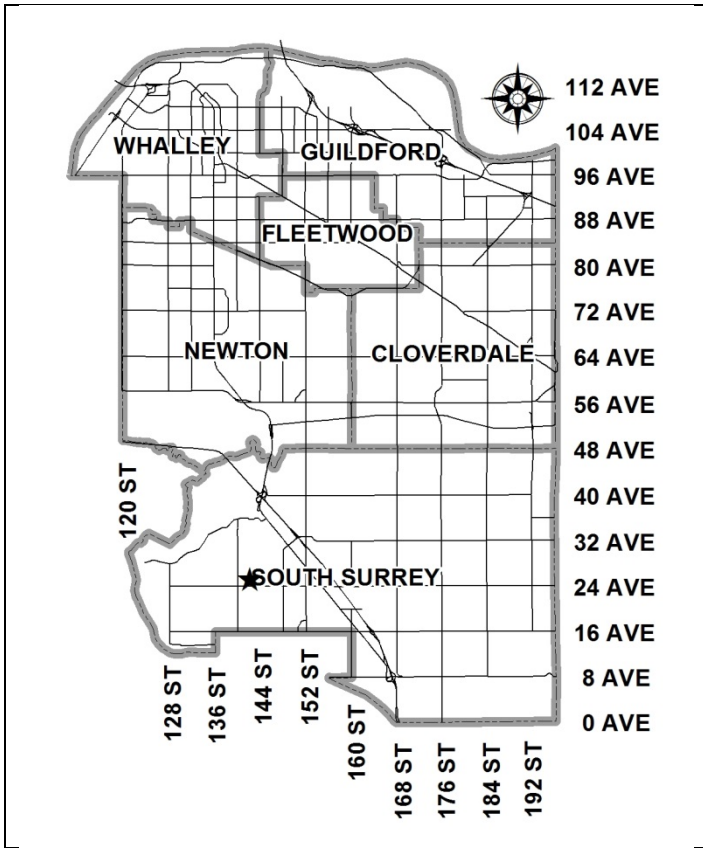


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0286-00

Planning Report Date: November 30, 2015



PROPOSAL:

- Rezoning from RA to RH to allow subdivision into 4 half-acre lots.

