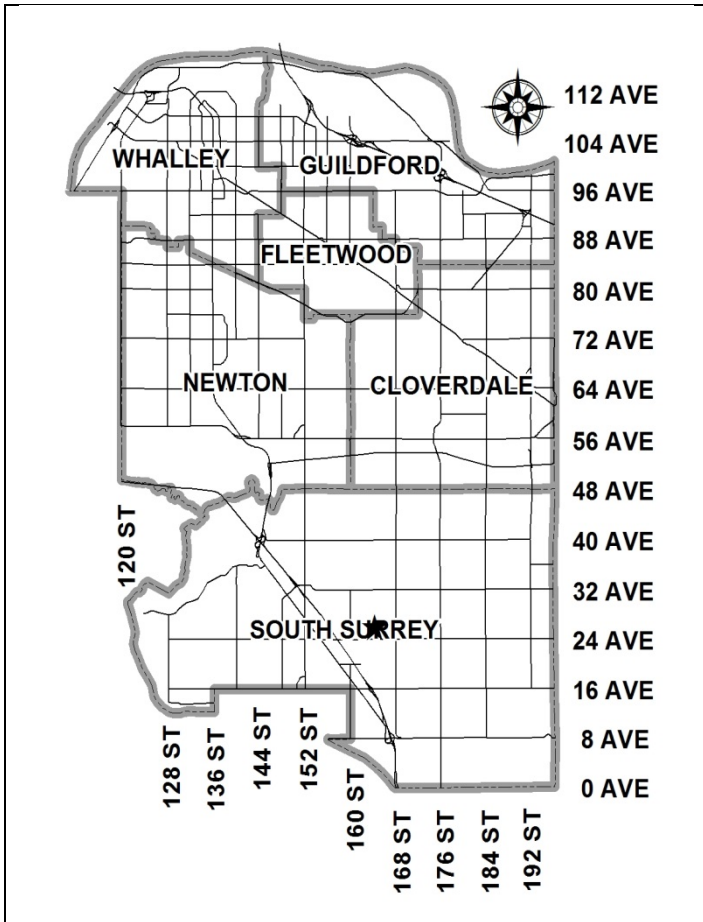


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0020-00

Planning Report Date: April 11, 2016

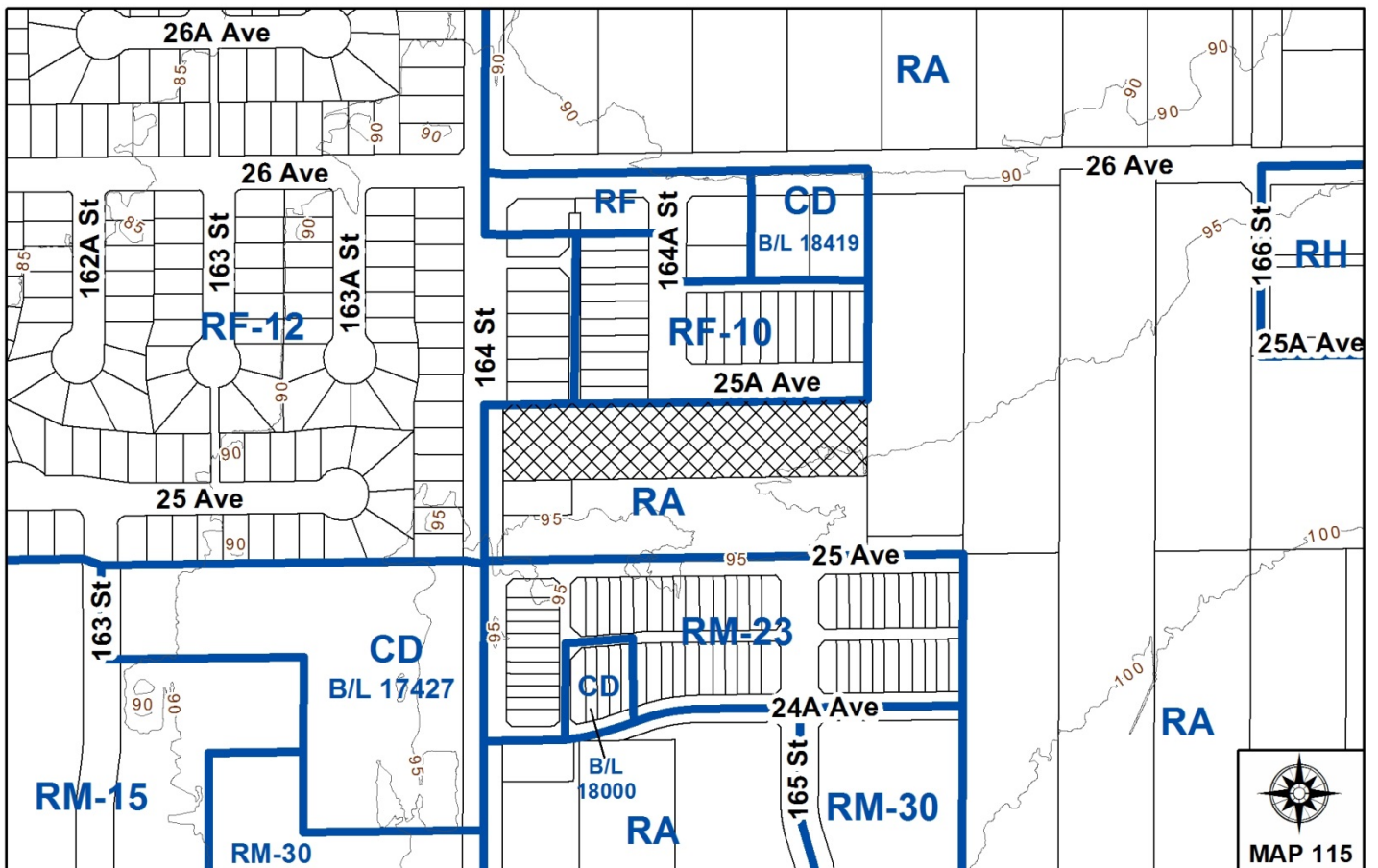


PROPOSAL:

- **NCP amendment** to adjust the alignment of a lane
- **Rezoning** from RA to RF-10 and RF-12

to allow subdivision into 17 small single family lots.

LOCATION: 2532 - 164 Street
OWNERS: Dawood V Alibhai et al
ZONING: RA
OCP DESIGNATION: Urban
NCP DESIGNATION: Small Lot Single Family w/w Coach House (10-15 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Seeking an amendment to the Orchard Grove Neighbourhood Concept Plan (NCP) to adjust the alignment of a proposed east-west lane to become a north-south lane.

RATIONALE OF RECOMMENDATION

- The proposed development complies with the land use designations of the Official Community Plan and the Orchard Grove Neighbourhood Concept Plan (NCP).
- The proposed density and building form are appropriate for this part of Orchard Grove in the Grandview Heights Area.
- The proposed Orchard Grove NCP amendment to adjust the alignment of a proposed east-west lane to become a north-south lane is consistent with changes made to the lane alignment for the approved development application to the north (Application No. 7912-0323-00). The realigned lane also continues the existing pattern of RF-12 lots fronting onto 164 Street, along both sides of the street.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject site from "One-Acre Residential Zone" (RA) to "Single Family Residential (12) Zone" (RF-12) shown as Block A on the attached Survey Plan (Appendix II); a portion of the subject site to "Single Family Residential (10) Zone" (RF-10) shown as Block B on the Survey Plan attached; 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (f) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the Orchard Grove NCP to adjust the alignment of a proposed east-west lane to become a north-south lane (Appendix VII) 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:**

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

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

(Appendix IV)

Parks, Recreation & Culture: Parks, Recreation & Culture Department has no objection to the project.

