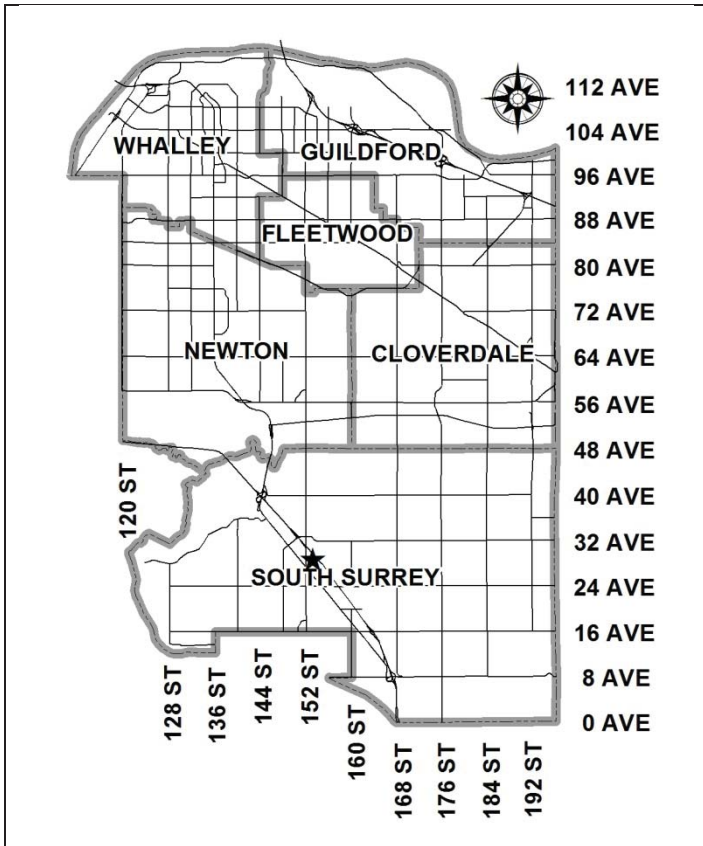


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0269-00

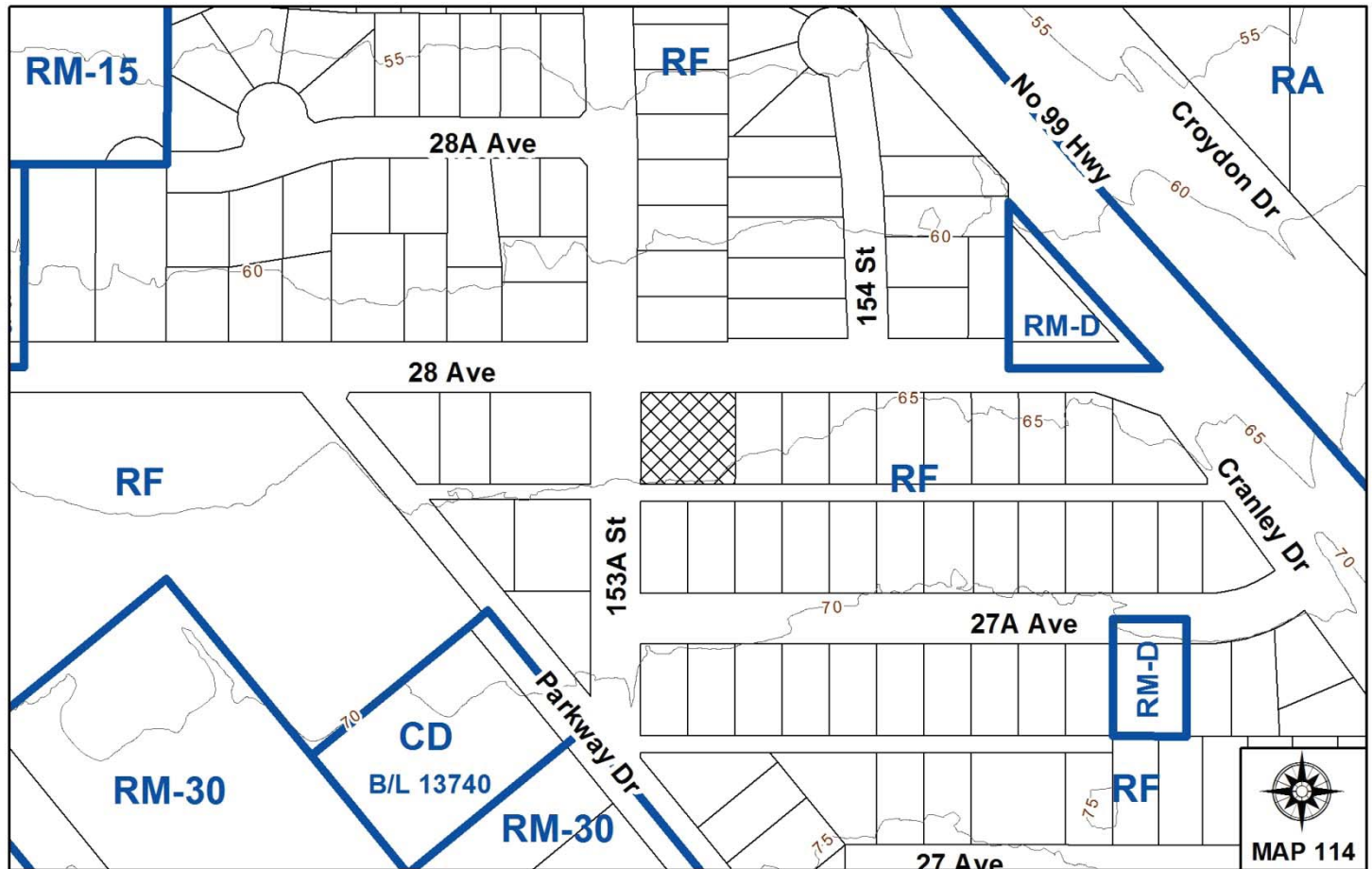
Planning Report Date: June 27, 2016



**PROPOSAL:**

- **Rezoning** from RF to RF-10 to allow subdivision into four (4) single family lots.

**LOCATION:** 15370 - 28 Avenue  
**OWNER:** Michael W. Kueng  
 Maxime Evans  
**ZONING:** RF  
**OCP DESIGNATION:** Urban  
**LAP DESIGNATION:** Single Family Residential (6 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 seeking an amendment to the King George Highway Corridor Land Use/Development Concept Plan to redesignate the subject site from "Single Family (6 upa)" to "Single Family Small Lots".

### RATIONALE OF RECOMMENDATION

- The proposal complies with the site's OCP Designation.
- The proposed rezoning from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" will establish a higher density single family character at the intersection of 153A Street and 28 Avenue. The applicant has demonstrated support for the proposal from the local community through their Public Consultation process.
- The proposed Single Family Small Lot designation is appropriate for this part of the King George Corridor, which is within close proximity to nearby townhouse developments and the Frequent Transit Network (FTN) on 152 Street and King George Boulevard.
- Adjacent properties located in the same block as the subject property have similar potential to develop into RF-10 lots.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Single Family Residential Zone" (RF ) to "Single Family Residential (10) Zone (RF-10)" 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 of rezoning from the Ministry of Transportation & Infrastructure;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (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; and
  - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the King George Highway Corridor Land Use/Development Concept Plan to redesignate the land from "Single Family (6 upa)" to "Single Family Small Lots" when the project is considered for final adoption.

REFERRALS

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

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

1 Elementary student at Jessie Lee Elementary School  
1 Secondary student 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 early 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 should meet with Parks staff to discuss an appropriate park amenity contribution.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval is granted for the rezoning for one year pursuant to section 52(3)(a) of the *Transportation Act*.

### SITE CHARACTERISTICS

Existing Land Use: Single family residences

Adjacent Area:

Direction	Existing Use	OCP / Development Concept Plan Designation	Existing Zone
North (Across 28 Avenue):	Single family residences	Urban / Single Family Residential (6 u.p.a.)	RF
East:	Single family residences	Urban / Single Family Residential (6 u.p.a.)	RF
South (Across lane):	Single family residences	Urban / Single Family Residential (6 u.p.a.)	RF
West (Across 153A Street):	Single family residences	Urban / Single Family Residential (6 u.p.a.)	RF

