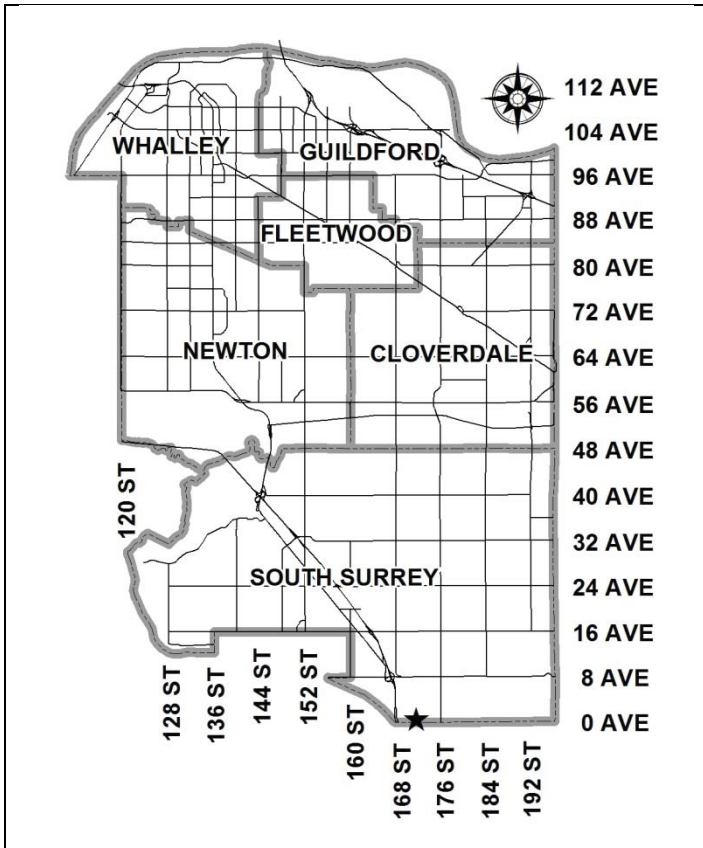


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0117-00

Planning Report Date: October 24, 2016



PROPOSAL:

- **Rezoning** from RA to RF-10 and RF-13
- **NCP Amendment** for changes to the road network to allow subdivision into 21 single family small lots.

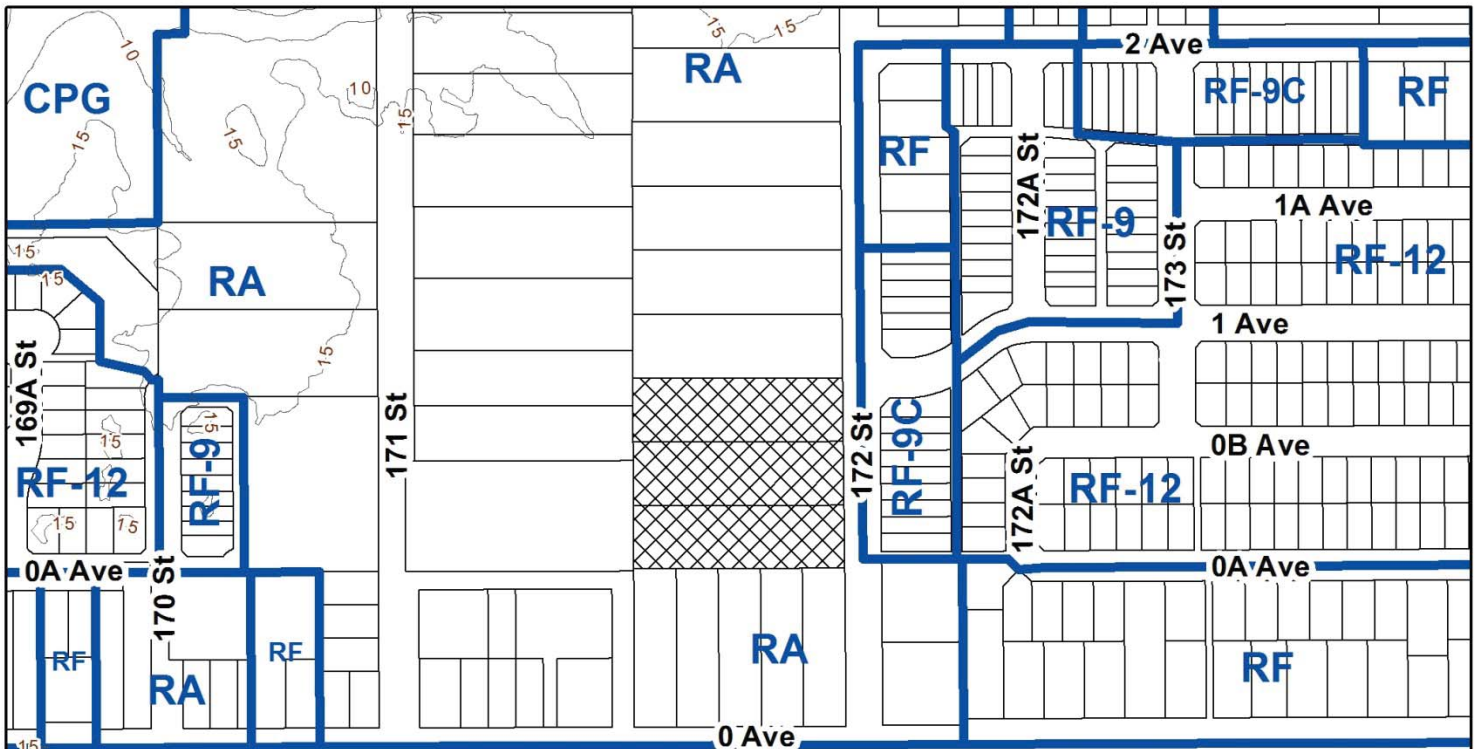
LOCATION: 63, 75 and 89 – 172 Street

OWNER: Wendy Boyko et al

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Single Family (6 upa) and Small Lot Single Family (10 upa)



U.S.A.



