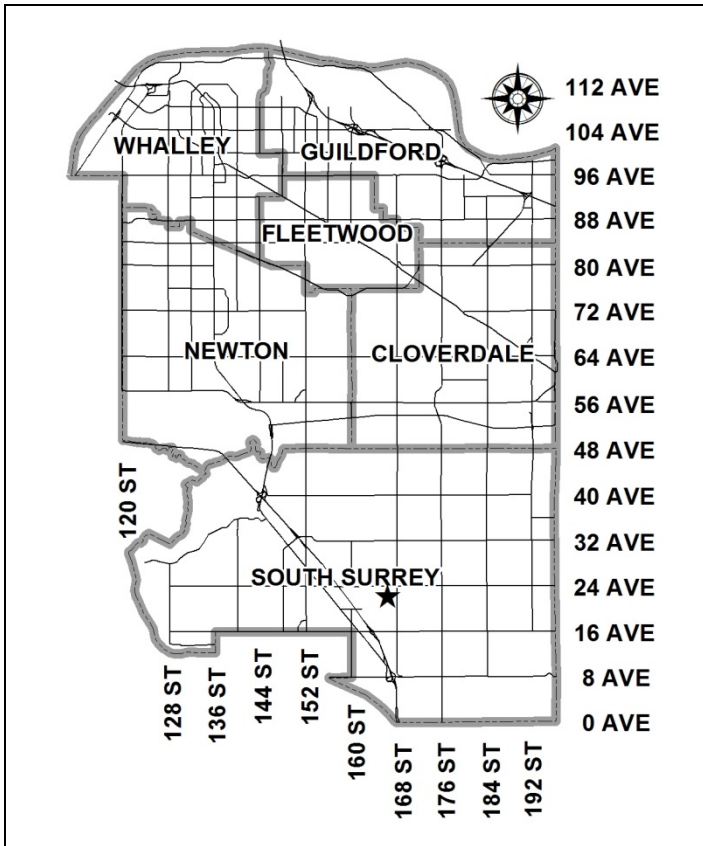


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7915-0292-00

Planning Report Date: June 27, 2016



PROPOSAL:

- **Rezoning** from RA to RF-10 and RF-12 to allow subdivision into 7 single family small lots.

