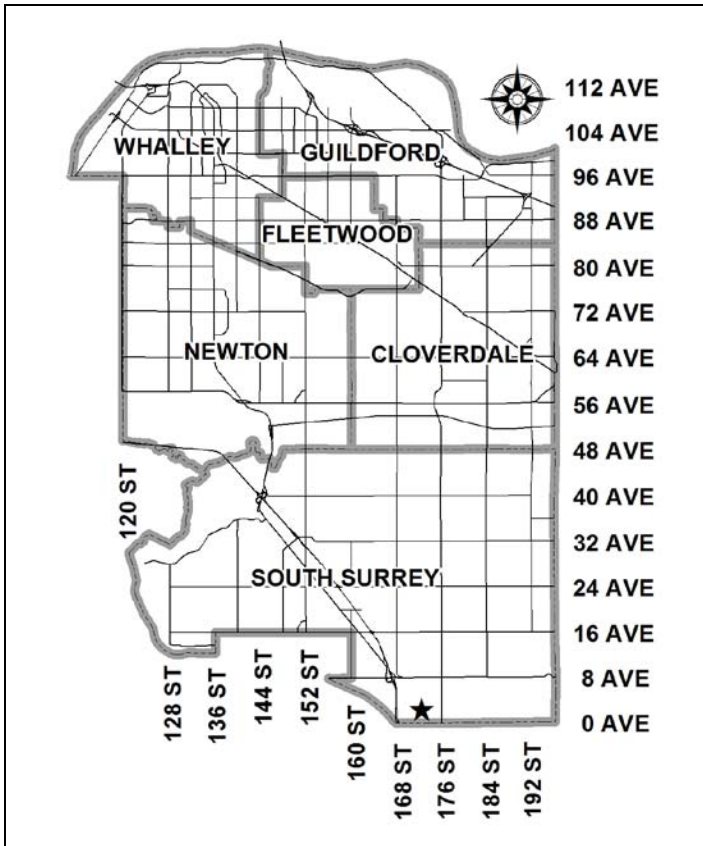


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0262-00

Planning Report Date: September 12, 2016



PROPOSAL:

- **NCP Amendment** from Single Family (6 u.p.a.) to Single Family Flex (6-14.5 u.p.a.)
- **Rezoning** from RA to RF-13 to allow subdivision into 2 single family lots