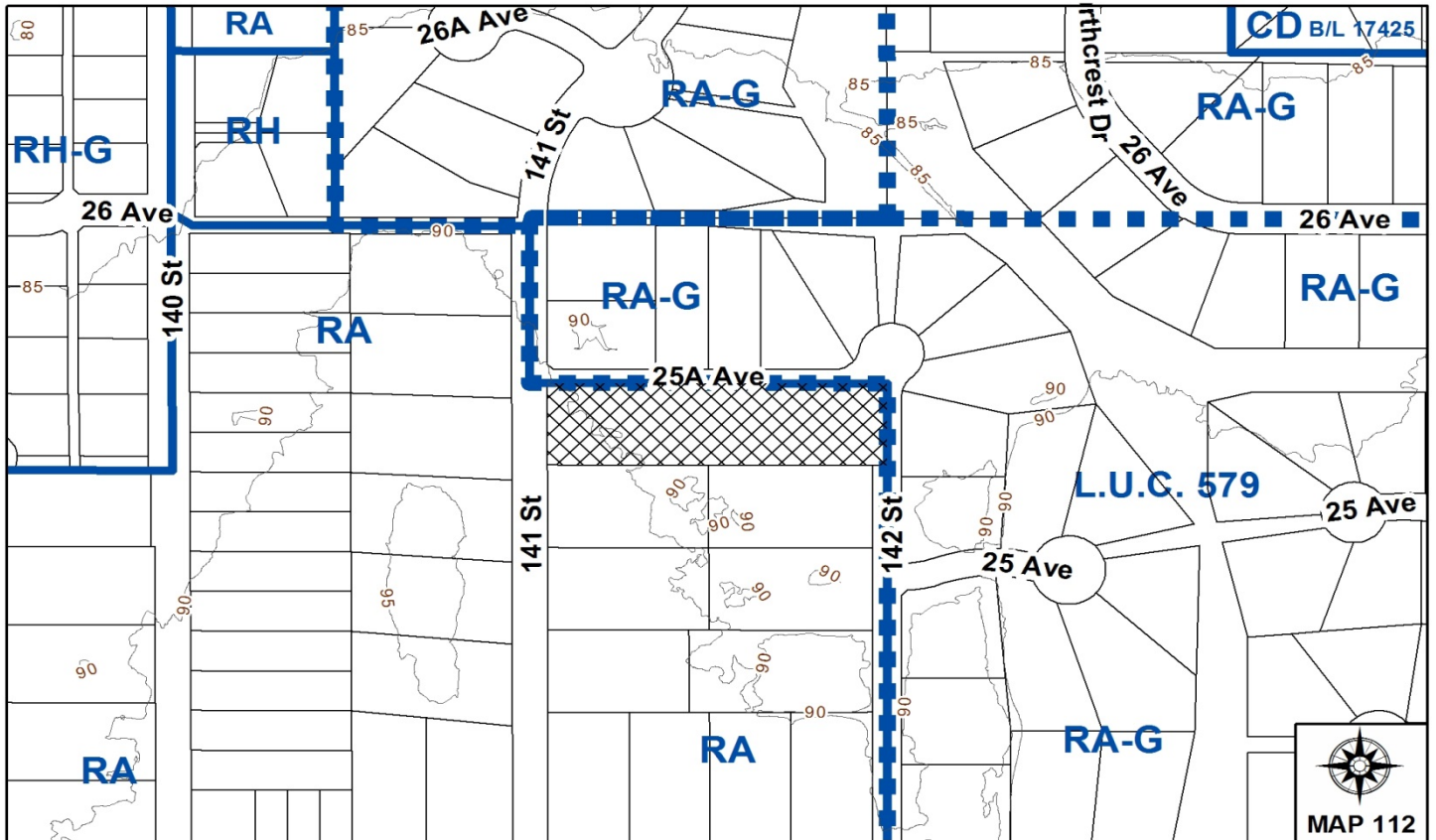
LOCATION: 14186 - 25A Avenue

OWNER: Frances Pezzente

ZONING: RA

OCP DESIGNATION: Suburban (density exception area 5 uph (2 upa) max)

LAP DESIGNATION: One-Acre Residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Applicant is proposing an amendment to the Central Semiahmoo Peninsula Plan (Local Area Plan) to redesignate the site from One-Acre to Half-Acre Gross Density.

RATIONALE OF RECOMMENDATION

- Complies with Suburban designation in the OCP, and the suburban density exception area of the OCP (max. 5 units per hectare or 2 upa).
- The proposed development will create an appropriate interface with existing adjacent RA and RA-G lots.
- The proposed subdivision completes the development on the block, including dedication and construction of the south half of 25A Avenue, and the west half of 142 Street.
- The applicant has provided a development concept illustrating the potential for subdivision of the lands to the south in half-acre lots, similar to the subject proposal. The development concept is sensitive to the character of the existing larger acreage parcels along the east side of 142 Street and the west side of 141 Street.

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 "Half-Acre Residential Zone (RH)" 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 concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the Central Semiahmoo Peninsula Local Area Plan to redesignate the land from "One-Acre" to "Half-Acre Gross Density" 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 Chantrell Creek Elementary School
1 Secondary student at Elgin 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 December 2016.

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 representatives as soon as possible to discuss an appropriate park amenity contribution.

SITE CHARACTERISTICS

Existing Land Use: one dwelling on a acreage lot

Adjacent Area:

Direction	Existing Use	OCP/LAP Designation	Existing Zone
North (Across 25A Avenue):	Single family dwellings on gross density acreage lots	Suburban (Density Exception Area 5 uph (2 upa) max.	LUC 579 (underlying zone RA-G)
East (Across 142 Street):	Single family dwellings on gross density acreage lots	Suburban (Density Exception Area 5 uph (2 upa) max.	LUC 579 (underlying zone RA-G)
South:	Single family dwellings on acreage lots	Suburban (Density Exception Area 5 uph (2 upa) max. / One-Acre Residential	RA
West (Across 141 Street):	Single family dwellings on acreage lots	Suburban (Density Exception Area 5 uph (2 upa) max. / One-Acre Residential	RA

