

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0103-00

Planning Report Date: June 27, 2016

PROPOSAL:

- **Rezoning** from RA to RF-10 and RF-12 to allow subdivision into 15 small single family lots.

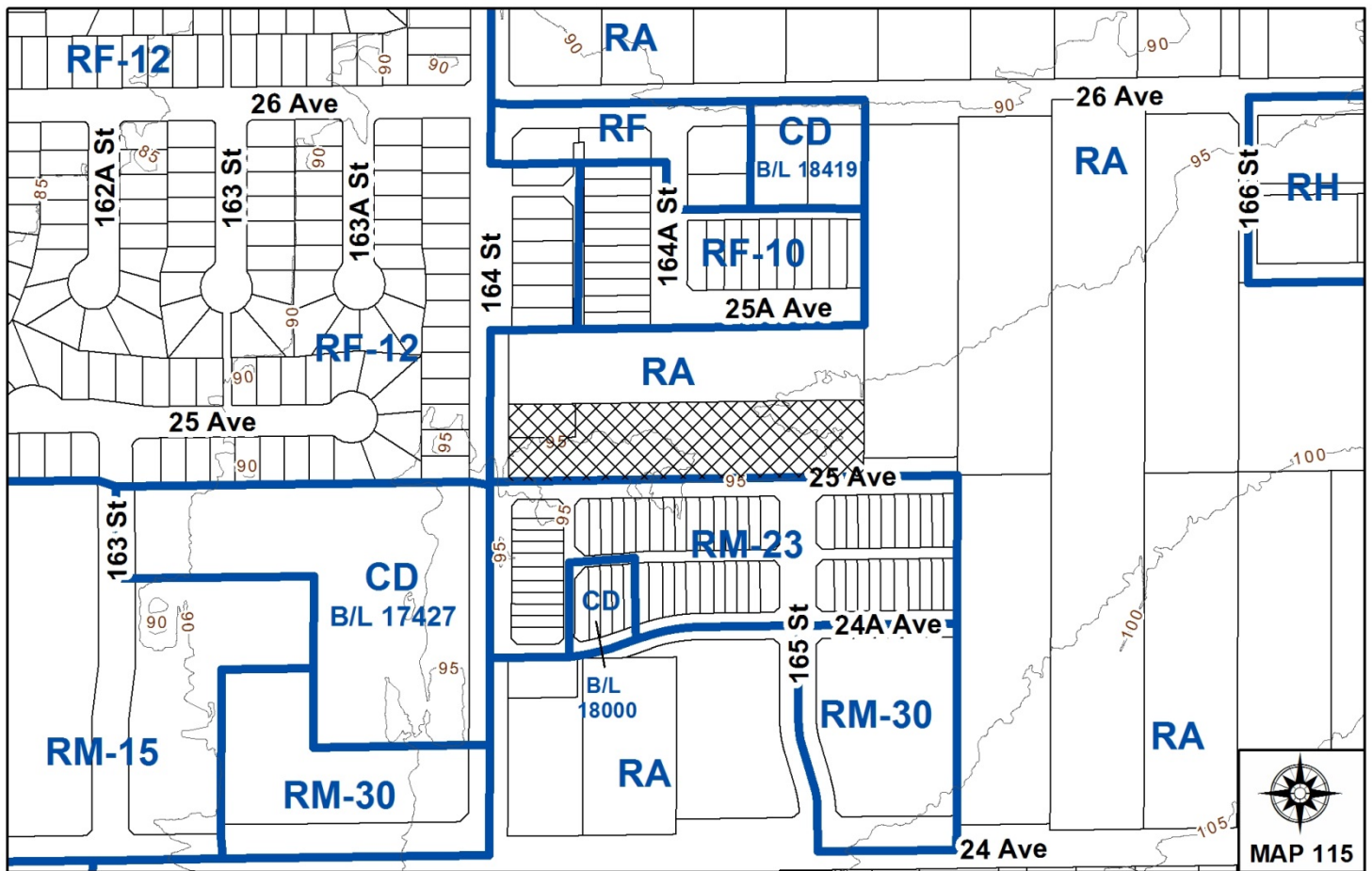
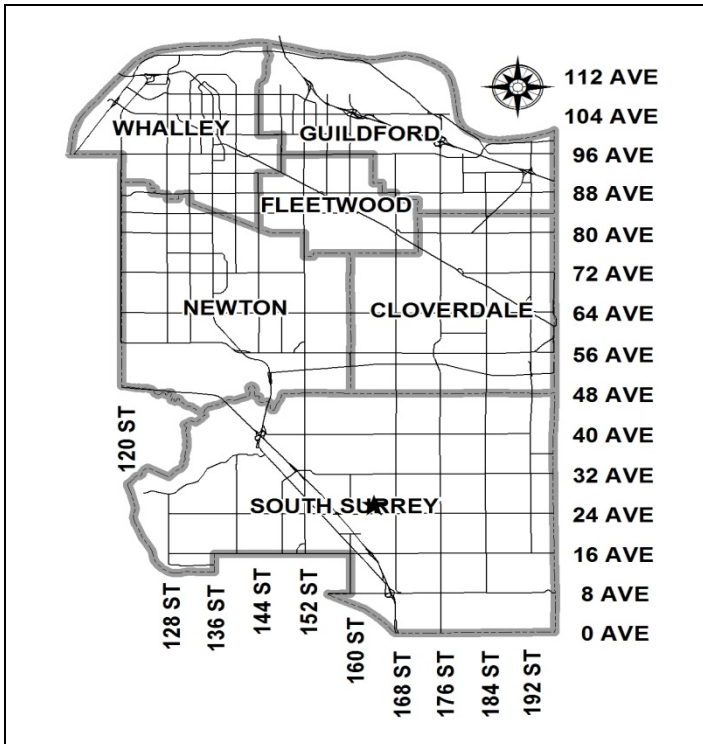
LOCATION: 2504 & 2516 - 164 Street

