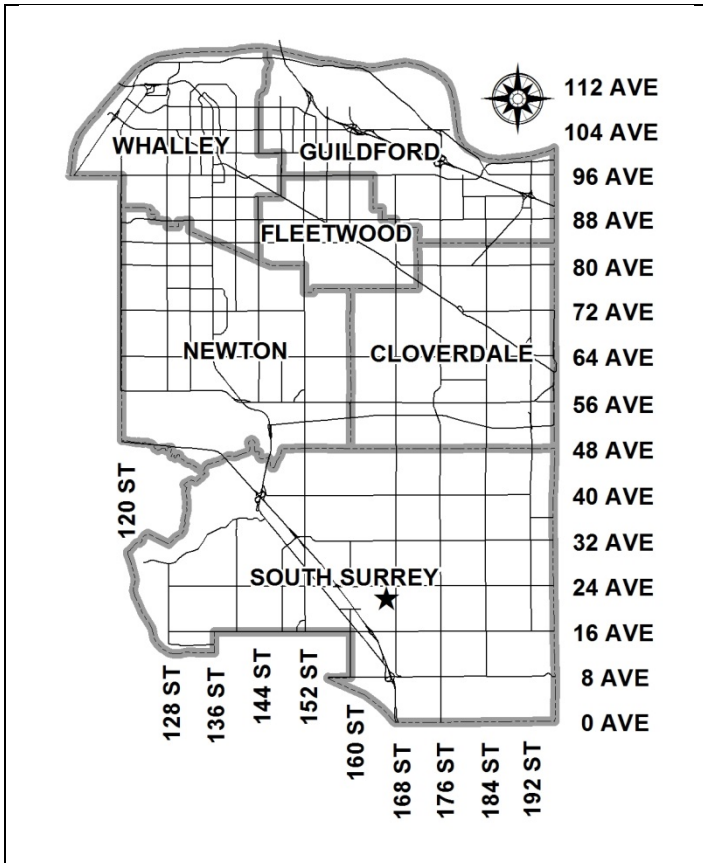


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0099-00

Planning Report Date: July 25, 2016



PROPOSAL:

- **NCP Amendment** from “Low Density Residential 6-10 upa” to “Medium Density Residential 10-15 upa”
- **Rezoning** from RA to RF-10 and RF-12 to allow subdivision into eleven single family small lots.

