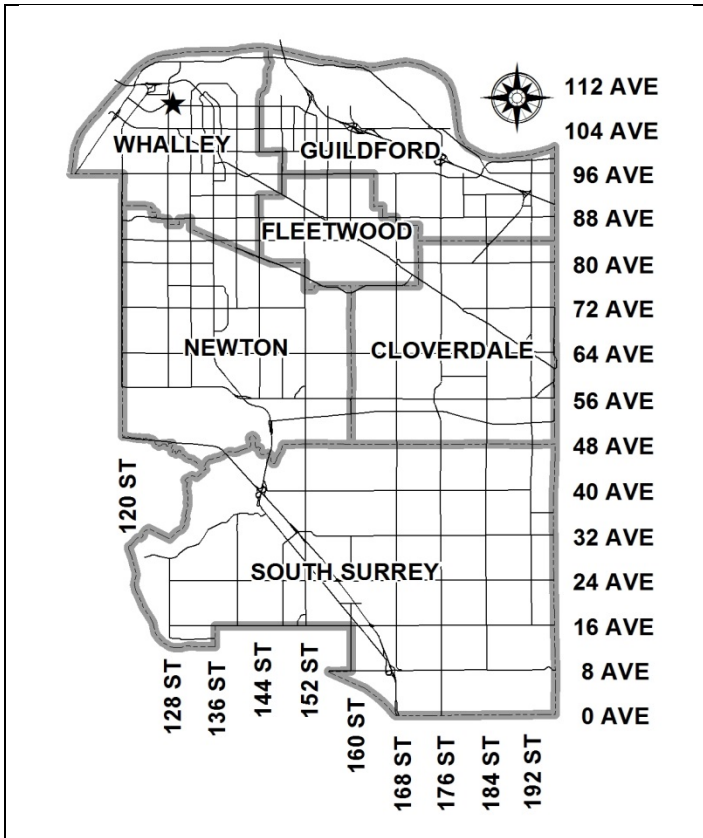


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0235-00

Planning Report Date: March 7, 2016



PROPOSAL:

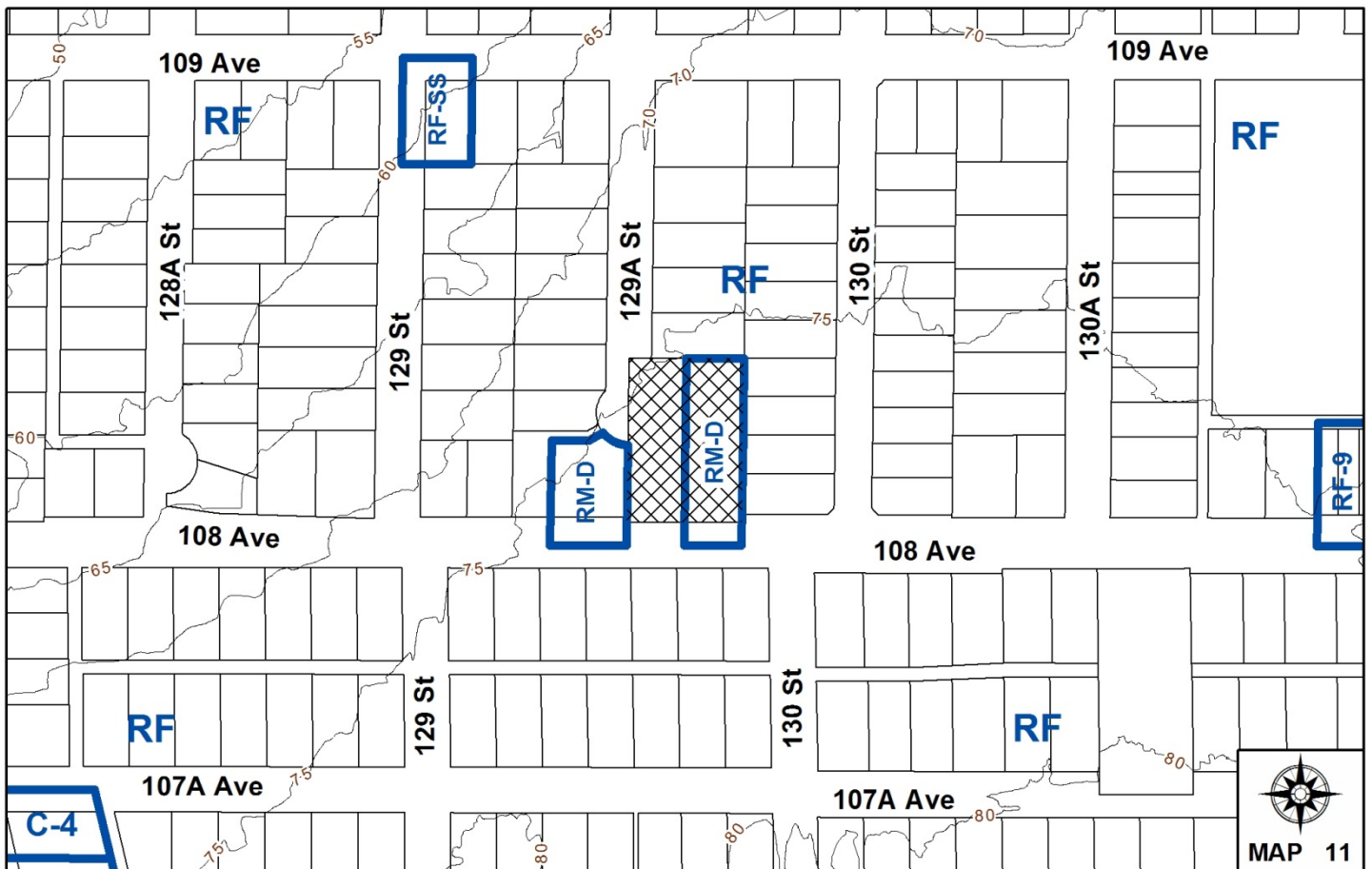
- **Rezoning** portions from RF and RM-D to RF and RF-10 to allow subdivision into 2 single family lots and 5 single family small lots.