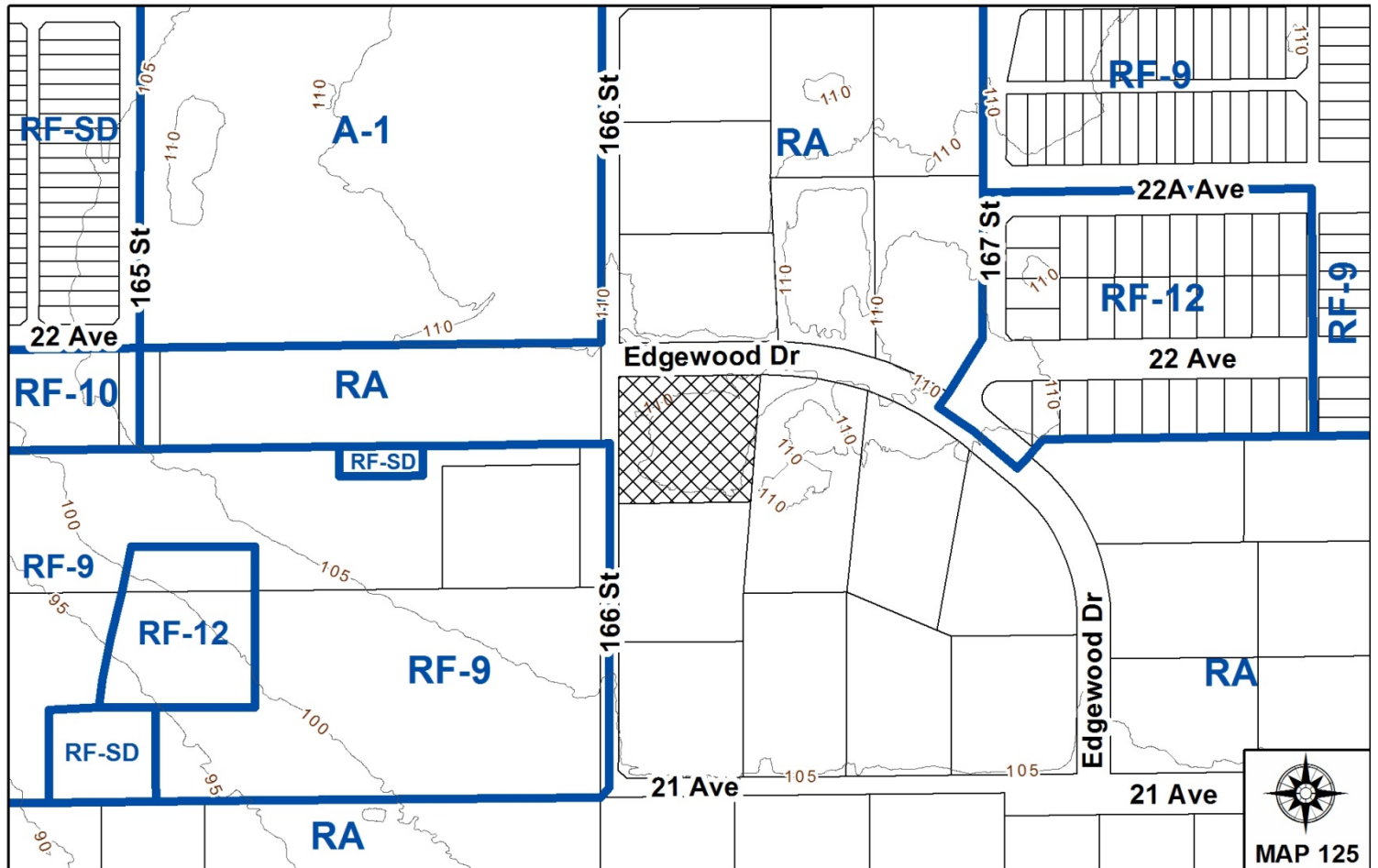
LOCATION: 16618 - Edgewood Drive

OWNER: Ikonik Projects Ltd.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Residential 6-10 upa



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's OCP designation.
- The proposal complies with the Sunnyside Heights Neighbourhood Concept Plan designation.
- The proposed density and building form are appropriate for this part of Sunnyside Heights, and complementary to approved development to the west and proposed developments to the east.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site shown on the Rezoning Block Plan (Appendix II) Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)"; and Block B from "One-Acre Residential Zone (RA)" 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) submission of an acceptable tree survey and a statement regarding tree preservation;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 7 until future consolidation with the adjacent property at 2152 - 166 Street; and
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

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:**

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

(Appendix IV)

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

Parks, Recreation &
Culture:

Parks Planning has no objections to the proposal.

SITE CHARACTERISTICS

Existing Land Use: Single Family Residential

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across Edgewood Drive):	Acreage residential	Urban/ School and Drainage Corridor	RA
East:	Acreage residential under Application No. 7916-0099-00 to develop single family small lots	Urban/ Low Density Residential 6-10 upa	RA
South:	Acreage residential	Urban/ Low Density Residential 6-10 upa and Drainage Corridor	RA
West (Across 166 Street):	Single family small lots; and acreage residential under Application No. 7913- 0154-00 for single family small lots and semi-detached lots	Urban/ Medium Density Residential 10-15 upa and Drainage Corridor	RA & RF-9

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject 0.4 hectare (1 acre) property is located on the southeast corner of Edgewood Drive and 166 Street in Sunnyside Heights. The property is designated “Urban” in the Official Community Plan (OCP) and “Low Density Residential 6-10 upa” in the Sunnyside Heights Neighbourhood Concept Plan (NCP). The site is currently zoned “One-Acre Residential Zone (RA)”.
- Under the Sunnyside Heights NCP, a future school site is identified immediately north of the subject property. The Sunnyside Saddle Club is also located northwest of the site.

Current Proposal

- The applicant is proposing to rezone and subdivide the subject property to create three (3) “Single Family Residential (12) Zone (RF-12)” Type II lots and four (4) “Single Family Residential (10) Zone (RF-10)” Type IV lots.
- Proposed Lot 7 (RF-10) will be a “hooked” lot with a remainder parcel on the south side of the proposed rear lane. The remnant parcel which has an area of 560 square metres (6,030 sq.ft.), is anticipated to be consolidated with the adjacent property to the south (2152 – 166 Street) for future development.
- The proposed RF-12 lots will range in area from 322 square metres (3,465 sq.ft.) to 395 square metres (4,250 sq.ft.). The proposed RF-10 lots will be approximately 380 square metres (4,090 sq.ft.) in area.
- The development of the subject property follows a similar development pattern established by the single family small lots proposed to the east (Development Application Nos. 7916-0099-00 and 7915-0046-00), within the same block south of Edgewood Drive. Similarly, the proposed development is complementary to the proposed and approved single family small lots across 166 Street designated “Medium Density Residential 10-15 upa” in the NCP (Development Application Nos. 7913-0154-00 and 7911-0029-00).
- The RF-12 lots are proposed to front 166 Street, while the RF-10 lots will front Edgewood Drive with rear lane access.