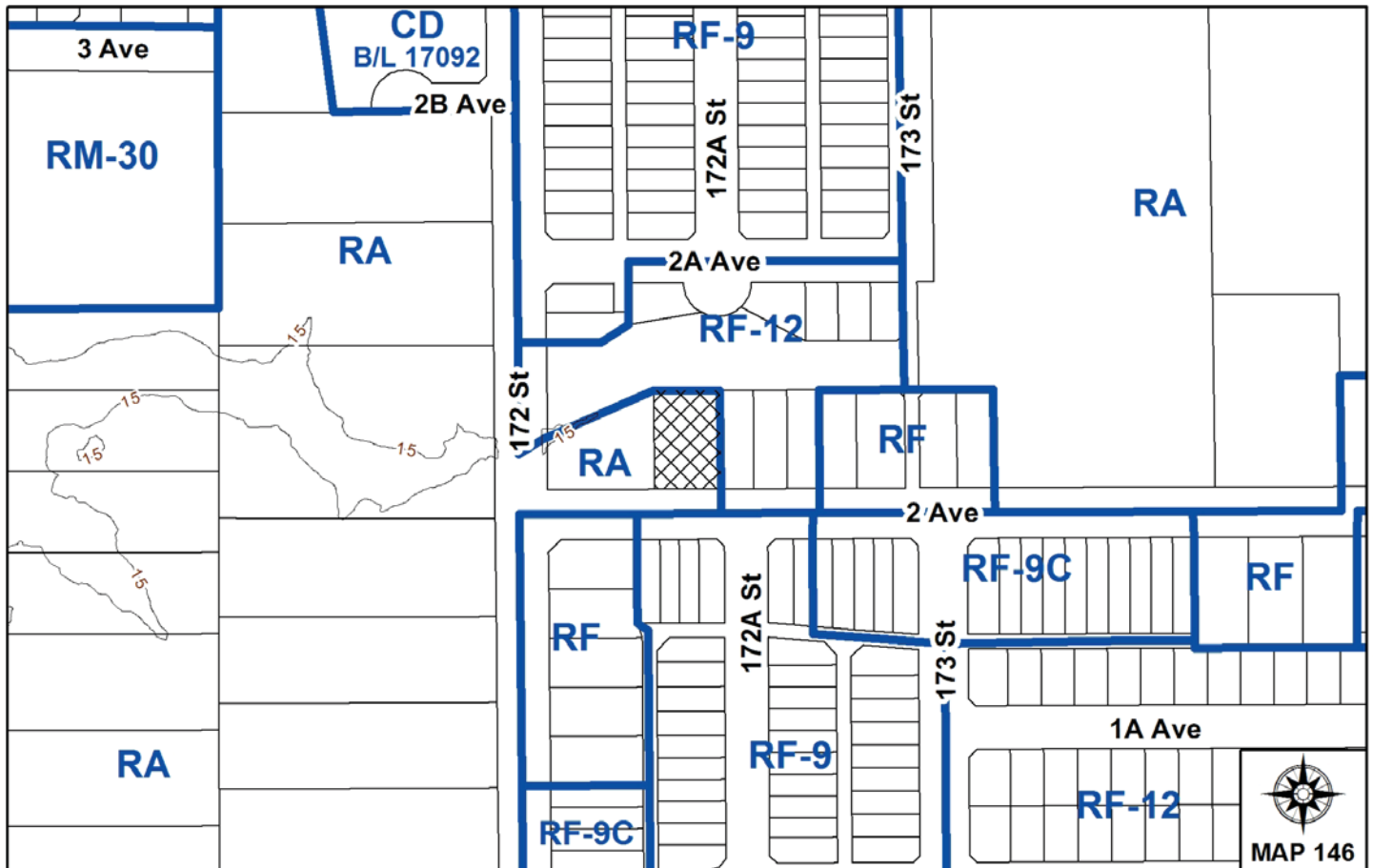
LOCATION: 17235 - 2 Avenue

OWNER: Kanwaljeet S Mann

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Single Family (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 a partial NCP amendment of Douglas Neighbourhood Concept Plan from Urban Single Family (6 u.p.a.) to Single Family Residential Flex (6 – 14.5 u.p.a.).

RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed NCP Amendment is consistent with the Development Guidelines of the "Single Family Residential Flex" density option of the Douglas Neighbourhood Concept Plan. A similar amendment was approved for the properties to the east of the subject site under Development Application No. 7912-0096-00.
- The proposal is consistent with and complements established developments in the surrounding area.
- The proposed subdivision layout is consistent with the RF-12 Zoned lots located to the east created as part of Development Application No. 7912-0096-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone" (RA) to "Single Family Residential (13) Zone" (RF-13) 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) the applicant adequately address the deficit in tree replacement;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant/SROW over the on-site riparian area; and
 - (f) registration of a Section 219 Covenant for tree protection.
3. Council pass a resolution to amend the Douglas NCP to re-designate the land from "Urban Single Family (6 u.p.a.)" to "Single Family Residential Flex (6-14.5 u.p.a.)" 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:

- o Elementary students at Halls Prairie School
- o Secondary students at Earl Marriott Secondary School

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

(Appendix IV)

Parks, Recreation & Culture: Parks has no objections to the proposal.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted for one year.

SITE CHARACTERISTICS

Existing Land Use: One single family residential lot with 1 existing dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Open Space/Greenbelt	Urban/Open Space	RF-12
East:	Single Family Residential	Urban/ Single Family Residential Flex (6 – 14 u.p.a.)	RF-12
South (Across 2 Avenue):	Single Family Residential	Urban/Single Family Residential Flex (6 – 14 u.p.a.)	RF-9
West:	Single Family Residential	Urban/Single Family Residential (6 u.p.a.)	RA

DEVELOPMENT CONSIDERATIONS

Background

- The subject property is located at 17235-2 Avenue and is zoned “One Acre Residential Zone” (RA), designated “Urban” in the Official Community Plan (OCP), and designated “Urban Single Family (6 u.p.a.)” in the Douglas Neighbourhood Concept Plan.
- The proposed subdivision is bounded by City parkland to the north, single family RF-12 zoned lots to the east, an RA zoned lot to the west, and single family RF-9 zoned lots to the south across 2 Ave.
- The surrounding single family residential areas to the south, east, and north across the greenbelt are designated “Single Family Residential Flex” (6 – 14.5 u.p.a.) in the NCP.