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- Proposed amendment to the Douglas NCP to adjust the road layout.

RATIONALE OF RECOMMENDATION

- Complies with the site's Official Community Plan (OCP) Designation.
- Complies with the site's Douglas Neighbourhood Concept Plan (NCP) Designation.
- The proposed amendment to the Douglas NCP road network is minor and involves realignment of 1st Avenue to provide for the protection of the existing eagle's nest located on the adjacent lands to the north. Specifically, the 1st Avenue road alignment swings south into the subject property in order to protect a large group of mixed forest on the adjacent lands to support retention of the eagle's nest.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" for a portion of the subject site shown as Block A on the Survey Plan attached as Appendix VIII and to "Single Family Residential (13) Zone (RF-13)" for a portion of the subject site shown as Block B on the Survey Plan attached as Appendix VIII, 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (e) submission of a finalized lot grading plan to the satisfaction of the Planning & Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (h) registration of a Restrictive Covenant for tree preservation on lots containing tree preservation areas in accordance with the finalized tree preservation plan;
 - (i) registration of a Section 219 Restrictive Covenant to indicate the requirement of a Nest Management Plan for the existing bald eagle nest on adjacent lands; and
 - (j) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 1 until future consolidation with the adjacent property at 86 - 171 Street.
3. Council pass a resolution for a minor modification to the alignment of 1st Avenue in the Douglas NCP 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:**

11 students at Hall’s Prairie Elementary School
 5 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 Fall 2018.

Parks, Recreation & Culture: No concerns.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family dwelling (Development Application No. 7916-0011-00 is at Third Reading and proposes a 93-unit townhouse project).	Urban / Small Lot Single Family (Development Application No. 7916-0011-00 proposes an NCP amendment to "Townhouse (30 upa)).	RA (Development Application No. 7916-0011-00 proposes rezoning from RA to RM-30).

Direction	Existing Use	OCP/NCP Designation	Existing Zone
East (Across 172 Street):	Single family small lots.	Urban / Single Family Flex (6-14.5 upa) and Open Space	RF-9C
South (Across oA Avenue):	Single family dwellings and a Development Application (No. 7915-0436-00) at the initial review stage proposing a 2-lot subdivision).	Urban / Urban Single Family (6 upa)	RA (Development Application No. 7915-0436-00 proposes rezoning from RA to RF).
West:	Single family dwellings and a Development Application (No. 7906-0266-00) at Third Reading proposing an 11-lot subdivision).	Urban / Single Family Flex (6-14.5 upa) and Small Lot Single Family (10 upa)	RA (Development Application No. 7906-0266-00 proposes rezoning from RA to RF-12 and RF-12C).

DEVELOPMENT CONSIDERATIONS

Background

- The proposed development is located in the Douglas Neighbourhood Concept Plan (NCP) area.
- The subject site consists of three (3) parcels (63, 75 and 89 – 172 Street) of approximately 0.4 hectares (1.0 acre) in size each for a total site area of approximately 1.2 hectares (3.0 acres).
- All three (3) of the properties are designated "Urban" in the Official Community Plan (OCP) and are zoned "One-Acre Residential Zone (RA)".
- Two of the properties at 75 and 89 – 172 Street are designated "Small Lot Single Family (10 upa)" in the Douglas NCP, while 63 – 172 Street is split designated "Urban Single Family (6 upa)" for a portion and "Small Lot Single Family (10 upa)" for the other portion of the site.
- One of the three parcels that constitutes the subject site is located within a large "land consolidation area" consisting of 10 lots in the Douglas NCP (Appendix VII). Land consolidation is required to ensure the efficient development of the properties, and to achieve equitable distribution of servicing costs amongst properties.
- Within the land consolidation area, three (3) properties (155, 161 and 193 – 172 Street) are under Development Application No. 7915-0118-00 and another four (4) properties (138 & 156 - 171 Street and 111 & 141 – 172 Street) are under Development Application No. 7916-0011-00.

Land Consolidation Area and 1st Avenue

- The alignment of 1st Avenue is proposed to be shifted south under Development Application No. 7916-0011-00 (at Third Reading) in order to avoid disturbance of the existing eagle's nest located on that site. As the subject application is based on the alignment of 1st Avenue proposed under Development Application No. 7916-0011-00, a resolution to amend the Douglas NCP to reflect the minor modification to the alignment of 1st Avenue is required to be passed by Council.
- Within the context of the consolidation area, the applicant's two Development Applications (No. 7916-0011-00 and the subject application, No. 7916-0117-00), comprise approximately 50% of the total net developable area within the land consolidation area. The applicant will be completing approximately 50% of the total dedication and construction of 1st Avenue required as part of the larger consolidation area in order to achieve the application's proportional share of works and dedication within the consolidation area. This is considered an acceptable solution in the absence of consolidation.
- The applicant of Development Application No. 7915-0118-00, located north of the properties within Development Application No. 7916-0011-00 and also within the consolidation area, has provided agreement in writing to providing their share of the cost sharing agreement as has been suggested.
- The remainder of the consolidation area will, upon redevelopment, be responsible for the remaining 50% of development costs and requirements associated with development of 1st Avenue along the south boundary of 108 – 171 Street, supplemented by the cash-in-lieu contributions by the applicant of the subject application, as well as the applicant of the lands to the north under Development Application No. 7915-0118-00, as noted above.
- The subject application will deliver 1st Avenue, as was envisioned under Development Application No. 7916-0011-00 to the north.
- A conceptual layout for the surrounding properties within the land consolidation area has been provided. Staff are satisfied that the development potential of the remaining lands within or adjacent to the land consolidation area is comparable to that achieved on the subject site and that the costs associated with the dedication and construction of 1st Avenue are fairly shared between all parties.