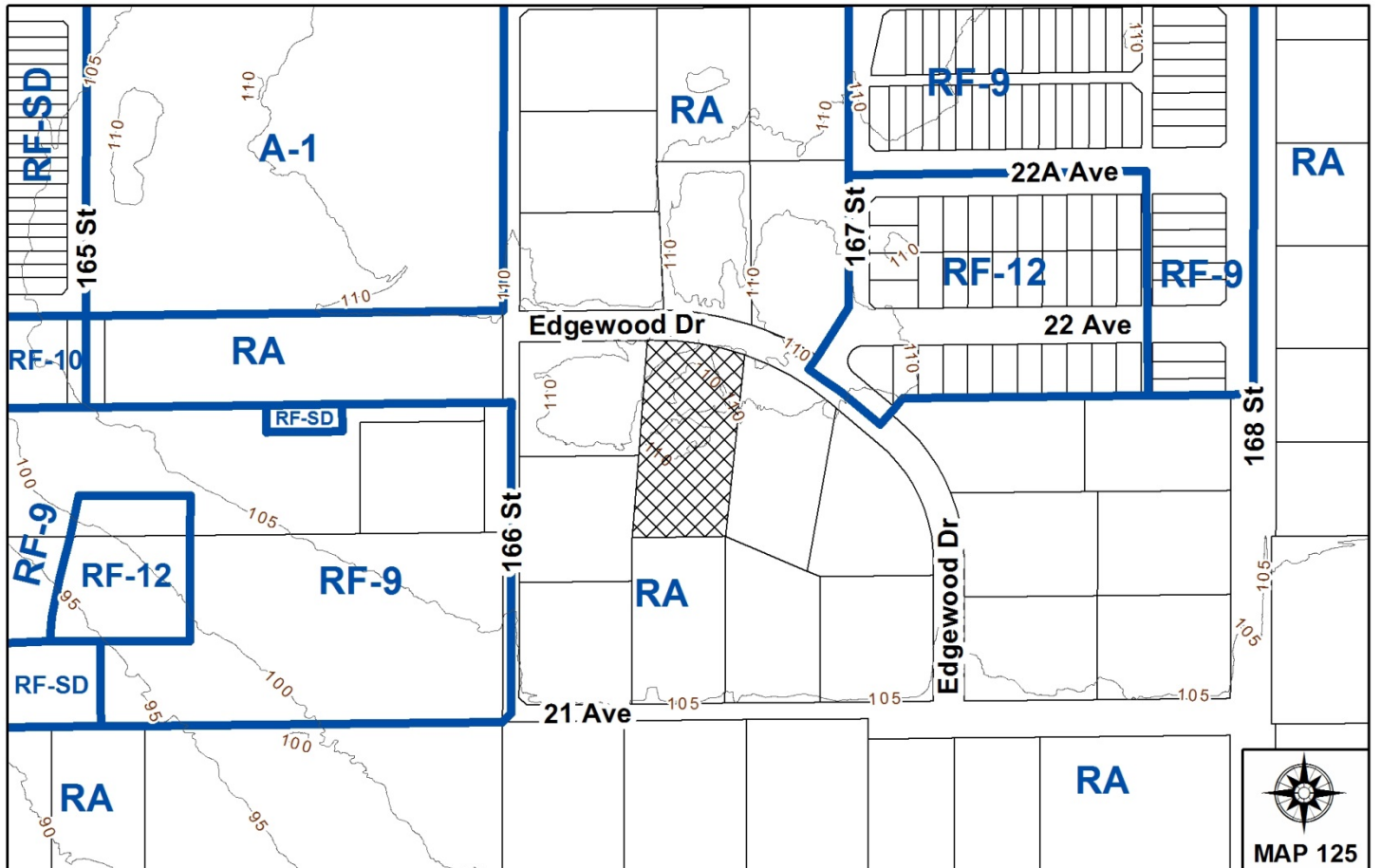
LOCATION: 16650 Edgewood Drive

OWNER: 1065845 B.C. Ltd.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Low Density Residential 6 - 10 upa and Drainage Corridor



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing an NCP Amendment from “Low Density Residential 6-10 upa” to “Medium Density Residential 10-15 upa”.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site’s OCP Designation.
- The proposed amendment to the Sunnyside Heights NCP has merit as it is in keeping with the intent of providing a single family form of development with urban lot sizes.
- The proposed lot sizes and unit density is consistent with proposed developments to the east, south, and west of the subject site.

RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the subject site shown in the Survey Plan (Appendix II) Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)"; and Block B from "One-Acre Residential Zone (RA)" to "Single Family Residential (12) Zone (RF-12)", 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the site from "Low Density Residential 6-10 upa" to "Medium Density Residential 10-15 upa" 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 IV.
School District:	<p>Projected number of students from this development:</p> <p>6 Elementary students at Pacific Heights Elementary School 3 Secondary students at Earl Marriott Secondary School</p> <p>(Appendix V)</p> <p>The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by late 2017.</p>
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 Development Application No. 7915-0046-00 to develop single family small lots	Urban/ Low Density Residential 6-10 upa and Drainage Corridor	RA
South:	Acreage residential under Development Application No. 7915-0046-00 to develop single family small lots	Urban/ Low Density Residential 6-10 upa and Drainage Corridor	RA
West:	Acreage residential; the northern portion is under Development Application No. 7915-0292-00 to develop single family small lots	Urban/ Low Density Residential 6-10 upa and Drainage Corridor	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is designated “Urban” in the Official Community Plan (OCP) and “Low Density Residential 6-10 upa” in the Sunnyside Heights NCP, approved by Council November 15, 2010. The NCP land use designation allows for “standard single family residential forms of development with urban lot sizes (approximately 4,000 to 5,000 sq.ft.)” (Appendix VIII).
- The applicant is proposing to develop the site with eleven urban single family small lots ranging in size from 376 square metres (4,050 sq.ft.) to 553 square metres (5,950 sq.ft.).
- While the proposal is generally consistent with the intent of the NCP by providing a single family form of development with urban lot sizes, the net unit density (after road dedication) is 11.0 units per acre (27.3 uph), which is higher than the 6-10 upa permitted under the “Low Density Residential 6-10 upa” designation in the Sunnyside Heights NCP. The applicant is therefore proposing to amend the NCP to redesignate the site to “Medium Density Residential 10-15 upa”.
- The proposed NCP amendment has merit for the following reasons:
 - The proposed lots sizes and unit density is consistent with the development pattern established to the west and south/east of the subject site under Development Application Nos. 7915-0292-00 and 7915-0046-00 respectively;

- The increased road dedication under the adjacent Development Application No. 7915 0046-00 allows the subject site to increase the developable area and accommodate additional lots as proposed by the applicant in the modified subdivision layout involving proposed Lot 26;
- The site is in close proximity of the Sunnyside Saddle Club and future relocated elementary school site north of the subject property; and
- The gross unit density of the proposed development is 8.3 units per acre (upa) (20.5 uph).