Current Proposal

- The applicant proposes to amend the Douglas NCP for the subject property from “Urban Single Family” (6 u.p.a.) to “Single Family Residential Flex” (6 – 14.5 u.p.a.) and rezone from “One-Acre Residential Zone (RA)” to “Single Family Residential Zone (13)” (RF-13) in order to permit subdivision into 2 lots.

- The proposed new RF-13 Zone received approval to proceed on June 27, 2016 following Council's support of Corporate Report No. R158;2016. The RF-13 Zone was subsequently introduced for first and second readings at the July 25, 2016 Regular Council Land Use meeting through development application no. 7916-0010-00. The authorizing bylaw creating the RF-13 zone, Surrey Zoning Bylaw, 1993, No. 12000, Text Amendment Bylaw, 2016, No. 18772, is scheduled for a Public Hearing, and consideration of third reading, on September 12, 2016.
- The proposed RF-13 lots meet the minimum width and exceed the minimum depth and area requirements of the RF-13 Zone. At 13.7 metres (45 ft.) wide, the proposed lots are consistent with the RF-12 lots to the east which were created under application 7912-0096-00.
- The applicant proposes to amend the Douglas NCP from Urban Single Family (6 u.p.a.) to Single Family Residential Flex (6 – 14.5 u.p.a.). The proposed NCP Amendment is consistent with the Development Guidelines of the "Single Family Residential Flex" density option of the Douglas NCP.
- There is a Class B watercourse located along the northern boundary of the subject property. The Riparian Areas Regulation Assessment Report submitted by the applicant determined the Streamside Protection and Enhancement Area (SPEA) for the watercourse to be 10 metres (33 ft.) from top of bank. The resulting SPEA protection area extends into the rear yards of proposed Lot 1 and Lot 2 of the subject property (Appendix VII). The applicant will be required to register a Section 219 Restrictive Covenant/SROW over the on-site riparian area.

JUSTIFICATION FOR PLAN AMENDMENT

- The subject properties are designated "Single Family Small Lot" (6 u.p.a.) in the Douglas NCP, approved by Council in 1999. The surrounding properties to the south, east and north were rezoned (to RF-12, RF-9, and RF-9C) and subdivided under application 7904-0411-00 as part of a 322 lot development which involved the large majority of lands being re-designated from "Single Family Small Lot" (6 u.p.a.) to "Single Family Residential Flex" (6 – 14 u.p.a.) in conjunction with a major amendment to the Douglas NCP (Corporate Report L001, February 12 2007)(detailed below).

Douglas Neighbourhood Concept Plan Amendments

- Between December 2004 and December 2006, 10 development applications to amend the Douglas NCP and permit small-lot (RF-9 and RF-12) zoning were received by the Planning & Development Department. In response, as detailed in Corporate Report L001, Council authorized the addition of a new NCP designation titled "Single Family Residential Flex" (6 - 14.5 u.p.a.) to the Douglas NCP. Subsequently, the majority of lands within the Douglas NCP that were under development application at this time were amended to this new designation.
- As the aforementioned NCP amendments were development application driven, only those properties which were part of active development applications at the time were included. Those properties that were not a part of the amendment process and development applications retained their existing NCP designation. The subject property currently under this application was therefore excluded from the amendment.

- The NCP designation of properties located immediately to the east was amended from Urban Single Family (6 u.p.a.) to Single Family Residential Flex (6 – 14.5 u.p.a.) as part of development application 7912-0096-00.
- The Single Family Residential Flex designation is subject to a number of Development Guidelines with respect to both location and interfacing characteristics (Appendix VIII).
- The proposed NCP amendment meets the aforementioned Development Guidelines, as follows:
 - The proposed development is complementary to and consistent with adjacent types of housing;
 - The proposed development is not adjacent to Suburban designated lands;
 - Interface treatment with adjacent open space has been addressed;
 - As no RF-9 lots are proposed and the subject site does not front an arterial or major collector road, laneway access is not necessary. Construction of sidewalks will be a requirement of final approval;
 - Typical pre-notification process was followed and is detailed in this report; and
 - The applicant will be required to pay NCP amenity contributions on a per unit basis consistent with the Douglas NCP adopted by Council.