Building Design and Lot Grading

- The applicant retained design consultant, Mike Tynan of Tynan Consulting Ltd. to carry out a character study of the surrounding homes and based on the findings, proposed a set of Building Design Guidelines for the proposed subdivision.

- The subject property is located within a neighbourhood of acreage residential lots with bungalow or two-storey estate homes that are approximately 40-50 years old. However, the area is experiencing significant redevelopment and transitioning into a compact urban neighbourhood. Given that the future character of the area will soon be exclusively urban compact homes (i.e. RF-9, RF-10, RF-12, and RF-SD), the Character Study found that the best context for the subject site is derived from the building scheme regulations of neighbouring projects to the east and west.
- The Design Guidelines for the proposed development will propose a character of homes identifiable as “Neo-Traditional”, “Neo-Heritage”, “Craftsman-Heritage” or “Rural Heritage” to bridge the old urban and modern urban architectural style. The new single family dwellings will meet year 2000’s design standards with respect to massing, construction materials, high trim and detailing treatments. The proposed Design Guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix V.
- A preliminary lot grading and servicing plan, submitted by Hub Engineering Inc., have been reviewed by staff. Based on the proposed lot grading, basements are proposed for all lots.

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	0	0	0
Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	0	1
Birch	3	3	0
Cherry	3	1	2
Norway Maple	1	1	0
Red Maple	1	1	0
Weeping Willow	1	1	0
Coniferous Trees			
Atlas Cedar	1	1	0
Deodar Cedar	1	0	1
Douglas Fir	6	2	4
White Fir	1	1	0
Total (excluding Alder and Cottonwood Trees)	19	11	8

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	12
Total Retained and Replacement Trees	20
Contribution to the Green City Fund	\$3,000

- The Arborist Assessment states that there are a total of 19 protected trees on the site, excluding Alder and Cottonwood trees. No existing trees on the site are Alder or Cottonwood. It was determined that 8 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, and road dedication.
- 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 22 replacement trees on the site. Since only 12 replacement trees can be accommodated on the site (based on an average of [2] trees per lot), the deficit of 10 replacement trees will require a cash-in-lieu payment of \$3,000, representing \$300 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

PRE-NOTIFICATION

Pre-notification letters were sent April 26, 2016 to 27 property owners within 100 metres (328 ft.) of the subject property, as well as the Grandview Heights Stewardship Association. A Development Proposal Sign was also installed on site on April 20, 2016. To date, staff received one (1) phone call from an area resident inquiring general information for what is being proposed.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 6, 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)	• The site is located within the Sunnyside Heights NCP.
2. Density & Diversity (B1-B7)	• The proposal is consistent with the NCP and OCP.
3. Ecology & Stewardship (C1-C4)	• Absorbent soils, roof downspout disconnection, on-lot infiltration, dry swales, and sediment control devices are proposed for rain water management.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Dwellings will be oriented to the street to provide surveillance.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Public notification has taken place. • Surrounding residents have the opportunity to voice their concerns through the notification process, including at a future Public Hearing.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners, Action Summary and Project Data Sheet
- Appendix II. Zoning Block Plan and 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

original signed by Ron Hintsche

Jean Lamontagne
 General Manager
 Planning and Development

DH/ar

Information for City Clerk

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

1. (a) Agent: Name: Mike Kompter
 Hub Engineering Inc.
 Address: 12992 76 – Avenue, Unit 212
 Surrey, BC V3W 2V6

 Tel: 604-572-4328

2. Properties involved in the Application

(a) Civic Address: 16618 - Edgewood Drive

(b) Civic Address: 16618 - Edgewood Drive
 Owner: Ikonik Projects Ltd.
 PID: 005-725-852
 Lot 63 Section 13 Township 1 New Westminster District Plan 59000

3. Summary of Actions for City Clerk's Office

(a) Introduce a By-law to rezone the site.

