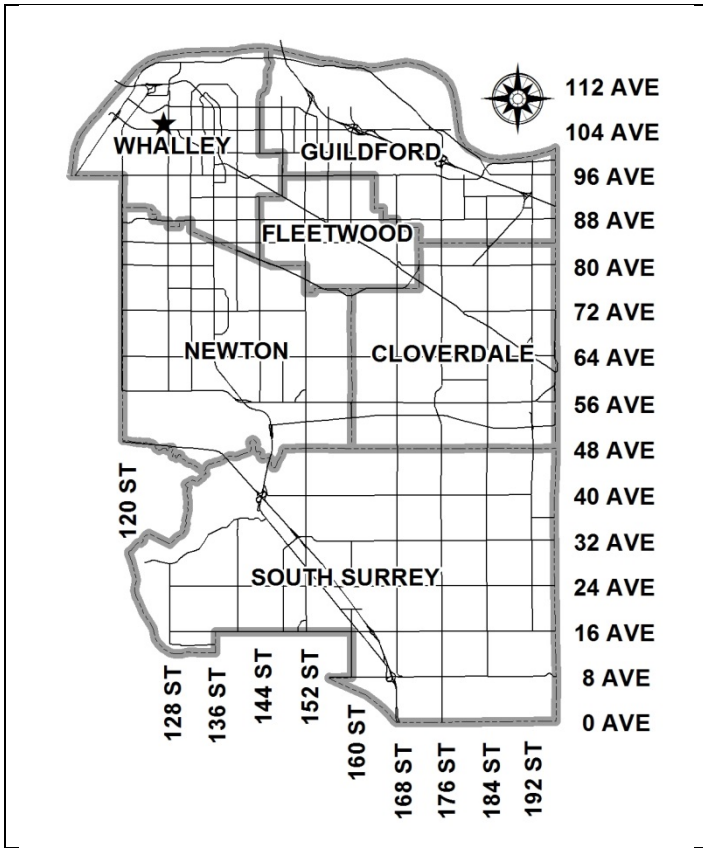


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7915-0294-00

Planning Report Date: April 18, 2016



**PROPOSAL:**

- **Rezoning** from RF to RF-12 to allow subdivision into 11 single family lots, with an adjoining RF lot.

**LOCATION:**

10450 - 127 Street  
 Portion of 10460 - 127 Street

**OWNERS:**

Gurdev S. Pattar et al

**ZONING:**

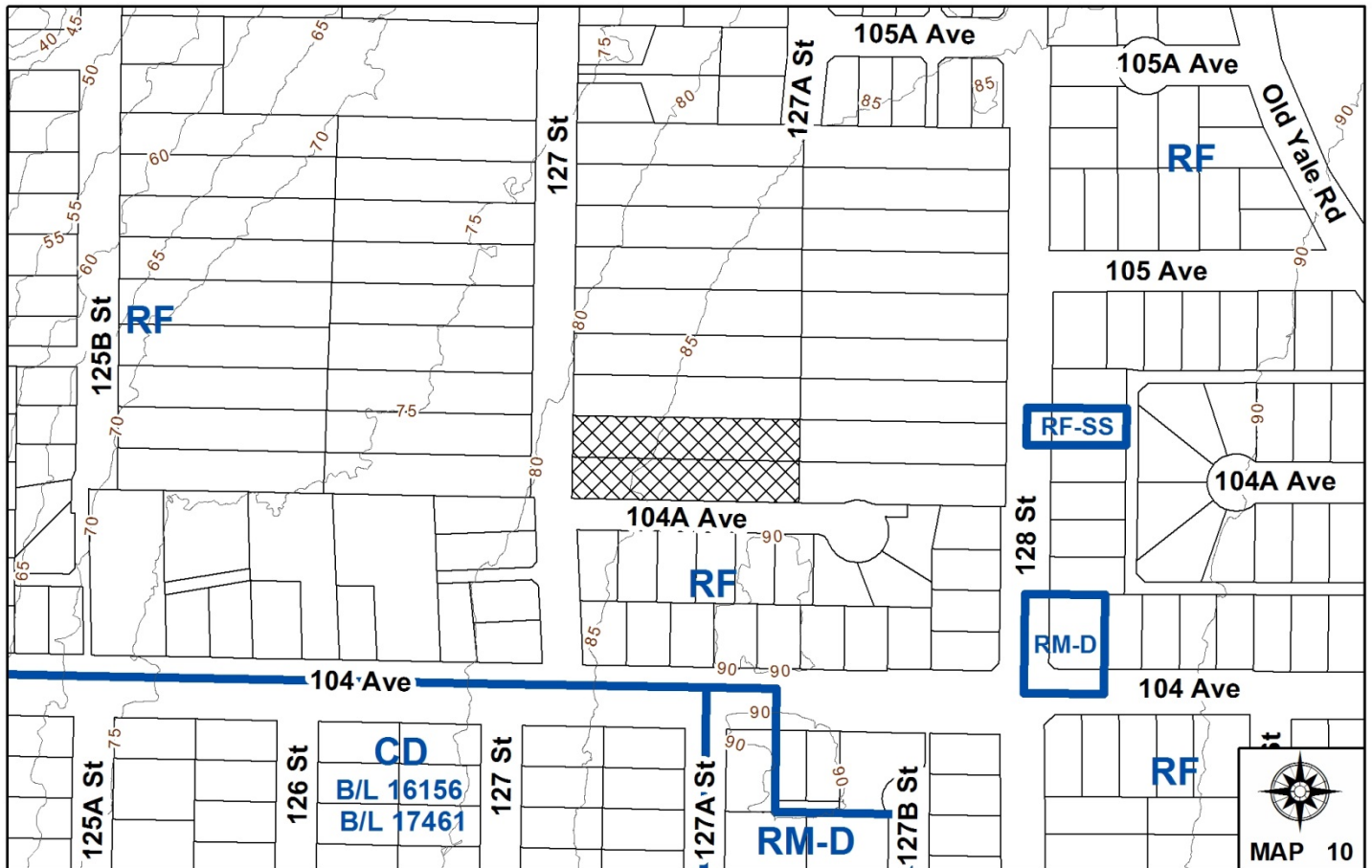
RF

**OCP DESIGNATION:**

Urban

**INFILL PLAN DESIGNATION:**

Low Density - Tree Protection (6-10 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the Official Community Plan.
- Complies with the Low Density – Tree Protection (6-10 upa) designation in the South Westminster Heights Infill Area Plan, which was approved by Council on July 22, 2013 (Corporate Report No. R153).
- The proposed lots will provide a variety of lot sizes in the neighbourhood.
- The applicant is proposing to plant upsized, high quality tree species on the site, which will be more desirable than retaining the existing moderate to poor quality trees on site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site shown as Block A on the attached Survey Plan (Appendix II) from "Single Family Residential Zone (RF)" (By-law No. 12000) to "Single Family Residential (12) Zone (RF-12)" (By-law No. 12000) 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 satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
  - (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) registration of a Section 219 Restrictive Covenant on proposed Lots 1-11 to require the installation, maintenance and watering of the proposed replacement trees.

REFERRALS

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

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

6 Elementary students at Prince Charles Elementary School  
3 Secondary students at L.A Matheson School

(Appendix V)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by early 2018.

