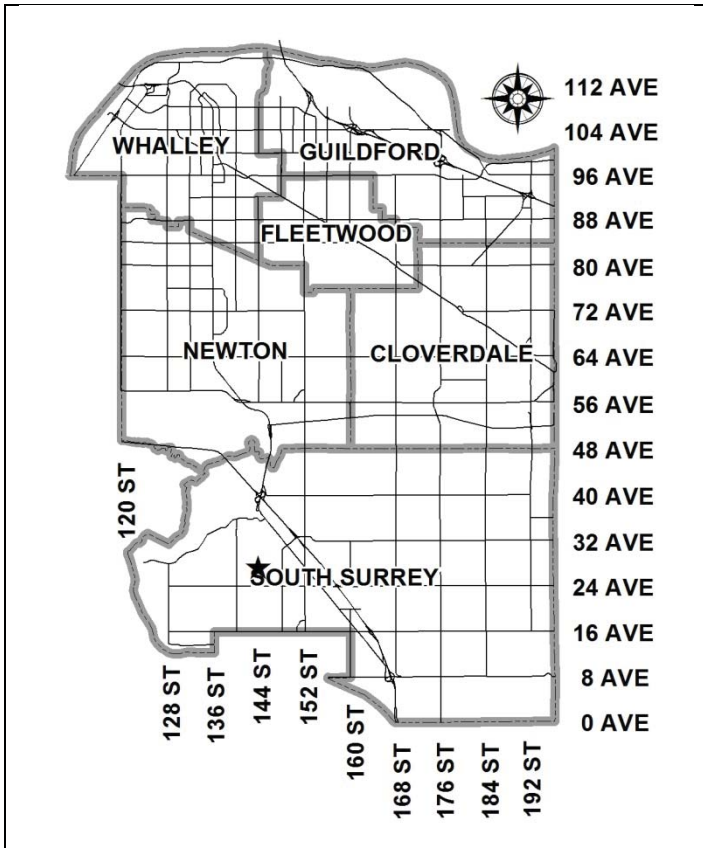


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0156-00

Planning Report Date: July 24, 2017



PROPOSAL:

- **Rezoning** from RA to RH
- **Development Permit**

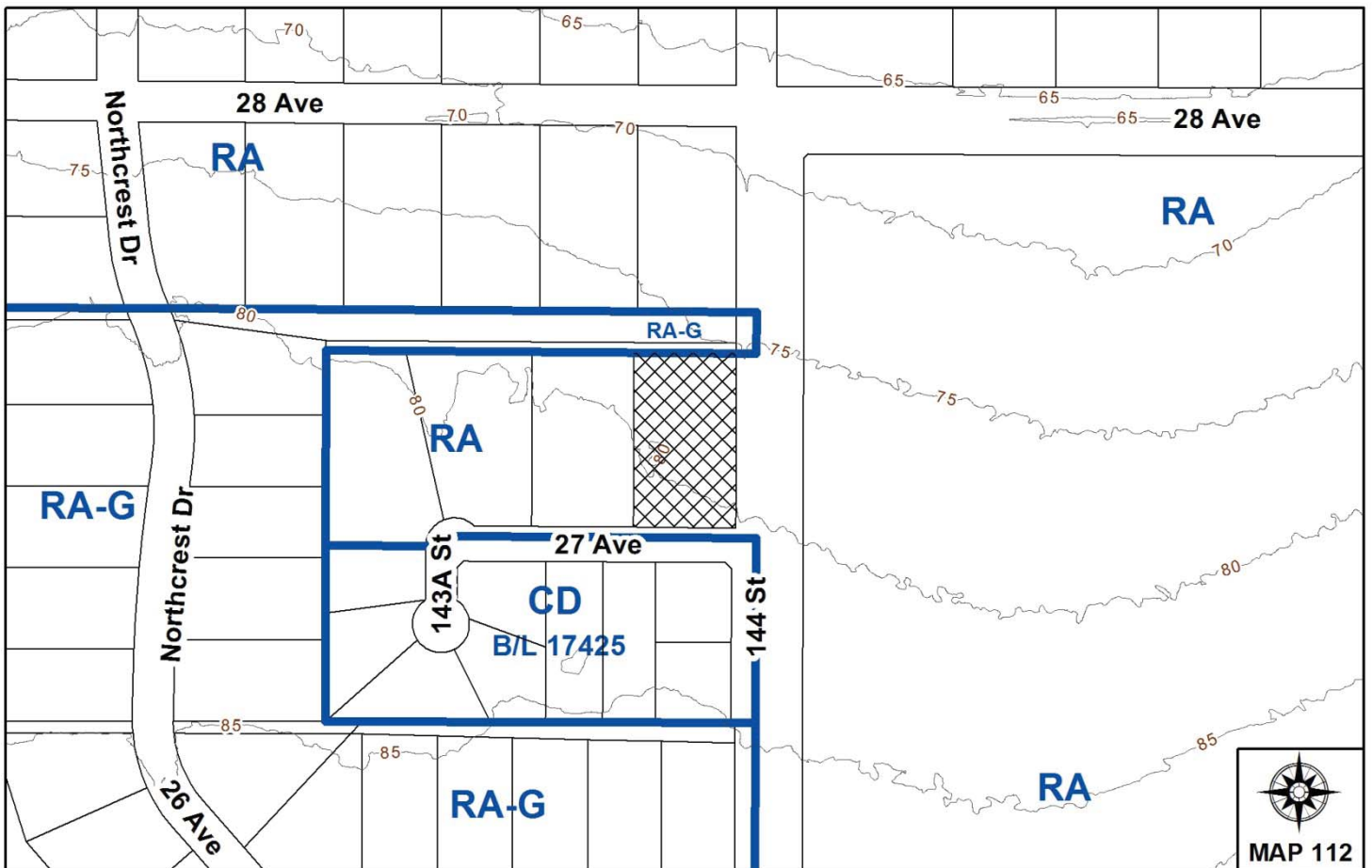
to allow subdivision into two (2) single family lots.