DEVELOPMENT CONSIDERATIONS**Background and Proposal**

- The subject site consists of one property with a total area of 9,735 square metres (2.41 acres). The site is located on the south side of 25A Avenue, between 141 Street and 142 Street. It is designated Suburban in the OCP, and zoned RA. It is also identified as a “density exception area” in the OCP, with a maximum density of 5 units per hectare (2 units per acre). The site is within the Central Semiahmoo Peninsula Local Area Plan, designated as “One-Acre”.
- The applicant is proposing to rezone the site from RA to RH, and subdivide the lot into 4 half-acre single family lots. To accommodate the proposal, an amendment to the LAP is required, to redesignate the site from “One-Acre” to “Half-Acre Gross Density”.
- The proposed lots range from 1,942 square metres (20,904 sq. ft.) to 1950 square metres (20,990 sq. ft.) in area, which exceeds the 1,858 square metres (20,000 sq. ft.) minimum area of the RH Zone. The proposed lots also comply with the minimum lot width and depth of 30 metres (100 ft.).

PRE-NOTIFICATION

Pre-notification letters were sent on October 20, 2015 to 42 properties that are within 100 metres (328 ft.) of the subject site, including the Elgin Creek Ratepayers Association and the Semiahmoo Residents Association. Development proposal signs were also installed on the site on November 09, 2015. Staff received 7 responses, 2 of which were supportive of the development, and 5 of which had some concerns. A summary of the main concerns is below.

- Concerns with the plan amendment and rezoning to change the property from one-acre designation to half-acre designation, and subsequent change in the character of the neighbourhood.

(The subject site is at the northeast boundary of the Central Semiahmoo Peninsula LAP, and the proposal complies with OCP designation and density exception area. Proposal provides an adequate interface with existing lots to the north, east, and west, providing similar lot frontages on 142 Street, 25A Avenue and 141 Street. As this is a corner site, no new roads are required other than the widening of some existing roads, and the interface for the lots to the south would be back yard to back yard).

- Property is heavily treed. Concerns with tree removal and loss of habitat for wildlife.

(78% of the trees on the site are Alder and Cottonwood trees. The applicant is proposing to retain 20% of the non-Alder/Cottonwood trees, and is proposing 20 replacement trees on the site. The site is in close proximity [approximately 400 m] to Sunnyside Acres Urban Forest Park, where there is abundant space for wildlife. There are an additional 4 trees along the 142 Street dedication which may potentially be retained. This will be determined through the detailed engineering design.)

JUSTIFICATION FOR PLAN AMENDMENT

- The site is designated "One Acre" in the Central Semiahmoo Peninsula Local Area Plan. The applicant is proposing that the site be redesignated to "Half-Acre Gross Density". The site area is 0.9735 hectares (2.41 acres) in size.
- The applicant proposes to rezone from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)", to allow subdivision into 4 half-acre lots. The density being proposed by the applicant is 5 units per hectares (2 units per acre), which is consistent with the Suburban designation in the OCP, and the suburban density exception area in the OCP.
- The proposed redesignation is in keeping with the character and established subdivision pattern of the area. The 4 lots proposed by the applicant along the south side of 25A Avenue match the number of existing RA-G sized lots (LUC 579) on the north side of 25A Avenue. The interface on 141 Street and 142 Street will not be changed.
- The proposed subdivision completes the development on the block, including dedication and construction of the south half of 25A Avenue, and the west half of 142 Street.
- The applicant has provided a development concept illustrating the potential for subdivision of the lands to the south in half-acre lots, similar to the subject proposal. The development

concept is sensitive to the character of the existing larger acreage parcels along the east side of 142 Street and the west side of 141 Street.

DESIGN PROPOSAL AND REVIEW

Building Scheme and Lot Grading

- The applicant has retained Mike 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).
- A preliminary lot grading plan, submitted by Coastland Engineering and Surveying Ltd., has been reviewed by staff and found to be generally acceptable.
- 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.

TREES

- Nick McMahon, ISA Certified Arborist of ACL Group prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder / Cottonwood	91	91	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Norway Maple	1	1	0
Red Maple	1	1	0
Paper Birch	1	1	0
Green Ash	2	2	0
Honey Locust	1	1	0
Coniferous Trees			
Douglas Fir	13	13	0
Norway Spruce	1	0	1
Western Red Cedar	5	1	4
Total (excluding Alder and Cottonwood Trees)	25	20	5
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		20	

Total Retained and Replacement Trees	25
Contribution to the Green City Fund	\$33,300

