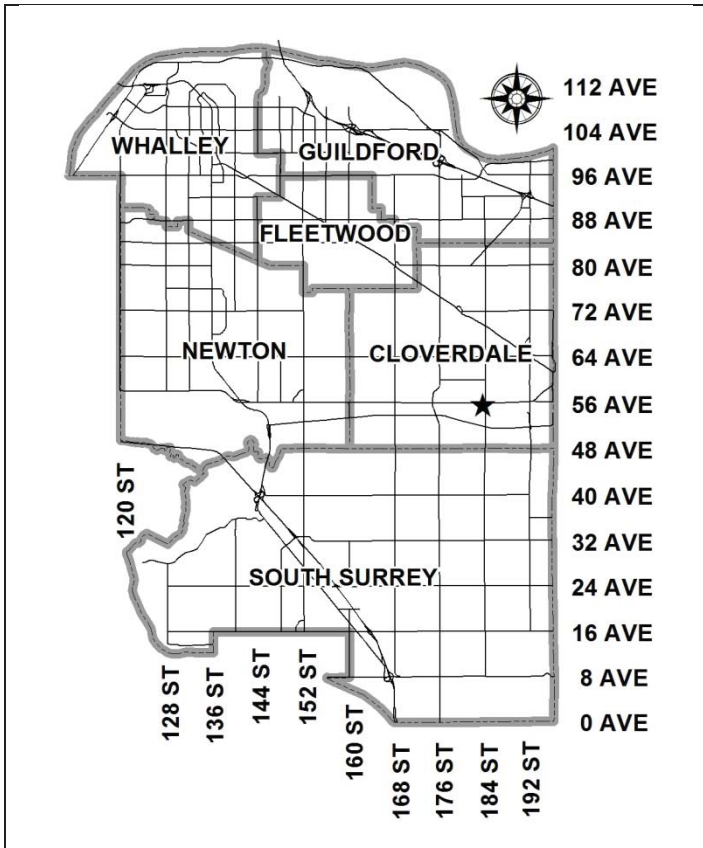


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0226-00

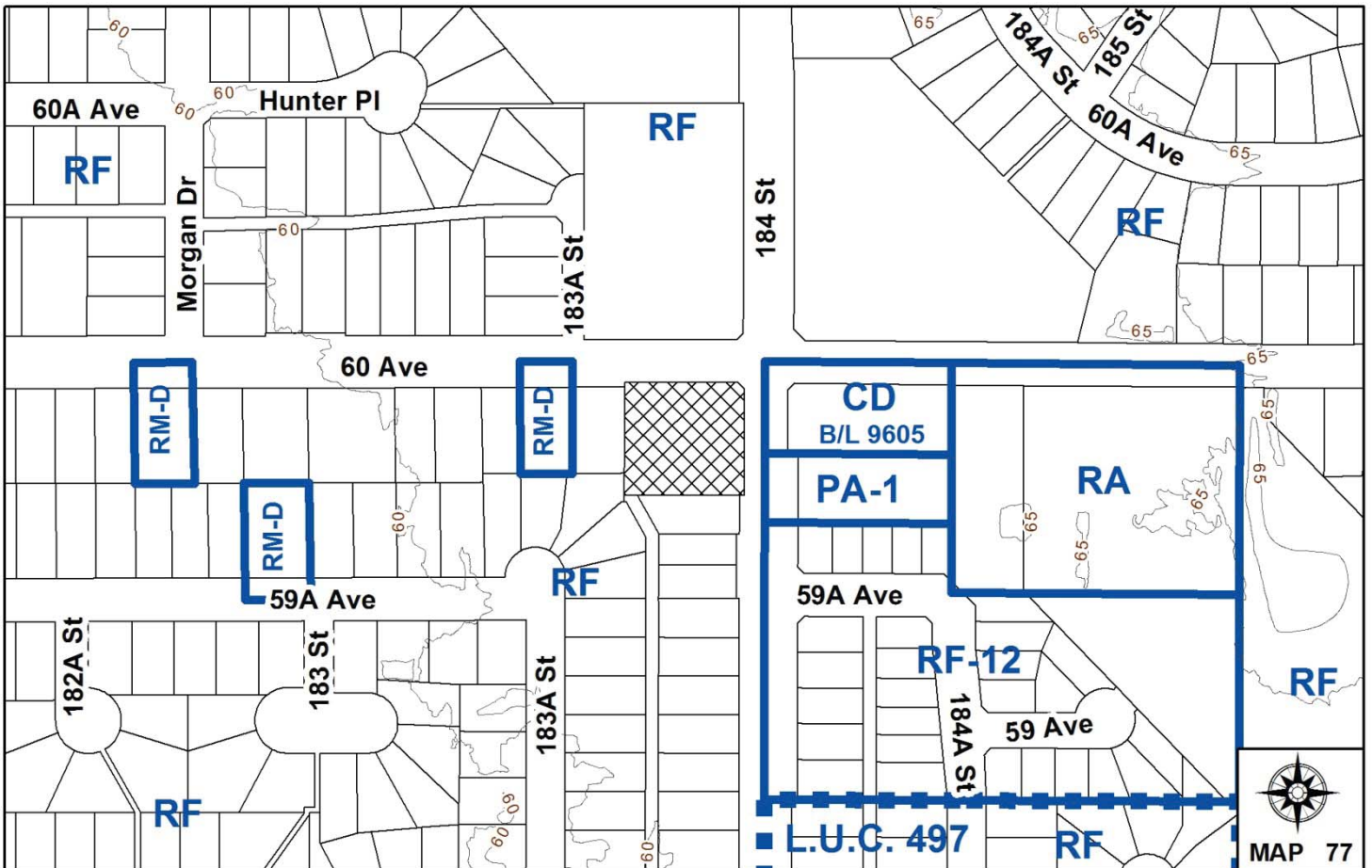
Planning Report Date: December 5, 2016



PROPOSAL:

- **Rezoning** a portion from RF to RF-13 to allow subdivision of the northern portion of the property into four (4) single family small lots, with one remainder single family lot on the southern portion.

LOCATION: 18382 - 60 Avenue
OWNER: Gurinderpal S. Dhaliwal
ZONING: RF
OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for rezoning the northern portion of the lot.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the OCP.
- The proposed development will provide an east/west lane outlet to 184 Street, which could be extended further west under future similar small lot development applications, thereby eliminating driveways from the south side of 60 Avenue, an arterial road.
- The proposed lots will provide a variety of lot sizes in the neighbourhood.
- The proposed single family subdivision provides another housing option for the area.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone a portion of the subject lot shown as Block A on the attached Survey Plan (Appendix II) from "Single Family Residential Zone (RF)" to "Single Family Residential (13) Zone (RF-13)" 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) the applicant address the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (g) removal of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on a portion of proposed Lot 5 for the purpose of tree retention.

REFERRALS

Engineering: The Engineering Department has no objection to the project subject to the completion of Engineering servicing requirements as outlined in Appendix IV.

School District: **Projected number of students from this development:**

3 Elementary students at Martha Currie Elementary School
1 Secondary student at Lord Tweedsmuir Secondary School

(Appendix V)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by early 2018.

Parks, Recreation & Culture:	Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant will be required to address these concerns prior to consideration of final adoption of the rezoning by-law.
Ministry of Transportation & Infrastructure (MOTI):	Preliminary approval for the proposed rezoning is granted by MOTI until October 19, 2017.