DESIGN GUIDELINES & LOT GRADING

- The applicant for the subject site has retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and has provided building design guidelines based on the findings of the study. The guidelines propose a style range compatible style range, including “Neo-Traditional” and “Neo-Heritage” or other styles compatible with the neighbourhood context and other dwellings recently constructed within the Douglas NCP. For dwellings backing onto parkland, the design guidelines also ensure that fencing along the north property line is permeable and no higher than 1.2 metres (4 ft.)(Appendix V).
- In-ground basements are proposed for all lots based on the lot grading plan (prepared by Hub Engineering Inc.). Basements will be achieved with minimal cut or fill. The grading information provided has been reviewed by staff and found acceptable.

TREES

- Terry Thrale, ISA Certified Arborist of Woodridge Tree Consulting Arborists 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Common Beech	3	0	3
English Oak	1	1	0
Portuguese Laurel	1	1	0

Siberian Elm	2	0	2
Coniferous Trees			
Douglas Fir	6	2	4
Hemlock	1	1	0
Sawara Cypress	1	1	0
Total (excluding Alder and Cottonwood Trees)	15	6	9
Total Replacement Trees Proposed (excluding Boulevard Street Trees)			
		2	
Total Retained and Replacement Trees		11	
Contribution to the Green City Fund		\$4,000.00	

- The Arborist Assessment states that there are a total of 15 protected trees on the site. It was determined that 9 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 2 to 1 replacement ratio. This will require a total of 12 replacement trees on the site. Since only 2 replacement trees are proposed on the site, the deficit of 10 replacement trees will require a cash-in-lieu payment of \$4,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 11 trees are proposed to be retained or replaced on the site with a contribution of \$4,000 the Green City Fund.

PRE-NOTIFICATION

Pre-notification letters were sent on September 10, 2015, to 66 households within 100 metres (328 feet) of the subject site. The development proposal sign was erected on January 6, 2016. To date staff have received no responses to the public notification.

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	Streamside Protection and Enhancement Area (SPEA) sketch
Appendix VIII	Development Guidelines for 'Single Family Residential Flex' Designation

original signed by Ron Hintsche

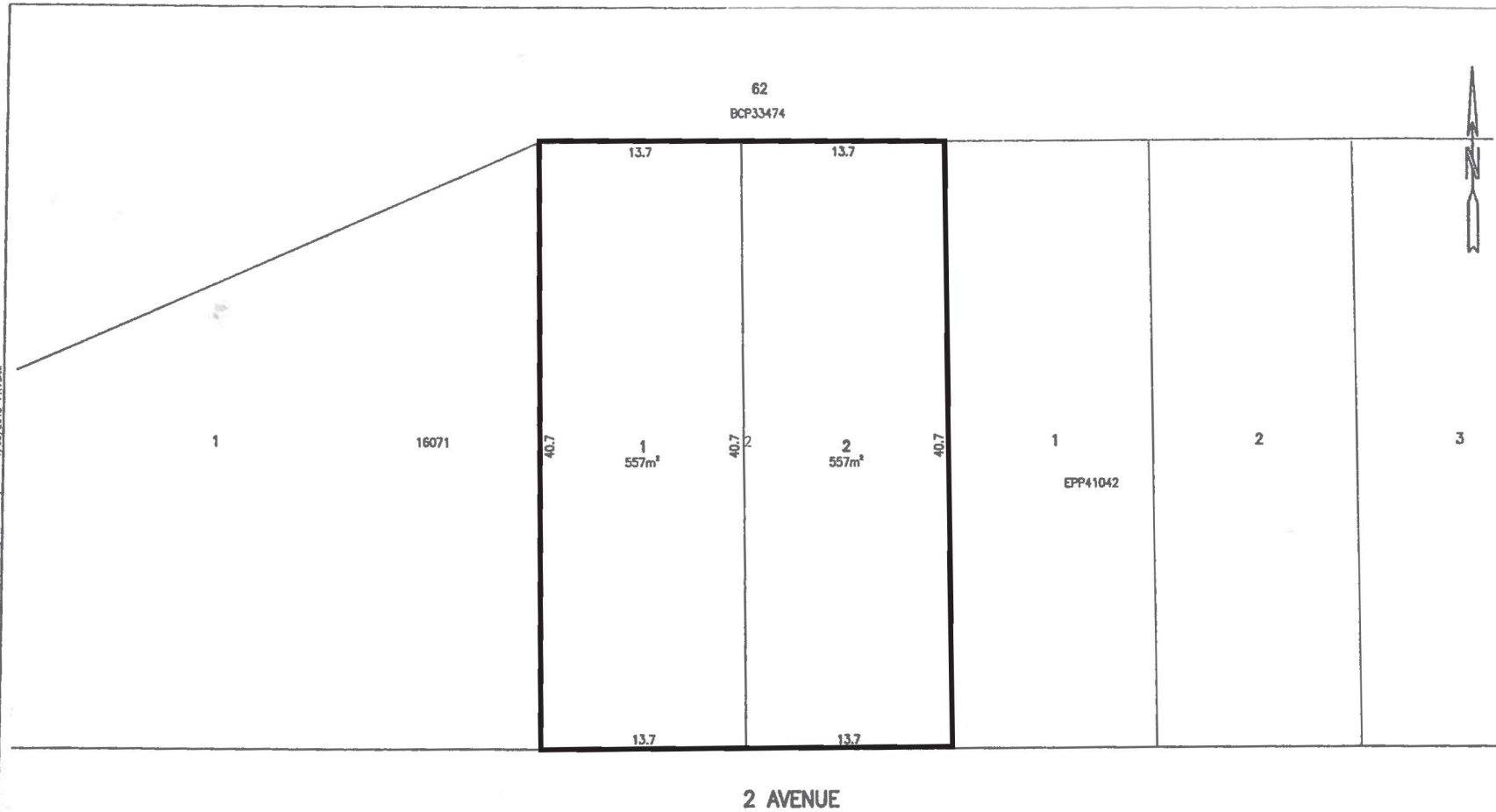
Jean Lamontagne
General Manager
Planning and Development