### JUSTIFICATION FOR PLAN AMENDMENT

- The proposed rezoning from "Single Family Residential Zone (RF)" to "Single Family Residential (10) Zone (RF-10)" will establish a higher density single family character at the intersection of 153A Street and 28 Avenue but is in keeping with the overall shift towards higher density development within this neighbourhood. The subject site is within close proximity of townhouse developments located between King George Boulevard and Parkway Drive and between 24 Avenue and 28 Avenue. Under Development Application No. 7913-0295-00, the former Sunnyside School site at 15268 – 28 Avenue, located approximately one block from the subject property, was rezoned from RF to RM-30 in order to permit the development of a 123 unit ground-oriented townhouse complex.
- There is an existing mix of single family residential densities including "Single Family Residential (9) Zone (RF-9)", "Single Family Residential (12) Zone (RF-12)" and CD Zone (By-law No. 13763) properties in the area to the north of the subject site along 152 Street and 152A-Street between 29 Avenue and 29A Avenue.
- The subject site is within walking distance of the Frequent Transit Network (FTN) on King George Boulevard and 152 Street, as well as numerous shops and services in the area. The proposed increase in density is appropriate for a walkable neighbourhood with frequent transit service.

- Adjacent properties located in the same block as the subject property have the potential to develop into similar sized RF-10 lots.

## DEVELOPMENT CONSIDERATIONS

### Background and Proposal

- The subject site is located on the south-east corner of the intersection of 153A Street and 28 Avenue. The site is designated Urban in the Official Community Plan (OCP) and Single Family (6 u.p.a.) in the King George Highway Corridor Land Use/Development Concept Plan.
- The applicant is proposing to rezone the subject property from "Single Family Residential Zone" (RF) to "Single Family Residential (10) Zone" (RF-10) to allow subdivision into 4 single family lots.
- The proposed lots conform to the minimum requirements of the RF-10 Zone in terms of lot area, width and depth. Driveway access is proposed from the existing lane at the rear of the subject property, which complies with the off-street parking requirement of the RF-10 Zone.

### Building Scheme and Lot Grading

- The applicant has retained Michael E. Tynan, from Tynan Consulting Ltd. as the design consultant. The design consultant conducted a character study of the surrounding homes and based on the findings, has proposed a set of building design guidelines (summary attached as Appendix V).
- The exterior of the homes are proposed to be constructed of high quality materials. No vinyl siding is permitted.
- A preliminary lot grading plan, submitted by CitiWest Consulting Ltd., has been reviewed by staff and was found to be generally acceptable.
- To ensure that houses will not sit too high relative to surrounding homes, staff worked with the applicant to lower the minimum building elevation by approximately 1 metre (3.3 ft.).
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

## PRE-NOTIFICATION

- A development proposal sign was erected on September 11, 2015 and pre-notification letters were mailed to surrounding property owners on October 16, 2015. Staff have received responses from six (6) area residents.

- Of the responses received, the primary concern was that the proposed development would set a precedent for other properties in the area to redevelop at higher densities and the potential for increased traffic in the area. One respondent was supportive of the proposal and interested in the development potential of their property.
- In order to respond to neighbourhood concerns and ensure that the area residents were informed of the proposed development, staff requested that the applicant hold a Public Information Meeting. The Public Information Meeting was held on Monday, April 25, 2016 at Sunnyside Elementary School.
  - Public Information Meeting notices were sent by the applicant to property owners within 100 metres of the subject site.
  - Approximately 80 property owners were notified of the meeting and 15 people attended.
  - The meeting was held in an “Open House” format with display boards of aerial photos, sample of homes, a concept plan for future development, a site plan, and the Official Community Plan designations. The arborist report, King George Highway Corridor Plan, and Zoning By-law were made available for viewing as well. Questions were asked during the meetings and addressed by both CitiWest staff and City staff. Attendees were invited to complete a comment sheet.
  - Comments were received from 6 attendees, all of which were supportive of the proposed development.