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject site is located south of Edgewood Drive and east of 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 NCP.
- The development site area is 0.54 hectares (1.33 acres) and currently zoned “One-Acre Residential Zone (RA)”.
- There are a number of proposed development applications surrounding the subject site. To the west, under Development Application No. 7915-0292-00, there is a proposal for 7 single family small lots (i.e. RF-10 and RF-12). To the east and south, under Development Application No. 7915-0046-00, there is a proposal for 45 single family small lots on five properties. An amendment to the NCP is proposed under Development Application No. 7915-0046-00 to re-designate the lands from “Low Density Residential 6-10 upa” to “Medium Density Residential 10-15 upa”. Both of these applications have been granted Third Reading.

Current Proposal

- The applicant proposes an amendment to the Sunnyside Heights NCP from “Low Density Residential 6-10 upa” to “Medium Density Residential 10-15 upa”, and to rezone the subject site from “One-Acre Residential Zone (RA)” to “Single Family Residential (10) Zone (RF-10)” and “Single Family Residential (12) Zone (RF-12)”, in order to facilitate the subdivision into four (4) RF-10 and seven (7) RF-12 lots (Appendix III).
- Proposed Lots 1, 2, 6 and 7 (western lots) will be rezoned to RF-10. The proposed RF-10 lots are particularly deep lots at 42 metres (138 ft.), which is greater than the minimum required 36 metres (118 ft.), due to the proposed road layout which follows the NCP. The proposed RF-10 lots will be approximately 378 square metres (4,070 sq.ft.) in area. Proposed Lots 3-5 and 8-11 will be rezoned to RF-12 and will range in size from 320 square metres (3,445 sq.ft.) to 462 square metres (4,970 sq.ft.).
- The developer of the subject site is also the same developer of Development Application No. 7915-0046-00 to the south and east, and it is therefore their intention to develop the subject site in conjunction with the adjacent lands.

Consequently, the developer has proposed to consolidate a portion of the subject site with proposed Lot 26 (pie-shaped lot) under Development Application No. 7915-0046-00, and modify the subdivision layout to create three RF-12 lots (i.e. proposed Lots 10 and 11 under the subject site and Lot 26 under Development Application No. 7915-0046-00). The proposed modified subdivision layout complies with the RF-12 Zone lot requirements and will create more standard shaped lots.

- The development of the subject site will follow a similar development pattern established by the single family small lots northeast of the site, which were recently completed under Development Application Nos. 7912-0153-00 and 7912-0329-00. The subject site will also connect the two proposals to the west and south/east for single family small lots under Application Nos. 7915-0292-00 and 7915-0046-00 respectively, both at Third Reading.
- Under the subject proposal, RF-12 lots are proposed to front Edgewood Drive and the new 166A Street. The proposed RF-10 lots are proposed to front Edgewood Drive and the new 21A Avenue with rear lane access.
- In accordance with the NCP, the subject site will complete the north side of 21A Avenue and a portion of 166A Street. Access to the proposed lots which do not front Edgewood Drive will rely on the adjacent development to the south/east (Application No. 7915-0046-00) to provide access. The developer of both sites confirms that it is the intention to construct the developments concurrently.
- Under the NCP, a drainage corridor is located on the north side of 21A Avenue (i.e. southern boundary of the subject site). The applicant proposes to implement the 5.0 metre (16 ft.) wide drainage corridor as per the NCP.

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 site 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 strong new growth and transitioning into a modern compact urban neighbourhood with numerous development applications and approved construction in the surrounding area. Given that the future character of the area will be exclusively single family small lots, the Character Study found that the building scheme regulations derived from surrounding new compact homes will provide the best context for the subject site.
- The Design Guidelines for the proposed development will propose a character of homes which are identifiable as “Neo-Traditional” or “Neo-Heritage” and be consistent in theme, representation, and character with adjacent and nearby proposed/new developments. The new single family small dwellings will adopt standards commonly found in post year 2015 standards for RF-10 and RF-12 subdivisions with respect to massing, construction materials, 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 VII.