LOCATION: 2735 - 144 Street

OWNER: Rajinder K. Lally

ZONING: RA

OCP DESIGNATION: Suburban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the "Suburban" and "Suburban Density Exception Area" designations in the Official Community Plan (OCP).
- The proposed development for "Half-Acre Residential Zone (RH)" lots is in keeping with the size of lots located on the south side of 27 Avenue.
- The applicants have proposed to protect the Green Infrastructure Network corridor that is located on the subject property with a fenced tree protection buffer area.

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 "Half-Acre Residential Zone (RH)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0156-00 for Sensitive Ecosystems, generally in accordance with the Ecosystem Development Plan prepared by Envirowest Consultants Inc.
3. Council instruct staff to resolve the following issue 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.

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:**

One (1) student at Semiahmoo Trail Elementary School
One (1) student at Semiahmoo 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 Winter 2018.

Parks, Recreation & Culture:

Parks supports the conveyance of a 2.0 metre (6.6 ft.) corridor on the north property line to achieve the full width of the GIN corridor and to ensure Park trees are protected. Parks requires all fencing adjacent to parkland be permeable and not higher than 1.2 metres (4 ft.). Fencing should continue along the full extent of the northern property line adjacent to the Park, outside the GIN corridor. Parks recommends a Restrictive Covenant be registered against title to ensure the tree retention area is fenced and maintained.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Elgin Estates Park.	Suburban	RA-G
East (Across 144 Street):	Sunnyside Acres Urban Forest Park.	Conservation and Recreation	RA
South (Across 27 Avenue):	Single family dwelling under construction and vacant residential lot.	Suburban	CD (By-law No. 17425)
West:	Single family dwelling.	Suburban	RA

DEVELOPMENT CONSIDERATIONS**Background**

- The subject site is designated "Suburban" in the Official Community Plan (OCP) and zoned "One-Acre Residential Zone (RA)".
- The site is also located within Central Semiahmoo Peninsula's "Suburban Density Exception Area" as outlined in the OCP. Subdivision in this exception area is limited to a maximum of 5 units per hectare (2 u.p.a.).
- The subject parcel is a corner lot and is approximately 4,286 square metres (1.1 ac.) in area.
- The property is within the Sensitive Ecosystem Development Permit Area for the Green Infrastructure Network (GIN). To the west of the property is Sunnyside Acres Urban Forest Park which is identified as GIN Hub and to the north is Elgin Estates Park which is identified as GIN Corridor. A portion of the corridor extends into the subject property along the north lot line.