SITE CHARACTERISTICS

Existing Land Use: Single family home, which will be removed.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Eastern Portion Across Unconstructed 25A Avenue):	Single family lots.	Urban/ Small Lot Single Family with/without Coach House (10-15 upa)	RF-10 and RF-12
East:	Single family home on large lot (proposed single family rezoning Application No. 7914-0125-00 at 3 rd reading).	Urban/ Large Lot Single Family or Large Lot Duplex (2-10 upa); Small Lot Single Family with/without Coach House (10-15 upa); and Transition Landscape Buffer	RA (rezoning to CD (based on RF), RF-10, and RF-SD at 3 rd reading)
South:	Single family home on large lot (proposed single family rezoning Application No. 7916-0103-00, Pre-Council).	Urban/ Small Lot Single Family with/without Coach House (10-15 upa)	RA
West (Across 164 Street):	Houses on small single family lots.	Urban/ Low Density (6-10 upa) in the Morgan Heights NCP	RF-12

JUSTIFICATION FOR PLAN AMENDMENT

- The proposal includes an amendment to the Orchard Grove NCP to adjust the alignment of the lane from east-west to become north-south.
- The proposed lane alignment is consistent with the lane realignment approved as part of Development Application No. 7912-0323-00 to the immediate north.
- The realigned lane also continues the existing pattern of RF-12 lots fronting onto 164 Street, along both sides of the street, with rear access on the east side.

DEVELOPMENT CONSIDERATIONS

- The site is currently zoned "One-Acre Residential Zone (RA)". The applicant proposes to rezone the site to "Single Family Residential (12) Zone" (RF-12) and to "Single Family Residential (10) Zone" (RF-10) shown as Blocks A and B in Appendix II respectively, in order to permit the development of 17 small single family lots (3 zoned RF-12 and 14 zoned RF-10).
- Proposed RF-12 lots 1 to 3 (Block A) range in size between 366 square metres (3,940 sq.ft.) and 389 square metres (4,187 sq.ft) and comply with the requirements of the RF-12 Zone. These lots are consistent with the existing RF-12 lots on the west side of 164 Street and the lots approved as part of Development Application No. 7912-0323-00 on the east side of 64 Street to the north of the subject site. As such, the proposed lots on 164 Street provide an appropriate transition to the existing neighbourhood across 164 Street.
- Proposed RF-10 lots 4 to 17 (Block B) range in size between 325 square metres (3,348 sq.ft.) and 405 square metres (4,359 sq.ft.). All of these proposed lots comply with the requirements of the RF-10 Zone.
- The form, character and density of the proposed development comply with the Orchard Grove NCP.
- Table 1 outlines the Orchard Grove NCP requirements pertaining to this site and how the applicant has addressed these requirements.

Table 1: Summary of Orchard Grove NCP

		NCP Requirements	Proposed Development
Small Lot Single Family w/wo Coach House	Density	- 10-15 upa net density excluding coach houses	- 11.7 upa net density overall (9.4 upa for proposed RF-12 lots and 12.3 upa for proposed RF-10 lots) and no coach houses
	Form & Character	- Small Lot Single Family lots with a minimum lot width of 9 metres (30 ft.) and a minimum lot depth of 35 metres (115 ft.)	- Small single family lots - The three (3) proposed RF-12 lots adjacent to 164 Street have a minimum lot width of 12 metres (39 ft.) and match the RF-12 development on the west side of the street. - Remaining 14 lots have a minimum lot width of 9 metres (30 ft.) and lot depth of 36 metres (118 ft.)
		- Access from rear lanes	- Rear lane access is proposed

Building Design Guidelines and Lot Grading:

- Mike Tynan of Tynan Consulting prepared a Neighbourhood Character Study and Building Scheme. The Character Study involved reviewing existing and proposed homes in the neighbourhood in order to establish suitable design guidelines for the small single family lots on 164 Street, 164A Street and 25A Avenue. A summary of the design guidelines is attached (Appendix V).
- A preliminary lot grading plan was prepared and submitted by Citiwest Consulting Ltd. and has been reviewed by City staff and found to be acceptable. In-ground basements are proposed for all lots based on the lot grading plan. Basements will be achieved with minimal cut or fill. A final lot grading plan will be required before final approval of this project.

PRE-NOTIFICATION

- Pre-notification letters were sent on February 9, 2016 to 149 households within 100 metres (328 ft.) of the site, as well as the Grandview Heights Stewardship Association. The development proposal sign was erected on February 23, 2016. Staff did not receive any responses to the public notification.