- Preliminary lot grading and servicing plans, submitted by WSP Canada Inc., have been reviewed by staff. Based on the proposed lot grading, basements are proposed for all lots.

TREES

- Max Rathburn, 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)			
Bigleaf Maple	2	2	0
Cherry (Bitter)	2	2	0
Cherry (Japanese)	3	3	0
Birch (Paper)	2	2	0
Coniferous Trees			
Douglas Fir	1	1	0
Deodar Cedar	4	2	2
Black Pine	6	6	0
Total (excluding Alder and Cottonwood Trees)	20	18	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		18	
Total Retained and Replacement Trees		20	
Contribution to the Green City Fund		\$7,200	

- The Arborist Assessment states that there are a total of 20 protected trees on the site, excluding Alder and Cottonwood trees. None of the existing trees on site are Alder or Cottonwood. It was determined that 2 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 2 to 1 replacement ratio. This will require a total of 36 replacement trees on the site. Since only 18 replacement trees can be accommodated on the site, the deficit of 18 replacement trees will require a cash-in-lieu payment of \$7,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

PRE-NOTIFICATION

- Pre-notification letters were sent on June 15, 2016 to 28 property owners within 100 metres (328 ft.) of the subject site, as well as the Grandview Heights Stewardship Association. A Development Proposal Sign was also installed on site on June 17, 2016. To date, staff have received no comments from surrounding property owners.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 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 the Sunnyside Heights NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The site is consistent with the OCP.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Dry swales, natural landscaping, and sediment control devices are proposed for rain management. • Composting, recycling, and organic waste pick-up will be made available.
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"> • Houses will be oriented towards the street to provide natural 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 Sheets
Appendix II	Zoning Block 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.	NCP Plan

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

DH/dk

Information for City Clerk

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

1. (a) Agent: Name: Erin McCutcheon
 Aspen Developments Ltd.
 Address: 12219 Beecher Street, Unit 200
 Surrey, BC V4A 3A2

 Tel: 604-538-1804

2. Properties involved in the Application
 - (a) Civic Address: 16650 Edgewood Drive

 - (b) Civic Address: 16650 Edgewood Drive
 Owner: 1065845 B.C. Ltd.
 Director Information:
 Brock Dorward
 No Officer Information filed

 PID: 005-725-801
 Lot: 55, 005-725-801
 Lot 55 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.