- The Arborist Assessment states that there are a total of 25 protected trees on the site, excluding Alder and Cottonwood trees. 91 existing trees, approximately 78 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that 5 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 131 replacement trees on the site. Since only 20 replacement trees can be accommodated on the site (based on an average of 5 trees per lot), the deficit of 111 replacement trees will require a cash-in-lieu payment of \$33,300, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the replacement trees, boulevard street trees will be planted on 25A Avenue and 142 Street. There are four (4) existing trees along the 142 Street dedication, which could potentially be retained. This will be determined by the Engineering Department during the servicing design review process.
- In summary, a total of 25 trees are proposed to be retained or replaced on the site with a contribution of \$33,300 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 17, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • Complies with OCP designation and density. • Proposed amendment to Local Area Plan.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Consistent with Suburban designation and density exception area (max 5 uph [2 upa]).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Removal of 112 trees, retention of 4 trees, with 20 proposed new trees on the site and CIL for 117 trees.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Widening and new sidewalks on 25A Avenue and 142 Street.
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 and Project Data Sheets
- Appendix II. Survey Plan, 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. LAP Plan Amendment

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

LFM/dk

Information for City Clerk

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

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

 Tel: 604-532-9700 - Work
 604-532-9700 - Fax

2. Properties involved in the Application
 - (a) Civic Address: 14186 - 25A Avenue

 - (b) Civic Address: 14186 - 25A Avenue
 Owner: Frances Pezzente
 PID: 010-514-970
 Lot 3 Section 21 Township 1 Plan 19349 NWD Legal Subdivision 2

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the property.

SUBDIVISION DATA SHEET

Proposed Zoning: RH

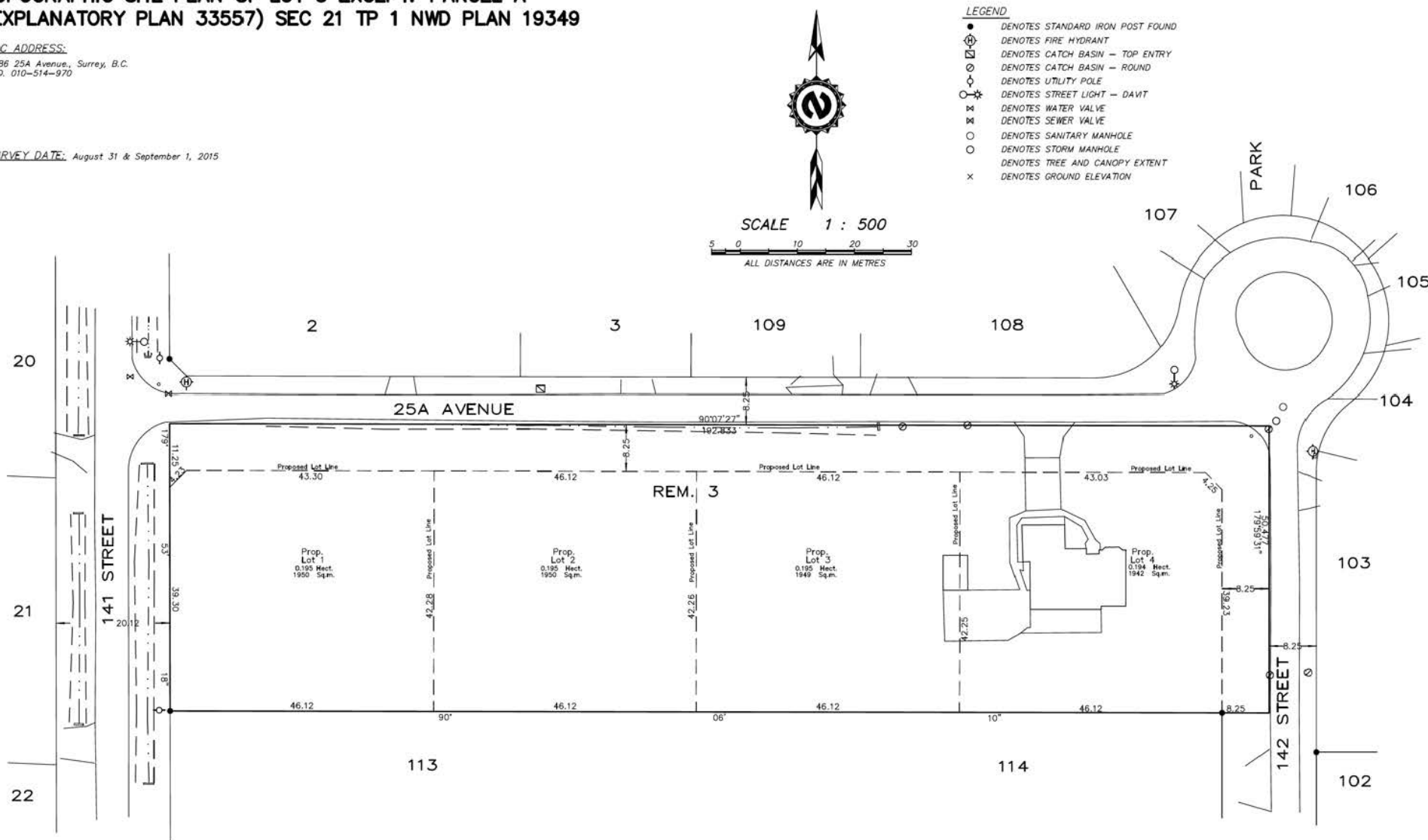
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.41 acres
Hectares	0.9735 hectares
NUMBER OF LOTS	
Existing	1
Proposed	4
SIZE OF LOTS	
Range of lot widths (metres)	46.12 m to 46.03 m
Range of lot areas (square metres)	1,942 m ² to 1,950 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.1 uph / 1.7 upa
Lots/Hectare & Lots/Acre (Net)	5.1 uph / 2.1 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	20%
Estimated Road, Lane & Driveway Coverage	22%
Total Site Coverage	42%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	n/a
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