Current Proposal

- The applicant is proposing to rezone the property from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Zone (RH)" in order to allow subdivision into two (2) single family lots.
- The applicant is also proposing a Development Permit for Sensitive Ecosystems to facilitate the proposed subdivision.
- The proposed RH lots are consistent with the "Suburban" designation in the Official Community Plan (OCP) and the "Suburban Density Exception Area". Furthermore, the development is in keeping with the lots located on the south side of 27 Avenue, which were created in 2012, and zoned CD (By-law No. 17425), based on RH and RH-G (Development Application No. 7910-0165-00).
- Proposed Lots 1 and 2 meet the minimum lot width, depth and area requirements of the RH Zone. These lots are approximately 42 metres (138 ft.) wide, 48 metres (157 ft.) deep, and 2,060 square metres (0.5 ac.) in area.
- All existing buildings on the property are proposed to be removed as a condition of approval of the subject application, should this application be supported by Council.

Building Design Guidelines and Lot Grading

- The applicant for the subject site has retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and proposed a set of building design guidelines based on the findings of the study (Appendix V).
- "Traditional", "Classical Heritage", "Neo-Traditional", and "Neo-Heritage" will be compatible with the existing homes in the study area.
- A preliminary lot grading plan was submitted by H.Y. Engineering Inc. The information has been reviewed by staff and found to be generally acceptable. Based on the preliminary lot grading plan, it appears that in-ground basements could be accommodated on the proposed lots.

BIODIVERSITY CONSERVATION STRATEGY

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the Sunnyside Acres BCS management area, with Low ecological value.
- The BCS recommends a total target Corridor width of 30 meters (98 ft.), with approximately 2.2 metres (7 ft.) of the corridor being on the northern portion of the subject lot. A total of 112 square meters (1,205 sq. ft.) of the property is within the Corridor, which accounts for approximately 2.6% of the lot.

- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub Sunnyside Acres Urban Forest, and is located east of the subject site.

Development Permit

- As noted above, a sliver of land along the north property line is located within a corridor of the GIN putting the subject property within a Sensitive Ecosystem Development Permit Area under the OCP.
- The applicants have submitted an Ecosystem Development Plan prepared by Ian Whyte of Envirowest Consultants Inc. to evaluate the impact of development on the GIN. The report provides recommendations for protection of the corridor in accordance with the Development Permit (DP) Guidelines.
- Landscape enhancement or conveyance of the BCS Corridor and Sensitive Ecosystem Development Permit Area is not proposed with this application. However, the applicants are proposing to register a Restrictive Covenant for No Build on the portion of proposed Lot 2 covered by the GIN corridor. No trees will be removed from the Corridor area.
- The applicants are also proposing to retain most of the trees in the north-west corner of the site to create a tree protection buffer for the GIN corridor. This additional buffer will be established and remain protected by permeant fencing on proposed Lot 2 (Appendix VII). Construction of the fence will be a requirement of the Development Permit and a condition of final building occupancy.

PRE-NOTIFICATION

- 66 pre-notification letters were sent to surrounding property owners on May 10, 2016 and a Development Proposal Sign was installed on May 27, 2016.
- To date, staff has received no correspondence from neighbouring residents for the proposal.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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	10	8	2

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	6	5	1
Cherry	5	5	0
Japanese Maple	3	1	2
Pacific Dogwood	1	0	1
Paper Birch	10	4	6
Vine Maple	1	1	0
Willow	1	1	0
Coniferous Trees			
Black Pine	1	0	1
Deodar Cedar	1	0	1
Douglas Fir	69	47	22
Hemlock	1	1	0
Scots Pine	2	1	1
Western Red Cedar	10	5	5
Total (excluding Alder and Cottonwood Trees)	111	71	40
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		14	
Total Retained and Replacement Trees		56	
Contribution to the Green City Fund		\$54,400	

- The Arborist Assessment states that there are a total of 111 protected trees on the site, excluding Alder and Cottonwood trees. 10 existing trees, approximately 8% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 42 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 150 replacement trees on the site. The applicant is proposing to retain 14 undersized trees to be counted as credit for replacement trees. The deficit of 136 replacement trees will require a cash-in-lieu payment of \$54,400, representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, a total of 56 trees are proposed to be retained or replaced on the site with a contribution of \$54,400 to the Green City Fund.