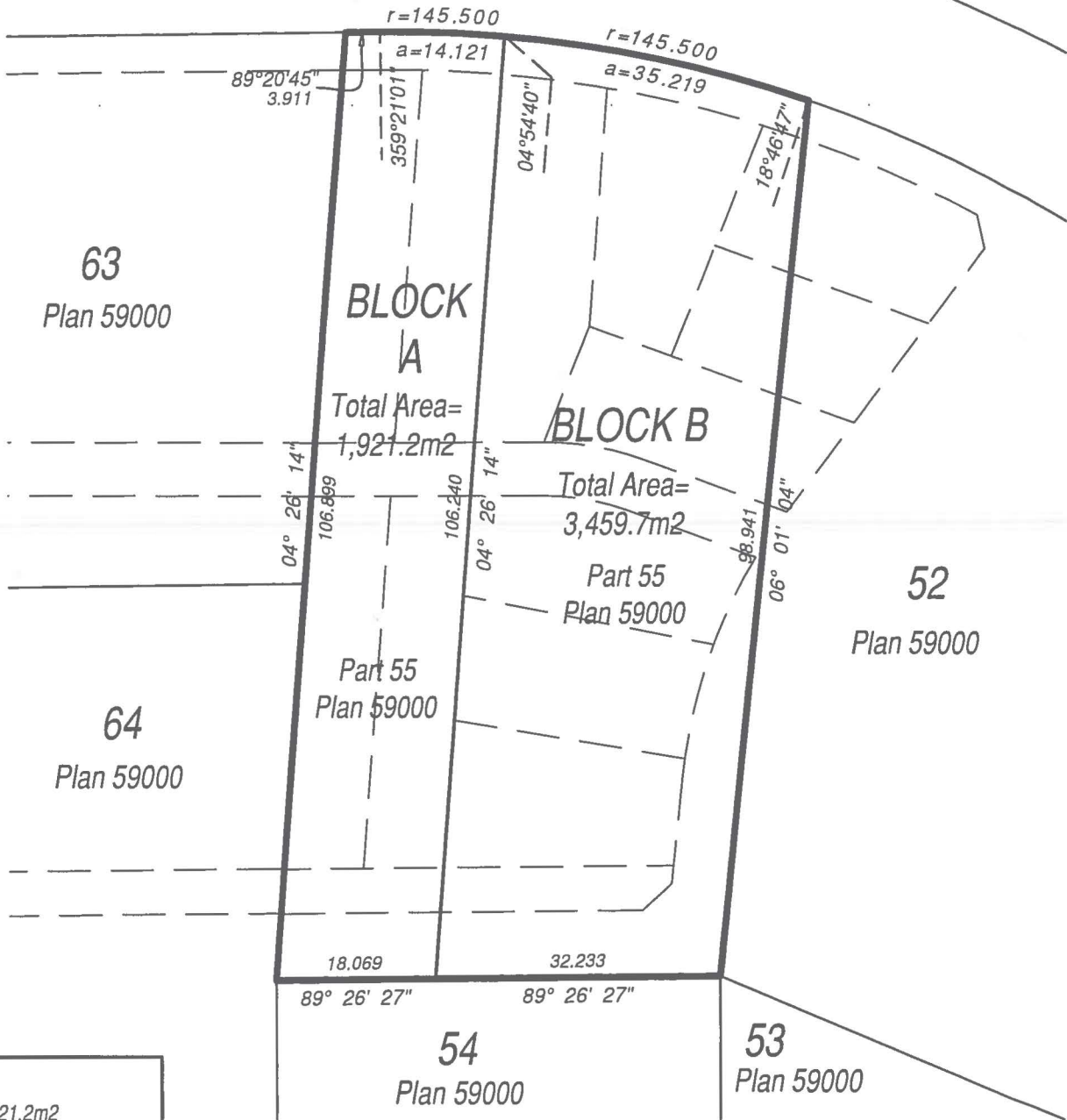
SUBDIVISION DATA SHEET

Proposed Zoning: RF-12 & RF-10

Requires Project Data	Proposed
GROSS SITE AREA	1.3
Acres	0.54
Hectares	
NUMBER OF LOTS	
Existing	1
Proposed	11
SIZE OF LOTS	
Range of lot widths (metres)	9m – 18.1m
Range of lot areas (square metres)	320m ² – 553m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20.5 lots/hectare & 8.3 lots/acre
Lots/Hectare & Lots/Acre (Net)	27.3 lots/hectare & 11.4 lots/acre
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50.5%
Estimated Road, Lane & Driveway Coverage	29.0%
Total Site Coverage	79.5%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
	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

BLOCK SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW NO. _____
 OF LOT 55 SECTION 13 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 59000

Edgewood Drive



63
Plan 59000

64
Plan 59000

52
Plan 59000

54
Plan 59000

53
Plan 59000

BLOCK A AREA=1,921.2m ² RA TO RF-10
BLOCK B AREA=3,459.7m ² RA TO RF-12



All distances are in metres and decimals thereof.

The intended plot size of this plan is 216mm in width by 280mm in height (A size) when plotted at a scale of 1:750.