TOPOGRAPHIC SITE PLAN OF LOT 3 EXCEPT: PARCEL A (EXPLANATORY PLAN 33557) SEC 21 TP 1 NWD PLAN 19349

CIVIC ADDRESS:

14186 25A Avenue, Surrey, B.C.
P.I.D. 010-514-970

SURVEY DATE: August 31 & September 1, 2015



- LEGEND**
- DENOTES STANDARD IRON POST FOUND
 - ⊕ DENOTES FIRE HYDRANT
 - ⊞ DENOTES CATCH BASIN - TOP ENTRY
 - ⊚ DENOTES CATCH BASIN - ROUND
 - ⊙ DENOTES UTILITY POLE
 - ⊗ DENOTES STREET LIGHT - DAVIT
 - ⊕ DENOTES WATER VALVE
 - ⊞ DENOTES SEWER VALVE
 - DENOTES SANITARY MANHOLE
 - DENOTES STORM MANHOLE
 - DENOTES TREE AND CANOPY EXTENT
 - x DENOTES GROUND ELEVATION

SCALE 1 : 500
5 0 10 20 30
ALL DISTANCES ARE IN METRES

Lot dimensions are derived from FIELD SURVEY

Elevations are Geodetic (CVD28 GVRD-2005 - IN METERS)
Derived from Control Monument 5465 located at the C/L
of 140th St. across north side of #2534
Elevation = 88.342m

If this plan is used in digital form, Target Land
Surveying will only assume responsibility for information
content shown on original unaltered drawing.

Tree diameters are taken at 1.4m above grade and are
shown in cm. All trees identified by Arborist are shown.
Refer to Arborist report for tree details.

This Plan was prepared for architectural design and
permit purposes, and is for the exclusive use of our
client. The signatory accepts no responsibility or
liability for any damages that may be suffered by a
third party as a result of reproduction, transmission or
alteration to this document without consent of the
signatory.

CERTIFIED CORRECT
DATED THIS 4th DAY OF September, 2015

M. Adam Fulkerson B.C.L.S.

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

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

DATE: **November 18, 2015**

PROJECT FILE: **7815-0286-00**

RE: **Engineering Requirements
Location: 14186 25A Ave**

REZONE/SUBDIVISION

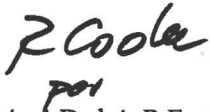
Property and Right-of-Way Requirements

- dedicate 8.25 m for ultimate 16.5 m road allowance along 25A Avenue;
- dedicate 8.25 m for ultimate 16.5 m road allowance along 142 Street;
- dedicate 3 m x 3 m corner cuts at 141 Street and 142 Street; and
- register 0.50 m statutory right-of-way for inspection chambers and sidewalk maintenance along frontages at 141 Street, 25A Avenue, and 142 Street.