TREES

- Vanessa Melney, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder / Cottonwood	60	60	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Birch	3	3	0
Paper Birch	1	1	0
Cherry	3	3	0
Dogwood, Pacific	1	1	0
Maple	1	1	0
Maple, Bigleaf	4	4	0
Poplar, Lombardy	5	5	0
Coniferous Trees			
Deodar Cedar	1	1	0
Western Red Cedar	3	3	0
Douglas Fir	9	9	0
Blue Spruce	1	1	0
Norway Spruce	1	1	0
Sitka Spruce	1	1	0
Total (excluding Alder and Cottonwood Trees)	35	35	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		6	
Contribution to the Green City Fund		\$29,107.00	

- The Arborist Assessment states that there are a total of 35 protected trees on the site, excluding Alder and Cottonwood trees. 60 existing trees, approximately 63% of the total trees on the site, are Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 130 replacement trees on the site. Since only 6 replacement trees are proposed on the site, the deficit of 124 replacement trees will require a cash-in-lieu payment of \$29,107.00 to the Green City Fund, representing \$15,000 per gross acre, in accordance with the City's Tree Protection By-law.
- In summary, a total of 6 trees are proposed to be replaced on the site with a contribution of \$29,107.00 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on January 14, 2016. 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"> • The site is located within walking distance to community amenities including: <ul style="list-style-type: none"> ○ a planned neighbourhood park; ○ a planned commercial area; ○ the Grandview Aquatic Centre; and ○ an elementary school.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed density complies with the Orchard Grove NCP.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The applicant is proposing the following Low Impact Development Standards (LIDS) on the site: <ul style="list-style-type: none"> ○ Absorbent soils; ○ On-lot infiltration trenches or sub-surface chambers; and ○ Permeable pavement / surfaces.
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"> • Crime Prevention Through Environmental Design (CPTED) principles have been incorporated in the following manner: <ul style="list-style-type: none"> ○ Units are oriented to streets with porches and habitable rooms facing streets promoting natural surveillance.
6. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The community has had an opportunity to provide input on the proposal during the public notification process.

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 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
Appendix VII.	Proposed Amendment to the Orchard Grove NCP