LOCATION: 12955 and 12967/69 - 108 Avenue

OWNERS: Nachatar S Kaila and NK Projects Ltd.

ZONING: RF and RM-D

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- The proposed single family small lots are appropriate in this location given the close proximity to City Centre, transit service, and neighbourhood amenities such as schools and parks.
- A similar single family small lot development (under the RF-9 Zone) was approved two blocks to the east, on the north side of 108 Avenue, in 2008 (Application No. 7907-0227-00).
- The project will introduce a walkway connecting 129A Street to 108 Avenue and the bus stop currently in front of the easterly subject lot.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site shown as Block A on the Survey Plan attached as Appendix I, from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)", the portion of the subject site shown as Block B on the Survey Plan from "Duplex Residential Zone (RM-D)" to "Single Family Residential (10) Zone (RF-10)" and the portion of the subject site shown as Block C on the Survey Plan from "Duplex Residential Zone (RM-D)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant address the shortfall in tree replacement;
 - (e) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 3 to 7, to identify the specific location where garages can be constructed and to specifically prohibit encroachment or construction, including fences or any other structures, between the proposed garages; and
 - (h) registration of easements for reciprocal access for maintenance and access on proposed Lots 3 to 7.

REFERRALS

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

School District: Projected number of students from this development:

2 Elementary students at K. B. Woodward Elementary School
1 Secondary student at Kwantlen Park 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 Spring 2017.

Parks, Recreation & Culture:

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant will be required to address these concerns prior to final adoption of the rezoning by-law.

SITE CHARACTERISTICS

Existing Land Use: A single family dwelling on the western lot and a duplex on the eastern lot, which will all be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Single family dwelling.	Urban	RF
East:	Single family dwellings.	Urban	RF
South (Across 108 Avenue):	Single family dwellings.	Urban	RF
West (Northern portion across 129A Street):	Duplex and single family dwellings.	Urban	RM-D and RF

DEVELOPMENT CONSIDERATIONS

- The subject site is comprised of two lots which are located between the southern extent of the 129A Street cul-de-sac and 108 Avenue. The westernmost lot, at 12955 - 108 Avenue, is zoned "Single Family Residential Zone (RF)" and is 1,818 square metres (0.45 ac.) in area. The easternmost lot at 12967/69 - 108 Avenue is zoned "Duplex Residential Zone (RM-D)" and is 1,815 square metres (0.45 ac.) in area.
- The development site is 3,633 square metres (0.90 ac.) in total size and is located approximately 450 metres (1,476 ft.) west of the boundary of City Centre. The site is designated Urban in the Official Community Plan (OCP).
- The applicant proposes to rezone the southern portion of the western lot (12955 - 108 Avenue) from RF to "Single Family Residential 10 Zone (RF-10)" and to rezone portions of the eastern

lot (12967/9 – 108 Avenue) from RM-D to RF-10 and RF, in order to allow subdivision into seven (7) single family residential lots consisting of two (2) RF lots on 129A Street and five (5) RF-10 lots on 108 Avenue.

RF Zone

- The two (2) proposed RF zoned lots front the southeastern extent of the 129A Street cul-de-sac. Proposed Lot 1 is 606 square metres (6,523 sq. ft.) in area with a width of 15 metres (49 ft.) and a depth of 40 metres (430 ft.). Proposed Lot 2 is 560 square metres (6,027 sq. ft.) in area with a width of 15 metres (49 ft.) and a depth of 40 metres (430 ft.). Both lots comply with the RF Zone.
- Access to both lots will be from 129A Street. The applicant has provided a parking plan showing four (4) parking spaces for each lot.
- The proposed RF lots are appropriate as the lots complete the established RF lot pattern to the north along 129A Street.

RF-10 Zone

- An 11-lot RF-9 project was approved two (2) blocks to the east on the north side of 108 Avenue (Application No. 7907-0227-00) in November 2009.
- On July 29, 2013, the new RF-10 Zone was approved and is intended to replace the RF-9 Zone for new single family small lot proposals (Corporate Report No. R119;2013).
- The proposed RF-10 zoning for the subject site has merits, given the site being in close proximity to City Centre, Gateway SkyTrain Station as well as neighbourhood amenities including Royal Kwantlen and Whalley Athletic Parks and two schools, Discovery Elementary School and Kwantlen Park Secondary.
- Based on the proposed subdivision layout (Appendix II), the applicant is proposing five (5) RF-10 lots with lot areas and dimensions indicated in the chart below. All the proposed lots exceed the minimum lot area, width and depth requirements of Type I, Type II and Type IV Interior Lots of the RF-10 Zone.