Works and Services

- construct east side of 141 Street to local road standard;
- construct south side of 25A Avenue to local road standard;
- construct west side of 142 Street to local road standard;
- construct fronting storm and sanitary systems to service the proposed development;
- construct storm and sanitary service connections, to service each lot; and
- construct metered water service connections to each lot.

A Servicing Agreement is required prior to Rezoning and Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

MS



Tuesday, November 17, 2015
 Planning

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 no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

THE IMPACT ON SCHOOLS

APPLICATION #: 15 0286 00

SUMMARY

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

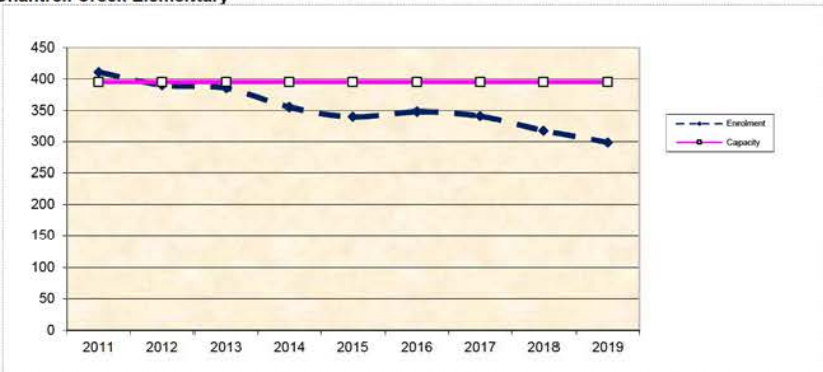
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

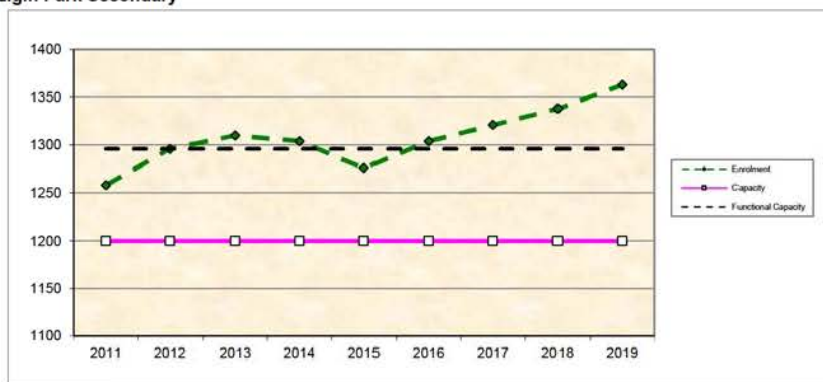
September 2015 Enrolment/School Capacity

Chantrell Creek Elementary	
Enrolment (K/1-7):	31 K + 309
Capacity (K/1-7):	20 K + 375
Elgin Park Secondary	
Enrolment (8-12):	1276
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

Chantrell Creek Elementary



Elgin 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: 7915-0286-00
 Project Location: 14186 - 25A 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:

The character of the area surrounding the subject site can be classified as "forested suburban"; the lots are large and densely foliated with mature shrubs and numerous mature trees. There are a variety of attractive older homes set well back from the street in a quiet, natural setting.

This area was built out over a time period spanning from the 1960's to the 1980's. The age distribution from oldest to newest is: 1960's (6%), 1970's (53%), and 1980's (41%). Home size distribution is: 1501 - 2000 sq.ft. (12%), 2001 - 2500 sq.ft. (6%), 2501 - 3000 sq.ft. (35%), 3001 - 3550 sq.ft. (35%), and over 3500 sq.ft. (12%). Styles found in this area include: "Old Urban" (12%), "West Coast Traditional (English Tudor emulation)" (6%), "West Coast Traditional" (29%), "Cape Cod Log style" (6%), "Traditional Colonial" (12%), "Traditional" (18%), "Traditional English" (12%), and "Traditional Cape Cod" (6%). Home types include: Bungalow (24%), Split Level (6%), 1 ½ Storey (12%), Cathedral Entry (6%), and Two-Storey (53%).