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

RJG/ar

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SUBDIVISION DATA SHEET

Proposed Zoning: **Block A – RF-12**
Block B- RF-10

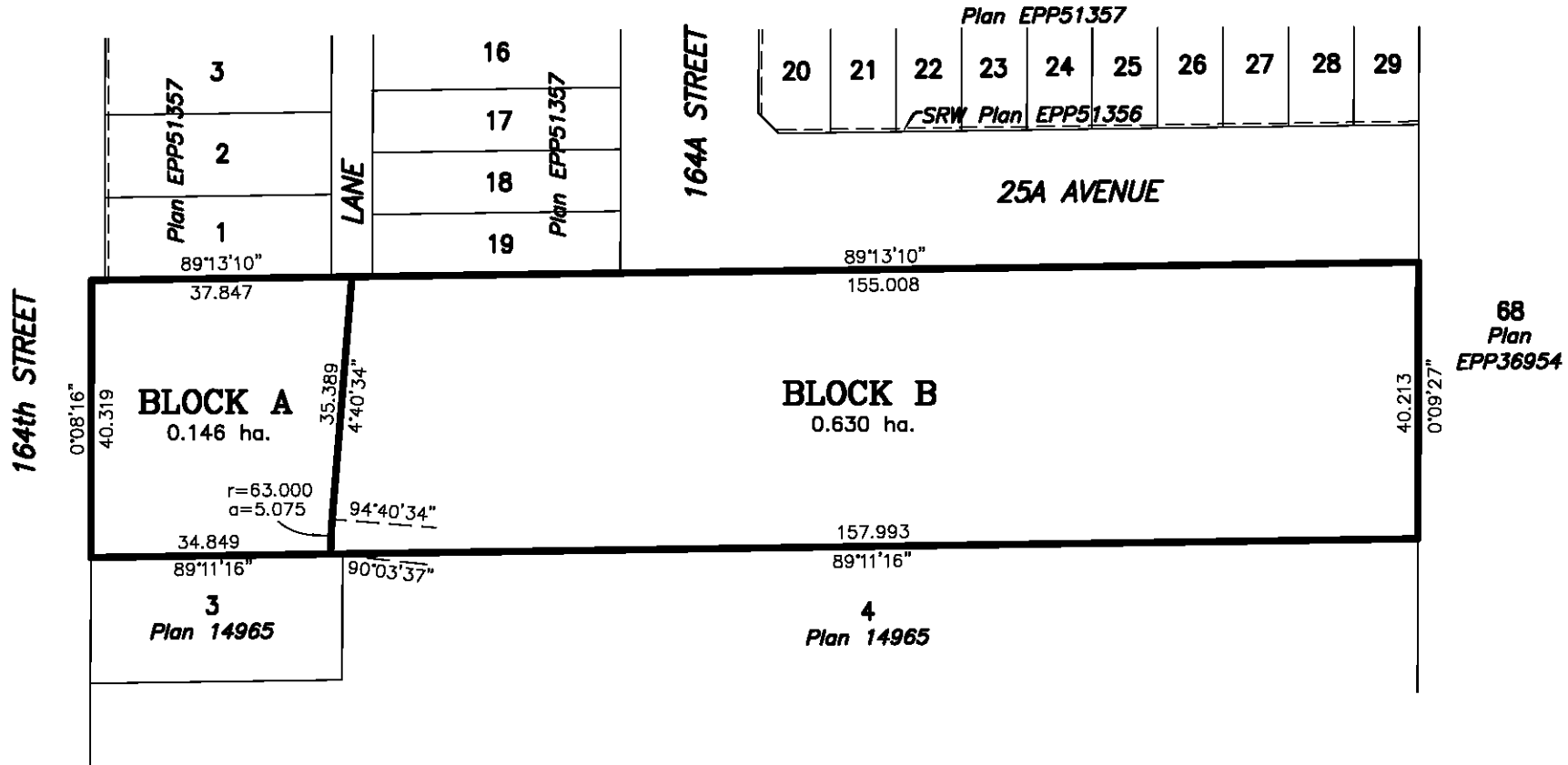
Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	1.917	
Hectares	0.776	
NUMBER OF LOTS		
Existing	1	
Proposed	3 RF-12 and 14 RF-10	
SIZE OF LOTS		
	RF-12	RF-10
Range of lot widths (metres)	12.0 m	9.0 m – 13.2 m
Range of lot areas (square metres)	366-389 m ²	325 m ² – 405 m ²
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	21.9 u.p.h. / 8.9 u.p.a.	
Lots/Hectare & Lots/Acre (Net)	28.9 u.p.h. / 11.7 u.p.a.	
SITE COVERAGE (in % of gross site area)		
	RF-12	RF-10
Maximum Coverage of Principal & Accessory Building	50%	52%
Estimated Road, Lane & Driveway Coverage	21%	29%
Total Site Coverage	71%	81%
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 REZONING
BYLAW NO. _____ OF LOT 2, SECTION 24, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN 14965**



PRELIMINARY

SCALE 1 : 1000
All distances are in metres
City of Surrey
B.C.G.S. 92G.007



Cameron Land Surveying Ltd.
B.C. Land Surveyors
Unit 206 - 16055 Fraser Highway
Surrey, B.C. V4N 0G2
Phone: 604-597-3777
Fax: 604-597-3783

Certified correct this 11th day of
February, 2016.

Sean Costello, B.C.L.S.
File: 5092-ZONING2

This plan lies within the Greater Vancouver Regional District



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

No	Date	Revision	Dr	Ch

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



MIRACON 164 DEVELOPMENT LTD.
 100 - 17650 - 66A AVENUE, SURREY, BC, V3S 4S4, PH: 604-783-0466, FAX: 604-372-0882

PRELIMINARY LOT LAYOUT
 SUBDIVISION AT 2532 - 164 STREET, SURREY, BC

Scale: 1:1000	Mun. Proj. No.	Dwg. No.
Drawn: LC	Mun. Dwg. No.	A2
Designed: RJ	Job No. 15-3278	Of
P.W.	Date OCT/2015	Revision
Approved:		