**Parks, Recreation & Culture:**

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

**SITE CHARACTERISTICS**

**Existing Land Use:** Oversized RF-zoned lots with single family dwellings and accessory structures to be removed.

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>South Westminster Heights Infill Plan Designation</b>	<b>Existing Zone</b>
North:	Single family dwelling	Low Density – Tree Protection (6-10 upa)	RF
East:	Single family dwellings	Low-medium density (10-15 upa)	RF
South (Across 104A Avenue):	Single family dwellings	Low-medium density (10-15 upa)	RF
West (Across 127 Street):	Single family dwellings	Low Density – Tree Protection (6-10 upa)	RF

**DEVELOPMENT CONSIDERATIONS****Background**

- On July 22, 2013, Council considered Corporate Report No. R153 and endorsed the South Westminster Heights Infill Area Concept Plan ("South Westminster Heights Plan") and Related Development Guidelines.
- The primary objectives of the South Westminster Heights Plan include:
  - Establish a strategy to preserve mature trees;
  - Provide adequate road network connections;
  - Establish criteria for hillside and view shed protection; and
  - Achieve high quality sensitive residential infill.
- The 0.45-hectare (1 ac.) subject site consists of two (2) lots located at 10450 and 10460 - 127 Street in the southern portion of the South Westminster Heights Plan. Also included in the subject application is an adjoining Single Family Residential (RF)-zoned lot to the immediate north at 10470 - 127 Street, but is not considered part of the subject site for rezoning purposes.

- The subject site is zoned “Single Family Residential (RF)”, is designated “Urban” in the Official Community Plan (OCP), and is designated “Low Density – Tree Protection (6-10 upa)” in the South Westminster Heights Plan.

### Proposal

- The applicant proposes to rezone 10450 – 127 Street and a portion of 10460 – 127 Street shown as Block A on the attached Survey Plan (Appendix II) from “Single Family Residential Zone (RF)” to “Single Family Residential (12) Zone (RF-12)”, in order to subdivide into seven (7) RF-12-zoned lots (Block A).
- The RF-zoned remnant portion of 10460 – 127 Street will be consolidated with 10470 - 127 Street (zoned RF) to the immediate north in order to subdivide into four (4) RF-zoned lots as part of the subject application.
- Proposed Lots 1-4 are a minimum of 15 metres (49 ft.) wide, 44 metres (144 ft.) deep and 660 square metres (7,100 sq. ft.) in area, complying with the dimensional requirements of the RF Zone.
- Proposed Lots 5-11 are a minimum of 13.4 metres (44 ft.) wide, 27 metres (86 ft.) deep and 364 square metres (3,900 sq. ft.) in area, complying with the dimensional requirements of the RF-12 Zone.
- Proposed Lots 1 and 2 will front 127 Street. Proposed Lots 3 and 4 will front a new half-road (127A Street), which will be constructed as part of the proposed development. Proposed Lots 5-11 will front 104A Avenue.
- The proposed gross density for the two subject lots and the adjoining RF-zoned lot to the north is 6.4 lots per acre (16 uph), which complies with the permitted 6-10 units per acre (upa) in the “Low Density – Tree Protection (6-10 upa)” designation in the South Westminster Heights Plan.
- The lot widths of proposed Lots 1-11 range between 13.4 metres (44 ft.) and 16 metres (52 ft.), and comply with the minimum 13.4-metre (44 ft.) lot width in the “Low Density – Tree Protection (6-10 upa)” designation in the South Westminster Heights Plan.
- Existing lots fronting the south side of 104A Avenue, east of 127 Street, are zoned RF and generally range in width from 19 metres (62 ft.) to 20 metres (65 ft.). These lots are designated “Low-medium density (10-15 upa)” in the South Westminster Heights Plan, with future rear lane access. As such, these lots could potentially subdivide into single family small lots that are compatible with the proposed RF-12 lots that will front the north side of 104A Avenue as part of the subject application.
- Proposed Lots 1 and 4 will provide a compatible interface with the existing RF-zoned lots on the west side of 127 Street.
- The subject proposal will introduce the first single family small lots (as RF-12 for proposed Lots 5-11) to this area of South Westminster Heights. However, the proposed RF-12-zoned lots are consistent with the permitted density and designation in the South Westminster Heights Plan.

### Building Scheme and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (Appendix VI). The future homes will be readily identifiable as “Neo-Traditional” or “Neo-Heritage” styles, or a compatible style determined by the design consultant that meets year 2000’s design standards.
- A preliminary lot grading plan was submitted by Aplin & Martin Consultants Ltd. The applicant proposes 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.
- The maximum amount of fill proposed on the site is less than 0.5 metre (1.6 ft.).
- The preliminary lot grading plan was reviewed by staff and is generally acceptable.

### PRE-NOTIFICATION

Pre-notification letters were mailed on September 25, 2015. Staff received one response as summarized below (staff comments in italics):

- The resident expressed concerns about the loss of trees and an increase in traffic due to the proposed development.

*(The majority of the existing trees are not well suited for retention and would not be expected to survive in the long term. Instead of retaining low quality trees, the applicant will plant upsized, high quality replacement trees that will have better long term success.*

*The proposed density complies with the “Low Density – Tree Protection (6-10 upa)” designation in the South Westminster Heights Plan. The applicant will construct 127A Street to a half-road standard along the east lot line of the subject site. It is anticipated, once the lots to the north of the subject site redevelop, that 127A Street will eventually connect north to 105A Street, to provide greater connectivity in this area.)*

### TREES

- Michelle McEwen, ISA Certified Arborist of Radix Tree and Landscape Consulting prepared an Arborist Assessment for the two subject lots and the adjoining RF-zoned lot at 10470 – 127 Street. The following table provides a preliminary 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	2	2	0
Cottonwood	11	11	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	0	1
Cherry	6	6	0
Dogwood	6	6	0
Mountain Ash	2	2	0
Bigleaf Maple	24	23	1
<b>Coniferous Trees</b>			
Douglas Fir	3	3	0
Norway Spruce	1	1	0
Holly	1	1	0
Western Red Cedar	26	22	4
Monkey Puzzle	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>70</b>	<b>64</b>	<b>6</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>39</b>	
<b>Total Retained and Replacement Trees</b>		<b>45</b>	
<b>Contribution to the Green City Fund</b>		<b>TBD</b>	

- The Arborist Assessment states that there are a total of 70 mature trees on the site, excluding Alder and Cottonwood trees.
- The following table provides a summary of the condition of onsite trees, including Alder and Cottonwood trees:

Condition	No. Trees
Good	1
Fair to Good	2
Fair	56
Fair to Poor	6
Poor	18
<b>Total</b>	<b>83</b>

- 96% of the trees are in fair or poor condition. Thirteen (13) existing trees, approximately 16% of the total trees on the site, are Alder and Cottonwood trees. A further 14% of the trees require removal to accommodate the dedication and construction of the proposed half road for 127A Street, along the east side of the subject site.