Massing scale (front wall exposure) characteristics include: Low mass structure (6%), Low mass structure with proportionally consistent, well balanced massing design (24%), Low to mid-scale massing (12%), Mid-scale massing (18%), Mid-scale massing with proportionally consistent, well balanced massing design (6%), Mid to high scale massing (12%), Mid-to-high scale massing with proportionally consistent, well balanced massing design (6%), High scale, box-like massing (6%), High-scale massing consistent with style (style authentic design) and therefore acceptable (12%). The scale (height) range for front entrance structures include: one storey front entrance (76%), and one storey front entrance veranda in heritage tradition (24%). All homes have a double garage.

The range of roof slopes found in this area is: 3:12 (6%), 5:12 (6%), 6:12 (11%), 7:12 (22%), 8:12 (22%), 10:12 (6%), and 12:12 (28%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (35%), Main common gable roof (53%), Main Dutch hip roof (6%), Main Boston gable roof (6%). Feature roof projection types include: None (11%), Common Hip (21%), Common Gable (47%), Dutch Hip (11%), and Boston Gable (11%). Roof surfaces include: Metal (6%), Rectangular profile type asphalt shingles (19%), Shake profile asphalt shingles (25%), Concrete tile (shake profile) (6%), and Cedar shingles (44%).

Main wall cladding materials include: Horizontal cedar siding (6%), Vertical channel cedar siding (18%), Vertical Board and Batten cedar siding (6%), Horizontal vinyl siding (18%), Stucco cladding (18%), Log siding (6%), and full height brick at front (29%). Feature wall trim materials used on the front facade include: no feature veneer (14%), Brick feature veneer (50%), Stone feature veneer (7%), Wood wall shingles accent (7%), Horizontal cedar accent (7%), and Tudor style battens over

stucco accent (14%). Wall cladding and trim colours include: Neutral (30%), Natural (65%), and Primary derivative (4%).

A variety of landscaping standards are evident, ranging from "sod and modest plantings" to above average standards for suburban lots. Driveway surfaces include: gravel (8%), asphalt (50%), broom finish or smooth concrete (25%), and exposed aggregate (17%).

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

- 1) **Context Homes:** 65 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 35 percent of homes are considered 'non-context'). Context homes include: 2513 - 141 Street, 14137 - 25A Avenue, 14145 - 25A Avenue, 14157 - 25A Avenue, 14181 - 25A Avenue, 14189 - 25A Avenue, 2570 - 142 Street, 2560 - 142 Street, 2534 - 142 Street, 2516 - 142 Street, and 2515 - 142 Street. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RH zone subdivisions now exceed standards evident on the older context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RH zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** Surrounding homes exhibit an "old suburban-estate" style character, and architecturally interesting massing designs. Styles suited for neighbourhoods of this character include "Traditional" (including French Country, English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations 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 RH 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 :** All neighbouring homes have a one storey high front entrance portico. The recommendation however is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element, and also in consideration of the expected large size of new dwellings.
- 6) **Exterior Wall Cladding :** This is an estate home area in which all homes and lots are of high value. 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. Vinyl therefore, is not recommended.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, and metal. 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.

Streetscape: High quality 30- 50 year old suburban homes are set well back from the street, situated on large, heavily treed, heavily vegetated suburban lots, in a desirable, quiet, natural setting.

2. Proposed Design Guidelines

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

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: "Traditional" (including French Country, English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

65 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 35 percent of homes are considered 'non-context'). Context homes include: 2513 - 141 Street, 14137 - 25A Avenue, 14145 - 25A Avenue, 14157 - 25A Avenue, 14181 - 25A Avenue, 14189 - 25A Avenue, 2570 - 142 Street, 2560 - 142 Street, 2534 - 142 Street, 2516 - 142 Street, and 2515 - 142 Street. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RH zone subdivisions now exceed standards evident on the older context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RH zoned subdivisions, rather than to specifically emulate the aforesaid context homes.

Exterior Materials/Colours: Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl not permitted.

"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. "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. Metal feature roofs permitted.
- 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 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 20 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.