June 14, 2016

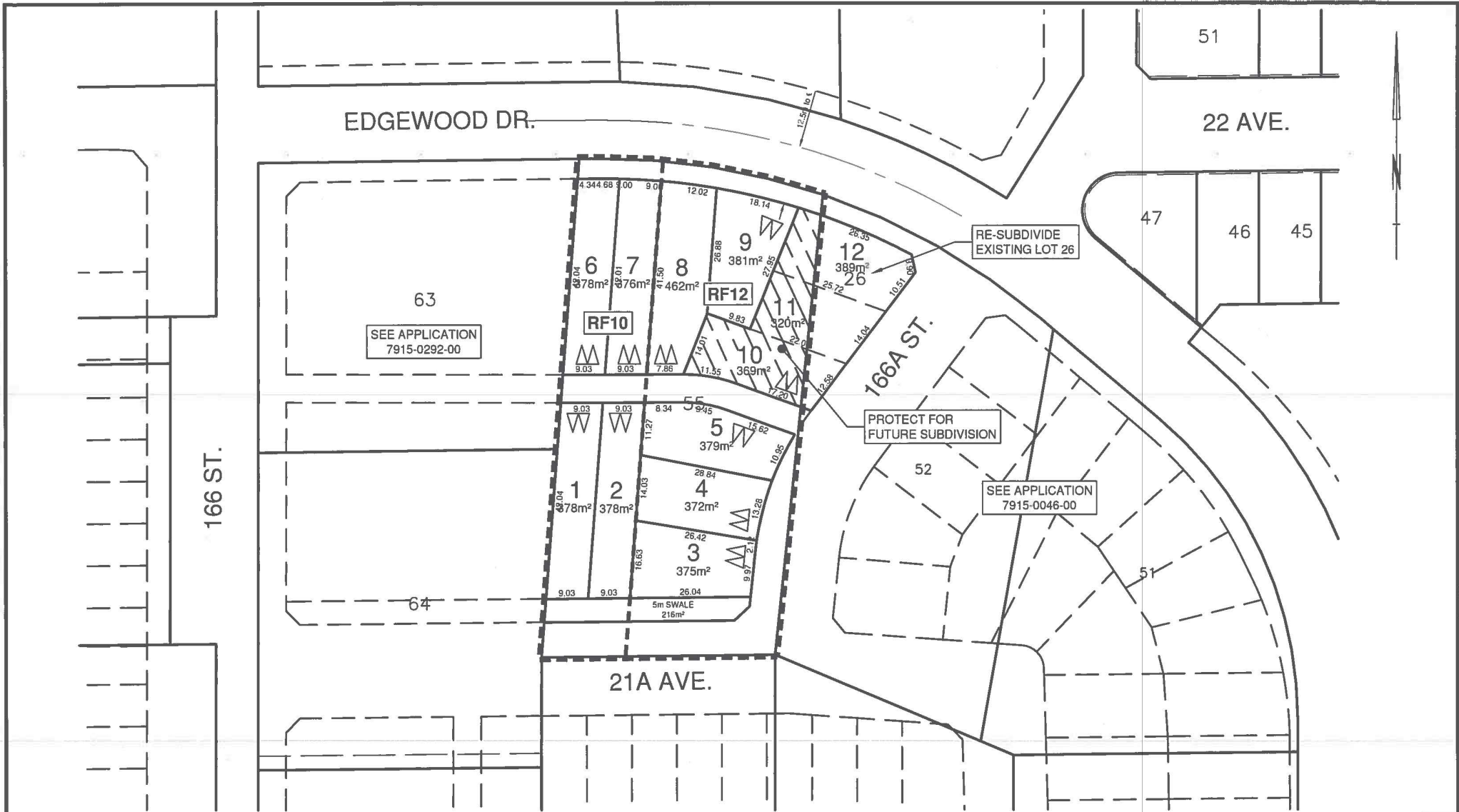


WSP Surveys (BC) Limited Partnership
 300-65 Richmond St, New Westminster, BC

PROJECT REF./DRAWING No.
 052734 ZONE02 R00

Certified correct according to Field Survey this
 14th day of June, 2016

Rory C O'Connell
 Rory C O'Connell, BCLS



Subdivision Concept Plan
 7916-0099-00
 16560 Edgewood Drive
 Aspen Developments

- LOT AREA = 5,377m² (1.33 acres)
- RF10 = 1,919m²
- RF12 = 3,458m²
- Undevelopable (Road) = 1129m²



WSP CANADA INC.
 #300 - 65 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 CANADA V3L 5P5
 TEL. 604-525-4851 | FAX. 604-525-8715
 www.wspgroup.com



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

FROM: **Development Project Engineer, Engineering Department**

DATE: **July 19, 2016** PROJECT FILE: **7816-0099-00**

RE: **Engineering Requirements
Location: 16650 Edgewood Drive**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONING AND SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.25 m on Edgewood Drive towards the 25.0 m Local Road allowance.
- Dedicate varying widths on 166A Street towards the 18.0 m Local Road allowance.
- Dedicate 12.5 m on 21A Avenue towards the 25.0 m Local Road allowance.
- Dedicate 6.0 m for the Residential Lane allowance.
- Dedicate corner cuts at intersections.
- Register 0.5 m Statutory Right of Ways on all frontage roads.
- Secure, if required, offsite Statutory Right of Ways as needed for servicing corridors.