	RF-10 Zone			Proposed RF-10 Lots		
	Type I Interior Lot	Type II Interior Lot	Type IV Interior Lot	Type I Interior Lot Lots 3, 4 and 5)	Type II Interior Lot (Lot 6)	Type IV Interior Lot (Lot 7)
Lot Area	291 m ² (3,130 ft ²)	237 m ² (2,550 ft ²)	324 m ² (3,488 ft ²)	292 m ² – 301 m ² (3,143 ft ² – 3,240 ft ²)	292 m ² (3,143 ft ²)	334 m ² (3,595 ft ²)
Lot Width	9.7 m (32 ft.)	7.9 m (26 ft.)	9.0 m (30 ft.)	9.7 m (32 ft.)	9.4 m (30 ft.)	9.0 m (30 ft.)
Lot Depth	30 m (98 ft.)	30 m (98 ft.)	36 m (118 ft.)	31 m (102 ft.)	31 m (102 ft.)	37 m (121 ft.)

- The RF-10 lots are intended to be accessed from the rear lane with detached garages being located 1.2 metres (4 ft.) from the lane, resulting in two parking spaces being provided within the double garage. Further, the side yard setback requirement provides an additional parking space on the concrete pad between the garage and the side property line (see Appendix VIII).

- A Restrictive Covenant will be registered over all RF-10 lots to enable maintenance of garages and to provide more efficient use of rear yard space, no buildings, structures or fencing will be permitted to encroach into the space between the garages. In addition, reciprocal access easements for maintenance and access will be required between the properties.

Lot Grading and Building Design

- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff and found to be generally acceptable with basements proposed on all lots. The developer is lowering services along 129A Street which will likely allow for neighbouring lots to attain basements as the properties redevelop.
- The applicant has retained Michael Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix V). The guidelines will facilitate modern design, massing and finishing standards.

Pedestrian Connection and Future Concept

- A 3-metre (10 ft.) wide walkway is proposed that will connect 129A Street and 108 Avenue to provide easier pedestrian access to the bus stop located in front of the subject site.
- The applicant has provided a concept plan for the remainder of the block to the west. It is anticipated that other properties along 108 Avenue can develop into RF-10 lots in the future while providing a lane that will daylight to 129 Street (see Appendix VII).

TREES

- Max Rathburn, 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			
Cottonwood	1	1	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
English Walnut	1	1	0
Holly	2	2	0
Maple (Big Leaf)	3	2	1
Coniferous Trees			
Douglas Fir	3	3	0
Eastern White Cedar	2	2	0
Elwood Cypress	1	1	0
Western Red Cedar	39	39	0

Tree Species	Existing	Remove	Retain
Total (excluding Cottonwood Tree)	52	52	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		6	
Total Retained and Replacement Trees			
		7	
Contribution to the Green City Fund			
		\$13,500	

- The Arborist Assessment states that there are a total of 52 mature trees on the site, excluding one Cottonwood tree. One existing tree, approximately 2% of the total trees on the site is a Cottonwood tree. It was determined that one tree (a Big Leaf Maple) 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. Of the trees being removed 41 are cedars which are part of a mature cedar hedge and are not practical to retain.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for the Cottonwood tree, and a 2 to 1 replacement ratio for all other trees. This will require a total of 103 replacement trees on the site. Since only six (6) replacement trees can be accommodated on the site (based on an average of 3 trees per RF lot and no trees on the RF-10 lots which are too small to support replacement trees), the deficit of 92 replacement trees will require a cash-in-lieu payment of \$13,500 which represents \$15,000 per acre, 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 108 Avenue and 129A Street. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of seven (7) trees are proposed to be retained or replaced on the site with a contribution of \$13,500 to the Green City Fund.

PRE-NOTIFICATION

Two development signs were installed on the site on February 6, 2016 and pre-notification letters were sent on September 10, 2015. Staff received two phone calls, two emails, one letter and an eight name petition in response with both concerns and support regarding the project.

- Concerns that a neighbouring existing wooden retaining wall will be damaged during construction due to vibrations.

(As a condition of engineering works, the developer will be required to submit a geotechnical report and ensure that the concerns regarding impacts to the retaining wall are addressed.)

- Concerns regarding hazardous trees that should be removed.

(The arborist report recommends removing all the hazardous trees on site.)

- Concerns about increased traffic and parking along 129A Street.

(The proposed five (5) additional single family lots are projected to produce five (5) to six (6) vehicular trips during the afternoon traffic peak hour. Accessing the proposed lots via the existing 129A Street is appropriate. The applicant has also provided a concept that shows a lane outlet onto 129 Street as neighbouring properties to the west redevelop, which provides an additional access option for residents along 129A Street. The applicant has submitted a parking plan that shows three (3) parking spaces can be accommodated on each of the RF-10 lots and four (4) spaces per RF lot.)

- Pleased to see the existing properties redevelop as they have become problematic over the past few years.

(The existing dwellings will be demolished as part of the redevelopment.)

- A neighbour would prefer to see a community garden on the site instead, as it would provide a better social environment in the neighbourhood.

(The Parks, Recreation and Culture Department was consulted regarding the neighbour's request for a community garden. Given that there is currently an existing community garden located at Cedar Grove Park (10222 – 141 Street) in Whalley, they do not intend to acquire the site for a community garden.)

- An eight name petition was submitted outlining increased traffic and parking concerns. The petition made two proposals to reduce traffic impacts on 129A Street:

1. A frontage road be provided along 108 Avenue to provide access for the RF-10 lots.

Applicant's response:

The RF-10 Zone requires lots be accessed from a lane. The proposed frontage road would be unable to acquire access from 108 Avenue which is an arterial road.