RJG/ar

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.28 ac.
Hectares	0.11 ha.
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	13.7 m
Range of lot areas (square metres)	557 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	18 lots/ha & 7 lots/ac.
Lots/Hectare & Lots/Acre (Net)	18 lots/ha & 7 lots/ac.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50
Estimated Road, Lane & Driveway Coverage	25
Total Site Coverage	75
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
	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



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CLIENT:		PROJECT: 17235 - 2 AVENUE, SURREY, B.C.		
DRAWING TITLE:				
PROJECT NO. 2015-158	DATE: JUL 2015	LEGAL:	SCALE:	MUNICIPAL PROJECT NO.:
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES				

Hub Engineering Inc. Member PACIFIC BOND GROUP

Engineering and Development Consultants

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2Y6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

7915-0262-00
AUG 11 2015

INTER-OFFICE MEMO

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

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

DATE: **December 7, 2015** PROJECT FILE: **7815-0262-00**

RE: **Engineering Requirements
Location: 17235 2 Avenue**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- register 0.5 m statutory right-of-way for inspection chambers and sidewalk maintenance.

Works and Services

- construct north side of 2 Avenue to local road standard with pavement, barrier curb & gutter, 3.25 m street tree/utility strip, street lighting and 1.5 m sidewalk;
- Pair and locate driveways to reduce tree conflicts and optimize on street parking; and
- construct service connections (water, storm, and sanitary), complete with water meters and/or inspection chambers, to each lot.

A Servicing Agreement is required prior to Rezoning and Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

MS



Monday, August 24, 2015
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0262 00

SUMMARY

The proposed 2 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	0
Secondary Students:	0

September 2014 Enrolment/School Capacity

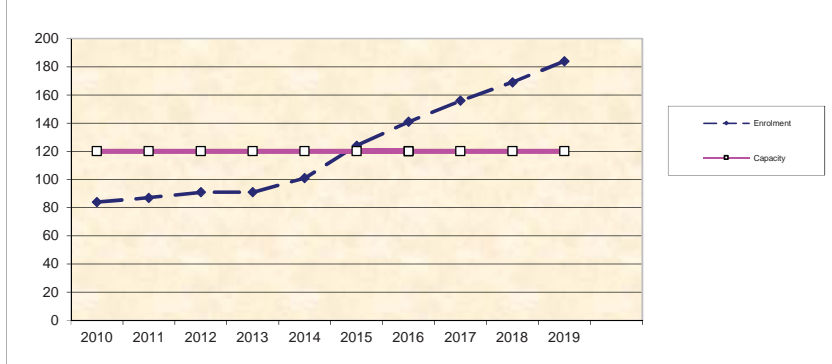
Hall's Prairie Elementary	
Enrolment (K/1-7):	14 K + 87
Capacity (K/1-7):	20 K + 100
Earl Marriott Secondary	
Enrolment (8-12):	1946
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

