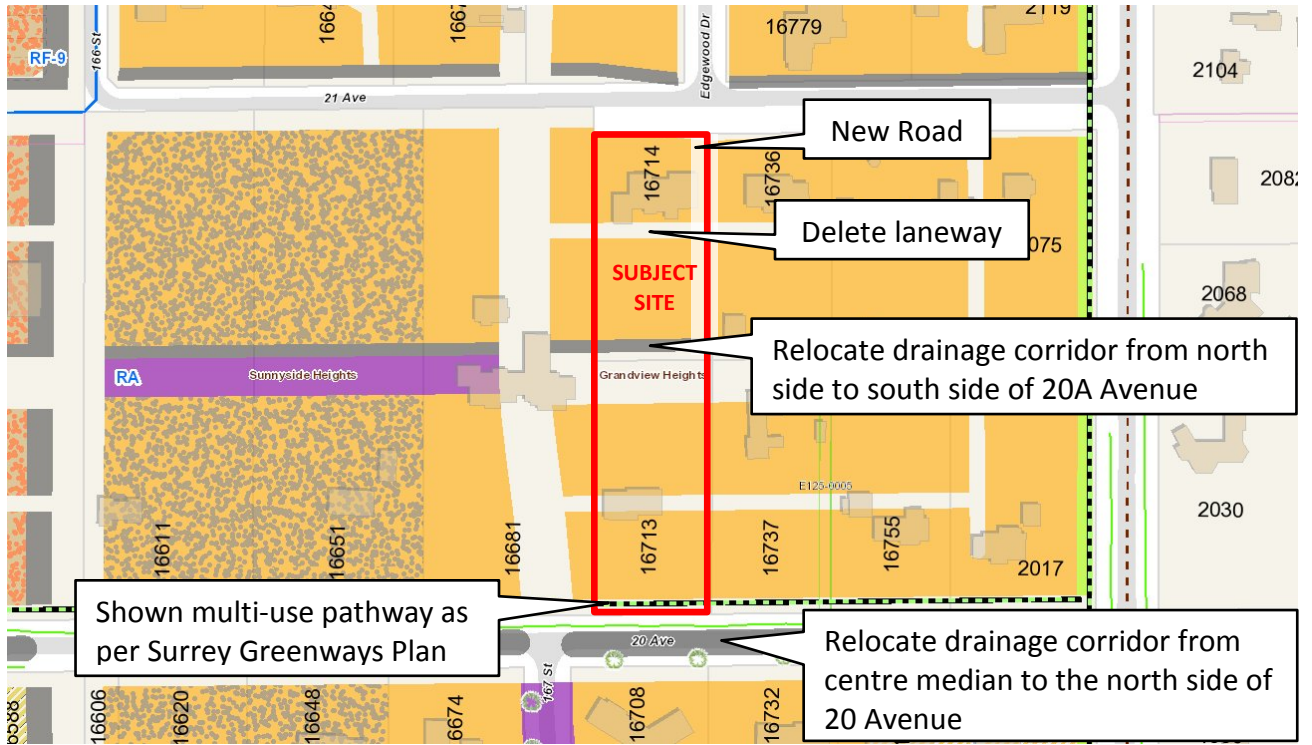


Earl Marriott Secondary



*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.

7915-0218-00: Proposed Sunnyside Heights NCP Amendments



BUILDING GUIDELINES SUMMARY

Surrey Project no: 7915-0218-00
 Project Location: 16714 - 21 Ave., and 16713 - 20 Ave., 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:

Summary: The subject site is located within an old growth RA zoned area with a rural/suburban character. Most homes are 40-50 year old estate sized Bungalows or Two-Storey type dwellings situated on large lots with substantial native growth. Northeast of the site (directly opposite the subject site on the west side of Edgewood Drive) is a large (45 lot) RF-12 and RF10 zoned development identified as Surrey project 7915-0046-00. Building scheme regulations for that site will establish the character of a new compact home development similar to that suitable for the subject site. Therefore context for the subject site should be derived from building scheme regulations for Surrey project 7915-0046-00.

Current as-built character: This area was built out over a time period spanning from the 1970's to the 1980's. The age distribution from oldest to newest is: 1970's (91%), and 1980's (9%). A majority of homes in this area have a floor area in the 2001 - 2500 sq.ft. size range. Home size distribution is: 1501 - 2000 sq.ft. (9%), 2001 - 2500 sq.ft. (45%), 2501 - 3000 sq.ft. (18%), 3001 - 3550 sq.ft. (9%), and over 3550 sq.ft. (18%). Styles found in this area include: "Old Urban" (9%), "West Coast Traditional (English Tudor emulation)" (9%), "West Coast Traditional (Spanish emulation)" (9%), "West Coast Traditional" (55%), "Traditional English" (9%), and "Neo-Traditional" (9%). Home types include: Bungalow (55%), Split Level (18%), Basement Entry (9%), and Two-Storey (18%).