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.	Proposed Tree Protection Buffer Plan

INFORMATION AVAILABLE ON FILE

- Ecosystem Development Report prepared by Ian Whyte of Envirowest Consulting dated June 22, 2017

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

ARR/da

Information for City Clerk

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

1. (a) Agent: Name: Lori Joyce
 Address: H.Y. Engineering Ltd.
 9128 - 152 Street, Suite 200
 Surrey, BC V3R 4E7

2. Properties involved in the Application
 - (a) Civic Address: 2735 - 144 Street

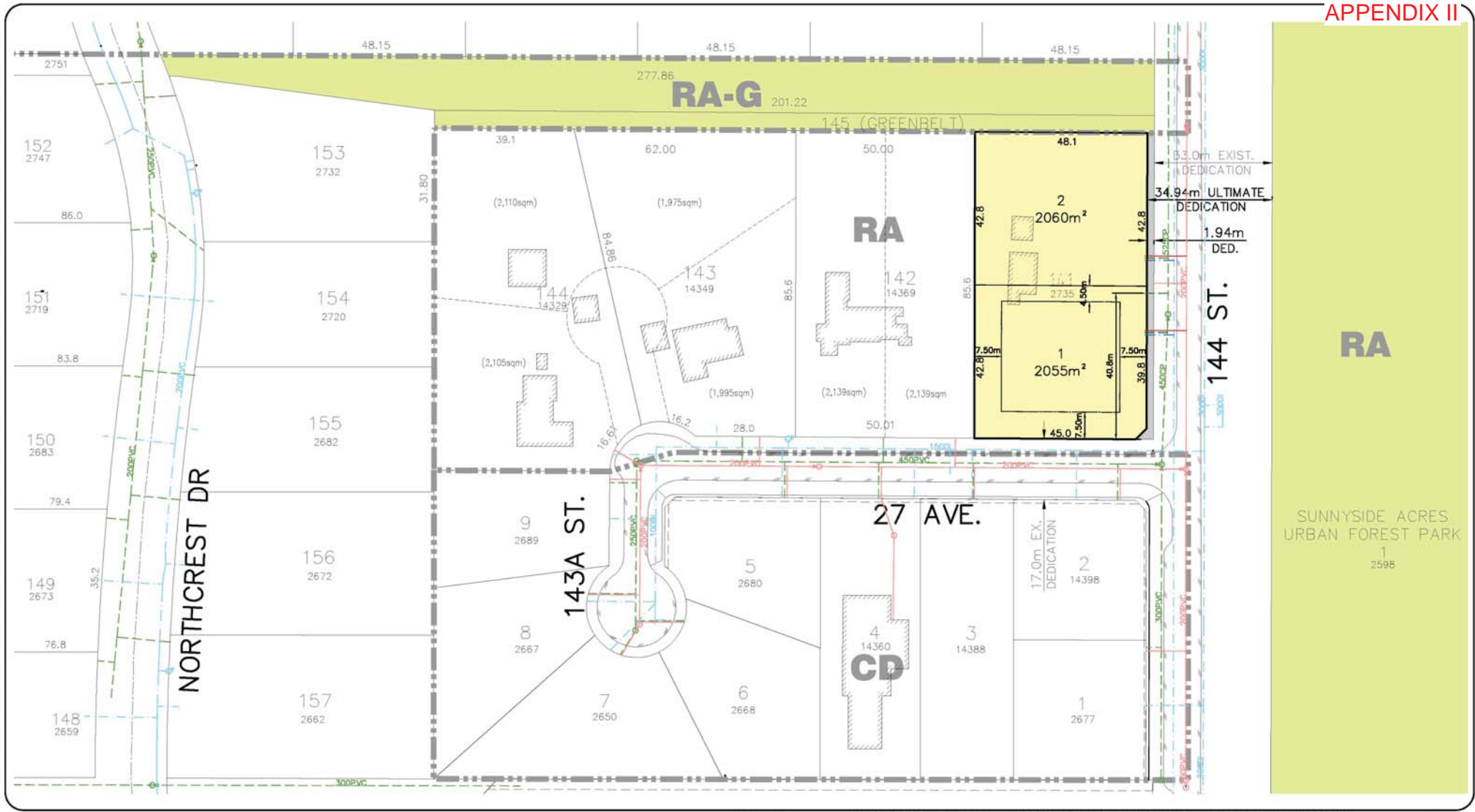
 - (b) Civic Address: 2735 - 144 Street
 Owner: Rajinder K Lally
 PID: 003-363-210
 Lot 141 Section 21 Township 1 New Westminster District Plan 63605