SUBDIVISION DATA SHEET

Proposed Zoning: RF-10 & RF-12

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	1.02	
Hectares	0.413	
NUMBER OF LOTS		
Existing	1	
Proposed	7	
SIZE OF LOTS		
	RF-10	RF-12
Range of lot widths (metres)	9.0m	15.5m – 13.6m
Range of lot areas (square metres)	382m ²	322 – 395m ²
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	16.9 lots/hectare & 6.9 lots/acre	
Lots/Hectare & Lots/Acre (Net)	23.5 lots/hectare & 9.5 lots/acre	
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	52%	
Estimated Road, Lane & Driveway Coverage	28%	
Total Site Coverage	80%	
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	

**SURVEY PLAN TO ACCOMPANY
CITY OF SURREY BYLAW No. _____
OVER LOT 63 SECTION 13 TOWNSHIP 1
NEW WESTMINSTER DISTRICT 59000**

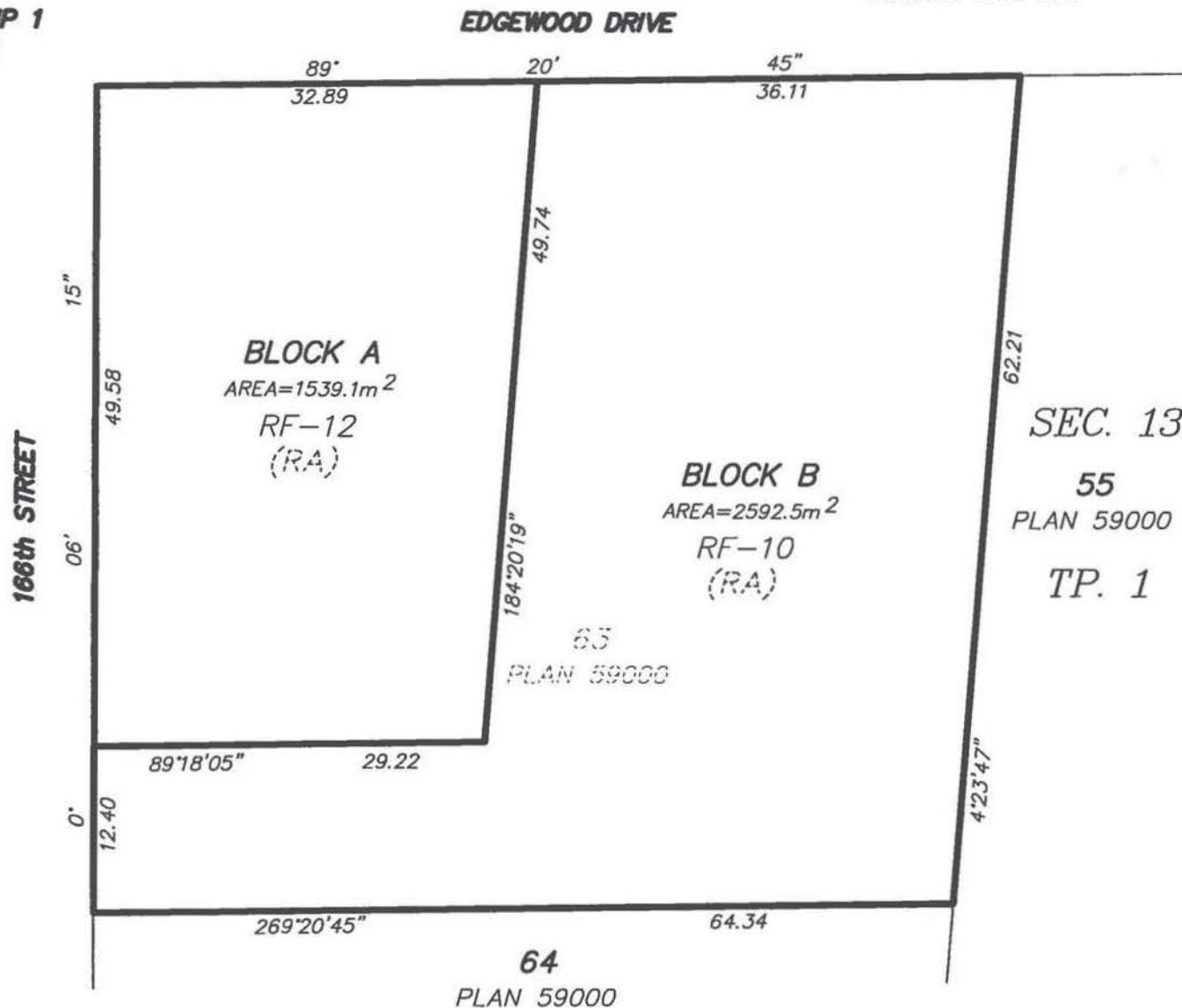
SURREY FILE NO:

FOR THE PURPOSE OF REZONING

SCALE 1 : 500

DISTANCES ARE IN METRES

THE INTENDED PLOT SIZE OF THIS PLAN
IS LETTER SIZE PAPER
WHEN PLOTTED AT A SCALE OF 1:500



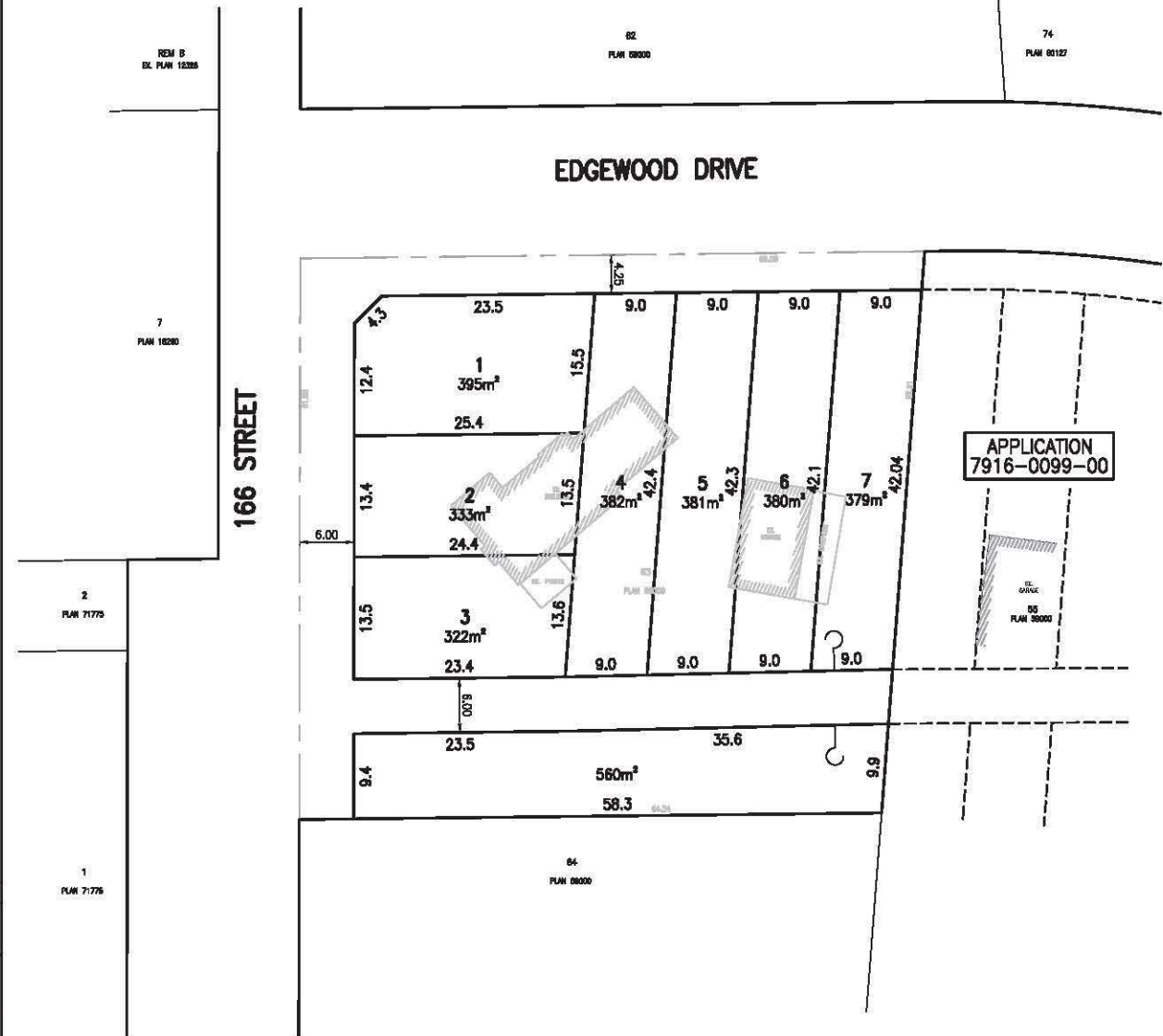
CERTIFIED CORRECT THIS 5th DAY OF MAY, 2016.
LAKHJOT S. GREWAL B.C.L.S. #809

GRID BEARINGS ARE DERIVED FROM PLAN 59000.

THIS PLAN SHOWS HORIZONTAL GROUND-LEVEL DISTANCES
UNLESS OTHERWISE SPECIFIED.