OWNER: Qualico Developments (Vancouver) Inc.

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Small Lot Single Family w/wo Coach House (10-15 upa)



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The 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 development is consistent with the recently approved development to the east and north under Development Application Nos. 7914-0125-00 and 7916-0020-00.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site shown on the Survey Plan (Appendix II) Block A and Block C from "One-Acre Residential Zone" (RA) to "Single Family Residential (10) Zone" (RF-10) and Block B and Block D 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) 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;
 - (f) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 "no build" covenant on the portion of the subject lands shown hatched on the proposed subdivision plan (Appendix II) until these hatched areas are consolidated with the property to the north.

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:**

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

(Appendix IV)

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

Parks, Recreation & Culture:

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

SITE CHARACTERISTICS

Existing Land Use:

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family home on large lot (single family rezoning Application No. 7916-0020-00 at 3 rd reading).	Urban/ Small Lot Single Family with/without Coach House (10-15 upa)	RA
East:	Single family home on large lot (proposed single family rezoning Application No. 7914-0125-00 at 3 rd reading).	Urban/ Small Lot Single Family with/without Coach House (10-15 upa)	RA (rezoning to CD (based on RF), RF-10, and RF-SD at 3 rd reading)
South (Across 25 Ave):	Rowhouses	Urban/ Townhouse (15-30 upa)	RM-23
West (Across 164 Street):	Houses on small single family lots.	Urban/ Low Density (6-10 upa) in the Morgan Heights NCP	RF-12

DEVELOPMENT CONSIDERATIONS

- The site is currently zoned "One-Acre Residential Zone (RA)", and designated "Urban" in the Official Community Plan (OCP) and "Small Lot Single Family with or without Coach House (10-15 upa)" in the Orchard Grove Neighbourhood Concept Plan (NCP). The applicant proposes to rezone a portion of the site from "One Acre Residential Zone" (RA) to "Single Family Residential (10) Zone" (RF-10) shown as Block A and Block C in Appendix II; and from "One Acre Residential Zone" (RA) to "Single Family Residential (12) Zone" (RF-12), shown as Block B and Block D, in order to allow subdivision into 15 small single family lots (4 zoned RF-12 and 11 zoned RF-10).
- The proposed RF-12 Lots 1 and 2 (Block D) and Lots 6 and 7 (Block B) range in size between 331 square metres (3,563 sq.ft.) and 416 square metres (4,478 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 Nos. 7912-0323-00 and 7916-0020-00 on the east side of 164 Street to the north of the subject site. As such, the proposed lots on 164 Street provide an appropriate transition to the existing neighbourhood on the west side of 164 Street.
- The proposed RF-10 Lots 8 to 15 (Block A) and Lots 3, 4 and 5 (Block C) range in size between 291 square metres (3,132 sq.ft.) and 374 square metres (4,026 sq.ft.). All of these proposed lots comply with the requirements of the RF-10 Zone.