Staff response:

The Zoning Bylaw requires the proposed RF-10 lots to have rear lane access, while a frontage road would provide access from the front. The proposed frontage road would not be feasible due to the limited lot depth, and does not meet the requirement of being accessed in the rear yard via a lane. The frontage road would also impact the pedestrian realm along 108 Avenue.

2. Lane access to be provided to 108 Avenue with bollards being placed to stop access to 129A Street.

Applicant's response:

If the proposed development creates traffic problems, redevelopment of the adjacent land can result in dedicating an additional 3 metres (10 ft.) to widen the proposed walkway into

a lane to access 108 Avenue rather than waiting for the block to redevelop and the lane to daylight to 129 Street.

Staff Response:

Lane access onto an arterial road is not desirable due to traffic safety concerns, and are typically not supported when access to a lower classified road (such as 129A Street) is available. Placing bollards to close off lanes is not supportable by Engineering.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 16, 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"> • Located close to City Centre and Gateway Sky Train station. • Complies with Urban designation in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • N/A
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Development incorporates dry swales and infiltration trenches.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Site is located approximately 900 metres (.56 mile) from the Gateway SkyTrain station. • Application is proposing a pedestrian walkway which will provide a connection between 129A Street and 108 Avenue and the bus stop.
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"> • N/A

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary, Project Data Sheets and Block Plan
- Appendix II. Proposed Subdivision Layout
- Appendix III. Engineering Summary
- Appendix IV. School District Comments
- Appendix V. Building Design Guidelines Summary
- Appendix VI. Summary of Tree Survey and Tree Preservation
- Appendix VII. Concept Plan for Remainder of Block
- Appendix VIII. Parking Concept and Setbacks for Proposed Lots

original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

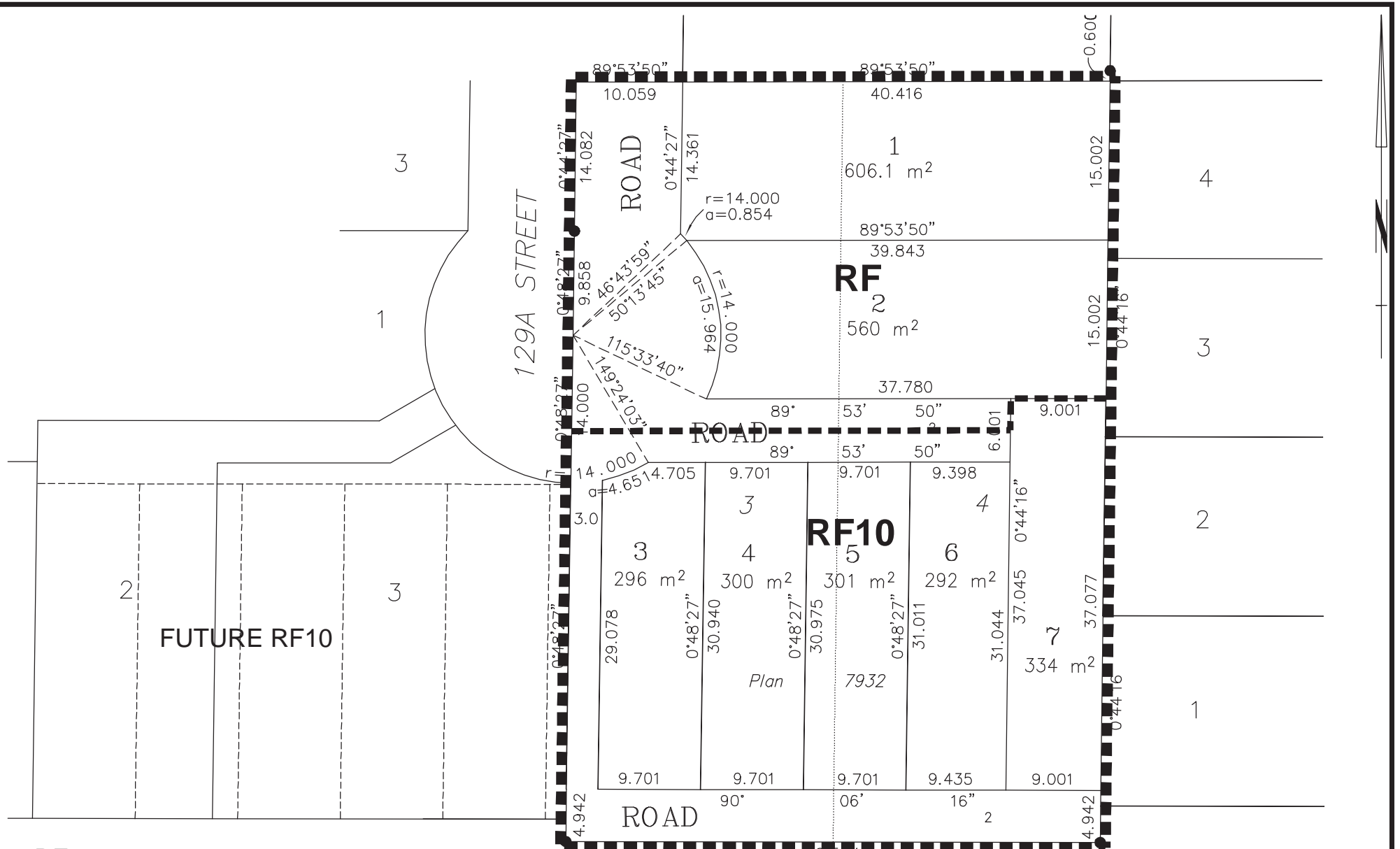
JKS/dk

\\file-server1\net-data\csdc\generate\areaproduct\save\21388484086.doc
RA 3/3/16 12:32 PM