## 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
<b>Alder and Cottonwood Trees</b>			
Alder / Cottonwood	0	0	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Beech	1	1	0
Cherry	2	2	0
Lilac	1	1	0
<b>Coniferous Trees</b>			
Douglas Fir	8	8	0
Norway Spruce	3	3	0
Western Red Cedar	6	6	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>21</b>	<b>21</b>	<b>0</b>

<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)	<b>4</b>
<b>Total Retained and Replacement Trees</b>	<b>4</b>
<b>Contribution to the Green City Fund</b>	<b>\$11,400</b>

- The Arborist Assessment states that there are a total of 21 protected trees on the site, excluding Alder and Cottonwood trees. It was determined that no 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 42 replacement trees on the site. Since only 4 replacement trees can be accommodated on the site (based on an average of 1 tree per lot), the deficit of 38 replacement trees will require a cash-in-lieu payment of \$11,400, representing \$300 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 4 trees are proposed to be retained or replaced on the site with a contribution of \$11,400 to the Green City Fund.

**SUSTAINABLE DEVELOPMENT CHECKLIST**

The applicant prepared and submitted a sustainable development checklist for the subject site on August 19, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located at the south-east corner of the intersection of 153A Street and 28 Avenue, within the King George Corridor Development Concept Plan.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposed density is approximately 29 u.p.h. (12 u.p.a.).</li> <li>• The proposed RF-10 lots will help diversity housing choice and affordability in the area.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposed development incorporates Low Impact Development Standards (LIDS) including absorbent soils greater than 300mm in depth, roof downspout disconnection and on-lot infiltration trenches or sub-surface chambers.</li> <li>• The proposed development contains provisions for garbage and recycling collection.</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>The site is less than 400m to the Frequent Transit Network (FTN) on 152 Street/King George Boulevard.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>n/a</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>n/a</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>Pre-notification to area residents in the form of a development proposal sign installed on site and pre-notification letters sent to surrounding property owners.</li> </ul>

### 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.	King George Corridor Land Use/Development Concept Plan

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

EM/dk

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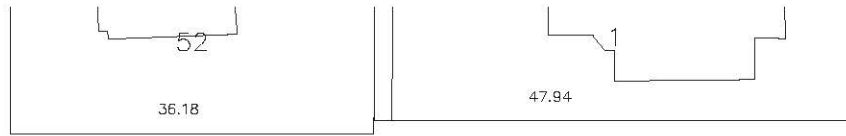
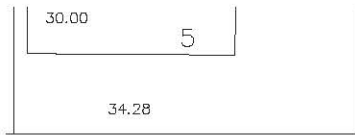




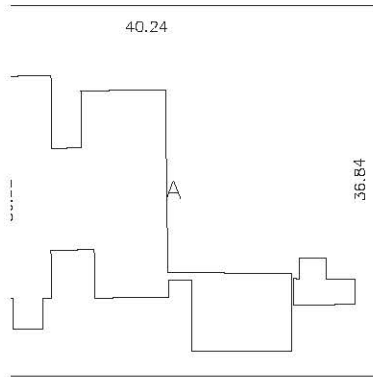
## SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