3. Summary of Actions for City Clerk's Office
 - (a) Introduce a By-law to rezone the site.

SUBDIVISION DATA SHEET

Proposed Zoning: RH Zone

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.1 acres
Hectares	0.43 hectares
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	43 metres (141 ft.)
Range of lot areas (square metres)	2055 square metres to 2060 square metres (0.5 ac.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	4.7 uph (1.8 upa)
Lots/Hectare & Lots/Acre (Net)	4.8 uph (2 upa)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	6.4%
Total Site Coverage	31.4%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	NO
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



H.Y. DWG. No. E:\PROJECTS\164427\PLANNING\AL.T01.DWG Please dimension lot frontages & areas, unless existing, inside and indicate north. Please use units 1:500, 1:1000, 1:2500, 1:5000, 1:10,000 Metric. Larger format drawings may be attached as required.

H.Y. ENGINEERING LTD.

• #200-9128-152nd. St. Surrey, BC V3R 4E7 • TEL 604-583-1616
 • Website: www.hyengineering.com • FAX 604-583-1737

GROSS SITE AREA: 4285sqm (1.05ac)
 ROAD DEDICATION AREA: 170sqm

NOTE: ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE



PROPOSED SUBDIVISION SERVICING

Planning & Development Department
 14245 - 56 Avenue, Surrey,
 British Columbia, Canada V3W 1K2
 Tel. (604) 591-4441 Fax. (604) 591-2507

File No:	_____
MAP #:	112
EXIST. ZONE:	RA
PROP. ZONE:	RH



H.Y.#:164427 ALTERNATIVE#01 DATE: 28 JAN/16 SCALE : 1:1000

CIVIC ADDRESS: #2735 - 144 ST., SURREY, BC
 LEGAL: LOT 141, SECTION 21, TOWNSHIP 1, N.W.D., PLAN 63605

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

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

DATE: **July 17, 2017** PROJECT FILE: **7816-0156-00**

RE: **Engineering Requirements
Location: 2735 144 St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 1.942 m on 144 Street for ultimate 12.0 m Collector road allowance;
- dedicate a 3.0-metre x 3.0-metre corner cut at 27 Avenue and 144 Street; and
- register 0.5 m SRW along property frontages on 144 Street and 27 Avenue for sidewalk and IC maintenance.

Works and Services

- construct west side of 144 Street with 7.0 m wide pavement from centreline, barrier curb & gutter, 1.8 m wide concrete sidewalk along property line, street lighting, and street trees; and
- construct north side of 27 Avenue with ultimate 8.0 m wide pavement, barrier curb & gutter, 1.5 m wide concrete sidewalk along property line, street lighting, and street trees.
- Construct 6.0m wide concrete letdowns for each lot.

A Servicing Agreement is required prior to Rezone and Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

 M51



Monday, June 06, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0156 00

SUMMARY

The proposed 2 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2015 Enrolment/School Capacity

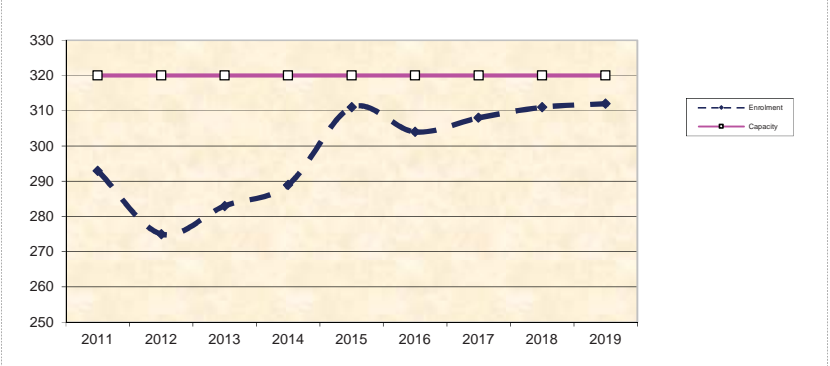
Semiahmoo Trail Elementary	
Enrolment (K/1-7):	32 K + 279
Capacity (K/1-7):	20 K + 300
Semiahmoo Secondary	
Enrolment (8-12):	1584
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