INTER-OFFICE MEMO

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

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

DATE: **March 29, 2016** PROJECT FILE: **7816-0020-00**

RE: **Engineering Requirements
Location: 2532 164 Street**

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

- Dedicate 1.942 m on 164 Street towards the 23.0 m Collector Road allowance;
- Dedicate 20.0 m on 164A Street towards the Local Road allowance;;
- Dedicate 3.0 m x 3.0 m corner cut at 164A Street and 25A Avenue;
- Dedicate 6.0 m for the north-south Residential Lane allowance;
- Dedicate 4.2 m towards the east-west Residential Lane allowance;
- Register 1.2 m off-site statutory rights-of-way to complete the east-west lane allowance; and
- Register 0.5 m statutory rights-of-ways along 164 Street, 25A Avenue, and 164A Street.

Works and Services

- Construct the east side of 164 Street to Collector Road standard;
- Construct 25A Avenue to Local Road standard;
- Construct 164A Street to Local Road standard;
- Construct north-south and east-west lane to Residential Lane standard;
- Construct storm main along 164A Street, north-south lane, and east-west lane;
- Construct water main along 164A Street;
- Construct sanitary main along proposed 164A Street;
- Provide on-site stormwater mitigation features as per Orchard Grove Neighbourhood Concept Plan; and
- Provide water, storm, and sanitary service connection to each lot.

A Servicing Agreement is required prior to rezoning and subdivision.

Robert Cooke, Eng.L.
Development Project Engineer

MB

NOTE: Detailed Land Development Engineering Review available on file



Thursday, February 25, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0020 00

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. The construction of this secondary school is also a high priority in the district's 5-Year Capital Plan. 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 are unknown at this point in time. Additional portables will be required at Pacific Heights for September 2016 and options for placing portables on neighbouring sites are under investigation. Until new elementary and secondary school capital projects are approved, the school district does not support development occurring at a higher density than outlined in approved NCPs.

SUMMARY

The proposed 17 Single family with suites are estimated to have the following impact on the following schools:

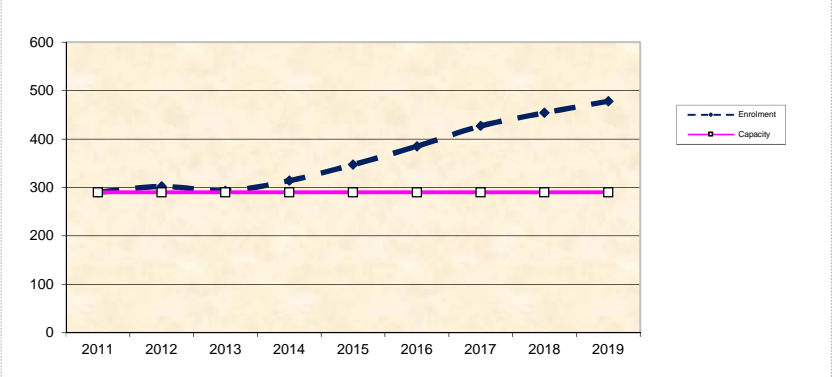
Projected # of students for this development:

Elementary Students:	9
Secondary Students:	4

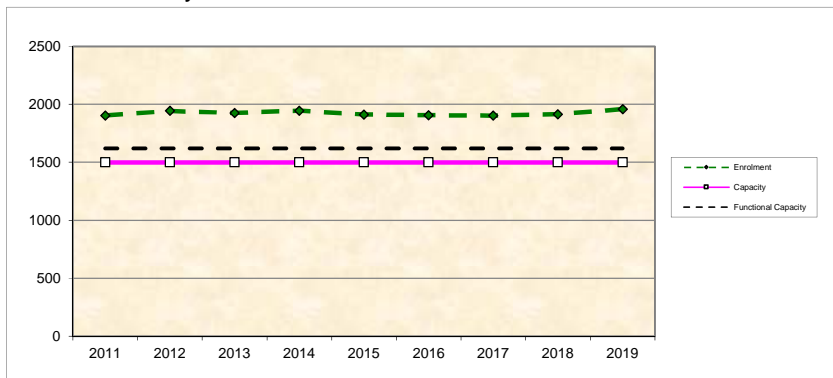
September 2015 Enrolment/School Capacity

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

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: 7916-0020-00
Project Location: 2532 - 164 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:

The subject site is adjacent to two new development sites. The first, adjacent to the north side is identified as Surrey project 7912-0323-00 and is comprised of 33 lots of RF, RF-12, RF-10, and CD zonings. That site is considered to be phase 1 of the subject site (the subject site is considered phase 2). The site adjacent to the south is identified as Surrey project 7914-0125-00, and is comprised of 35 RF-10, RF-SD, and CD zone lots. This is a strict infill situation as the subject site is surrounded on all three sides by these two developments.