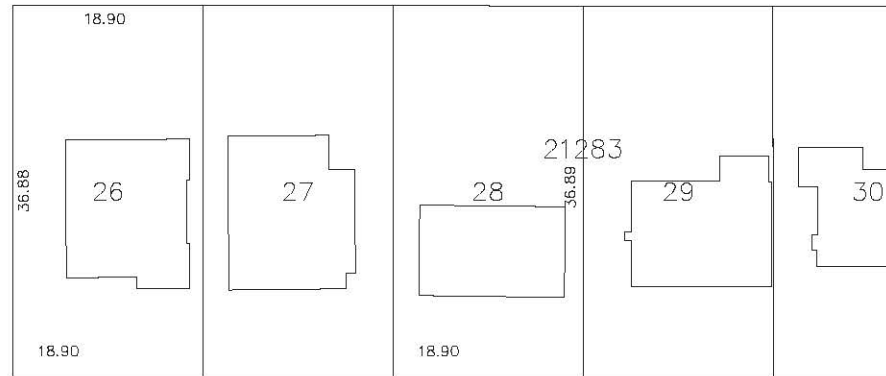
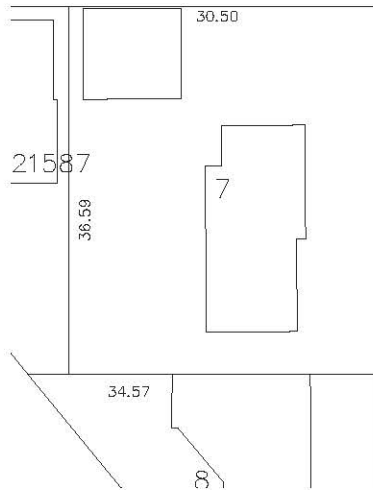
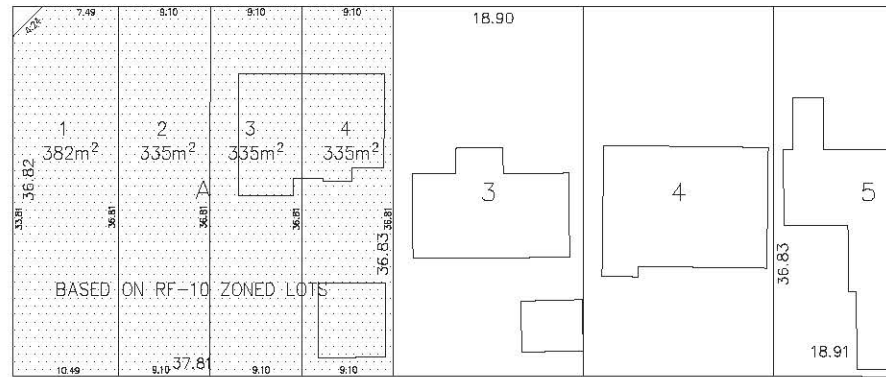
Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.3437
Hectares	0.1391
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	4
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9.1m – 10.5m
Range of lot areas (square metres)	335m <sup>2</sup> – 382m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	28.75/ha & 11.638/ac
Lots/Hectare & Lots/Acre (Net)	28.86/ha & 11.679/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	10%
Total Site Coverage	62%
<b>PARKLAND</b>	
Area (square metres)	n/a
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	YES
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



28 AVENUE



153A STREET



27A AVENUE

- NOTES:**
1. ALL DIMENSIONS ARE APPROXIMATE ONLY BASED ON MASTER PLANS.
  2. LAYOUT IS PRELIMINARY AND SUBJECT TO APPROVALS AND SURVEYS.
  3. EXISTING BUILDINGS TO BE REMOVED.

No.	Date	Revision	Dr	Ch

**CitiWest Consulting Ltd.**  
 No.101-9030 KING GEORGE BLVD., SURREY, BC, V3V 7Y3  
 TELEPHONE 604-591-2213 FAX 604-591-5518  
 E-MAIL: office@citiwest.com



BRASS BOUND VENTURES LTD.  
 8323-197 STREET, LANGLEY, BC, V2Y 1K8 PH: 604-828-5129

**PRELIMINARY LOT LAYOUT**  
 SUBDIVISION AT 15370-28 AVE, SURREY, BC

Scale: 1:500	Mun. Proj. No.	Dwg. No.
Drawn: HF	Mun. Dwg. No.	A
Designed: RJ	Job No. 15-3237	Of
P.W. P.U.	Date JUL/2015	Revision
Approved:		

This drawing and design is the property of CITIWEST CONSULTING LTD. and cannot be used, reused or reprinted without the written consent of said company.

destroy all prints bearing previous number



## INTER-OFFICE MEMO

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

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

DATE: **June 17, 2016** PROJECT FILE: **7815-0269-00**

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RE: **Engineering Requirements  
Location: 15370 28 Avenue**

**REZONING AND SUBDIVISION*****Property and Right-of-Way Requirements***

- Dedicate 3.0 m x 3.0 m corner cut at the intersection of 28 Avenue and 153A Street.
- Register 0.5 m SRW on 28 Avenue and 153 Street for service connections and maintenance access to sidewalk.

***Works and Services***

- Construct south side of 28 Avenue to Local standard with 10.5 m pavement width.
- Construct east side of 153A Street to Local standard with 10.5 m pavement width.
- Construct lane to Residential Lane standard.
- Construct storm sewers to service the proposed lots and frontage roads.
- Construct sanitary sewer on 28 Avenue.
- Provide sanitary and storm services and metered water service connections to each lot.
- Coordinate the design of 28 Avenue and 153A Street with proposed traffic button as part of application 7813-0295.00

A Servicing Agreement is required prior to Rezoning and Subdivision.