- As a condition of development, the South Westminster Heights Plan outlines a minimum level of tree retention as shown in the five options below. However, the majority of the existing onsite trees are poor quality and would not be expected to survive in the long term. Therefore, none of the following minimum levels of tree retention can be met for this site:
  - **Option 1:** Preserve at least 25% of the total tree diameter on the site;
  - **Option 2:** Preserve at least 35% of the protected trees on the site and at least 15% of the total tree diameter on the site;
  - **Option 3:** Preserve at least 50% of the protected trees on the site and at least 20% of the total tree diameter on the site;
  - **Option 4:** Preserve all of the protected trees on the site and at least 15% of the total tree diameter on the site; or
  - **Option 5:** If the total development site is larger than one acre (4,046 sq. m), preserve at least 50% of the total tree canopy area on the site.
- As an alternative to retaining low quality onsite trees, which generally consist of Alder, Cottonwood and Big Leaf Maple trees, staff recommended, and the applicant has agreed, to provide a tree replacement plan that incorporates upsized, high quality tree species.
- The applicant is proposing 39 replacement trees that are a minimum of 5 metres (16 ft.) tall for evergreen trees and a minimum 10 cm. caliper (approx. 12 ft. tall) for deciduous trees.
- The standard sized replacement tree is 3 metres (10 ft.) tall for evergreen trees and 2 cm. (1 in.) caliper (i.e. trunk thickness) for deciduous trees.
- The proposed tree species in the tree replacement plan include; Flowering Cherry, Tulip, Red Oak, Pin Oak, Western Red Cedar and Norway Spruce trees. The canopy spread of each of these trees is estimated to be at least 9 metres (30 ft.) in ten years.
- Each proposed RF-12 lot will have one replacement tree (located in the rear yard); with the exception of proposed Lot 8 which will have two replacement trees in the rear yard.
- A total of 13 replacement trees will be clustered in the rear yards of proposed Lots 1-4. The large 43-metre (140 ft.) to 56-metre (180 ft.) lot depths of these four lots provides ample area for a tree cluster with enough space for a useable rear yard.
- Given that there is opportunity to control the location of the replacement trees, the trees can be clustered such that when the replacement trees mature, they will provide groves with a higher habitat value, versus retaining sporadic individual onsite trees.
- The proposed tree replacement plan is a more appropriate option than retaining low quality onsite trees. The proposed tree replacement plan is well suited to urban development, uses upsized, high quality species, and the replacement trees are anticipated to live much longer than if the existing onsite trees were to be retained.
- In order to better ensure the survival of the replacement trees, the applicant will prepay for a watering service to water the replacement trees for a minimum of three years. A restrictive covenant will be required in this regard.
- In addition to planting replacement trees onsite, six (6) existing trees will be retained.



- 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 143 replacement trees on the site. Thirty-nine (39) replacement trees can be accommodated on the site (based on an average of 3.5 trees per lot), leaving a deficit of 104 replacement trees. This deficiency requires a cash-in-lieu payment of \$24,000 to the Green City Fund (the Tree By-law caps the Green City Fund to \$15,000 per gross acre). The additional cost of the upsized replacement trees as well as the pre-paid watering plan will be credited towards the \$24,000 cash-in-lieu payment to the Green City Fund. The final contribution amount to the Green City Fund will be determined prior to the application being considered for Final Adoption.
- In addition to the replacement trees, boulevard street trees will be planted on 104A Avenue and 127A Street. This will be determined by the Engineering Department during the servicing design review process.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. 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)	• The subject site is located within an Infill Plan and is consistent with the South Westminster Heights Infill Plan.
2. Density & Diversity (B1-B7)	• One secondary suite will be permitted for each future house.
3. Ecology & Stewardship (C1-C4)	• Low impact development standards will be applied. Upsized replacement trees will be planted.
4. Sustainable Transport & Mobility (D1-D2)	• The site is located within walking distance of a bus route at the intersection of 128 Street and 104 Avenue.
5. Accessibility & Safety (E1-E3)	• N/A
6. Green Certification (F1)	• N/A
7. Education & Awareness (G1-G4)	• A Public Hearing for the proposed rezoning will be held. A development notification sign was installed onsite.

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
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation
Appendix VIII.	South Westminster Heights Infill Plan

*original signed by Judith Robertson*

Jean Lamontagne  
General Manager  
Planning and Development

JD/dk

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KD 4/14/16 10:27 AM

Information for City Clerk

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

1. (a) Agent:        Name:                    Anya Paskovic  
    Aplin & Martin Consultants Ltd.  
                             Address:                13450 - 102 Avenue, Suite 1680  
   Surrey, BC V3T 5X3  
  
                             Tel:                        604-639-3456

2. Properties involved in the Application

- (a) Civic Addresses:       10450 - 127 Street  
   Portion of 10460 - 127 Street
  
- (b) Civic Address:         10450 - 127 Street  
Owner:                     Charanjit K Johal  
   Amarjit S Johal  
PID:                         000-520-152  
Lot 47, Section 20, Range 2, Plan 325 New Westminster District
  
- (c) Civic Address:         Portion of 10460 - 127 Street  
Owner:                     Gurdev S Pattar  
PID:                         011-563-621  
Lot 44, Section 20, Range 2, Plan 325 New Westminster District

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the subject site shown as Block A on the attached Survey Plan (Appendix II).

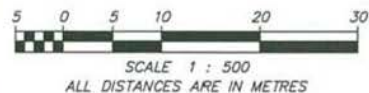
## SUBDIVISION DATA SHEET (Proposed Lots 1-11)