SITE CHARACTERISTICS

Existing Land Use: Oversized lot with single family dwelling to be removed.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 60 Avenue):	Single family dwelling on acreage parcel	Urban	RF
East (Across 184 Street):	Gas station and assembly hall	Urban	CD (By-law No. 9605) and PA-1
South:	Single family dwelling	Urban	RF
West:	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

- The 2,900-square metre (0.7 ac.) subject site is located at 18382 - 60 Avenue in Cloverdale. The site is designated “Urban” in the Official Community Plan and is zoned “Single Family Residential Zone (RF)”
- The applicant proposes to rezone the northern portion of the site shown as Block A in Appendix II from the RF Zone to the “Single Family Residential (13) Zone (RF-13)” in order to subdivide into four (4) single family lots fronting 60 Avenue. An additional RF-zoned lot will also be created (proposed Lot 5) fronting 184 Street, south and east of the proposed lanes.

New RF-13 Zone

- The new RF-13 Zone (Corporate Report No. R158;2016) received approval by Council on July 25, and will be incorporated into the Zoning By-law immediately prior to an application that rezones to the new RF-13 Zone receiving final adoption by Council.
- The new RF-13 Zone addresses parking issues and also increases the minimum lot depth, width and area dimensions beyond those in the existing RF-12 Zone.

- The new RF-13 Zone will consist of Type I and Type II Interior and Corner lots. Compared to the RF-12 Zone, the minimum depth for Type I lots is increased from 26 metres (85 ft.) to 28 metres (92 ft.), and for Type II lots is increased from 22 metres (72 ft.) to 24 metres (79 ft.). The minimum area for interior lots is increased from 320 square metres (3,445 sq.ft.) to 336 square metres (3,595 sq.ft.), and for corner lots from 375 square metres (4,037 sq.ft.) to 380 square metres (4,066 sq.ft.).
- These changes create additional space for on-site parking spaces, when compared to the RF-12 Zone.

Current Application

- Proposed Lots 1 – 3 range between 336 square metres (3,616 sq. ft.) and 380 square metres (4,090 sq. ft.) in area, 28 metres (92 ft.) and 32.7 metres (107 ft.) in depth, and are 12 metres (39 ft.) wide, complying with the dimensional requirements for Type I interior RF-13 lots.
- Proposed Lot 4 is 391 square metres (4,208 sq. ft.) in area, 28 metres (92 ft.) in depth, and 14 metres (46 ft.) in width, complying with the dimensional requirements for Type I corner RF-13 lots.
- Proposed Lot 5 is 15 metres (49 ft.) in width, 43 metres (140 ft.) in depth, and 621 square metres (6,684 sq. ft.) in area, complying with the minimum area and dimensional requirements for RF lots.
- Proposed Lots 1-4 introduce single family small lots fronting 60 Avenue in this block. The proposed small lots have merit for the following reasons:
 - The proposed development will provide an east/west lane outlet to 184 Street, which if extended west under future similar small lot development applications, could eliminate driveways from the south side of 60 Avenue, which is an arterial road.
 - The proposed lots will provide a variety of lot sizes in the neighbourhood.
 - To the southeast across 184 Street, five (5) RF-12 lots were approved by Council on November 2, 2015 under Development Application No. 7915-0033-00, and twenty-three (23) RF-12 were approved by Council on February 20, 2012 under Development Application No. 7910-0118-00.
 - Proposed Lot 1 interfaces with a lot to the west that has potential to subdivide into two (2) RF-13 lots under a future development application, subject to rezoning.
- Vehicle access will be restricted to the proposed lane.

- 60 Avenue is an arterial road and does not permit on-street parking. Therefore, in order to provide additional off-street parking, the building design guidelines will require a minimum of four (4) off-street parking spaces for proposed Lots 1-4, configured either as four side-by-side spaces (two in the garage and two parking pads adjacent the garage), or, a minimum 6-metre (60 ft.) deep driveway to allow two parking spaces in the driveway and two parking spaces in the garage. Proposed Lot 5 has sufficient depth and width to accommodate a minimum of four (4) off-street parking spaces as well.
- The existing dwelling will be removed.