School Enrolment Projections and Planning Update:

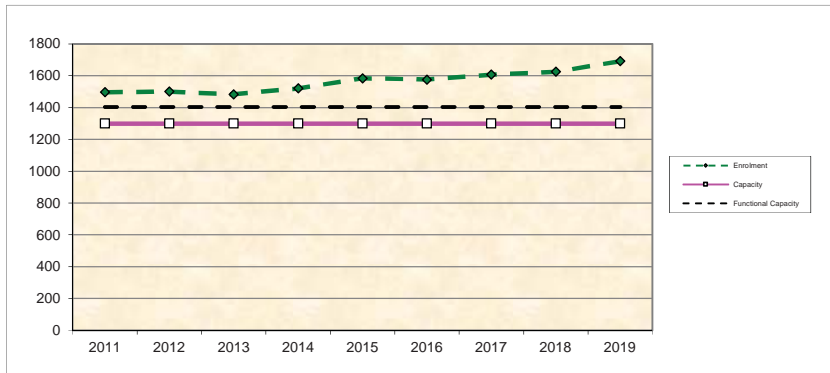
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

There are no new capital projects proposed at Semiahmoo Trail Elementary School. The school district has 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) which will relieve capacity pressures at area secondary schools.

Semiahmoo Trail Elementary



Semiahmoo 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: 7916-0156-00
Project Location: 2735 - 144 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:

- 1) **Context Homes:** There are two homes in this area that could be considered to provide acceptable architectural context : 2680 - 143A Street and 2677 - 144 Street. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new RH zone subdivisions now exceed standards evident on these two context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RH zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** There are a mix of old urban and modern suburban styles in this neighbourhood. As stated above, specific emulation of surrounding homes is not recommended. Rather, new homes should exhibit a suburban-estate style character. Styles suited for this objective include "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, and estate quality manifestations of the Neo-Traditional style. It should also be recognized that there is a strong style change in demand now toward "West Coast Contemporary" designs. Manifestations of this style that meet a "suburban estate" standard could also be considered. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations 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 RH zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is an estate home area in which new high value homes have been 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 and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** Roof surfacing materials used in this area include only asphalt shingles and cedar shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new

environmentally sustainable roof products that have a strong shake profile.

- 8) **Roof Slope :** A significant number of neighbouring homes have low slope roofs that are not well suited to the proposed style range. Emulation of the low slope roof characteristic is therefore not recommended. Roofs slopes of 7:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage. However, due to emerging trends in which contemporary designs are being increasingly sought, lower slope roofs could be approved subject to the architectural integrity of the contemporary design as determined by the consultant.

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

- 1) **Context Homes:** 69 percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 31 percent of homes are considered 'non-context'). Context homes include: 14668 - 68 Avenue, 6798 - 146B Street, 14702 - 68 Avenue, 14712 - 68 Avenue, 14724 - 68 Avenue, 14732 - 68 Avenue, 14740 - 68 Avenue, 14748 - 68 Avenue, and 14752 - 68 Avenue. These homes could be emulated, which would produce an acceptable architectural result. However, massing design, construction materials, and trim and detailing standards for new homes constructed in new RF-12 zone subdivisions, now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF-12 zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** Existing surrounding homes are of styles typical of those found in post year 2000 compact lot developments. Styles recommended for this site include "Neo-Traditional" and "Neo-Heritage". 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. It should also be recognized that there is a strong style change in progress now toward "West Coast Contemporary" designs. Manifestations of this style that are reasonably compatible with other homes approved at the subject site should also be considered.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-12 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** A wide range of cladding materials have been used in this area, including Vinyl, cedar, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile.
- 8) **Roof Slope :** 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. Some exceptions permitted

to achieve specific style objectives, such as reduced slope at a covered entry veranda or to ensure minimum roof slopes do not force ridge heights to exceed the maximum height in the zoning by-law or to cause unnecessary overshadowing of neighbouring lots. A provision should also be available for feature roof projections at lower slopes, subject to consultant determination that the low slope roof component adds architectural interest without detracting from integrity of the style form.