Massing scale (front wall exposure) characteristics include: Low mass structure (55%), Mid-scale massing (9%), Mid-scale massing with proportionally consistent, well balanced massing design (9%), Mid-to-high scale massing with proportionally consistent, well balanced massing design (18%), and High scale, box-like massing (9%). The scale (height) range for front entrance structures include: One storey front entrance (91%), and One storey front entrance veranda in heritage tradition (9%).

The range of roof slopes found in this area is: 5:12 (27%), 6:12 (9%), 7:12 (45%), 12:12 (9%), and greater than 12:12 (9%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (27%), Main common gable roof (55%), Main Dutch hip roof (18%). Feature roof projection types include: Common Hip (23%), Common Gable (54%), Dutch Hip (15%), and Shed roof (8%). Roof surfaces include: Metal (9%), Interlocking tab type asphalt shingles (18%), Shake profile asphalt shingles (27%), Concrete tile (Double Roman profile) (9%), and Cedar shingles (36%).

Main wall cladding materials include: Horizontal cedar siding (9%), Horizontal Waney edge cedar siding (18%), Aluminum siding (18%), Horizontal vinyl siding (27%), Stucco cladding (27%). Feature wall trim materials used on the front facade include: No feature veneer (25%), Brick feature veneer

(50%), Stone feature veneer (8%), Tudor style battens over stucco accent (17%). Wall cladding and trim colours include: Neutral (44%), Natural (44%), Primary derivative (6%), and Warm (6%).

Covered parking configurations include: Single vehicle garage (9%), Double garage (64%), Triple garage (18%), and Four garage bays (9%). A variety of landscaping standards are evident, including: "average old suburban landscape standard" (36%), "high quality old suburban landscape standard with numerous plantings (55%), and "high old urban landscape featuring numerous shrubs and trees (9%). Driveway surfaces include: Asphalt (80%), and Broom finish or smooth concrete driveway (20%).

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

- 1) **Context Homes:** There are no homes in this area that provide suitable architectural context for a year 2016 RF12 and RF10 development. There is however an adjacent new development to the north identified as Surrey project 7915-0046-00 that can provide regulations context. Similar regulations will mean that new homes at the subject site will meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. This will also result in continuity of character for developments on the north and south sides of 21 Avenue in the 16700 block.
- 2) **Style Character :** The style range for existing homes includes "Traditional" (English Traditional and Cape Cod Traditional), "West Coast Traditional" and "Old urban". Preferred styles for this site include "Neo-Traditional" and "Neo-Heritage" and compatible styles, as these styles will be similar to those used in the aforesaid context site (7915-0046-00). 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 mix of large old suburban Bungalows, Two-Storeys, Basement Entry and Split Level homes and so some flexibility is justified, though it is expected that all subject site homes will be Two-Storey type. 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 (post year 2014) standards for RF-12 and RF10 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 :** On the proposed RF10 lots, front entrance porticos should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. On the proposed RF-12 lots, the recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys in recognition of the larger scale of the RF-12 homes, to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is a South Surrey area in which new high value homes are being 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. 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 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. Common exceptions to achieve specific design purposes will be permitted.

Streetscape: The subject site is located in an old growth RA zoned area with a rural/suburban character. Most homes are 40-50 year old estate sized Bungalows or Two-Storey type dwellings situated on large lots. Northeast of the site is a recent application for a new 45 lot RF10 and RF12 site identified as Surrey project 7915-0046-00. Building scheme regulations for that site will establish a desirable new future compact home streetscape, which will be emulated at the subject site.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: “Neo-Traditional”, “Neo-Heritage”, or 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. Homes will be similar in theme, representation, and character to those implied by building scheme regulations for the context site to the north (7915-0046-00)
- 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.
- 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 on the RF-12 zoned homes, and is limited to one storey on the RF-10 zoned homes.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with future homes implied by building scheme regulations for the 45 lot RF-10/RF-12 site to the north (7915-0046-00). Homes will therefore be in a compatible style range, including “Neo-Traditional”, “Neo-Heritage”, and compatible styles (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 at the aforesaid context site.

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 are not recommended for this development, except on trim. “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 standard exceptions.

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. Metal permitted on feature roofs.

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. RF-12 lots: one-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements. RF-10 lots: one-storey elements on the new home shall comprise a minimum of 20 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.6 metres [2'- 0"] from the one-storey elements.

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus: RF-12 lots - minimum 18 shrubs of a minimum 3 gallon pot size. RF-10 lots - minimum 14 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. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd.
Reviewed and Approved by:

Date: May 12, 2016
Date: May 12, 2016



MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 15-0218-00

Address: 16713 20th Avenue & 16741 21st Avenue

Registered Arborist: Mike Fadum

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)	131
Protected Trees to be Removed	127
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 14 X one (1) = <u>14</u> - All other Trees Requiring 2 to 1 Replacement Ratio 113 X two (2) = <u>226</u> 	240
Replacement Trees Proposed	26
Replacement Trees in Deficit	214
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	29
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 1 X one (1) = 1 - All other Trees Requiring 2 to 1 Replacement Ratio 28 X two (2) = 56 	57
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist:

Date: February 5, 2016



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