Works and Services

- Construct south side of Edgewood Drive to Local Road standard.
- Construct west side of 166A Street to Local Road standard.
- Construct north side of 21A Avenue to Local Road standard with drainage corridor.
- Construct lane to Residential Lane standard.
- Provide on-lot sustainable drainage features according to 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 sanitary latecomer charges relative to project 7812-0153-00.
- Pay applicable Latecomer Agreement Charges, 100% DCC contributions and Development Works Agreement Levies.

A Servicing Agreement is required prior to Rezoning and Subdivision.



Robert Cooke, Eng.L.
Development Project Engineer

IK



Tuesday, July 05, 2016

Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0099 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. 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. Surrey is a rapidly growing urban centre and as NCPs build out and densities increase the school district is concerned that capital investment approvals will not be available in a timely manner to support this local growth. Approved NCP densities are the basis on which school sites and capital projects are requested and higher than projected densities create a capital planning challenge and increase enrolment pressures. As required, the school district will continue to work with the City and Province to adjust our capital plans to request additional school spaces and land to meet local demands.

SUMMARY

The proposed 12 Single family with suites are estimated to have the following impact on the following schools:

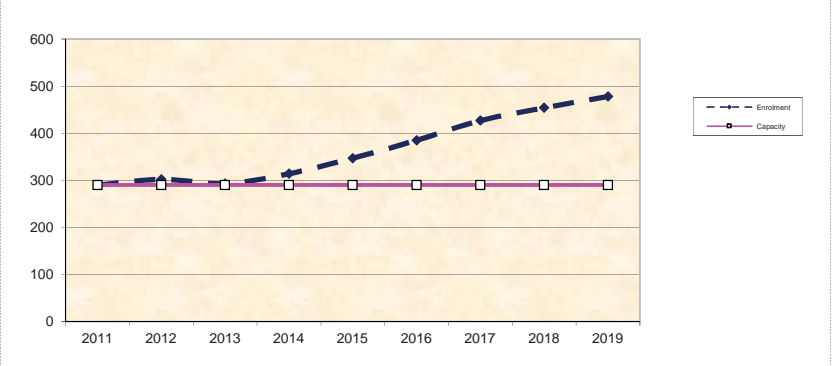
Projected # of students for this development:

Elementary Students:	6
Secondary Students:	3

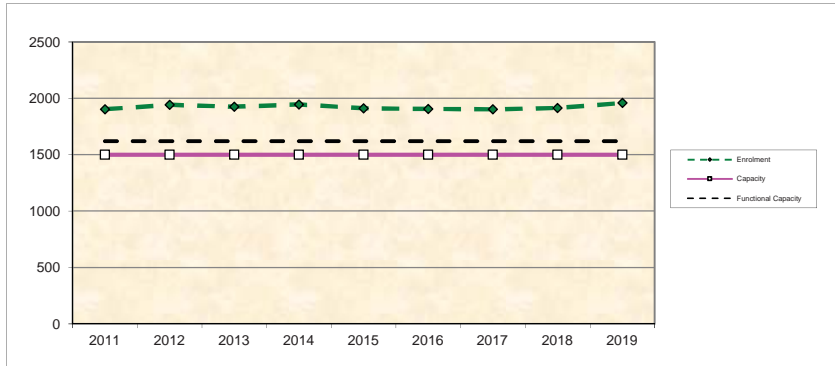
September 2015 Enrolment/School Capacity

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: 7916-0099-00
 Project Location: 16650 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 (by the same developer), 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 lots.

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 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 and 7912-0153-00.
- 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 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. Northeast of the site (directly opposite the subject site on the east side of Edgewood Drive) 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 one storey.