SUBDIVISION DATA SHEET

Proposed Zoning: RF and RF-10

Requires Project Data	Proposed	
GROSS SITE AREA	RF	RF-10
Acres	.40 acre	.49 acre
Hectares	.16 hectare	.20 hectare
NUMBER OF LOTS		
Existing	2	
Proposed	7	
SIZE OF LOTS		
Range of lot widths (metres)	15 metres	9 to 9.7 metres
Range of lot areas (square metres)	560 to 606 square metres	292 – 334 square metres
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	5/upa and 12.5/uph	10.2 upa and 25/uph
Lots/Hectare & Lots/Acre (Net)	6.9 upa and 16.7/uph	13.15 upa and 33/uph
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	40%	52%
Estimated Road, Lane & Driveway Coverage	3%	10%
Total Site Coverage	43%	60%
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	



RF 2
 RF10 5 (Type I 3, Type IV 1)
 Total 7 lots

Proposed Subdivision Sketch

7915-0235-00

WSP CANADA INC.

#300 - 65 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 CANADA V3L 5P5
 TEL. 604-525-4651 | FAX. 604-525-5715
 WWW.WSPGROUP.COM



January 2016
 #061400551

FILE COPY

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

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

DATE: **March 1, 2016**

PROJECT FILE: **7815-0235-00**

RE: **Engineering Requirements
Location: 12955/67 108 Ave**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 m along 108 Avenue toward the 30.0 m Arterial Road allowance;
- Provide 0.5 m statutory right-of-way along 108 Avenue;
- Dedicate 10.058 m along 129A Street complete with 14.0 m cul-de-sac bulb;
- Provide 0.5 m statutory right-of-way along 129A Street;
- dedicate 6.0 m for the rear lane; and
- dedicate 3.0 m toward the ultimate 4.0 m walkway.

Works and Services

- construct bus bay and sidewalk along 108 Avenue at City's cost;
- construct 129A Street to Limited Local Road standard;
- construct 6.0 m lane;
- construct 1.5 m concrete sidewalk within walkway dedication;
- construct storm sewer along 129A Street;
- extend watermain from 129A Street to 108 Avenue;
- extend sanitary sewer to front each lot; and
- provide each lot with a storm, water and sanitary service connection.

A Servicing Agreement is required prior to Rezoning and Subdivision.



Robert Cooke, Eng.L.
Development Project Engineer

skz



Thursday, January 28, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0235 00

SUMMARY

The proposed 7 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2015 Enrolment/School Capacity

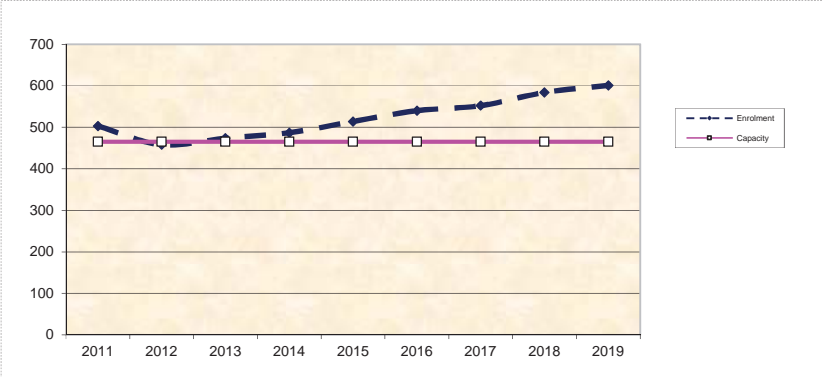
K.B. Woodward Elementary	
Enrolment (K/1-7):	67 K + 447
Capacity (K/1-7):	40 K + 425
Kwantlen Park Secondary	
Enrolment (8-12):	1501
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

School Enrolment Projections and Planning Update:

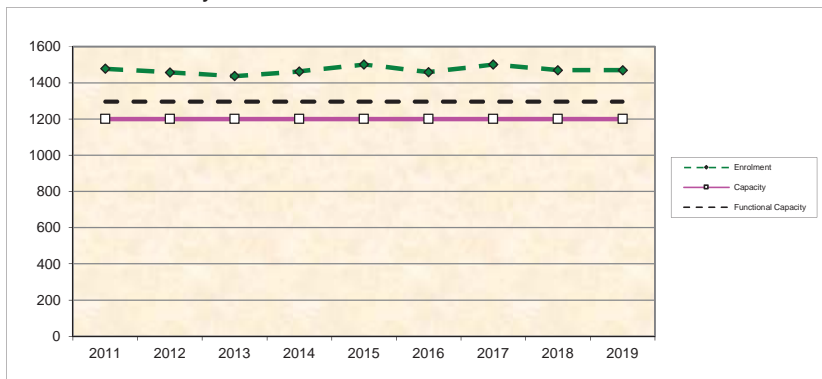
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are currently no new capital projects proposed for K.B. Woodward Elementary or Kwantlen Park Secondary. A catchment area change was implemented for K.B.Woodward Elementary as of September 2015 to help reduce enrolment pressures. The school district is currently considering future enrolment moves and/or program changes at Kwantlen Park Secondary to help reduce overcrowding. These projections may be too conservative if more families than projected move into the high density development occurring in this catchment.