Proposal

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and to "Single Family Residential (10) Zone (RF-10)" to allow subdivision into 21 single family (small) lots.
- Of the 21 proposed lots, 6 RF-13 lots front 0A Avenue, 7 RF-10 lots front 1 Avenue and 8 RF-10 lots front 172 Street.
- A no-build Restrictive Covenant will be registered on the western portion of proposed Lot 1 to allow future consolidation with the neighbouring lot to the west (86 – 171 Street). Although the owner of 86 – 171 Street is not obligated to include this no-build area into a future

development proposal for their property, the area covered by the no-build covenant may help the adjacent owner to enhance their potential lot yield.

- The proposed RF-13 lots range in size from 449 square metres (4,833 square feet) to 465 square metres (5,005 square feet) and range in width from 12.3 metres (40.4 ft.) to 12.4 metres (40.7 ft.) and meet the minimum requirements for lot area and width for the RF-13 Zone.
- The fifteen (15) RF-10 lots range in size from 296 square metres (3,186 square feet) to 447 square metres (4,811 square feet) and range in width from 9.7 metres (31.8 ft.) to 13.5 metres (44.3 ft.) and meet the minimum requirements for lot area and width for the RF-10 Zone.
- The proposed lot sizes are consistent with the existing lots in the area.
- The Douglas NCP designates the majority (3/4) of the subject site as "Small Lot Single Family (10 upa)" and the remainder of the site (1/4) as "Urban Single Family (6 upa)" which allows for a maximum blended net density of 9 upa across the site. The proposal meets the general intent and overall density prescribed in the Douglas NCP by providing a blended density of 7 upa across the site.

Building Design Guidelines & Lot Grading

- The applicant has retained Tynan Consulting Ltd., as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed lots (Appendix V).
- The designs for the proposed lots include "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", "Rural Heritage" and "Colonial". The new homes would meet modern development standards relating to overall massing, and balance in each design, and to proportional massing between individual elements.
- The roofing will reflect the desirable style objectives, and will require a minimum pitch of 7:12.
- The only permissible roof materials would consist of asphalt shingles with a raised ridge cap or new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products.
- A preliminary Lot Grading Plan was submitted by Aplin & Martin Consultants Ltd. The plan identifies that in-ground basements are proposed on all lots based on the lot grading and tree preservation information that was provided by the applicant. The information has been reviewed by the City's Building Division staff and found to be generally acceptable, however a final Lot Grading Plan is required prior to Final Adoption.

PRE-NOTIFICATION

Pre-notification letters were sent on August 25, 2016. To date, staff have not received any comments with respect to the proposal.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting, 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	71	71	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Paper Birch	7	7	0
Pacific Dogwood	1	1	0
Magnolia	1	1	0
Apple	1	1	0
Lombardy Poplar	3	3	0
Flowering Cherry	1	1	0
Mountain Ash	1	1	0
Coniferous Trees			
Grand Fir	1	1	0
Sawara Cypress	1	1	0
Norway Spruce	4	4	0
Sitka Spruce	3	3	0
Douglas Fir	2	2	0
Western Hemlock	3	3	0
Western Red Cedar	96	96	0
Total (excluding Alder and Cottonwood Trees)	125	125	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		12	
Total Retained and Replacement Trees		12	
Contribution to the Green City Fund		\$45,000	

- The Arborist Assessment states that there are a total of 125 protected trees on the site, excluding Alder and Cottonwood trees. 71 existing trees, approximately 36% of the total trees on the site, are Alder and Cottonwood trees. In addition, there is 1 tree located in the City Boulevard. 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 323 replacement trees on the site. Since only 12 replacement

trees can be accommodated on the site, the deficit of 311 replacement trees will require a cash-in-lieu payment of \$45,000, representing \$15,000 per gross acre, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- The proposed alignment of 1st Avenue supports significant tree retention on the adjacent (northerly) site, specifically a grove of high quality trees including an Eagle's nest. Dawson and Sawyer is the applicant for the subject site and the northerly adjacent site, therefore these applications can be considered comprehensively.
- In summary, a total of 12 trees are proposed to be retained or replaced on the site with a contribution of \$45,000 to the Green City Fund.

Eagle's Nest

- There is an active bald eagle's nest located to the north of the subject site, at 111 – 172 Street. Consistent with Ministry of Environment standards and the provincial Wildlife Act, a 60 metre (200 ft.) 'no disturbance' buffer and a 300 metre (1,000 feet) radius 'noise buffer' for habitat protection have been identified by an Environmental Consultant. The applicant has submitted a Nest Management Plan and Windthrow Assessment completed by Enkon Environmental Ltd. A qualified environmental professional will be required to conduct routine inspections during construction to ensure that no nest disturbances occur. The recommended measures to protect the nest during and following site development outlined in the Nest Management Plan will be made as conditions to issuing the building permit, tree cutting, and preparing the drainage site servicing.
- Typically, lands falling within the no-disturbance zone would be prohibited from any development or vegetative disturbance due to risk of impact to the nest and subsequent abandonment of the nest, which would potentially constitute a violation of the federal Wildlife Act. Lands within the 'noise buffer' would be subject to seasonal restrictions, during breeding season, which would include reduction of noise and vegetative disturbances.
- Enkon Environmental Ltd. has evaluated the potential impacts of the proposed development on the nest and concludes that it is not expected to negatively impact the bald eagle nest. Given that a large grove of mixed forest is proposed to be retained around the eagle's nest tree as part of Development Application No. 7916-0011-00, providing tall trees capable of supporting an eagle's nest in the future and that minimal vegetative disturbances are required within this area, the consultant recommends that development within the 'no disturbance' buffer can be permitted. Staff have reviewed the findings of the report and have found them to be acceptable.
- Site servicing and other construction with potential disturbing noises (excavation, grading, building framing, roofing, etc, prior to building 'lock-up') will be restricted to the nonbreeding season (September – December). An environmental professional will be required to be on-site at regular intervals during breeding season to monitor impacts on the nest and stop work if any signs of disturbance are shown by the eagles.
- David Hancock of the Hancock Wildlife Foundation, an expert in the conservation of bald eagles, completed a Bald Eagle Nest Mitigation Report on December 1, 2015 in support of Development Application No. 7916-0011-00. This report confirmed that the proposed tree