Existing and Proposed Zoning: RF and RF-12

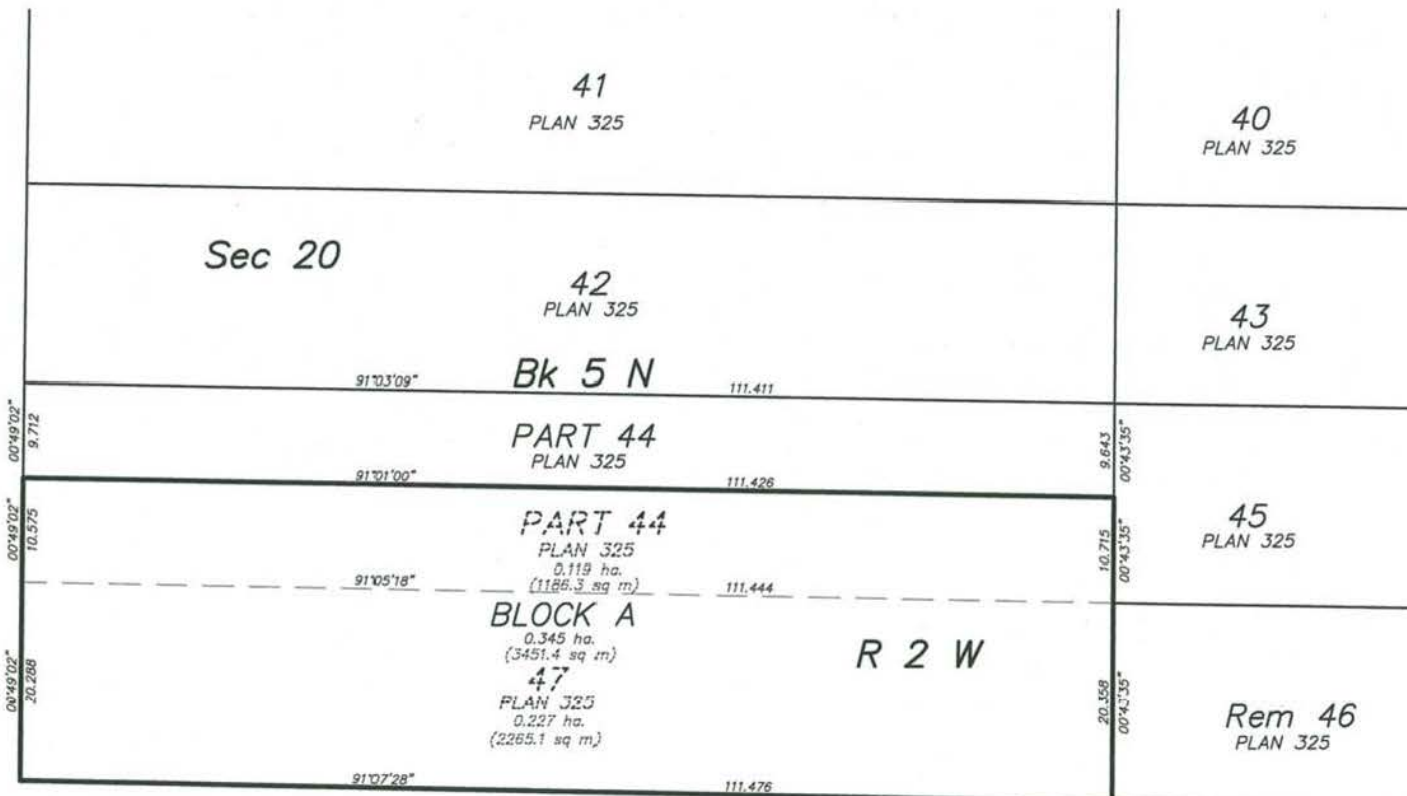
Requires Project Data	RF (Existing)	RF-12 (Proposed)
<b>GROSS SITE AREA</b>		
Acres	1.7 ac.	
Hectares	0.68 ha.	
<b>NUMBER OF LOTS</b>		
Existing	3	
Proposed	11	
<b>SIZE OF LOTS</b>		
Range of lot widths (metres)	15 m. – 16 m.	13.4 m. – 15.8 m.
Range of lot areas (square metres)	660 sq. m. – 894 sq. m.	364 sq. m. – 424 sq. m.
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	16 upha/ 6.4 upa	
Lots/Hectare & Lots/Acre (Net)	N/A	
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	31%	42%
Estimated Road, Lane & Driveway Coverage	5%	8%
Total Site Coverage	36%	50%
<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	

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW \_\_\_\_\_  
OVER A PORTION OF LOT 44 AND LOT 47  
BOTH OF SECTION 20, BLOCK 5 NORTH, RANGE 2 WEST,  
NEW WESTMINSTER DISTRICT, PLAN 325**

B.C.G.S. 92G.016



127th STREET



104A AVENUE

MURRAY & ASSOCIATES  
201-12448 82nd AVENUE  
SURREY, B.C.  
V3W 3E9  
(604) 597-9189

CERTIFIED CORRECT ACCORDING TO SURVEY.  
DATED THIS 13th DAY OF APRIL, 2016.

*Loginder S. Riar*  
Loginder S. Riar  
No. 863  
B. C. L.  
FILE 10143-01

Paul Pattar  
Residential Subdivision  
10450, 10460, 10470 127 St., Surrey, BC

**SUBDIVISION PLAN**

-  Root Protection Zone and 1.5 m Excavation Buffer of Trees Preserved
-  Potential RC Zone for Large Caliper Tree Planting



**LEGAL DESCRIPTION**  
PID: 000-520-152  
PID: 011-563-621  
PID: 011-563-605

**GROSS SITE AREA**  
0.68 hectares / 1.7 acres (approx.)  
**NET SITE AREA**  
0.58 hectares / 1.4 acres (approx.)

**EXISTING DESIGNATIONS**  
Zoning: RF  
NCP: South Westminster - 6-10 upa  
OCP: Urban

**PROPOSED DESIGNATIONS**  
Zoning: RF / RF-12  
NCP: No Change  
OCP: No Change

**LOT YIELD**  
Existing Number of Lots: 3  
Proposed Number of Lots: 11

**DENSITY**  
Gross: 6.4 upa  
Net: 7.8 upa



Scale: 1:500



Project No.: 15-505  
Date: 31 / 03 / 2015

Drawing  
**1**

NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

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

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

DATE: **December 22, 2015** PROJECT FILE: **7815-0294-00**

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RE: **Engineering Requirements  
Location: 10450, 10460 & 10470 - 127 Street**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 2.760 m on 104A Avenue to complete the 18.0 m Local standard;
- Dedicate 11.5 m for 127A Street towards the 20.0 m Local standard;
- Dedicate 3.0 m x 3.0 m corner cuts at the intersections;
- Provide 0.5 m statutory rights-of-way along street frontages; and
- Provide applicable off-site statutory rights-of-ways.

#### *Works and Services*

- Construct east side of 127 Street to Through Local standard;
- Construct 127A Street to Half Road Through Local standard;
- Construct north side of 104A Avenue to Limited Local standard;
- Construct sanitary, storm and water mains to service the site;
- Submit arborist report regarding impact to off-site trees from the proposed works; and
- Register restrictive covenants for on-site storm water management.

A Servicing Agreement is required prior to Rezoning and Subdivision.

  
Rémi Dubé, P.Eng.  
Development Services Manager

HB



Monday, February 22, 2016  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 15 0294 00

**SUMMARY**

The proposed 11 Single family with suites are estimated to have the following impact on the following schools:

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

Elementary Students:	6
Secondary Students:	3

September 2015 Enrolment/School Capacity

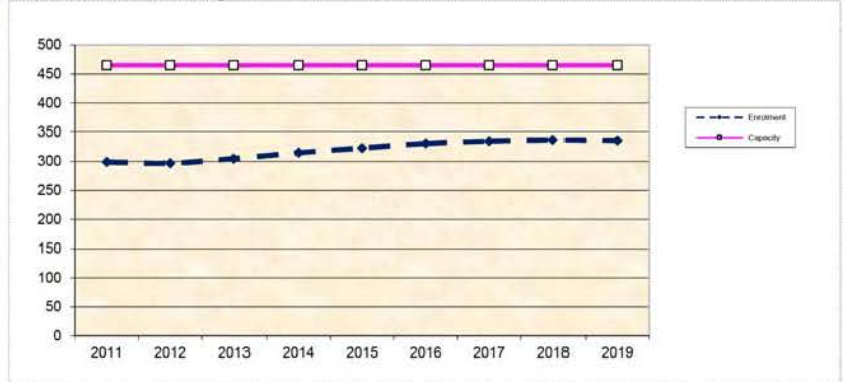
Prince Charles Elementary	
Enrolment (K/1-7):	42 K + 281
Capacity (K/1-7):	40 K + 425
L. A. Matheson Secondary	
Enrolment (8-12):	1185
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