Streetscape: The streetscape is in transition from "old suburban" characterized by small simple 40 - 60 year old Bungalows (and one 3000 sq.ft. 1980's Neo-Traditional Two-Storey home), to one with large new estate sized Two-Storey homes exceeding 3500 sq.ft. in size. Two of the three new estate sized homes are under construction. These homes have 10:12, 12:12, and steeper than 12:12 slope roofs with shake profile asphalt shingle surfaces. Two of the homes are clad in stucco with significant stone accent veneers, and one has neither siding nor accent veneers yet applied due to the stage of construction. Front entrance heights range from 1 to 1½ storeys.

2. Proposed Design Guidelines

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

- The new homes are constructed to a high architectural standard, meeting or exceeding standards found in most executive-estate quality subdivisions in the City of Surrey. New homes are readily identifiable as one of the following styles: "Traditional" (including English Country, English Tudor, English Manor, Cape Cod and other sub-styles that impart a formal, stately character), Classical Heritage, Neo-Heritage, estate quality manifestations of the Neo-Traditional style, and styles which are internally consistent, are compatible with other homes, and which exhibit a high level of architectural integrity as determined by the consultant.
- a new single family dwelling *constructed* on any *lot* meets year 2015'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.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are two homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2015) RH zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RH zoned subdivisions, rather than to specifically emulate 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 in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 7:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours: Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Membrane type roofs permitted where slopes are less than 3:12. Greys, black, or browns only.

In-ground basements: Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots: Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 25 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 smooth finish coloured concrete in earth tones only. Broom finish concrete, asphalt, and gravel not permitted.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: July 13, 2016

Reviewed and Approved by:  Date: July 13, 2016

Tree Preservation Summary

Surrey Project No:

Address: 2735 144th Street Surrey

Registered Arborist: Glenn Murray

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)	121
Protected Trees to be Removed	79
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	42
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 8 </u> X one (1) = 8 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 71 </u> X two (2) = 142	150
Replacement Trees Proposed (undersized trees retained)	14
Replacement Trees in Deficit	136
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> </u> X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary, report and plan prepared and submitted by:

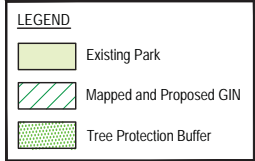
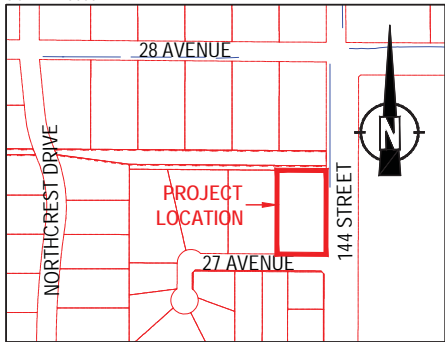


 (Signature of Arborist)