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

TREE PRESERVATION SUMMARY

Surrey Project No.: 7915-0286-00
 Project Address: **14186 25A Avenue, Surrey, BC**
 Consulting Arborist: **Nick McMahon**

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	116
Bylaw Protected Trees to be Removed	111
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	5
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 91 times 1 = 91	131
All Other Bylaw Protected Trees at 2:1 ratio: 20 times 2 = 40	
TOTAL:	
Replacement Trees Proposed	20
Replacement Trees in Deficit	111
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	0
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	0
All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0	
TOTAL:	
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

This summary and the referenced documents are prepared and submitted by:

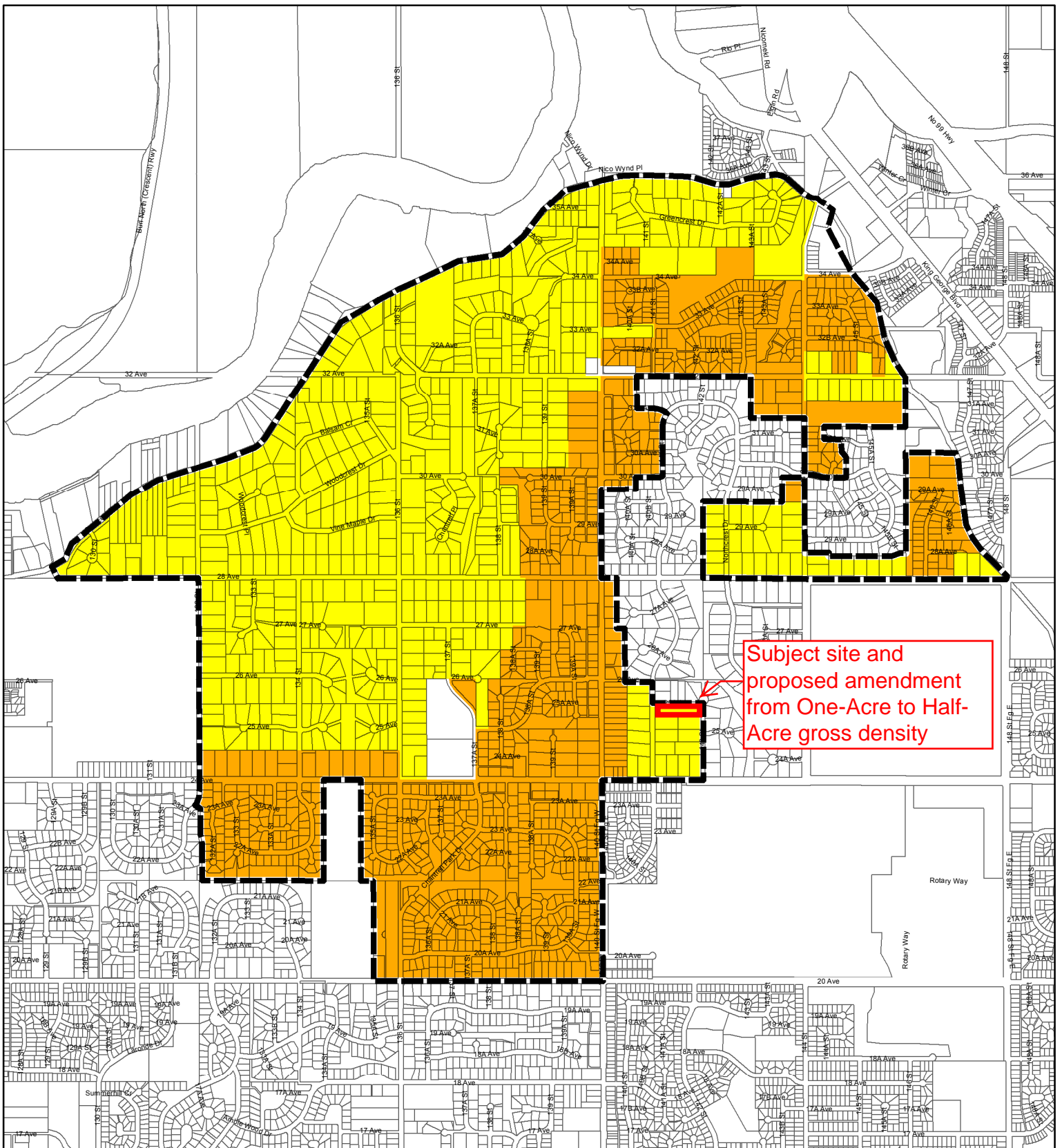


Nick McMahon, Consulting Arborist

Dated: **September 4, 2015**

Direct: **604 812 2986**

Email: **nick@aclgroup.ca**



CENTRAL SEMIAHMOO PENINSULA LOCAL AREA PLAN

Legend

- Local Area Plan boundary
- Half-acre gross density
- One acre