**School Enrolment Projections and Planning Update:**

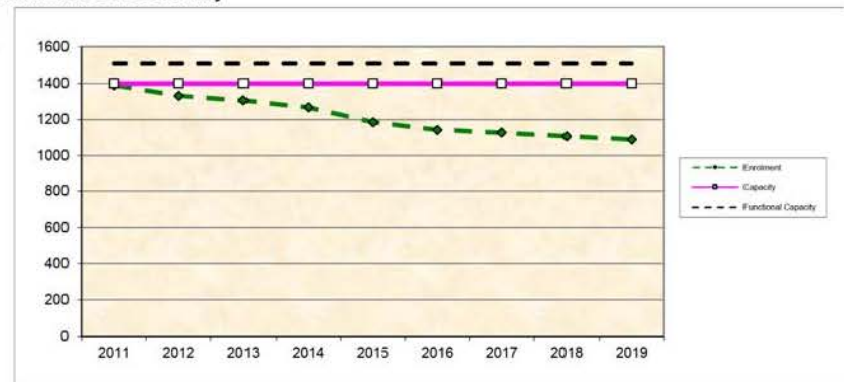
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed for Prince Charles Elementary or L.A. Matheson Secondary and both schools have capacity to accommodate additional enrolment. In September 2015 the L.A. Matheson catchment was expanded to include part of the Kwantlen Park catchment. Additional space utilization options are being considered to reduce capacity shortfall at Kwantlen Park Secondary and space surplus at L.A. Matheson Secondary. The proposed development will not have a significant impact on these projections.

Prince Charles Elementary



L. A. Matheson 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: 7915-0294-00  
 Project Location: 10450, 10460, 10470 - 127 Street, 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 pre-1950's to the post year 2000's. The age distribution from oldest to newest is: pre-1950's (6%), 1960's (39%), 1970's (44%), 1980's (6%), and post year 2000's (6%). A majority of homes in this area have a floor area in the 2001 - 2500 sq.ft. size range. Home size distribution is: under 1000 sq.ft. (11%), 1000 - 1500 sq.ft. (17%), 1501 - 2000 sq.ft. (6%), 2001 - 2500 sq.ft. (44%), 2501 - 3000 sq.ft. (11%), and 3001 - 3550 sq.ft. (11%). Styles found in this area include: "Old Urban" (44%), "West Coast Traditional (English Tudor emulation)" (11%), "West Coast Traditional (Colonial emulation)" (6%), "West Coast Traditional (Spanish emulation)" (6%), "West Coast Traditional" (17%), "West Coast Modern" (6%), "Heritage (Old B.C.)" (6%), and "Neo-Traditional" (6%). Home types include: Bungalow (22%), Bungalow with above-ground basement (6%), 1.1/2 Storey (11%), Basement Entry (28%), Cathedral Entry (28%), and Two-Storey (6%).

Massing scale (front wall exposure) characteristics include: low mass structure (22%), low to mid-scale massing (11%), mid-scale massing (11%), high scale massing (17%), high scale, box-like massing (39%). The scale (height) range for front entrance structures include: One storey front entrance (78%), and 1 ½ storey front entrance (22%).

The range of roof slopes found in this area is: 2:12 (4%), 3:12 (4%), 4:12 (22%), 5:12 (17%), 6:12 (9%), 7:12 (9%), 8:12 (17%), 9:12 (4%), 12:12 (9%), and greater than 12:12 (4%). Main roof forms (largest upper floor truss spans) include: common hip (22%), common gable (72%), and Dutch hip roof (6%). Feature roof projection types include: None (22%), common hip (6%), and common gable (72%). Roof surfaces include: Tar and gravel (6%), Interlocking tab type asphalt shingles (28%), Rectangular profile type asphalt shingles (39%), Shake profile asphalt shingles (11%), Concrete tile (rounded Spanish profile) (11%), and Concrete tile (Double Roman profile) (6%).

Main wall cladding materials include: Horizontal cedar siding (33%), Horizontal Waney edge cedar siding (6%), Vertical channel cedar siding (11%), Horizontal vinyl siding (11%), Stucco cladding (22%), Wood wall shingles (6%), full height stone at front (6%), and full height brick at front (6%). Feature wall trim materials used on the front facade include: No feature veneer (50%), Brick feature veneer (13%), Horizontal cedar accent (19%), Stucco feature accent (6%), and Tudor style battens over stucco accent (13%). Wall cladding and trim colours include: Neutral (32%), Natural (46%), Primary derivative (18%), Warm (4%).

Covered parking configurations include: No covered parking (12%), Single carport (24%), Double carport (18%), Single vehicle garage (29%), and Double garage (18%).

A variety of landscaping standards are evident, ranging from "primarily natural state" to "modest modern urban" (non-context). Driveway surfaces include: No driveway (6%), gravel (17%), asphalt (44%), broom finish concrete (17%), exposed aggregate (11%), and rear driveway (6%).

Six percent of existing neighbouring homes (one home) provide suitable architectural context for use at the subject site, and therefore 94 percent of homes are considered 'non-context'.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site, other than one context home at 10461 - 127 Street, does not provide suitable architectural context for a post year 2010 RF / RF-12 zone development. 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:** Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", "Rural Heritage", and compatible styles as determined by the consultant. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types:** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs:** Massing designs should meet new standards for RF and RF-12 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 range from one to 1 ½ storeys in height. The recommendation 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.
- 6) **Exterior Wall Cladding:** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 developments.
- 7) **Roof surface:** A wide range of roof surfacing materials have been used in this area including concrete roof tiles, asphalt shingles, and tar and gravel. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope:** A significant number of neighbouring homes have low slope roofs that are not well suited to the proposed style range. Emulation of the low slope roof characteristic is therefore not recommended. Roofs slopes of 7:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage. 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:** There is a wide variety of unrelated homes constructed over a period from the pre-1950's to the post-year 2000's. Homes range in size from under 1000 sq.ft. to 3500 sq.ft.. Massing designs range from "small simple low mass structure", to "high scale structure with box-like massing". Roof slopes range from 2:12 to greater than 12:12. Roof surfaces include concrete roof tiles, asphalt shingles, and tar and gravel. Landscapes are modest by modern standards. Although there are no objectionable homes, this is not an area that provides suitable design context for either dwellings or landscapes.

## 2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional", "Neo-Heritage", or compatible style as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

**Interfacing Treatment  
with existing dwellings)**

There is one home at 10461 - 127 Street that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2010) RF and RF12 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF and RF12 zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

**Exterior Materials/Colours:**

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

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and

cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

- Roof Pitch:** Minimum 7:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.
- Roof Materials/Colours:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only.
- In-ground basements:** Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.
- Treatment of Corner Lots:** 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 shrubs of a minimum 3 gallon pot size. RF zone lots 1 - 4 should have a minimum of 20 shrubs. RF-12 lots 6-10 should have a minimum of 17 shrubs. RF-12 corner lots 5 and 11 should have a minimum of 27 shrubs. 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:** Nov 12, 2015