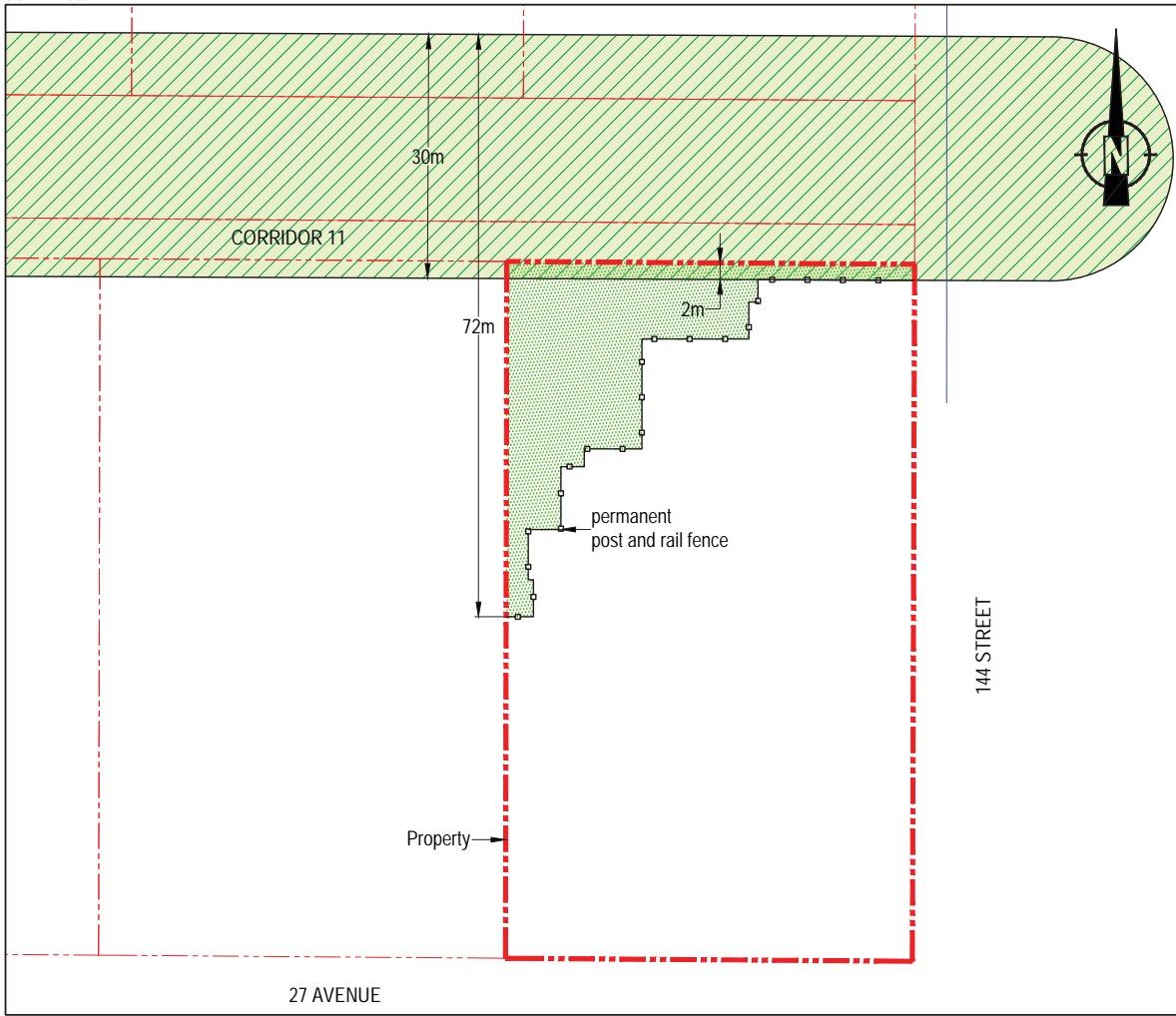
19-Dec-16

 Date

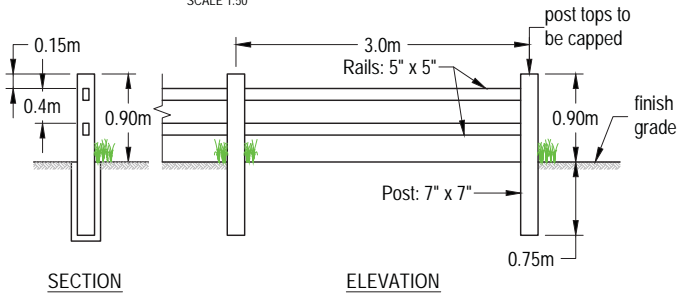
LOCATION
SCALE 1:5000



PLAN
SCALE 1:600



CEDAR 2 RAIL SPLIT FENCE DETAIL
SCALE 1:50



REFERENCE DRAWINGS

1. Tree Protection Drawing, Page 14, "Appendix 3 Tree Protection Plan", December 19, 2016, Froggers Creek Tree Consultants Ltd.
2. 2014 Legal Base from City of Surrey.
3. GIN Mapping downloaded from City of Surrey COSMOS.

MR. RAVINDER LALLY

2735 144 STREET
Surrey, BC



envirowest consultants inc.

Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
facsimile: 604-944-0507

www.envirowest.ca

**GREEN INFRASTRUCTURE NETWORK
(GIN)**

DESIGN: EV	DRAWN: CEV	CHECKED: IWW	REVISION: 00	REVISION DATE:
SCALE: As Shown			DRAWING NUMBER:	
DATE: June 22, 2017			FIGURE 3	