THIS PLAN LIES WITHIN THE GREATER VANCOUVER REGIONAL DISTRICT

GREWAL & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
UNIT 204, 15299-68th AVENUE
SURREY, B.C. V3S 2C1
TEL: 604-597-8567
EMAIL: Office@GrewalSurveys.com
FILE : 1508-057
DWG : 1508-057 SK-RZ



G:\Projects\15072\15072.dwg Drawings\Layouts\Lot_Layout - Op. 10 - May 24, 2016.dwg [Lot: Portrait: 11x17] 5/24/2016 11:27AM

Hub Engineering Inc. Member
Engineering and Development Consultants **PACIFIC HUB GROUP**
 Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:		PROJECT: 16618 EDGEWOOD DRIVE	
DRAWING TITLE: RESIDENTIAL SUBDIVISION			
PROJECT No. 15072	DATE: MAY 24, 2016	LEGAL:	SCALE: 1:500
		MUNICIPAL PROJECT No:	7815-0292-00
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES			

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

FROM: Development Project Engineer, Engineering Department

DATE: June 20, 2016 **PROJECT FILE:** 7815-0292-00

RE: Engineering Requirements
Location: 16618 Edgewood Drive

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 6.0 m on 166 Street towards the 30.0 m Local Road standard with 10.0 m wide drainage corridor, as required in the NCP.
- Dedicate 4.25 m on Edgewood Drive towards the 25.0 m wide Local Road standard with 5.0 m wide drainage corridor, as required in the NCP.
- Dedicate 3.0 m x 3.0 m corner cut at 166 Street and Edgewood Drive intersection;
- Dedicate 6.0 m width for ultimate Residential Lane standard.
- Register 0.5 m Statutory Right of Ways on 166 Street and Edgewood Drive for City Service Connections and access for sidewalk maintenance.

Works and Services

- Construct east side of 166 Street to Local Road standard.
- Construct south side of Edgewood Drive to Local Road standard.
- Construct lane to Residential Lane standard, with speed humps.
- Provide on-lot sustainable drainage works as required in the NCP.
- Address impact of increased impervious coverage due to proposed higher density.
- Construct water, sanitary and storm mains and connections to service the site.
- Pay applicable latecomer charges.
- Pay any Latecomer Agreement Charges, 100% DCC contributions and Development Works Agreement Levies that may become applicable between now and the completion of this project.

A Servicing Agreement is required prior to Rezoning and Subdivision.



Robert Cooke, Eng.L.
Development Project Engineer
IK



Tuesday, May 31, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 7915 0292 00

SUMMARY

The proposed **7 Single family with suites** are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	4
Secondary Students:	2

September 2015 Enrolment/School Capacity

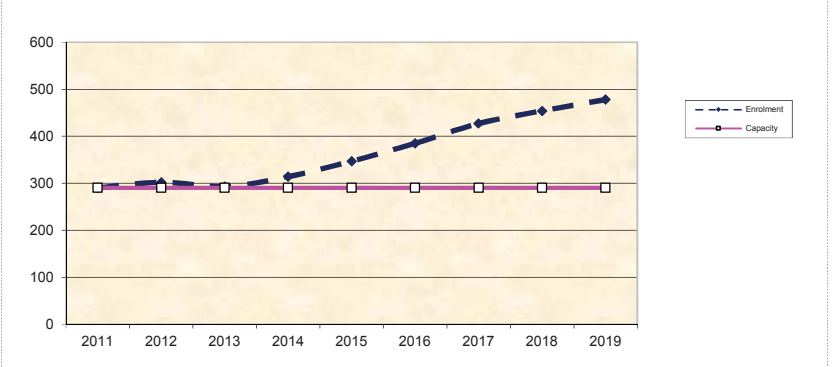
Pacific Heights Elementary	
Enrolment (K/1-7):	40 K + 307
Capacity (K/1-7):	40 K + 250
Earl Marriott Secondary	
Enrolment (8-12):	1912
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