**Reviewed and Approved by:**       **Date:** Nov 12, 2015



## RADIX TREE & LANDSCAPE CONSULTING INC

### REVISED TREE PRESERVATION SUMMARY

**PROJECT NO:**

**JOBSITE ADDRESS:** 10450, 10460 & 10470 127<sup>th</sup> St, Surrey

**PROJECT ARBORIST:** Michelle McEwen

ON-SITE TREES:	NO. OF TREES
<b>Protected Trees Identified</b> (on –site & shared trees; including trees within boulevards & proposed streets and laneways, but excluding trees in proposed open space or riparian areas)	84
<b>Protected Trees to be Removed</b>	78
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	6
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1:1 Replacement Ratio <u>    13    </u> x one (1) = <u>    13    </u> - All other Trees Requiring 2:1 Replacement Ratio <u>    65    </u> x two (2) = <u>   130   </u>	143
<b>Replacement Trees Proposed</b> Minimum # of trees per based on establishing a grove of trees ( <b>Grove area = 21 upsized trees</b> ); new Lots ( <i>consideration given for # of protected trees retained on each Lot including trees proposed as part of grove planting</i> ) – ( <b>Lot 1 = 2 trees; Lot 2 = 1 trees; Lot 3 = 0 trees; Lot 4 = 2 trees; Lot 5 = 2 trees; Lot 6 = 2 trees; Lot 7 = 2 trees; Lot 8 = 1 trees; Lot 9 = 2 trees; Lot 10 = 2 trees; Lot 11 = 2 trees</b> )	39
<b>Replacement Trees in Deficit</b>	104
<b>Protected Trees to be Retained in Proposed Open Space/Riparian Areas</b>	
OFF-SITE TREES:	NO. OF TREES
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b> - Alder & Cottonwood Trees Requiring 1:1 Replacement Ratio <u>    0    </u> x one (1) = <u>    0    </u> - All other Trees Requiring 2:1 Replacement Ratio <u>    0    </u> x two (2) = <u>    0    </u>	0
<b>Replacement Trees Proposed</b>	0
<b>Replacement Trees in Deficit</b>	0

Summary, arborist report and plan prepared and submitted by:

*Michelle McEwen*

\_\_\_\_\_  
Signature of Arborist

**March 25, 2016**

\_\_\_\_\_  
Date

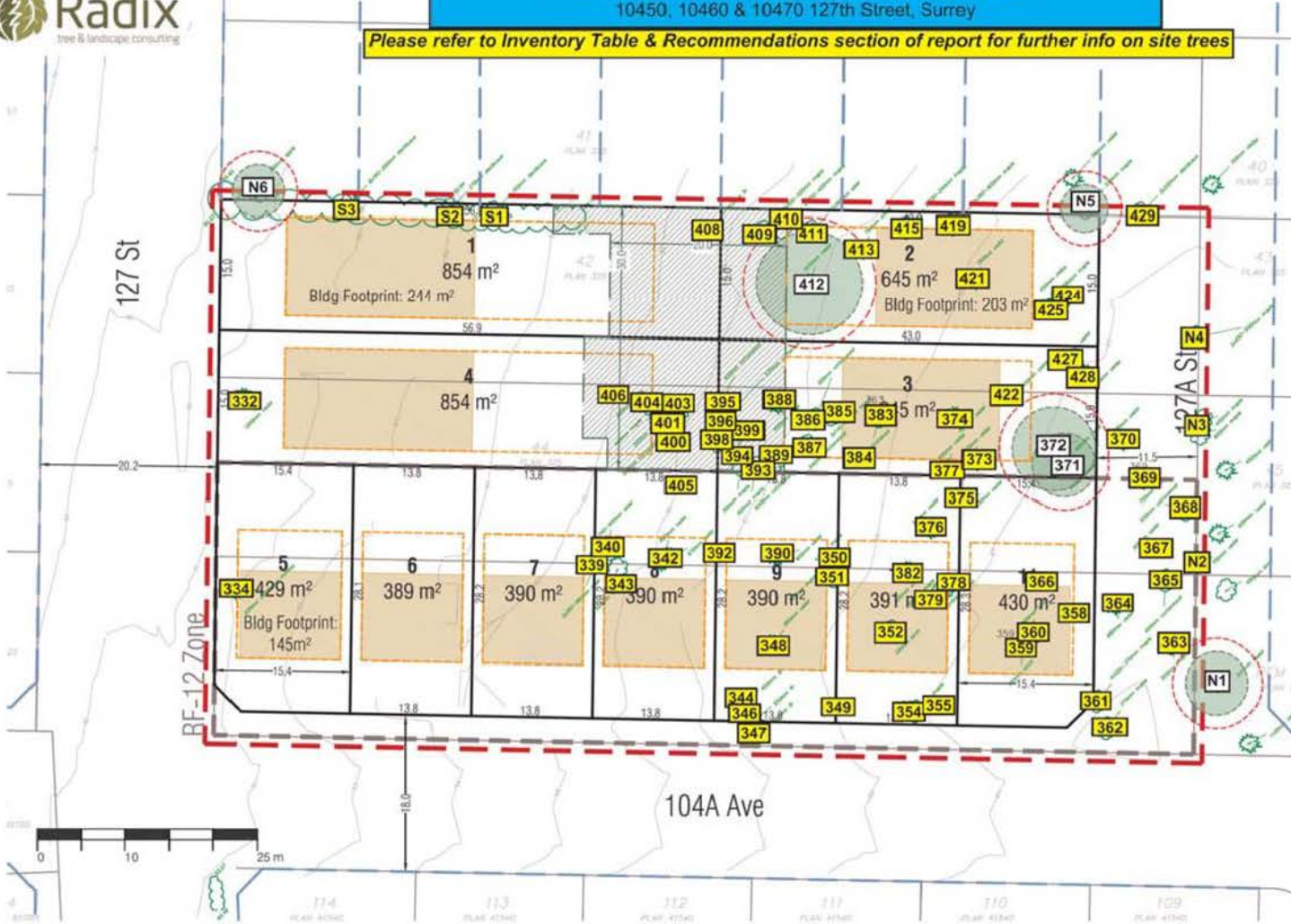
**REVISED #4 - REMOVAL & RETENTION PLAN**

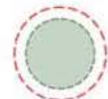

10450, 10460 & 10470 127th Street, Surrey

Please refer to Inventory Table & Recommendations section of report for further info on site trees

Paul Pattar  
Residential Subdivision  
10450, 10460, 10470 127 St., Surrey, BC

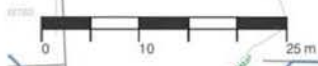
**SUBDIVISION PLAN**



-  Root Protection Zone and 1.5 m Excavation Buffer of Trees Preserved
-  Potential RC Zone for Large Caliper Tree Planting

**LEGEND**

-  # = retain & monitor; tree protection req'd
-  # = removal is recommended



<b>LEGAL DESCRIPTION</b> PID: 000-520-152 PID: 011-563-621 PID: 011-563-605	<b>GROSS SITE AREA</b> 0.68 hectares / 1.7 acres (approx.) <b>NET SITE AREA</b> 0.58 hectares / 1.4 acres (approx.)	<b>EXISTING DESIGNATIONS</b> Zoning: RF NCP: South Westminster - 6-10 upa OCP: Urban <b>PROPOSED DESIGNATIONS</b> Zoning: RF / RF-12 NCP: No Change OCP: No Change	<b>LOT YIELD</b> Existing Number of Lots: 3 Proposed Number of Lots: 11 <b>DENSITY</b> Gross: 6.4 upa Net: 7.8 upa
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**APLIN MARTIN**  
Project No.: 15-505  
Date: 31 / 03 / 2015