K.B. Woodward Elementary



Kwantlen Park 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: 7915-0235-00
 Project Location: 12955, 12967, 12969 - 108 Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

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

1. Residential Character

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

This area was built out over a time period spanning from the 1950's to the post year 2000's. The age distribution from oldest to newest is: 1950's (15%), 1960's (31%), 1970's (8%), 1980's (8%), 1990's (23%), and post year 2000's (15%). Home size distribution is: under 1000 sq.ft. (31%), 1000 - 1500 sq.ft. (15%), 2001 - 2500 sq.ft. (15%), 2501 - 3000 sq.ft. (15%), and 3001 - 3550 sq.ft. (23%). Styles found in this area include: "Old Urban" (38%), "West Coast Traditional (English Tudor emulation)" (8%), "West Coast Traditional (French Provincial emulation)" (8%), "West Coast Traditional" (8%), "Modern California Stucco" (15%), and "Neo-Traditional" (23%). Home types include: Bungalow (38%), Split Level (8%), Basement Entry (31%), Cathedral Entry (8%), and Two-Storey (15%).

Massing scale (front wall exposure) characteristics include: Simple, small, low mass structure (8%), Low mass structure (31%), Mid-scale massing (8%), Mid-scale massing with proportionally consistent, well balanced massing design (8%), Mid to high scale massing (15%), High scale massing (15%), and High scale, box-like massing (15%). The scale (height) range for front entrance structures include: One storey front entrance (54%), 1½ storey front entrance (38%), and proportionally exaggerated 2½ storey high front entrance (non context) (8%).

The range of roof slopes found in this area is: flat (7%), 4:12 (36%), 6:12 (7%), 7:12 (21%), 8:12 (21%), and 12:12 (7%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (46%), Main common gable roof (46%), and Main Mansard roof (8%). Feature roof projection types include: None (11%), Common Hip (17%), Common Gable (56%), Dutch Hip (6%), Shed roof (6%), and Mansard (6%). Roof surfaces include: Tar and gravel (8%), Interlocking tab type asphalt shingles (15%), Rectangular profile type asphalt shingles (31%), Shake profile asphalt shingles (31%), Concrete tile (rounded Spanish profile) (8%), and Concrete tile (shake profile) (8%).

Main wall cladding materials include: Horizontal cedar siding (23%), Horizontal Waney edge cedar siding (8%), Horizontal vinyl siding (23%), Stucco cladding (38%), and full height stone at front (8%). Feature wall trim materials used on the front facade include: No feature veneer (43%), Brick feature veneer (21%), Horizontal cedar accent (14%), Vertical channel cedar accent (7%), 1x4 vertical battens over Hardipanel in gable ends (7%), and Tudor style battens over stucco accent (7%). Wall cladding and trim colours include: Neutral (44%), and Natural (56%).

Covered parking configurations include: No covered parking (33%), Single vehicle garage (17%), Double garage (33%), and Rear garage (17%). A variety of landscaping standards are evident, ranging from "modest old urban" featuring sod and a few shrubs to "average modern urban"

featuring sod and 12 or more shrubs. Driveway surfaces include: gravel (8%), asphalt (42%), broom finish concrete (8%), and exposed aggregate (17%). Rear driveways not visible from street (25%).

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

- 1) **Context Homes:** 15 percent of existing neighbouring homes (2 homes) provide suitable architectural context for use at the subject site (85 percent of homes are therefore considered 'non-context'). Context homes include: 10808 - 130 Street and 10811 - 130 Street. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF, RF-12, and RF10 zone subdivisions now exceed standards evident on these context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF, RF-12, and RF10 zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional" and "Neo-Heritage", as these styles are an ideal bridge between old urban and modern urban. 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. It should also be recognized that there is a strong style change in progress now toward "West Coast Contemporary" designs. Manifestations of this style that are reasonably compatible with other homes approved at the subject site should also be considered.
- 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, 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 :** Front entrance porticos should be of a human scale, limited to a maximum height of one storey on the RF10 and RF12 lots, and to a maximum of 1½ storeys on the two RF zone lots to ensure there is not proportional overstatement of this element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including Vinyl, cedar, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including concrete roof tiles, asphalt shingles, and tar and gravel. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope :** 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. 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: The streetscape appears as an area in transition from old urban to modern compact urban. There are several small (1000 sq.ft.) simple 50-60 year old Bungalows in a poor to average state of repair. There are two box-like Basement Entry and Cathedral entry homes from the 1970's that do not meet modern massing design standards. There are three 3500 sq.ft. Basement Entry homes (two Modern California Stucco style and one Neo-Traditional style), none of which meet current massing design standards. There are two Two-Storey homes with well balanced, proportionally consistent projections that result in an interesting design that meets current standards for shape, style, and articulation. The neighbouring home that provides the best context for the subject site is at 10808 - 130 Street. Landscape standards overall range from poor to average.

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.
- 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 one storey on the RF12 and RF10 lots, and to 1 ½ storeys on the two RF zone lots.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

15 percent of existing neighbouring homes (2 homes) provide suitable architectural context for use at the subject site (85 percent of homes are therefore considered 'non-context'). Context homes include: 10808 - 130 Street and 10811 - 130 Street. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF, RF-12, and RF10 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF, RF-12, and RF10 zoned subdivisions, rather than to emulate the aforesaid context homes.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Hardiplank, Brick, and Stone.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered on trim only. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 8:12, 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: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.