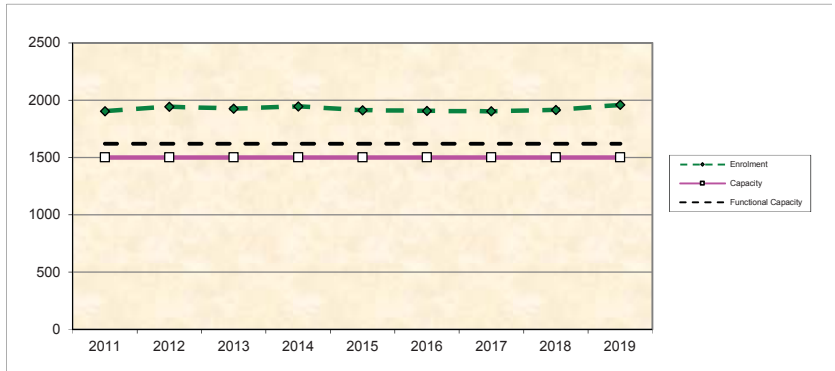
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Pacific Heights Elementary is currently over capacity with rapid enrolment growth expected to continue. A new elementary school site has been purchased south of 23rd Avenue - Site #206 near Edgewood Drive. The construction of a new elementary school on this site is a high priority in the District's 5-Year Capital Plan and feasibility planning is underway. The school district has also purchased land for a new secondary school in the Grandview area adjoining the City of Surrey future aquatic centre and recreation property. Capital project approval has been granted for the new 1,500 student secondary schools (likely opening 2020). A proposed addition to Pacific Heights Elementary is included in the capital plan, but as a lower priority than the two capital projects mentioned above. The enrolment projections include anticipated residential growth from the Grandview and Sunnyside NCPs. The actual enrolment growth rate will be driven by the timing of development, demographic changes and market factors. Enrolment pressures in this area of Surrey are extreme and capital project approval timelines for new elementary space are unknown at this time. Additional portables will be required at area schools for September 2016 and options for placing portables on neighbouring sites are under investigation.

Pacific Heights Elementary



Earl Marriott Secondary



*Functional Capacity at secondary schools is based on space utilization estimate of 27 students per instructional space. The number of instructional spaces is estimated by dividing nominal facility capacity (Ministry capacity) by 25.

BUILDING GUIDELINES SUMMARY

Surrey Project no: 7915-0292-00
 Project Location: 16618 Edgewood Drive, 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 subject site is located in a strong new growth area in which an old growth suburban (RA) zoned neighbourhood is in transition to a modern compact urban neighbourhood. There are numerous new applications in this area (all for subdivision into compact lots), and recent applications in which construction is underway. Given that the future character of this area will soon be exclusively compact urban, the best context for the subject site is that derived from the building scheme regulations of neighbouring projects including the adjacent project to the east, a 7 lot RF10 site identified as 7916-0099-00, and nearby projects to the east including a 45 lot RF-12 / RF-10 site identified as Surrey project 7915-0046-00, a 78 lot RF-9 / RF-12 project identified as 7912-0153-00, and a 15 lot RF9 project identified as 7912-0329-00.

The existing older part of the neighbourhood is an old growth RA zoned area with a rural/suburban character. Most homes are 40-50 year old estate sized Bungalows or Two-Storey type dwellings situated on large lots with substantial native growth. Northeast of the site (directly opposite the subject site on the east side of Edgewood Drive) is a large (70 lot plus) recently approved RF-12 and RF9 development identified as Surrey project 7912-0153-00 that extends between 22 Avenue to the south and 23 Avenue to the north. That site is currently under construction, and will establish a new compact home character area with 2800 sq.ft. Two-Storey homes on RF-12 lots and 1700 sq.ft. homes on RF-9.

This area was built out over a time period spanning from the 1970's to the present (numerous compact lot homes are under construction). The age distribution from oldest to newest is: 1970's (67%), 1980's (13%), 1990's (7%), and under construction (13%). A majority of homes in this area have a floor area in the 2501 - 3000 sq.ft. size range. Home size distribution is: 2501 - 3000 sq.ft. (47%), 3001 - 3550 sq.ft. (33%), over 3550 sq.ft. (20%). Styles found in this area include: "Old Urban" (7%), "West Coast Traditional" (47%), "Rural Heritage" (7%), "Traditional English" (13%), "Traditional Cape Cod" (7%), and "Neo-Traditional" (20%). Home types include: Bungalow (40%), Split Level (13%), and Two-Storey (47%). All future new compact lot homes constructed in this area are anticipated to be Two-Storey type.

Massing scale (front wall exposure) characteristics include: low mass structure (40%), mid-scale massing (13%), mid-scale massing with proportionally consistent, well balanced massing design (27%), mid to high scale massing (13%), and high scale massing (7%). The scale (height) range for front entrance structures include: one storey front entrance (94%), and 1 ½ storey front entrance (7%).