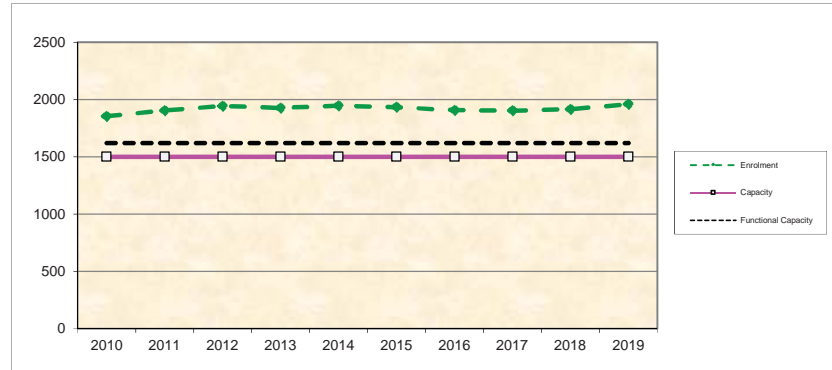
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Halls Prairie Elementary is currently over capacity. A new elementary school site has been acquired in the Douglas area but construction of a new school is still subject to Ministry of Education approval. Earl Marriott Secondary is currently over capacity, operates on an extended day schedule and has eight portables on site. The school district has submitted a proposal for a new Grandview Area Secondary school as a high priority project to the Ministry of Education. The school district has purchased land for this new secondary school in the Grandview area adjoining the City of Surrey future Aquatic Centre and recreation property. The proposed development will not have an impact on these projections.

Hall's Prairie 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.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7915-0262-00
 Project Location: 17235 - 2 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:

Of all lots surveyed in the study area, one third are vacant lots.

This area was built out over a time period spanning from the 1950's to the present (there is one new home currently under construction, and construction appears imminent on the adjacent two lots to the east). The age distribution from oldest to newest is: 1950's (13%), post year 2010's (75%), and under construction (13%). A majority of homes in this area have a floor area in the 1501 - 2000 sq.ft. size range. Home size distribution is: under 1000 sq.ft. (13%), 1501 - 2000 sq.ft. (75%), and 2501 - 3000 sq.ft. (13%). Styles found in this area include: "Old Urban" (13%), "Neo-Heritage" (75%), and "Neo-Traditional" (13%). Home types include only: Bungalow (13%), and Two-Storey (88%).

Massing scale (front wall exposure) characteristics include: Low mass structure (13%), Mid-scale massing (13%), and Mid-scale massing with proportionally consistent, well balanced massing design (75%). The scale (height) range for front entrance structures include: One storey front entrance (25%), and One storey front entrance veranda in heritage tradition (75%).

The range of roof slopes found in this area is: 3:12 (6%), 4:12 (29%), 8:12 (29%), 12:12 (24%), and greater than 12:12 (12%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (63%), and Main common gable roof (38%). Feature roof projection types include: Common Hip (25%), Common Gable (67%), and Dutch Hip (8%). Roof surfaces include: Rectangular profile type asphalt shingles (13%), and Shake profile asphalt shingles (88%).

Main wall cladding materials include: Horizontal cedar siding (13%), Vertical Board and Batten cedar siding (25%), Hardiplank siding (50%), and Under Construction - siding not yet installed (13%). Feature wall trim materials used on the front facade include: No feature veneer (11%), Wood wall shingles (22%), Hardiplank shingles (22%), Horizontal Hardiplank accent (22%), 1x4 vertical battens over Hardipanel in gable ends (11%), and feature materials not yet applied (11%). Wall cladding and trim colours include: Neutral (33%), Natural (42%), Primary derivative (17%), and unknown (8%).

Covered parking configurations include: No covered parking (13%), Double garage (13%), and Rear garage (75%).

A variety of landscaping standards are evident, including: old urban landscape standard featuring sod and a few shrubs (13%), average modern urban landscape standard (63%), above average modern urban landscape standard features numerous shrub plantings (13%), and landscape planting not yet installed (13%).

Driveway surfaces include: Gravel (13%), driveway not yet installed (13%), and rear driveway (75%).