retention associated with Development Application No. 7916-0011-00 will provide long term eagle nesting opportunities.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on October 13, 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 Douglas Neighbourhood Concept Plan (NCP) and is consistent with the NCP's approved land uses and densities.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed density is in accordance with the Douglas NCP. The proposal includes a mix of RF-10 and RF-13 lots with varying lot sizes.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> Absorbent Soils (≥ 300 mm/11.8 in. in depth) are proposed. Recycling pick-up will be made available for each lot.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> Garages are proposed to have electric vehicle charging roughed-in. The development is connected to public sidewalks. The development proposes construction of oA Avenue, 1 Avenue and 172 Street.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> Front doors and living spaces address the street to provide territorial reinforcement and natural surveillance. Landscaping is designed to support and enhance CPTED.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> The development proposes low-water usage appliances, low-VOC paints, non-urea formaldehyde and MDF cabinetry. Native, drought resistant landscaping and deciduous native trees provide summer shade and allow needed winter sunlight into homes.

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
- 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. NCP Plan
- Appendix VIII. Rezoning Block Plan

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

TH/da

Information for City Clerk

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

1. (a) Agent: Name: Sam Hooge
 Dawson & Sawyer
 Address: 15230 - Highway 10, Unit 101
 Surrey, BC V3S 5K7

2. Properties involved in the Application

- (a) Civic Address: 63 - 172 Street
 75 - 172 Street
 89 - 172 Street
- (b) Civic Address: 63 - 172 Street
 Owner: Wendy Boyko
 PID: 011-253-843
 Lot 6 Section 6 Township 7 New Westminster District Plan 7418
- (c) Civic Address: 75 172 St
 Owner: Kambi O Wilson
 Rhys P Leonard
 Janelle S Somerville
 Brian R Somerville
 PID: 011-253-851
 Lot 7 Section 6 Township 7 New Westminster District Plan 7418
- (d) Civic Address: 89 172 St
 Owner: Philip I Leonard
 Candace G Leonard
 PID: 011-253-860
 Lot 8 Section 6 Township 7 New Westminster District Plan 7418

3. Summary of Actions for City Clerk's Office

- (a) Introduce a By-law to rezone the site.
- (b) Application is under the jurisdiction of MOTI. **YES**
- MOTI File No. 2016-05122

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13 and RF-10

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	3	
Hectares	1.22	
NUMBER OF LOTS		
Existing	3	
Proposed	21	
SIZE OF LOTS		
Range of lot widths (metres)	9.6m – 12.4 m	
Range of lot areas (square metres)	317 m ² – 462 m ²	
DENSITY		
	RF-10	RF-13
Lots/Hectare & Lots/Acre (Gross)	18.5 uph / 7.5 upa	15.0 uph / 6.1 upa
Lots/Hectare & Lots/Acre (Net)	28.8 uph / 11.6 upa	21.4 uph / 8.8 upa
SITE COVERAGE (in % of gross site area)		
	RF-10	RF-13
Maximum Coverage of Principal & Accessory Building	52%	50%
Estimated Road, Lane & Driveway Coverage	5%	5%
Total Site Coverage	57%	55%
PARKLAND		
Area (square metres)	0	
% of Gross Site	0	
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	

Dawson Sawyer
Residential Development
63, 75, 89 172 St., Surrey

SUBDIVISION CONCEPT

RF-10 House Size:

2 Storeys | 217m² (2,335 sq.ft.)*
1st Floor: 89m² (958 sq.ft)
2nd Floor: 89m² (958 sq.ft)
Garage: 39m² (420 sq.ft.)

with Basement + 89m² (958 sq.ft)**

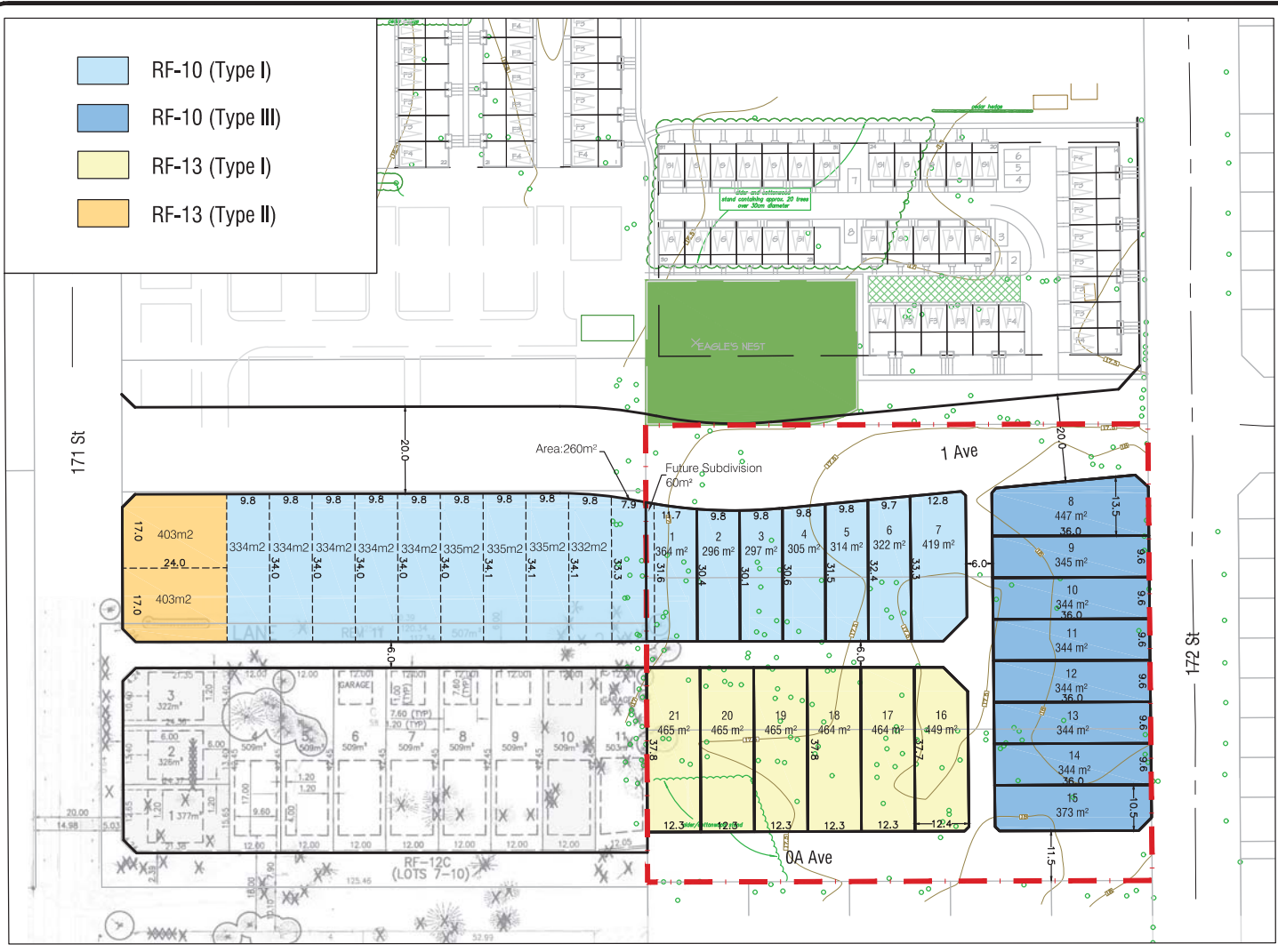
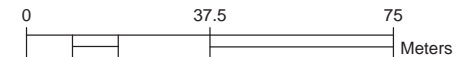
*Achieves maximum based on Zoning
**Basement not counted towards maximum allowable floor area.

RF-13 House Size:

2 Storeys | 265m² (2,860 sq.ft.)*
1st Floor: 125m² (1,345 sq.ft)
2nd Floor: 101m² (1,087 sq.ft)
Garage: 39m² (420 sq.ft.)

with Basement + 125m² (1,345 sq.ft)**

*Achieves maximum based on Zoning
**Basement not counted towards maximum allowable floor area.



LEGAL DESCRIPTION	GROSS SITE AREA	LOT YIELD	RF-10 DENSITY	RF-13 DENSITY	EXISTING DESIGNATIONS
PID: 011-253-843	1.22 hectares / 3.00 acres (approx.)	Existing Number of Lots: 3	Units: 15	Units: 6	Zoning: RA OCP: Urban
PID: 011-253-851	NET SITE AREA	Proposed Number of Lots: 21	Gross Area: 0.81 hectares / 2.01 acres	Gross Area: 0.40 hectares / 0.99 acres	NCP: Small Lot Single Family (10 upa)
PID: 011-253-860	0.80 hectares / 1.97 acres (approx.)	DENSITY	Net Area: 0.52 hectares / 1.29 acres	Net Area: 0.28 hectares / 0.68 acres	Urban Single Family (6 upa)
		Gross: 17.2 uph / 7.0 upa	Gross: 18.5 uph / 7.5 upa	Gross: 15.0 uph / 6.1 upa	PROPOSED DESIGNATIONS
		Net: 26.3 uph / 10.7 upa	Net: 28.8 uph / 11.6 upa	Net: 21.4 uph / 8.8 upa	Zoning: RF-10 / RF-13 OCP: Urban
					NCP: Small Lot Single Family (10 upa)
					Urban Single Family (6 upa)

APLIN MARTIN
Project No.: 16-448
Date: 14 / 09 / 2016

Drawing 1

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



Monday, October 17, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0117 00

SUMMARY

The proposed 21 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	11
Secondary Students:	5

September 2016 Enrolment/School Capacity

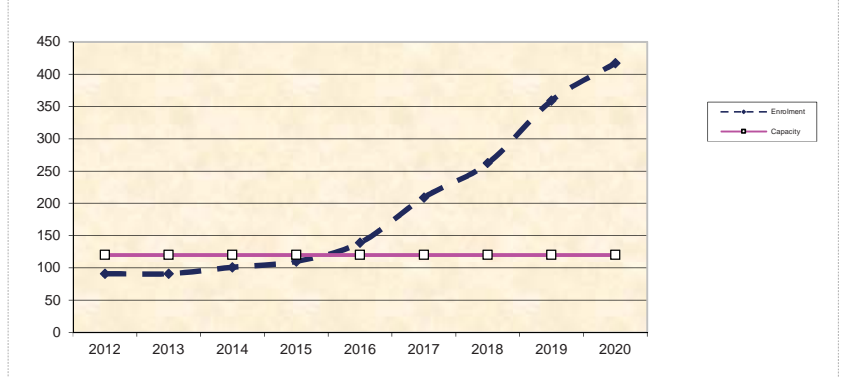
Hall's Prairie Elementary	
Enrolment (K/1-7):	33 K + 106
Capacity (K/1-7):	20 K + 100
Earl Marriott Secondary	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Functional Capacity*(8-12):	1620