Building Scheme and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, proposed a set of building design guidelines (summary attached as Appendix VI). The future homes will be readily identifiable as “Neo-Traditional” or “Neo-Heritage” styles, or a compatible style determined by the design consultant that meets year 2015 design standards.
- A preliminary lot grading plan was submitted by Hub Engineering Inc. The applicant proposes basements on all lots. The feasibility of in-ground basements will be confirmed once the City’s Engineering Department has reviewed an accepted the applicant’s final engineering drawings.
- The preliminary lot grading plan was reviewed by staff and is generally acceptable.

PRE-NOTIFICATION

Pre-notification letters were mailed on June 20, 2016 and staff received one response, as summarized below:

- The Cloverdale Community Association (CCA) has no concerns.

TREES

- Andrew Connell, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The following table 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
Cottonwood Trees			
Alder	0	0	0
Cottonwood	4	4	0
Deciduous Trees (excluding Cottonwood Trees)			
Black Locust	2	2	0
Cherry	1	1	0

Tree Species	Existing	Remove	Retain
Horsechestnut	3	3	0
Bigleaf Maple	1	1	0
Coniferous Trees			
Douglas Fir	8	8	0
Total (excluding Cottonwood Trees)	15	15	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		6	
Total Retained and Replacement Trees		6	
Contribution to the Green City Fund		\$11,200	

- The Arborist Assessment states that there are a total of fifteen (15) mature trees on the site, excluding Cottonwood trees. Four (4) existing trees, approximately 21% of the total trees on the site, are Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication, the condition of the trees 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 Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 34 replacement trees on the site. Since only six (6) replacement trees can be accommodated on the site (based on an average of 1.2 trees per lot), the deficit of 28 replacement trees will require a cash-in-lieu payment of \$11,200 representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.
- In summary, six (6) trees are proposed to be retained or replaced on the site with a contribution of \$11,200 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site. The following table 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)	• The subject lot is an urban infill lot.
2. Density & Diversity (B1-B7)	• Each lot will be permitted one secondary suite.
3. Ecology & Stewardship	• Low impact development standards will be applied.

Sustainability Criteria	Sustainable Development Features Summary
(C1-C4)	
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"> • The future houses will be oriented towards the street.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • A development proposal sign was installed on site, and a Public Hearing will be held for the proposed rezoning.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owner, Action Summary and Project Data Sheet
Appendix II.	Survey Plan
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation

Original signed by Judith Robertson

Jean Lamontagne
General Manager
Planning and Development

JD/dk

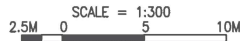
SUBDIVISION DATA SHEET

Existing (RF) and Proposed (RF-13) Zoning

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.71 acre
Hectares	0.29 ha.
NUMBER OF LOTS	
Existing	1
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	RF: 15 m. RF-13: 12 m. – 14 m.
Range of lot areas (square metres)	RF: 621 sq. m. RF-13: 336 sq. m. – 391 sq. m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	17.2 upha & 7 upa
Lots/Hectare & Lots/Acre (Net)	25.4 upha & 10.2 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	RF: 45% RF-13: 50%
Estimated Road, Lane & Driveway Coverage	RF: 20% RF-13: 30%
Total Site Coverage	RF: 65% RF-13: 80%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
 LOT 1, EXCEPT PART IN PLAN LMP24172 SECTION 8 TOWNSHIP 8
 NEW WESTMINSTER DISTRICT PLAN 11198