The range of roof slopes found in this area is: 5:12 (23%), 6:12 (14%), 7:12 (23%), 9:12 (9%), 10:12 (5%), 12:12 (14%), and greater than 12:12 (14%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (60%), Main common gable roof (20%), Main Dutch hip roof (13%), Main Boston hip roof (7%). Feature roof projection types include: None (5%), Common Hip (38%), Common

Gable (33%), Dutch Hip (19%), and Carousel Hip (5%). Roof surfaces include: Rectangular profile type asphalt shingles (13%), Shake profile asphalt shingles (33%), Concrete tile (rounded Spanish profile) (7%), Concrete tile (shake profile) (7%), and Cedar shingles (40%).

Main wall cladding materials include: Horizontal cedar siding (28%), Vertical channel cedar siding (7%), Horizontal vinyl siding (14%), Hardiplank siding (7%), Stucco cladding (36%), and full height brick at front (7%). Feature wall trim materials used on the front facade include: No feature veneer (13%), Brick feature veneer (44%), Stone feature veneer (13%), Wood wall shingles accent (6%), Horizontal cedar accent (6%), Vertical board and batten cedar accent (6%), and Tudor style battens over stucco accent (13%). Wall cladding and trim colours include: Neutral (43%), and Natural (57%).

Covered parking configurations include: Single vehicle garage (7%), Double garage (54%), and Triple garage (40%). Homes at the aforesaid context site are two vehicle size only.

A variety of landscaping standards are evident, including: under construction - not complete (13%), average old suburban standard (60%), and high quality old suburban standard (27%). Driveway surfaces include: Gravel (8%), Asphalt (46%), Broom finish concrete (38%), and Interlocking masonry pavers (8%).

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

- 1) **Context Homes:** There are only two new homes in this area (16725 - 22 Avenue and 16731 - 22 Avenue, in nearby project (7912-0153-00) that could be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. New homes should be consistent in theme, representation, and character with the aforesaid nearby developments 7915-0046-00, 7912-0329-00, 7912-0153-00, and 7916-0099-00.
- 2) **Style Character :** There are a mix of old suburban 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. Other compatible styles should also be acceptable. 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 range of home types evident, and so some flexibility is justified, though it is expected that all subject site homes will be Two-Storey type. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new (post year 2015) standards for RF10 and RF12 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.
- 6) **Exterior Wall Cladding :** This is a South Surrey area in which new high value homes are being constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value. Vinyl therefore, is not recommended.

- 7) **Roof surface** : This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended.
- 8) **Roof Slope** : Roof slopes of 8:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: The subject site is located in an old growth RA zoned area with a rural/suburban character. Most homes are 40-50 year old estate sized Bungalows or Two-Storey type dwellings situated on large lots with substantial native growth. East of the site is a large (78 lot) recently approved RF-12 and RF9 development identified as Surrey project 7912-0153-00 that extends between 22 Avenue to the south and 23 Avenue to the north. That site is currently under construction, and will establish a new compact home character area with 2800 sq.ft. Two-Storey homes on RF-12 lots and 1700 sq.ft. homes on RF-9 lots.

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”, “Craftsman-Heritage”, “Rural 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 1 ½ storeys on RF-12 lots 1, 2, and 3, and to one storey on RF-10 lots 4 - 7 inclusive.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with building scheme regulations for the nearby sites; 7915-0046-00 (45 RF-10 and RF12 lots), 7912-0329-00 (15 RF-9 lots), 7912-0153-00 (78 RF9 and RF-12 lots, and 7916-0099-00. Homes will therefore be in a compatible style range, including “Neo-Traditional”, “Neo-Heritage”, and compatible styles (note however that style range is not specifically regulated in the building scheme).

New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found 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 are not recommended for this development, except on trim. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 8:12, with standard exceptions.

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

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 33 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: RF-12 lots - minimum 18 shrubs of a minimum 3 gallon pot size. Corner lot 1 shall have an additional 10 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. RF-10 lots - minimum 14 shrubs of a minimum 3 gallon pot size. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd.

Date: May 23, 2016

Reviewed and Approved by:

Date: May 23, 2016



Table 3. Tree Preservation Summary

TREE PRESERVATION SUMMARY

Surrey Project No:
 Address: 16618 Edgewood Drive, Surrey, BC
 Registered Arborist: Trevor Cox, MCIP
 ISA Certified Arborist (PN1920A)
 Certified Tree Risk Assessor (43)
 BC Parks Wildlife and Danger Tree Assessor

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	19
Protected Trees to be Removed	11
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	8
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	22
- All other Trees Requiring 2 to 1 Replacement Ratio 11 X two (2) = 22	
Replacement Trees Proposed	12
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	
Replacement Trees in Deficit	0

Summary prepared and
submitted by:

Arborist



June 1, 2016

Date