- The applicant proposes to consolidate the hatched area shown on the subdivision plan (Appendix II) with portions of the properties to the north (Development Application No. 7916-0020-00). This hatched area is proposed to be rezoned as part of the subject development application and subsequently consolidated with the properties to the north under a future subdivision application. In the interim, a no-build covenant will be registered over this portion of the site.
- The form, character and density of the proposed development comply with the Orchard Grove NCP.

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 25 Avenue. A summary of the design guidelines is attached (Appendix V).
- A preliminary lot grading plan was prepared and submitted by WSP Canada Inc. 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 May 17, 2016 to 154 households within 100 metres (328 ft.) of the site, as well as the Grandview Heights Stewardship Association. The development proposal sign was erected on April 22, 2016. To date Staff have received no responses to the public notification.

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	2	2	0
Cottonwood	3	3	0
Coniferous Trees			
Total (excluding Alder and Cottonwood Trees)	0	0	0

Total Replacement Trees Proposed (excluding Boulevard Street Trees)	4
Total Retained and Replacement Trees	4
Contribution to the Green City Fund	300.00

- The Arborist Assessment states that there are no protected trees on the site, excluding Alder and Cottonwood trees. 5 existing trees (100 % of the total trees on the site), are Alder and Cottonwood trees and are proposed for removal.
- 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. This will require a total of 5 replacement trees on the site. Since only 4 replacement trees are proposed on the site (the deficit of 1 replacement tree will require a cash-in-lieu payment of \$300, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 4 trees are proposed to be replaced on the site with a contribution of \$300 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 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; ○ Dry swales
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; and low fencing

	to enhance visibility.
6. Green Certification (F1)	• n/a
7. Education & Awareness (G1-G4)	• 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.	Proposed Subdivision Layout and Survey Plan
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation

Jean Lamontagne
General Manager
Planning and Development

RJG/dk

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Information for City Clerk

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

1. (a) Agent: Name: Dexter Hirabe
 WSP Canada Inc.
 Address: 65 Richmond Street, Suite 300
 New Westminister, BC V3L 5P5

 Tel: 604-525-4651 - Work
 604-525-4651 - Home

2. Properties involved in the Application

- (a) Civic Address: 2516 - 164 Street
 2504 - 164 Street

- (b) Civic Address: 2516 - 164 Street
 Owner: Qualico Developments (Vancouver) Inc.
 PID: 010-016-511
 Lot 3 Section 24 Township 1 Plan 14965 New Westminister District Part N 1/2 Of W 1/2,
 Legal Subdivision 2.

- (c) Civic Address: 2504 - 164 Street
 Owner: Qualico Developments (Vancouver) Inc.
 PID: 002-379-309
 Lot 4 Section 24 Township 1 Plan 14965 New Westminister District