Existing homes on the west side of 164 Street (opposite the subject site) are located along the eastern boundary of the area-defining 360 lot single family residential development identified as Surrey project 7905-0126-00, bounded by 25A Avenue to the South, 28 Avenue to the north, 160 Street to the west, and 164 Street to the east. The 360 lot site is built out, and there have been numerous other new developments over the past few years which were constructed on or near the exterior boundaries of the 360 lot site, all of which were based on building scheme regulations that are producing a similar outcome (continuity) to improvements in the 360 lot site.

All homes at the 360 lot site are Two-storey type, ranging in size between 2600 sq. ft and 2800 sq.ft. including garage. The style of all of the homes can be classified as "Classical Modern", "Neo-Traditional", or "Neo-Heritage". Ninety percent of these homes have a roof slope of 10:12 or greater, and all homes have a dark charcoal grey/black 40 year or better shake profile asphalt shingle roof with raised ridge cap. Homes are clad in Hardiplank (dominant) or stucco, and all have generous quantities of stone. Vinyl has not been used on any of these homes. Yards are landscaped to a high standard. These homes provide good style and finishing context for the proposed RF-12 homes at the subject site. However, they cannot be used for specific context for the proposed RF10 homes, because the RF10 homes at the east side will be smaller (2335 sq.ft versus 2800 sq.ft.), will be narrower (21'-8" wide versus 36 feet wide), and the subject homes will have a rear lane access garage versus the front access double garage found on all homes on the west side of 164 Street.

There is no opportunity to introduce a "new character area" due to the overwhelming influence of the 360 lot development and the two new adjacent sites. "Regulations context" for the subject site should be derived from the building schemes of the 360 lot site, and those of the two adjacent sites identified as Surrey projects 7912-0323-00 and 7914-0125-00.

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

- 1) Context Homes: The emerging character of this area has been clearly defined by the new and aesthetically desirable housing stock located within the aforesaid 360 lot site. There are no opportunities to introduce a new style-character into this area. This is an infill situation in which new homes at the subject site should be similar in theme, representation, and character with the context homes described above, though as previously stated, there will be differences due to the RF-12 zoning within the 360 lot site, and the proposed RF10 zonings at the subject site.
- 2) Style Character : Styles recommended for this site include "Classical Modern", "Neo-Traditional" and "Neo-Heritage", as derived from the 360 lot site. 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) Massing Designs : New homes at the 360 lot site provide desirable massing context. However, as previously stated, the RF-12 context homes at the 360 lot site have front access garages whereas the proposed RF-10 homes at the subject site will have rear access garages. Also, the RF-10 homes at the subject site will be narrower, and will have rear garages. Therefore, the proposed homes will not be a specific emulation. Rather, the new homes will be subject to a consultant design review which will require the new homes to be similarly well balanced, correctly proportioned, and aesthetically pleasing. A further requirement of the 360 lot site is that the rear facades of the homes have an acceptable non-box-like massing design, and so rear walls exceeding a height of 1½ storeys that are not broken by a roof will not be permitted. Lastly, massing regulations for the subject site will be derived from the two adjacent sites; 7912-0323-00 and 7914-0125-00.
- 4) Front Entrance Design : All homes at the 360 lot site have a 1 - 1 ½ storey high front entrance, which is appropriate for the 3 RF-12 homes proposed. However, the front entrance should be restricted on one storey on proposed RF-10 lots 4 - 17 to ensure the front entrance does not dominate these narrower homes.
- 5) Exterior Wall Cladding : Vinyl has not been used in this area and is not recommended. Hardiplank, cedar, Hardipanel, brick, and stone have been used. Brick and stone have been used generously.
- 6) Roof surface : Roof surfaces at the 360 lot site are all charcoal grey / black shake profile asphalt shingles with a raised ridge cap. The shingles are of a minimum 40 year warranty.
- 7) Roof Slope : Roof pitch 8:12 or higher on all new homes at the 360 lot site, and a majority of homes have a 10:12 or steeper slope.