**Drawing 1**



**PROPOSED REPLANTING PLAN - with up-sized trees**

10450, 10460 & 10470 127th Street, Surrey

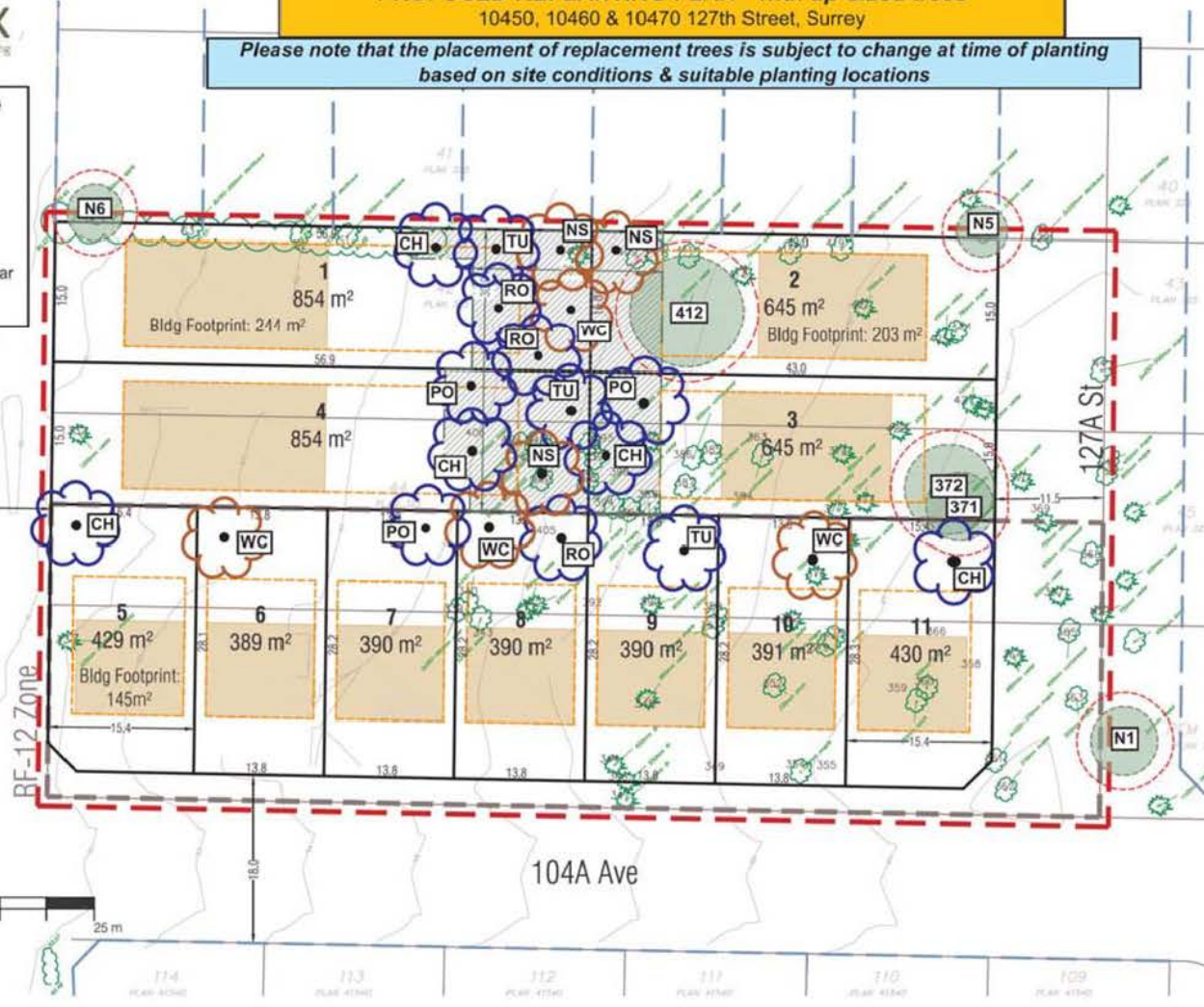
Please note that the placement of replacement trees is subject to change at time of planting based on site conditions & suitable planting locations

Paul Pattar  
Residential Subdivision  
10450, 10460, 10470 127 St., Surrey, BC

**Available tree species proposed:**

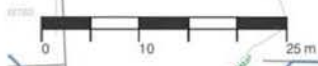
- CH = Flowering Cherry
- TU = Tulip Tree
- RO = Red Oak
- PO = Pin Oak
- WC = Western Red Cedar
- NS = Norway Spruce

**SUBDIVISION PLAN**



- Root Protection Zone and 1.5 m Excavation Buffer of Trees Preserved
- Potential RC Zone for Large Caliper Tree Planting

- LEGEND**
- = retain & monitor; tree protection req'd
  - = replacement trees (blue = deciduous; brown = evergreen)  
Estimated 9 to 10 m canopy spread at 10 yrs



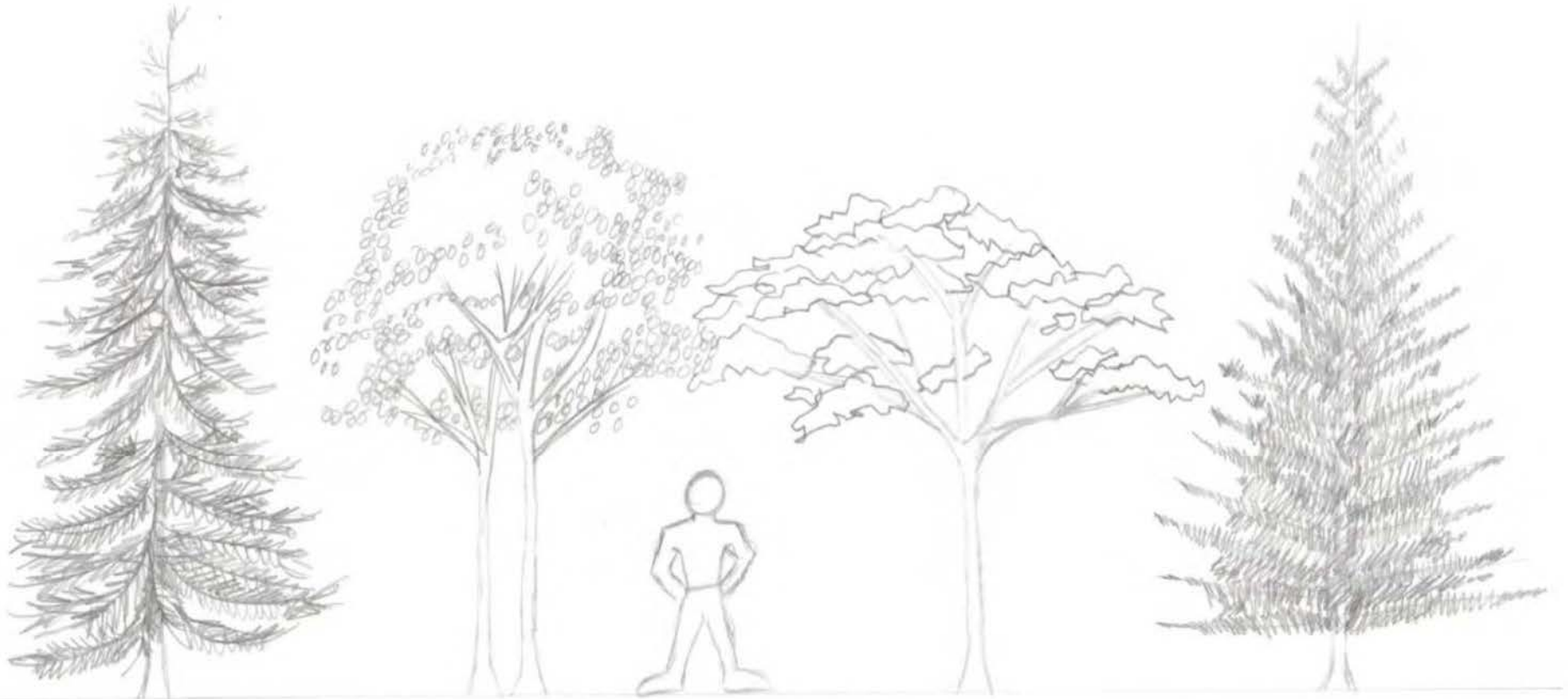
<b>LEGAL DESCRIPTION</b> PID: 000-520-152 PID: 011-563-621 PID: 011-563-605	<b>GROSS SITE AREA</b> 0.68 hectares / 1.7 acres (approx.)	<b>EXISTING DESIGNATIONS</b> Zoning: RF NCP: South Westminster - 6-10 upa OCP: Urban	<b>LOT YIELD</b> Existing Number of Lots: 3 Proposed Number of Lots: 11
<b>NET SITE AREA</b> 0.58 hectares / 1.4 acres (approx.)		<b>PROPOSED DESIGNATIONS</b> Zoning: RF / RF-12 NCP: No Change OCP: No Change	<b>DENSITY</b> Gross: 6.4 upa Net: 7.8 upa