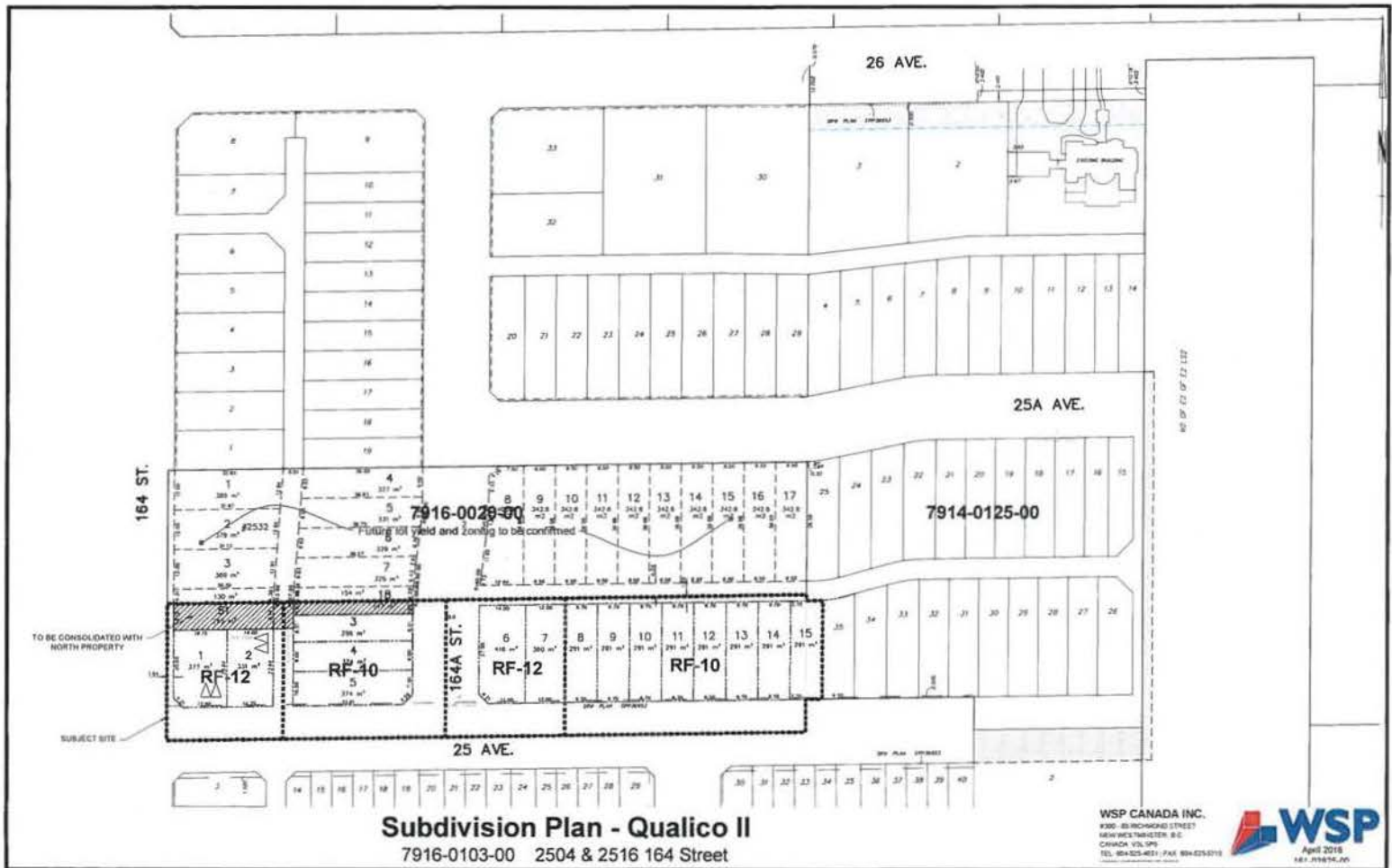
3. Summary of Actions for City Clerk's Office

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

SUBDIVISION DATA SHEET

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

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	2.2	
Hectares	0.821	
NUMBER OF LOTS		
Existing	1	
Proposed	15 (4 RF-12 and 11 RF-10)	
SIZE OF LOTS		
	RF-12	RF-10
Range of lot widths (metres)	12.0 m – 16.1	8.2 m – 9.7 m
Range of lot areas (square metres)	331-416 m ²	291 m ² – 405 m ²
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	18.3 u.p.h / 6.8 u.p.a	
Lots/Hectare & Lots/Acre (Net)		
SITE COVERAGE (in % of gross site area)		
	RF-12	RF-10
Maximum Coverage of Principal & Accessory Building	50%	52%
Estimated Road, Lane & Driveway Coverage	5%	7%
Total Site Coverage	55%	53%
PARKLAND		
Area (square metres)		
% 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 36 SECTION 24 TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN EPP60196

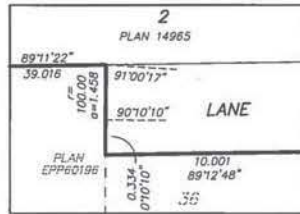
BCGS 92G.007

0 20 40

SCALE 1:600 DISTANCES ARE IN METRES

THE INTENDED PLOT SCALE OF THIS PLAN IS 4.32 mm
 IN WIDTH BY 280 mm IN HEIGHT (B SIZE) WHEN
 PLOTTED AT A SCALE OF 1:600.