Robert Cooke, Eng.L.  
Development Project Engineer

IK1

NOTE: Detailed Land Development Engineering Review available on file



Monday, June 20, 2016  
**Planning**

**THE IMPACT ON SCHOOLS**

**APPLICATION #:** 15 0269 00

**SUMMARY**

The proposed 4 single family lots are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	1

September 2015 Enrolment/School Capacity

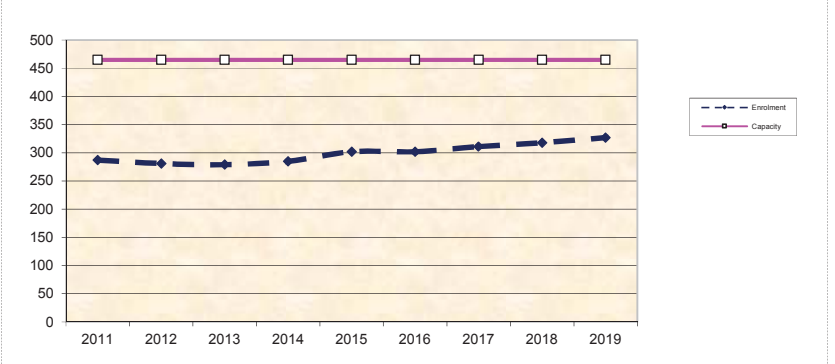
Jessie Lee Elementary	
Enrolment (K/1-7):	38 K + 264
Capacity (K/1-7):	40 K + 425
Earl Marriott Secondary	
Enrolment (8-12):	1912
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

**School Enrolment Projections and Planning Update:**

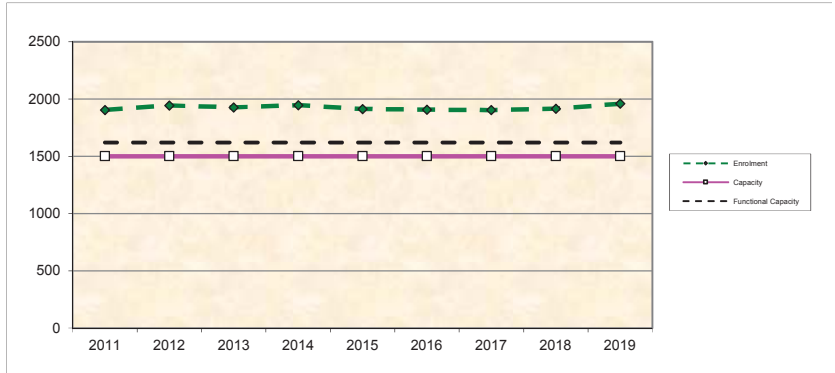
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A Late French Immersion program was moved from White Rock Elementary to Jessie Lee Elementary to help balance enrolment between elementary schools. Also, with the replacement school location of Sunnyside Elementary, there was a boundary move from Sunnyside to Jessie Lee which will help increase enrolment in the coming years. The school district has purchased land for a new secondary school in the Grandview Area adjoining the City of Surrey future Aquatic Centre and Recreation property. The School District has submitted a proposal for a new Grandview Area Secondary school as a high priority project to the Ministry of Education. There is capacity for the elementary enrolment growth potentially created by this development however, secondary enrolment pressures remain until a new secondary is built.

**Jessie Lee 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: 7915-0269-00  
 Project Location: 15370 - 28 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 1990's. The age distribution from oldest to newest is: 1950's (10%), 1960's (10%), 1970's (50%), 1980's (10%), and 1990's (20%). A majority of homes in this area have a floor area in the 2001 - 2500 sq.ft. size range. Home size distribution is: 1000 - 1500 sq.ft. (30%), 1501 - 2000 sq.ft. (10%), 2001 - 2500 sq.ft. (40%), and 2501 - 3000 sq.ft. (20%). Styles found in this area include: "Old Urban" (50%), "West Coast Traditional (Spanish emulation)" (10%), "West Coast Traditional" (10%), "Rural Heritage" (10%), and "Neo-Traditional" (20%). Home types include: Bungalow (20%), Bungalow with above-ground basement (10%), Split Level (10%), Basement Entry (40%), and Two-Storey (20%).

Massing scale (front wall exposure) characteristics include: Low mass structure (20%), Mid-scale massing (30%), Mid to high scale massing (20%), High scale massing (10%), and High scale, box-like massing (20%). The scale (height) range for front entrance structures include: One storey, understated front entrance (20%), One storey front entrance (70%), One storey front entrance veranda in heritage tradition (10%).