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), and 7912-0153-00 (78 RF9 and RF-12 lots. 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 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: Not applicable: no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus a minimum of 14 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: May 23, 2016

Reviewed and Approved by:



Date: May 23, 2016

Arborist Report – 16560 Edgewood Drive Surrey

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	16560 Edgewood Drive Surrey
Address:	
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN0599A) ISA Certified Tree Risk Assessor (159)
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)	20
Protected Trees to be Removed	18
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	2
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	36
- All other Trees Requiring 2 to 1 Replacement Ratio 18 X two (2) = 36	
Replacement Trees Proposed	18
Replacement Trees in Deficit	18
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

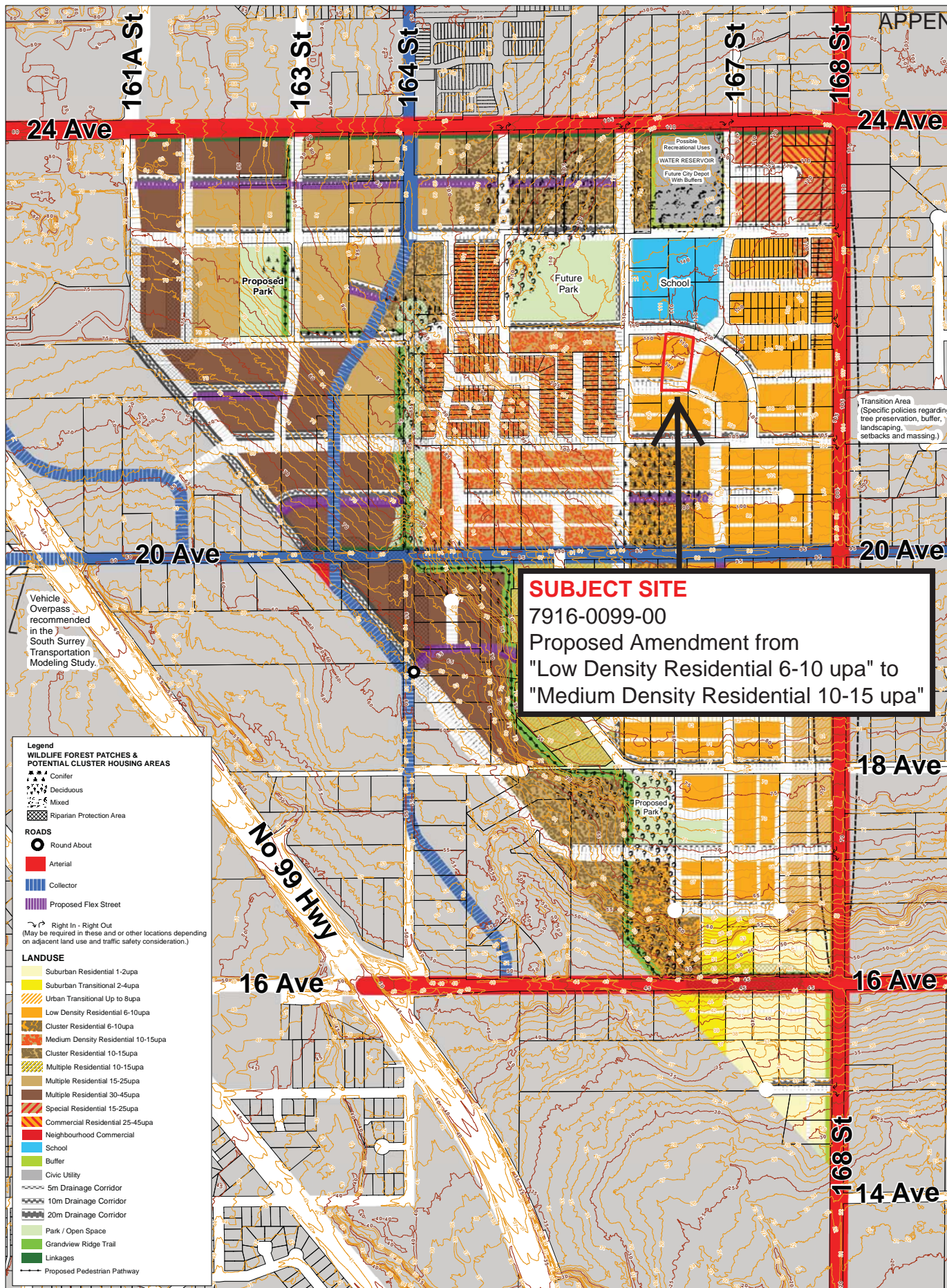
Summary prepared and
submitted by:



May 26 2016

Arborist

Date



SUBJECT SITE
 7916-0099-00
 Proposed Amendment from
 "Low Density Residential 6-10 upa" to
 "Medium Density Residential 10-15 upa"

Grandview Heights NCP Area #2 (Sunnyside Heights)

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007
 Stage 2 Approved By Council Nov. 15, 2010
 Last Amended 18 April 2016