INTEGRATED SURVEY AREA No. 1, SURREY, NAD83 (CSRS)



DETAIL 1
 NOT TO SCALE



DETAIL 2
 NOT TO SCALE

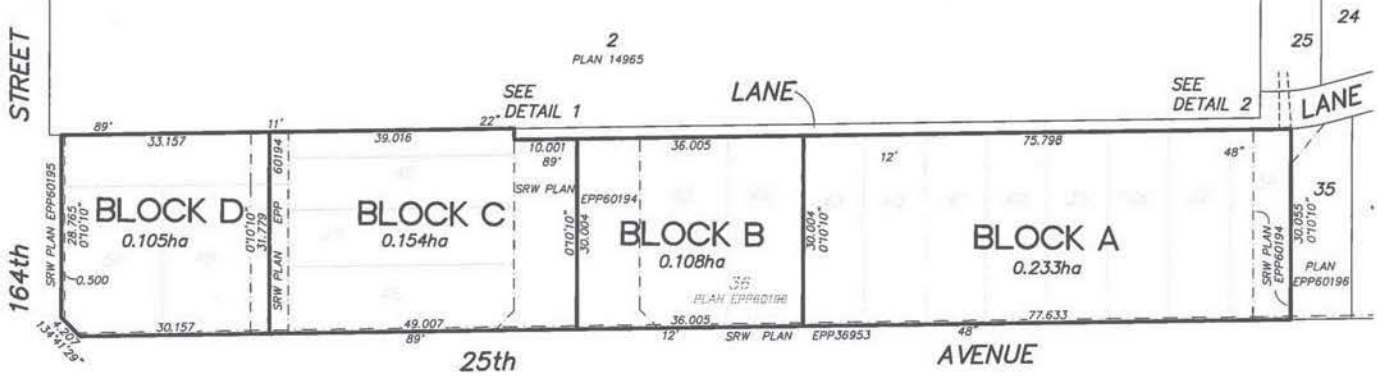


TABLE OF AREAS		
BLOCK A	RF-10	0.233 ha
BLOCK B	RF-12	0.108 ha
BLOCK C	RF-10	0.154 ha
BLOCK D	RF-12	0.105 ha

CERTIFIED CORRECT
 THIS 8th DAY OF JUNE, 2016

DRAFT 2016-06-08

GARY SUNDVICK

B.C.L.S.



4085-SJ-ZN1.DWG

BUTLER
 SUNDVICK

4 - 19089 94th Ave
 Surrey, BC V4N 3S4
 www.butlersundvick.ca
 Tel. 604-513-9611

File: 4085
 Dwg: 4085-SJ-ZN1

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

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

DATE: **May 31, 2016** PROJECT FILE: **7816-0103-00**

RE: **Engineering Requirements
Location: 2516 164 Street**

REZONING AND SUBDIVISION

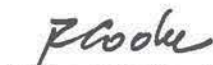
Property and Right-of-Way Requirements

- Dedicate 1.942 m along 164 Street towards 23.0 m Collector Road allowance;
- Dedicate 10.0 m along 25 Avenue towards the 20.0 m Local Road allowance;
- Dedicate existing 20.0 m statutory rights-of-way along 164A Street towards the 20.0 m Local Road allowance;
- Dedicate 1.8 m along east-west Lane A toward the Residential Lane allowance;
- Dedicate existing 6.0 m statutory rights-of-way along north-south Lane B for the Residential Lane allowance;
- Dedicate corner cuts at intersections; and
- Register 0.5 m statutory rights-of-ways for inspection chambers & sidewalk maintenance.

Works and Services

- Construct the east side of 164 Street to the Collector Road standard;
- Complete construction of the north side of 25 Avenue to the Local Road standard;
- Construct 164A Street to Local Road standard;
- Construct east-west Lane A to Residential standard;
- Construct north-south Lane B to Residential standard;
- Construct storm, water and sanitary mains to service the development; and
- Provide service connections to each lot.