School Enrolment Projections and Planning Update:

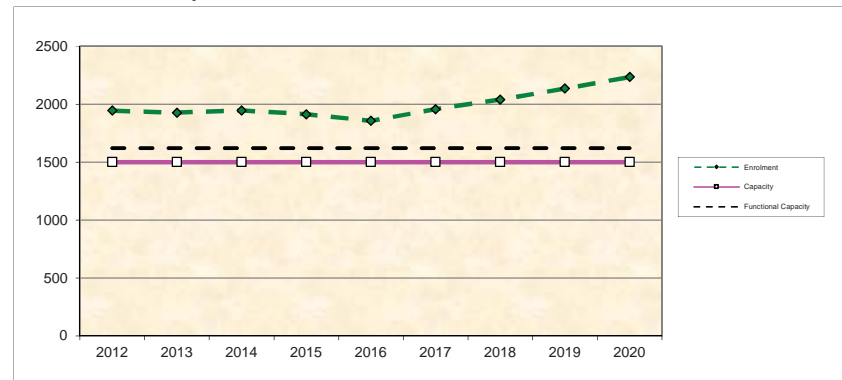
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Halls Prairie Elementary is currently over capacity and much of the student population in this area attends South Meridian (which is also over capacity). A new elementary school site has been acquired in the Douglas area and funding for this new elementary school has been requested as a high priority in the district's 2016/17 Five-Year Capital Plan. Earl Marriott Secondary is currently over capacity, operates on an extended day schedule and has eight portables on site. The school district has received capital project approval for a new 1,500 student secondary school (likely open 2020) to be built on land in the Grandview area adjoining the City of Surrey's Aquatic Centre and future recreational facilities.

Hall's Prairie 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: 7916-0117-00
Project Location: 63, 75 & 89 - 172 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 emerging character in this area of Douglas is defined by homes comprising an area-defining 325 lot development identified as Surrey Project number 7904-0411-00. The building scheme for the 325 lot site contains regulations applying to a variety of zonings including RF-9C, RF-9, RF-12, RF, RH, and CD. All homes are Two-Storey type, and all can be described as "Neo-Traditional", "Neo-Heritage", "Heritage", and "Colonial" styles. All new homes in this area have desirable mid-scale massing characteristics with purposely reduced upper floor massing. All of these new homes have well balanced, correctly proportioned massing designs. Most have a one storey well identified covered front entrance veranda. A desirable feature of the massing design is that the garage is recessed at least 1.0 metres (and usually 2.0 metres) behind the front entrance, resulting in garages which are subdominant to other features on the front of the home.

Most roof structures in this 325 lot context site are comprised of a main common hip roof and two or more street facing feature gable projections at roof slopes ranging from 8:12 to 12:12. Roofs are surfaced with high quality shake profile asphalt shingles accompanied by a pre-formed (manufactured) raised ridge cap. Roof colours are in a relatively narrow range from "Weathered wood" to charcoal grey and black.

Vinyl is not permitted in this area. The vast majority of homes are configured with Hardiplank siding in a horizontal lap application. Colour schemes are relatively bold compared to most "earth-tone and neutral-hue" subdivisions. Colonial red, blue, and green have been used, usually with bold white trim. Many homes have a stone feature veneer. Gable ends are articulated with either wood wall shingles, or with 1x4 wood battens over Hardipanel. Furred out wood posts and/or solid wood posts and timbers have been used on most homes. Trim and detailing standards are considered high in relation to standards used in most new subdivisions.

Overall, these new homes provide ideal architectural context for the subject site. New homes constructed at the subject site should be similar in theme, representation and character to those homes described above.

Homes in the *immediate area* surrounding the subject site were built out over a time period spanning from the 1960's to the post year 2010's. The age distribution from oldest to newest is: 1960's (25%), 1970's (4%), 1980's (8%), and 2000's (63%). A majority these homes have a floor area in the 1501 - 2000 sq.ft. size range. Home size distribution is: 1000 - 1500 sq.ft. (21%), 1501 - 2000 sq.ft. (67%), 2001 - 2500 sq.ft. (8%), 3001 - 3550 sq.ft. (4%). Styles include: "Old Urban" (25%), "West Coast Traditional" (8%), "Rural Heritage" (4%), and "Neo-Heritage" (63%). Home types include: Bungalow

(17%), Split Level (4%), Basement Entry (4%), Cathedral Entry (4%), and Two-Storey (71%).

Massing designs of homes in the immediate area range from low mass to box-like. Most of these homes have a one storey front entrance. The range of roof slopes is flat (4%), 4:12 & 5:12 (21%), 7:12 (4%), 8:12 (33%), 12:12 and greater (38%). Main roof forms (largest upper floor truss spans) include: common gable (71%), common hip (17%), Boston hip (8%), and flat (4%). Feature roof projection types include: No projections (29%), Common Gable (33%), Shed (29%), and Boston Hip (8%). Roof surfaces include: Tar and gravel (4%), Metal (4%), Rectangular profile asphalt shingles (29%), and Shake profile asphalt shingles (63%).