The range of roof slopes found in this area is: flat (10%), 2:12 (10%), 3:12 (10%), 4:12 (20%), 5:12 (10%), 6:12 (10%), 7:12 (10%), and 8:12 (20%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (10%), Main common gable roof (70%), Main Dutch hip roof (10%), and Main Mansard roof (10%). Feature roof projection types include: None (8%), Common Hip (8%), Common Gable (50%), Dutch Hip (8%), Shed roof (8%), Carousel Hip (8%), and Mansard (8%). Roof surfaces include: Tar and gravel (18%), Metal (9%), Interlocking tab type asphalt shingles (18%), Rectangular profile type asphalt shingles (18%), Shake profile asphalt shingles (27%), and Concrete tile (Double Roman profile) (9%).

Main wall cladding materials include: Horizontal cedar siding (10%), Vertical channel cedar siding (30%), Aluminum siding (10%), Horizontal vinyl siding (40%), and Stucco cladding (10%). Feature wall trim materials used on the front facade include: No feature veneer (45%), Brick feature veneer (45%), Stucco feature accent (9%). Wall cladding and trim colours include: Neutral (46%), Natural (38%), Primary derivative (15%). Overall, wall cladding, trim, and feature wall areas do not meet modern development standards.

Covered parking configurations include: No covered parking (20%), Single carport (10%), Single vehicle garage (30%), and Double garage (40%).

Landscaping standards overall are considered modest by modern standards, and are not recommended for emulation. Driveway surfaces include: Asphalt (80%), and Exposed aggregate concrete (20%).

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

- 1) **Context Homes**: Only 20 percent of homes in this area can be considered suitable "context homes", and none can be considered suitable to emulate in a new RF10 zone development. Therefore, the housing stock in the area surrounding the subject site does not provide suitable architectural context for the subject site. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character** : 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. 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 aforesaid styles should also be considered. 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 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 to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in the RF-10 zone, and is consistent with other homes in this area.
- 6) **Exterior Wall Cladding** : This neighbourhood is located in an area where land values are high. 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** : A wide range of roof surfacing materials have been used in this area including asphalt shingles, concrete roof tiles, and tar and gravel. The roof surface is not a uniquely recognizable characteristic of this area and so some flexibility in roof surface materials is warranted. The recommendation is to permit 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. 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 character of the streetscape surrounding the subject site is best described as "varied old urban" consisting of "West Coast Traditional" and "Neo-Traditional" manifestations of Two-Storey, Bungalow, Basement Entry, and Split Level forms. Massing scale ranges from low (small bungalows) to high scale box-like in which the upper floor is positioned directly above the floor below. Roof slopes are low and roof designs simple in comparison to modern standards. Most homes have an asphalt shingle roof. Wall cladding materials include vinyl, cedar, aluminum, stucco, and brick. Trim and detailing elements are modest by modern standards. Landscapes are considered "modest old urban" consisting of sod and a few shrubs.

## 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 styles 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 (10'-0").

### 2.2 Proposed Design Solutions:

**Interfacing Treatment with existing dwellings)**

Existing neighbouring homes do not provide suitable context for the proposed RF-10 type homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-10 developments constructed in Surrey subsequent to the year 2014.

**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 or feature areas approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

**Roof Pitch:** Minimum 8:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

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

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

**Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 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 minimum 14 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 8 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. 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. Date: February 24, 2016

**Reviewed and Approved by:**  Date: February 24, 2016

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 15-0269-00

Address: 15370 28 Street, Surrey, BC

Registered Arborist: Mike Fadum

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	21
<b>Protected Trees to be Removed</b>	21
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 21 X two (2) = 42</li> </ul>	42
<b>Replacement Trees Proposed</b>	4
<b>Replacement Trees in Deficit</b>	38
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 1</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	NA
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

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

Signature of Arborist:

Date: October 6, 2015



Mike Fadum and Associates Ltd.  
#105, 8277-129 Street, Surrey, BC, V3W 0A6  
Phone 778-593-0300 Fax 778-593-0302

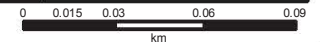




King George Corridor Land Use / Development Concept Plan

Scale: 1:2,495

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Map created on: 14/06/2016