A Servicing Agreement is required prior to rezoning and subdivision.



Robert Cooke, Eng.L.
Development Project Engineer

MB



Wednesday, June 22, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0103 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.

SUMMARY

The proposed 15 Single family with suites are estimated to have the following impact on the following schools:

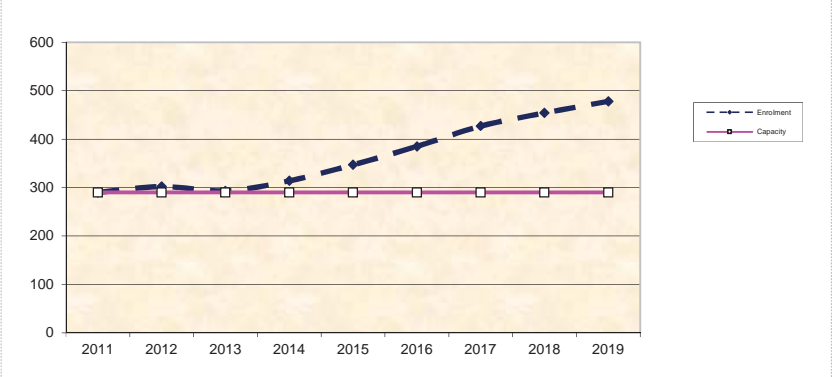
Projected # of students for this development:

Elementary Students:	8
Secondary Students:	4

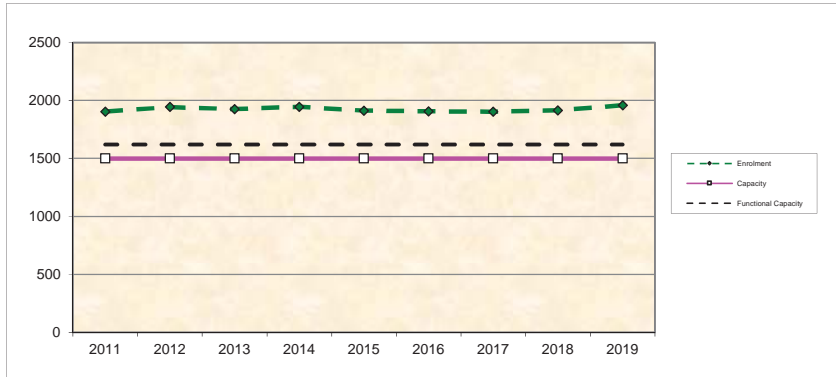
September 2015 Enrolment/School Capacity

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: 7916-0103-00
Project Location: 2504 and 2516 - 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 located in a strong new growth area being redeveloped at a rapid pace. There are numerous new and under-construction single family projects east of 164 Street in the area bounded by 25 Avenue to the south and 26 Avenue to the north, including new application 7916-0020-00 adjacent to the north side of the subject site, and Surrey project 7912-0323-00 located north of 7916-0020-00. New project 7914-0125-00 located east of the subject site is considered to be phase 1 of a project in which the subject site is phase 2. These projects are comprised of lots of RF, RF-12, RF-10, and CD zonings.

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 aforesaid new sites east of 164 Street. "Regulations context" for the subject site should be derived from the building schemes of the 360 lot site, and those of the nearby sites identified as Surrey projects 7912-0323-00 7916-0020-00, 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 and RF12 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 three nearby sites; 7912-0323-00, 7916-0020-00, 7914-0125-00.
- 4) **Front Entrance Design :** All homes at the 360 lot site have a 1 - 1 ½ storey high front entrance. However, given the number of RF-10 homes at the subject site, and the way in which the proposed RF10 and RF12 homes are located in close proximity, the recommendation is to limit the front entrance to one storey on all the proposed 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.

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, 7916-0020-00, 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 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 30 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 18 shrubs, and the RF-10 lots shall have a minimum of 12 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: June 14, 2016

Reviewed and Approved by:  Date: June 14, 2016

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	16516 and 16530 26 Avenue Surrey
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)	5
Protected Trees to be Removed	5
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = 0	5
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	4
Replacement Trees in Deficit	1
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:



April 28, 2016

Arborist

Date