Streetscape: Homes on the west side of 164 Street are 2600 - 2800 sq.ft. "Classical Modern", "Neo-Traditional" and "Neo-Heritage" style Two-Storey type. The homes west of 164 Street have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. Main roof forms are common hip or common gable at an 8:12 or steeper slope. All homes have common gable projections articulated with either cedar shingles or with Hardiboard and 1x4 vertical wood battens. All homes have a charcoal or black shake profile asphalt shingle roof. Homes are clad in Hardiplank (no vinyl) and homes are generously accented with stone and brick. The colour range includes natural, neutral and primary-derivative hues. Landscaping meets a high modern urban standard.

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", "Classical Modern", or "Neo-Heritage". 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.
- the new homes are constructed to a high architectural standard, substantially meeting or exceeding standards found in the aforesaid 360 lot context site to the west.
- a new single family dwelling *constructed* on any *lot* meets common or better year 2010 design standards (as interpreted by the consultant), which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to one storey on the RF10 lots, and to 1 ½ storeys on the RF-12 lots.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring context homes in the aforesaid 360 lot site. Homes will therefore be in a compatible style range, including "Neo-Traditional", "Classical Modern", and "Neo-Heritage" 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 to those of the context homes. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes. Homes will also be compatible with those implied by building scheme regulations for the two aforesaid adjacent sites identified as Surrey projects 7912-0323-00 and 7914-0125-00.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls.

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

- Roof Pitch:** Minimum 8:12, with commonly used exceptions to prevent excessive ridge height where truss spans are large.
- Roof Materials/Colours:** Only shake profile asphalt shingles with a pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 40 year warranty, and be in a charcoal grey or black colour 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 Lot 8:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 20 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.6 metres [2'- 0"] from the one-storey elements.
- Landscaping:** *High modern urban standard:* RF-12 lots shall have a minimum 20 shrubs, and the RF-10 lots shall have a minimum of 14 shrubs. Corner lots shall have an additional 10 shrubs of a 3 gallon pot size planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, stamped concrete, interlocking masonry pavers, or broom finish concrete where driveways connect to a rear lane.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: February 11, 2016

Reviewed and Approved by:  Date: February 11, 2016

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: 16-0020-00

Address: 2532 164th Street, Surrey, BC

Registered Arborist: Vanessa Melney

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)	95
Protected Trees to be Removed	95
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 60 X one (1) = <u>60</u> - All other Trees Requiring 2 to 1 Replacement Ratio 35 X two (2) = <u>70</u> 	130
Replacement Trees Proposed	6
Replacement Trees in Deficit	124
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	6
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 6 X one (1) = 6 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	6
Replacement Trees Proposed	NA
Replacement Trees in Deficit	NA

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

Signature of Arborist:

Date: January 28, 2016



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





Orchard Grove - Grandview Heights 5A Neighbourhood Land Use Concept Plan

City of Surrey Planning & Development Department

Legend

- Large Lot Duplex or Large Lot Single Family (2-10 upa)
- Small Lot Single Family w/wo Coach House (10-15 upa)
- Single Family (10 upa) or Townhouse with Tree Preservation (15 upa)
- Townhouse (15-30 upa)
- Townhouse (15 upa) or Multi-Family with Tree Preservation (30 upa)
- Multi-Family (30-45 upa)
- Mixed-Use Commercial/Residential (30-45 upa)
- Stormwater Detention Pond

- Park
- Walkway (10m)
- Habitat Corridor (20m SROW)
- Transition Landscape Buffer
- Special Commercial Street
- Green Street
- Residential Flex Street 14m

- Amenity Connector
- Multi-Use Pathway (8m SROW)
- Proposed Green Connector
- Potential Orchard Preservation
- Tree Preservation Areas
- Tree Cluster
- Gateway Feature