In-ground basements: Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus sod from street to face of home. RF lots 1 and 2 will require a minimum of 20 shrubs of a minimum 3 gallon pot size. RF12 lot 3 will require a minimum of 17 shrubs of a minimum 3 gallon pot size. RF10 lots 4 - 7 will require a minimum of 14 shrubs of a minimum 3 gallon pot size. 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.

Public Walkway: Lot 3 is adjacent to a public walkway. Therefore, CPTED principles will apply. On the west (walkway) side of the lot, view-transparent fencing (black wire mesh) of a maximum 4 foot height is required. Shrub height maximum 4 feet on this side. Enhanced detailing around windows and doors, and a combination of feature projections and roof skirt required. Windows from day time living rooms to face walkway.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** November 4, 2015

Reviewed and Approved by:



Date: November 4, 2015

Table 3. Tree Preservation Summary.

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	12955 & 12967-12969 - 108th Avenue Surrey, BC
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN0599A) ISA Certified Tree Risk Assessor (159) 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)	53
Protected Trees to be Removed	53
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 $\frac{1}{1} \times \text{one (1)} = 1$	103
- All other Trees Requiring 2 to 1 Replacement Ratio $51 \times \text{two (2)} = 102$	
Replacement Trees Proposed	6
Replacement Trees in Deficit	97
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 $\frac{\quad}{1} \times \text{one (1)} = 0$	0
- All other Trees Requiring 2 to 1 Replacement Ratio $\quad \times \text{two (2)} = 0$	
Replacement Trees Proposed	
Replacement Trees in Deficit	0

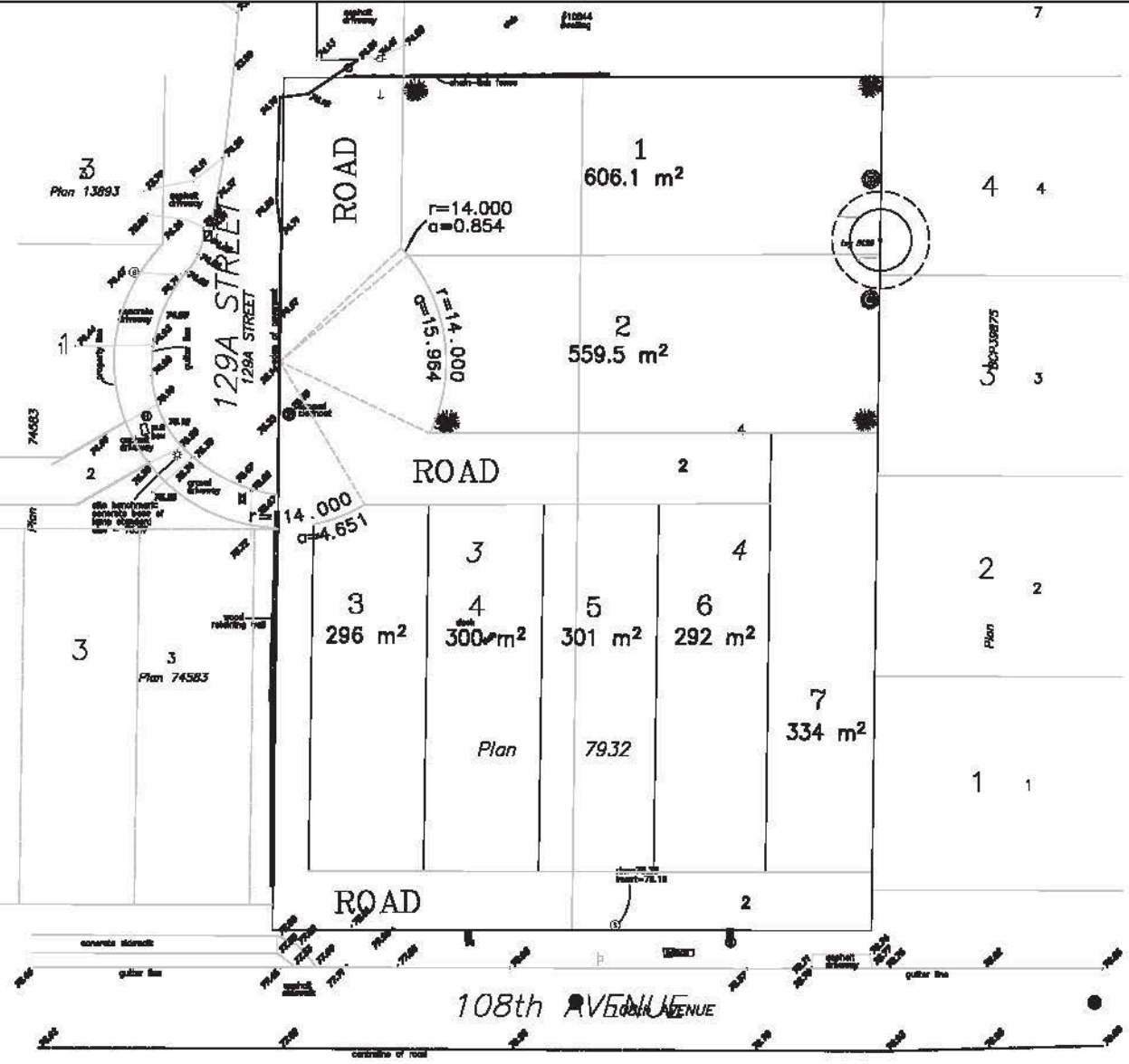
Summary prepared and
submitted by:



Feb, 15, 2016

Arborist

Date



PLANT LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	COMMENTS
	CORNUS 'EDGES WHITE WONDER'	DOGWOOD	2	Ø CAL. CAL.	AS SHOWN	B. & B.
	CECROPYLLUM JAPONICUM	NATSUGA TREE	—	Ø CAL. CAL.	AS SHOWN	B. & B.
	ACER GREEN	PAPERBARK MAPLE	—	Ø CAL. CAL.	AS SHOWN	B. & B.
	PICEA DABRIVA	SEWING SPRUCE	—	3.0 METERS	AS SHOWN	B. & B.
	CHAMAECYPARUS NORTONENSIS 'PICOBLU'	KEEPING MOUNTAIN CEDAR	4	3.0 METERS	AS SHOWN	B. & B.