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

- 1) **Context Homes:** There are several RF-9C zoned homes along 172 Street, within the 325 lot subdivision to the east, that provide acceptable style context. There are also numerous RF-12 zoned homes within the 325 lot subdivision which provide additional context for the subject site. These homes provide an appropriate standard for future development of RF-10 and RF-12 lots in this area.
- 2) **Style Character:** Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. However, there are numerous style samples within the aforesaid 325 lot context site that provide good style context. The recommendation is to utilize styles including "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", "Rural Heritage", "Colonial" and compatible styles. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types:** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc.) will not be regulated in the building scheme.
- 4) **Massing Designs:** Massing designs should meet new standards for post year 2015 RF-10 and RF-12 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design:** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to one storey (for RF-10 lots) and between 1 and 1 ½ storeys (for RF-12 lots) to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding:** 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 7:12 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: At the context site to the northeast (325 lot site) there is obvious continuity of appearance - new modern urban compact lot homes designed and detailed to a high modern standard. However in the area surrounding the subject site, there is a wide variety of old urban homes including simple small Bungalows, Split Level, Cathedral Entry and Two-Storey designs all finished to common standards from 40-60 years ago. A striking feature of the streetscape is the obvious edge between the furthest extent of the new growth area and the existing older homes.

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”, "Colonial", 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 (RF-10) and 1 to 1 ½ storeys (RF-12).

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There several homes in this area that can be used to provide specific context. They are part of the homes in the 325 lot subdivision to the east (and several other subdivisions based on the building scheme for the 325 lot site).The subject site will have similar home types and sizes, similar massing characteristics, similar roof types, roof pitch, roofing materials, and similar siding materials to those of other new RF-9, RF-10 and RF-12 zone homes in Douglas.

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 7:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.
- Roof Materials/Colours:** 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:** 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 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 12 shrubs of a minimum 3 gallon pot size in the front yard. Corner lots shall have an additional 8 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or broom or brushed finished concrete.

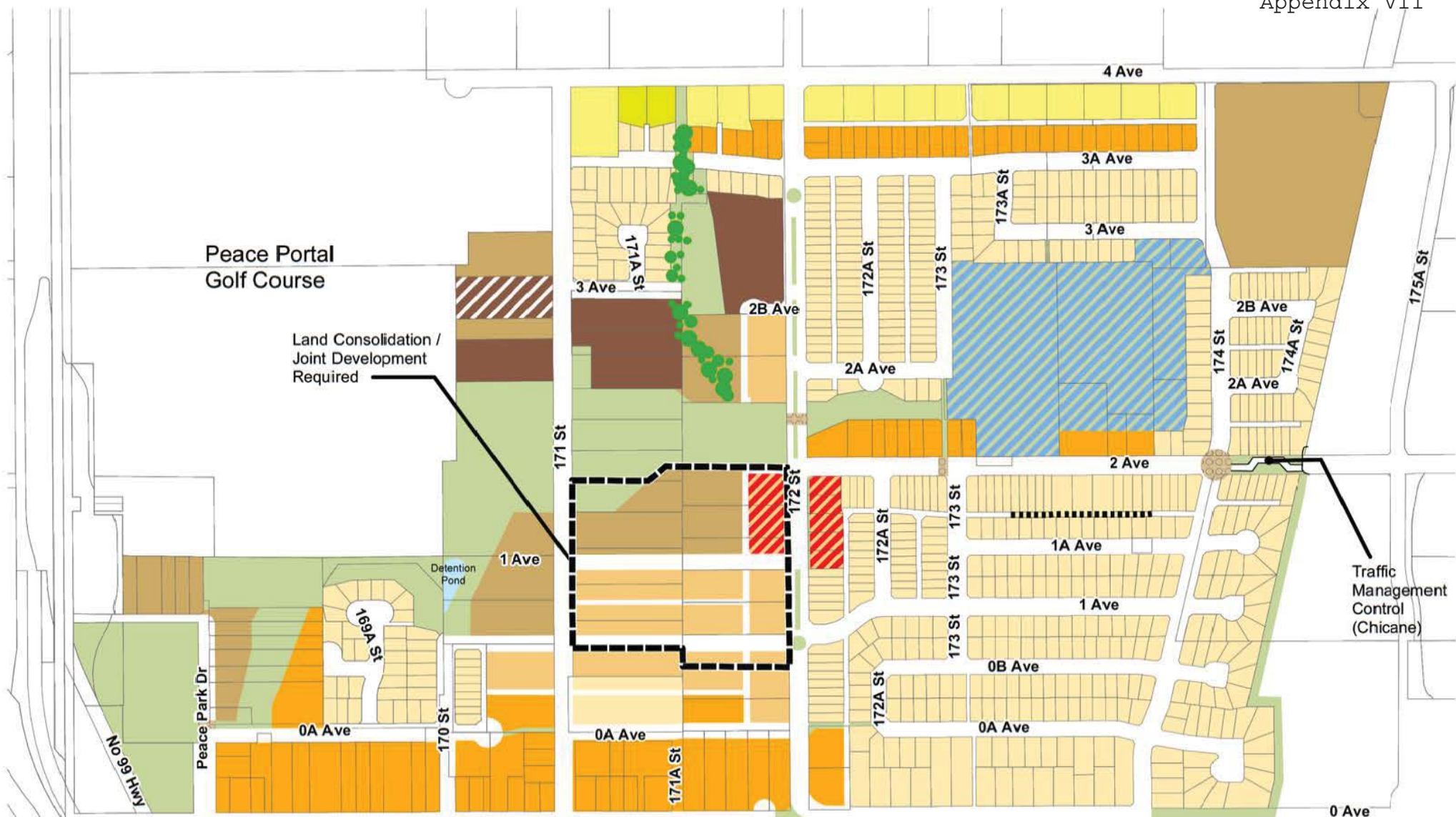
Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** Sept 29, 2016