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

- 1) **Context Homes:** A majority of existing neighbouring homes provide suitable architectural context for use at the subject site (only 13 percent of homes are considered 'non-context'). Context homes include: 17259 - 2 Avenue, 17258 - 2 Avenue, 17252 - 2 Avenue, 17242 - 2 Avenue, 17238 - 2 Avenue, 17234 - 2 Avenue, and 17230 - 2 Avenue. However, most of these homes are RF9 type with rear garages, whereas the proposed homes are RF type with front access double garages. Therefore, the context is not specific. However, the style range and balanced massing characteristics of the existing homes provide general context that can be applied to the new RF zone 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", or styles that are reasonably compatible as determined by the consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos should be of a human scale, limited to a maximum height of one storey (10 feet maximum) to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in this zone, and is consistent with other homes in this area, all of which have a single storey high front entrance.
- 6) **Exterior Wall Cladding :** This is high value area in which new 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 :** 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 7:12 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. However, 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 is comprised of several vacant lots, one small (1000sq.ft.) Bungalow, one new RF-12 home under construction (roof on, but not wall cladding), and several new RF-9 homes that meet modern development standards. The RF-9 homes are 1700 square foot “Neo-Heritage” style Two-Storey type. The homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have covered entrance verandas. Main roof forms are common hip or common gable at an 8:12 slope. All homes have common gable projections articulated with either cedar shingles or with Hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof and all are clad in vinyl. The colour range includes only natural and neutral hues. These homes have desirable massing and trim and detailing characteristics, and are of a desirable, consistent style range (however, the proposed homes are RF type, will be approximately 40 feet wide, and will have a double, front access garage, and therefore context will be general style context rather than specific emulation).

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, or 10 feet.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring “context homes” including 17259 - 2 Avenue, 17258 - 2 Avenue, 17252 - 2 Avenue, 17242 - 2 Avenue, 17238 - 2 Avenue, 17234 - 2 Avenue, and 17230 - 2 Avenue. Homes will therefore be in a compatible style range, including “Neo-Traditional”, “Neo-Heritage”, or 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 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, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 7:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours: Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only.

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 minimum 20 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** December 1, 2015

Reviewed and Approved by:  **Date:** December 1, 2015

Tree Preservation Summary

Surrey Project No: 15-0262-00

Address: 17235 2 Ave

Registered Arborist: Woodridge Tree Consulting, Terry Thrale, PN 6766A

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)	15
Protected Trees to be Removed	6
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	9
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio — X one (1) = 0	12
- All other Trees Requiring 2 to 1 Replacement Ratio _6 X two (2) = 0	
Replacement Trees Proposed	2
Replacement Trees in Deficit	10
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