TOTAL QTY OF REPLACEMENT TREE: 6

LEGEND

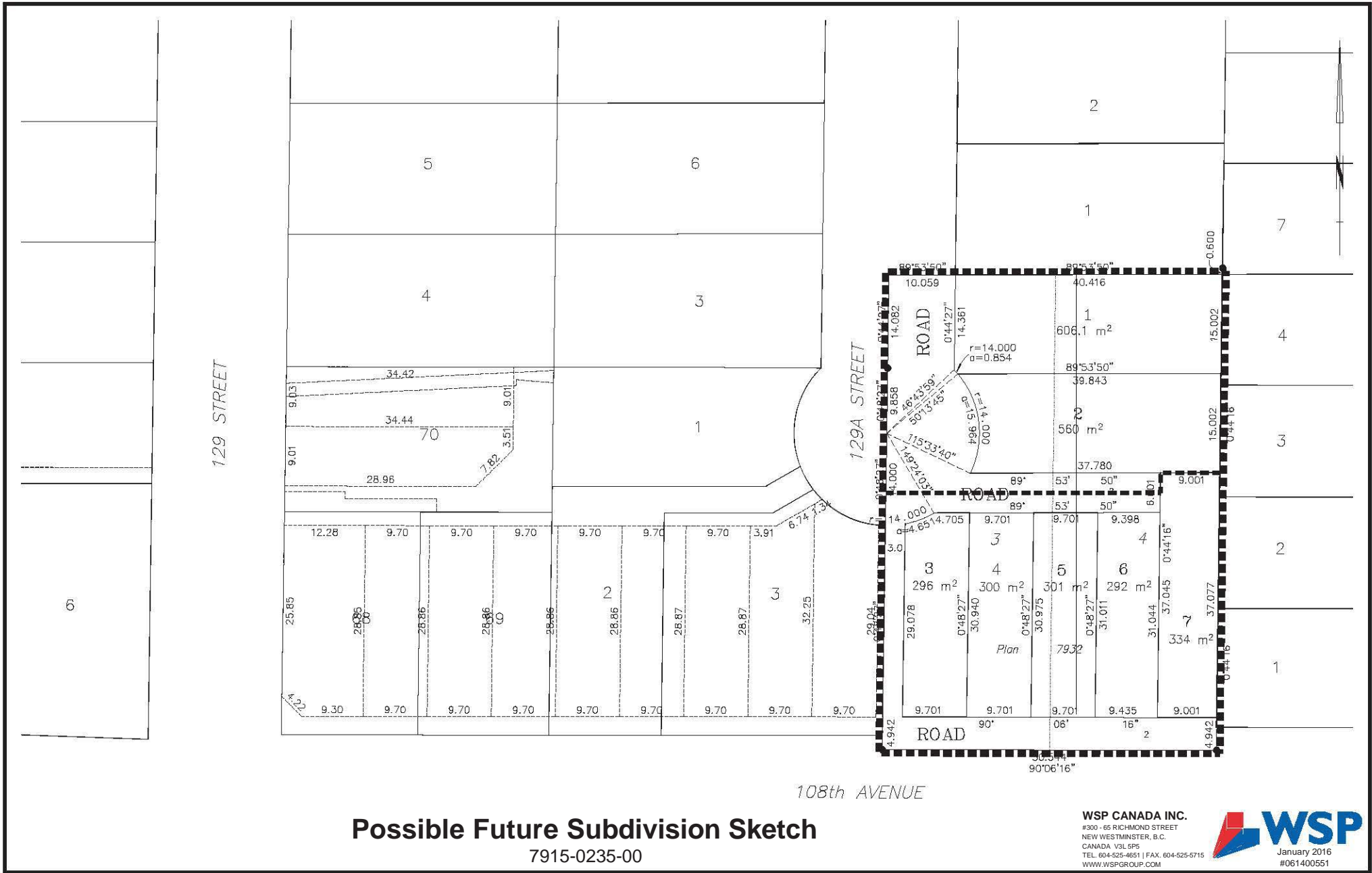
- TREE TO BE RETAINED
- ROOT PROTECTION ZONE
- ROOT PROTECTION FENCING
- ROOT EXCAVATION LIMITS (1.5M +RPZ)

DATE
February 15 2018

3551 Commercial Street
Vancouver, B.C.
V5N 4E8

CLIENT
Kavin Kalla c/o WSP.
#300 - 85 Richmond St, New Westminster V3J 5P5
Telephone 804-525-4851

TITLE
TREE RETENTION and REPLACEMENT PLAN
2172 165th STREET 7914-0014, and 2169 166th STREET 2132 164th STREET 7911-002900 Surrey BC



Possible Future Subdivision Sketch
7915-0235-00