Reviewed and Approved by:



Date: Sept 29, 2016



DOUGLAS Neighbourhood Concept Plan

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

- | | | | | |
|---------------------------|--|----------------------------------|--------------|-------------------------------------|
| Creeks & Rivers | Townhouses 15 u.p.a. | Suburban 1/2 Acre (2 u.p.a.) | Strata Lots | Future Lane |
| Special Paving Areas | Townhouses 20 u.p.a. | Suburban Transition (2-4 u.p.a.) | Pond Buffers | Traffic Circles & Landscaped Median |
| Main Pedestrian Corridors | Townhouses 30 u.p.a. | Commercial / Residential | Open Space | Significant Vegetation Corridor |
| Buffer to Industrial Area | Single Family Residential Flex (6-14.5 u.p.a.) | School / Park Site | | |
| | Small Lot Single Family (10 u.p.a.) | | | |
| | Urban Single Family (6 u.p.a.) | | | |

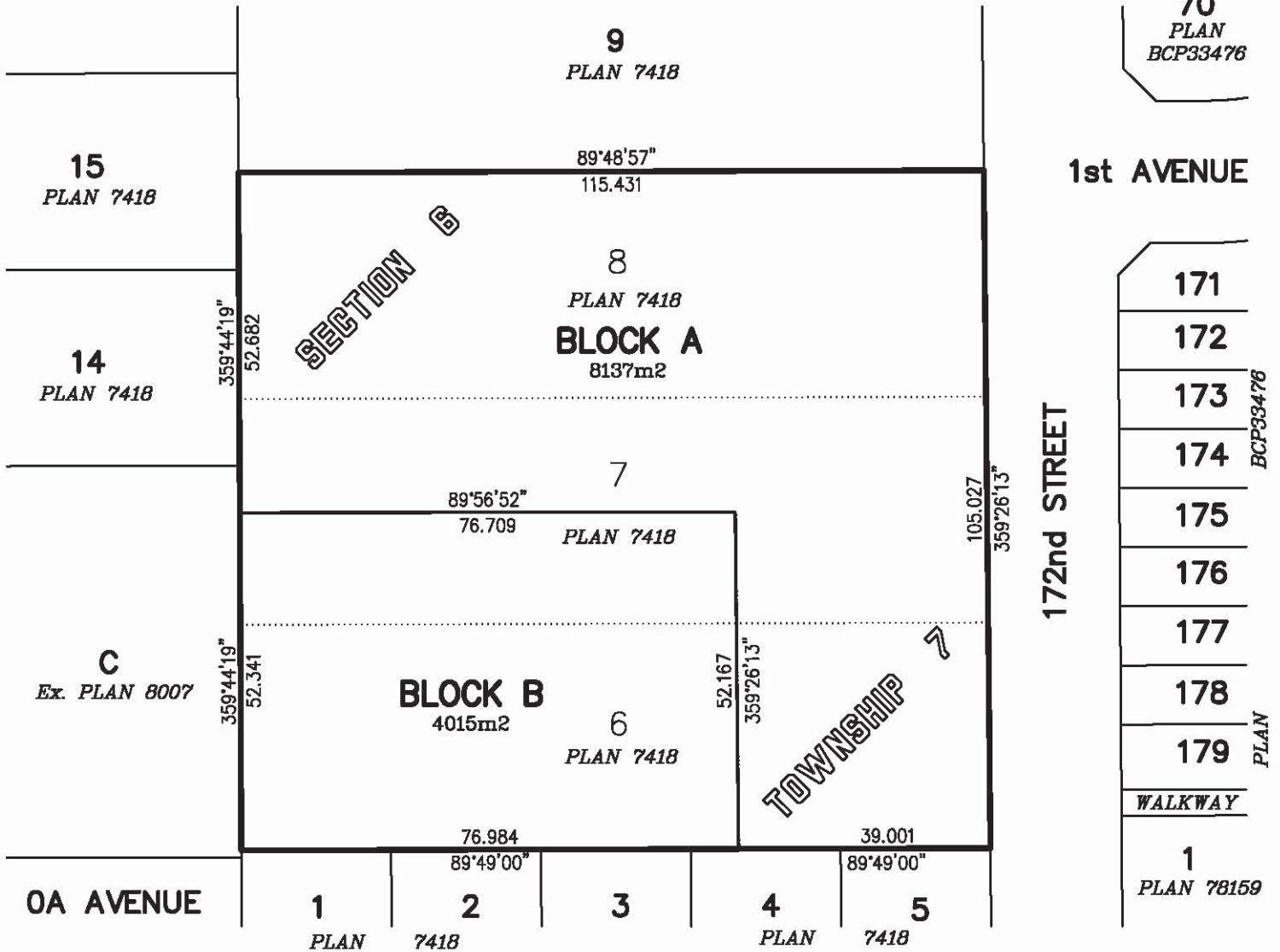


**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING
BYLAW # _____ OF LOTS 6, 7 AND 8, SECTION 6,
TOWNSHIP 7, NEW WESTMINSTER DISTRICT PLAN 7418**

CITY OF SURREY



All Distances are in Metres.
The intended plot size of this plan is
216mm in width by 280mm in height
(Letter size) when plotted at a scale of 1:1000



Grid Bearings are derived from
OCMS 86H1278 & 86H1284

Onderwater Land Surveying
B.C. Land Surveyors
#104-5830 176A Street
Cloverdale B.C.

FILE: JS15124_RZ

© Certified correct, completed on
the 18th day of October, 2016

*This Plan Lies Within The
Greater Vancouver Regional District*

B.C.L.S.