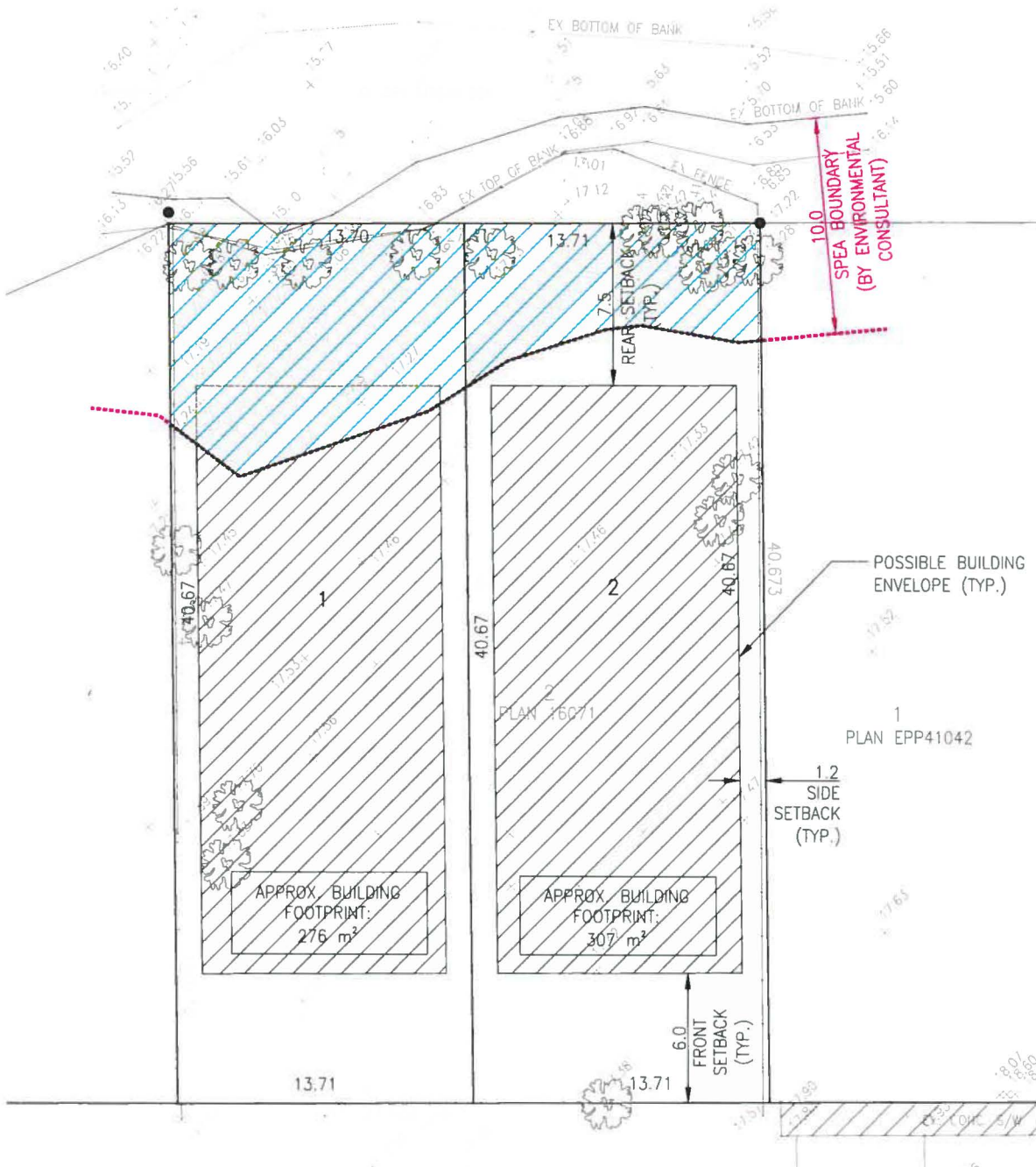
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio — X one (1) = 0	0
- All other Trees Requiring 2 to 1 Replacement Ratio — X two (2) = 0	
Replacement Trees Proposed	2
Replacement Trees in Deficit	10

Summary, report and plan prepared and submitted by:

Terry Thrale

(Signature of Arborist)

Date June 20, 2016



SKETCH - B
SPEA NOT CONVEYED TO THE CITY AND
RESULTING BUILDING ENVELOPES

CITY PROJECT #15-0262-00
HUB PROJECT #15068

Amendment Proposal for the Douglas NCP

The following amendments are proposed to the Douglas NCP

6.2.2a Single Family Residential Flex 6-14.5 Density Option

The intent of this land use category is to provide flexibility to develop a variety of single-family housing forms, with densities ranging from a base density of 6 units per acre to a maximum density of 14.5 units per acre. Development within this NCP land use designation will be subject to the following set of Development Guidelines:

Development Guidelines

A. Location Guidelines

- Location of new small lot development should consider the planning context and character of the existing development in the vicinity. The principle of establishing a density gradient should generally be followed (i.e. transitioning in geographical stages from lower densities to higher densities); and,
- Small lot residential developments at the density of RF-12 and RF-9 should be complementary to other forms of housing to achieve diversity in the neighbourhood. The RF-9 form of development should not be immediately adjacent to or directly across the street from suburban areas and should only be located across a street to interface with RF density residential developments.

B. Interfacing Guidelines

- Development located adjacent to a stream or other environmentally sensitive area must included an appropriate interface treatment as required by current plans, policies and regulations;
- Small lot residential lots fronting on a major road (arterial or major collector) must be provided with vehicular access from a rear lane. Rear lane access for small lot development is encouraged at all locations in support of pedestrian-friendly streets. It is noted that RF-9 lots require lane access in all circumstances;

C. Approval Process

- The applicants will be expected to demonstrate general acceptance by the neighbourhood of any new small lot residential development proposed under the Single Family Residential Flex designation. Such acceptance should be demonstrated through the pre-notification process or comment sheets collected through public information meetings; and
 - To ensure consistency with overall NCP development objectives, small lot residential development proposed under the Single Family Residential Flex designation may be requested to provide a tangible community benefit that may include the dedication of additional land for park, buffers, walkways, detention ponds or utility rights-of-way that may be required due to the increased development density.
2. Amend the Douglas NCP Land Use Plan to add the land use designation "Single Family Residential Flex 6 to 14.5 upa" as illustrated on the map attached hereto.