**APLIN MARTIN**  
Project No.: 15-505  
Date: 31 / 03 / 2015

**Drawing 1**

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**PERSPECTIVE SKETCH - ANTICIPATED SIZE OF TREES AT TIME OF PLANTING**  
10450 to 10470 127th St, Surrey



5 m (16.5 ft)

10 cm cal approx  
4 m (13 ft)

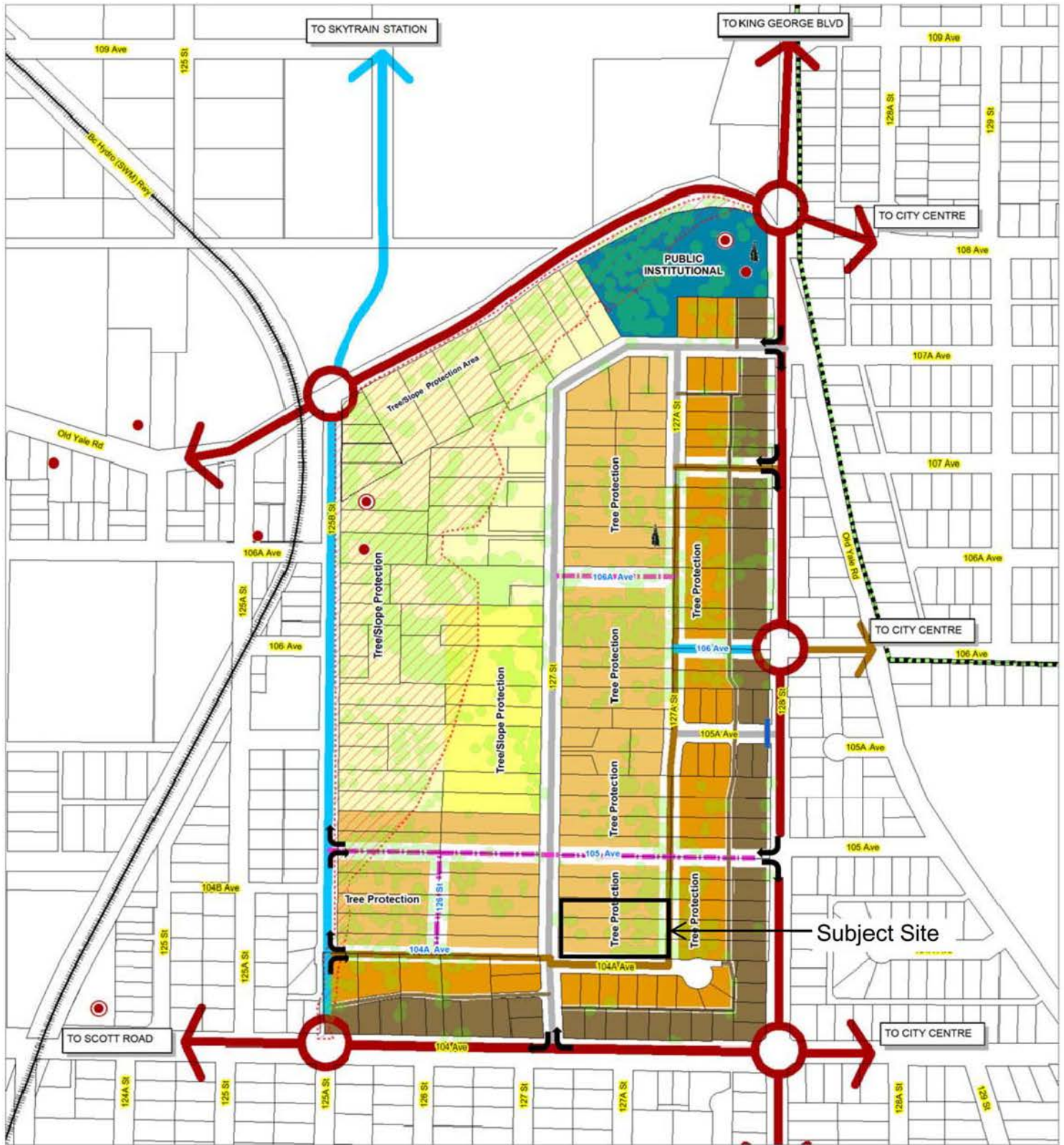
2.5 m (6 ft)

10 cm cal approx  
3.6 m (12 ft)

5 m (16.5 ft)



# SOUTHWESTMINSTER HEIGHTS: INFILL AREA CONCEPT PLAN



**CITY OF SURREY**  
the future lives here.

0 50 100 Meters

PLANNING AND DEVELOPMENT DEPARTMENT

**Legend**

**Road Network**

- Flex Road 18-20 m (Future)
- Local Road 20m (Future)
- Collector Road 24m
- Existing Local Road 20m
- Lane 6 m
- Arterial Road 30m

**GreenWays**

- Proposed Greenway

**Heritage Sites**

- Heritage Tree
- Registered
- Registered and Protected

**Right in Right Out**

- Full Movement Intersection
- Road Closed in Future

**Land Use Designations**

- Hillside Estate Residential (4 UPA)
- Low Density (Cluster/Panhandle) (4-6 UPA)
- Low Density (Tree Protection) (6-10 UPA)
- Low-Medium Density (10-15 UPA)
- Medium Density (15-23 UPA)
- Public Institutional
- Steep Slopes
- Trees