CITY OF SURREY
 B.C.G.S. 92G.017



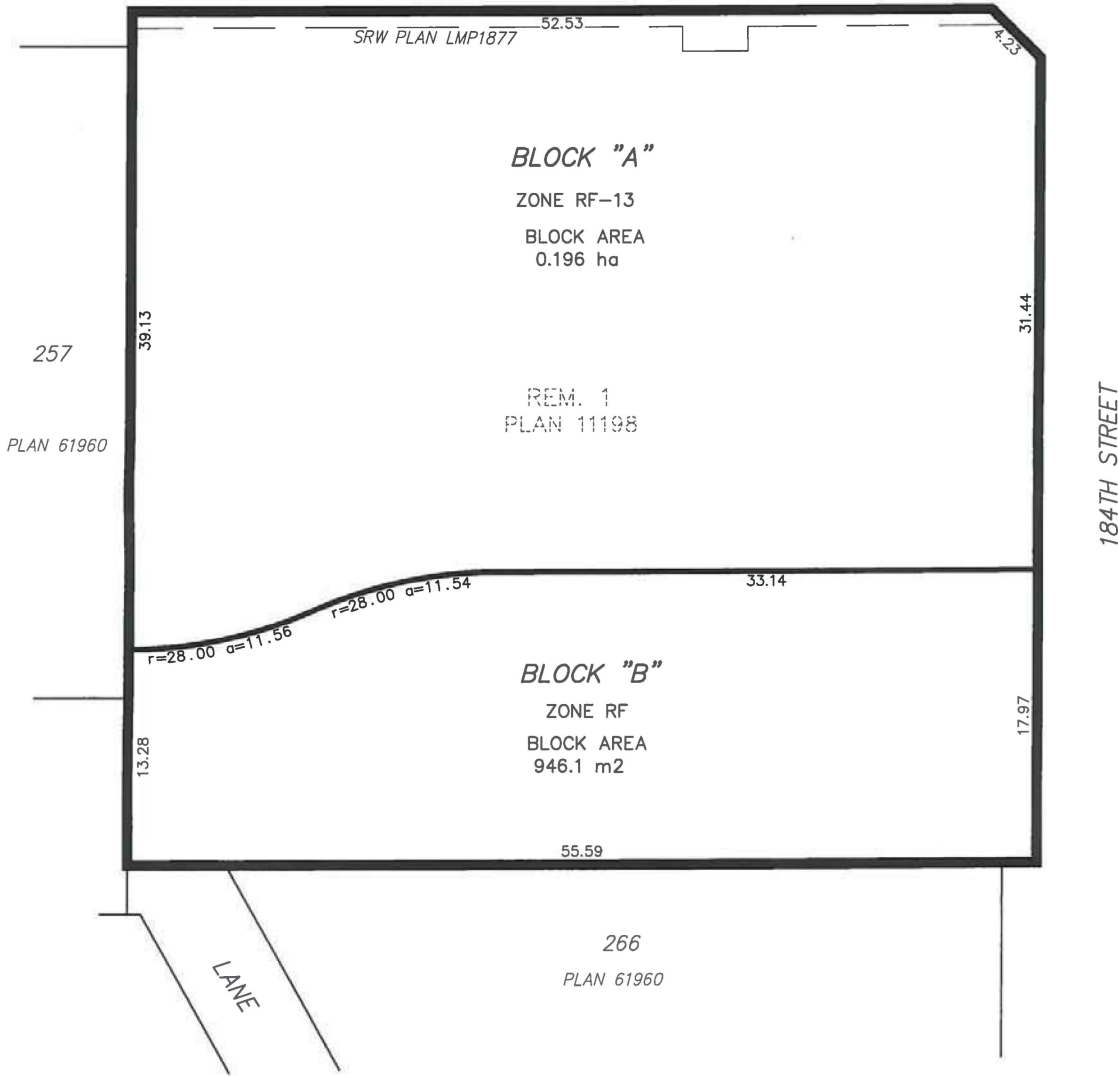
"ALL DISTANCES ARE IN METRES"
 (unless noted otherwise)

P.I.D. 009-472-622 (REM. 1)
SUBJECT PROPERTY MAY BE AFFECTED BY STATUTORY RIGHT OF WAY BE262059 (PLAN LMP1877)
CIVIC ADDRESS: #18382 60th Avenue

BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART OF REM. 1	SECTION 8 TOWNSHIP 8	11198	0.196 ha	BLOCK "A"	RF-13
PART OF REM. 1	SECTION 8 TOWNSHIP 8	11198	946.1 m2	BLOCK "B"	RF

60th AVENUE



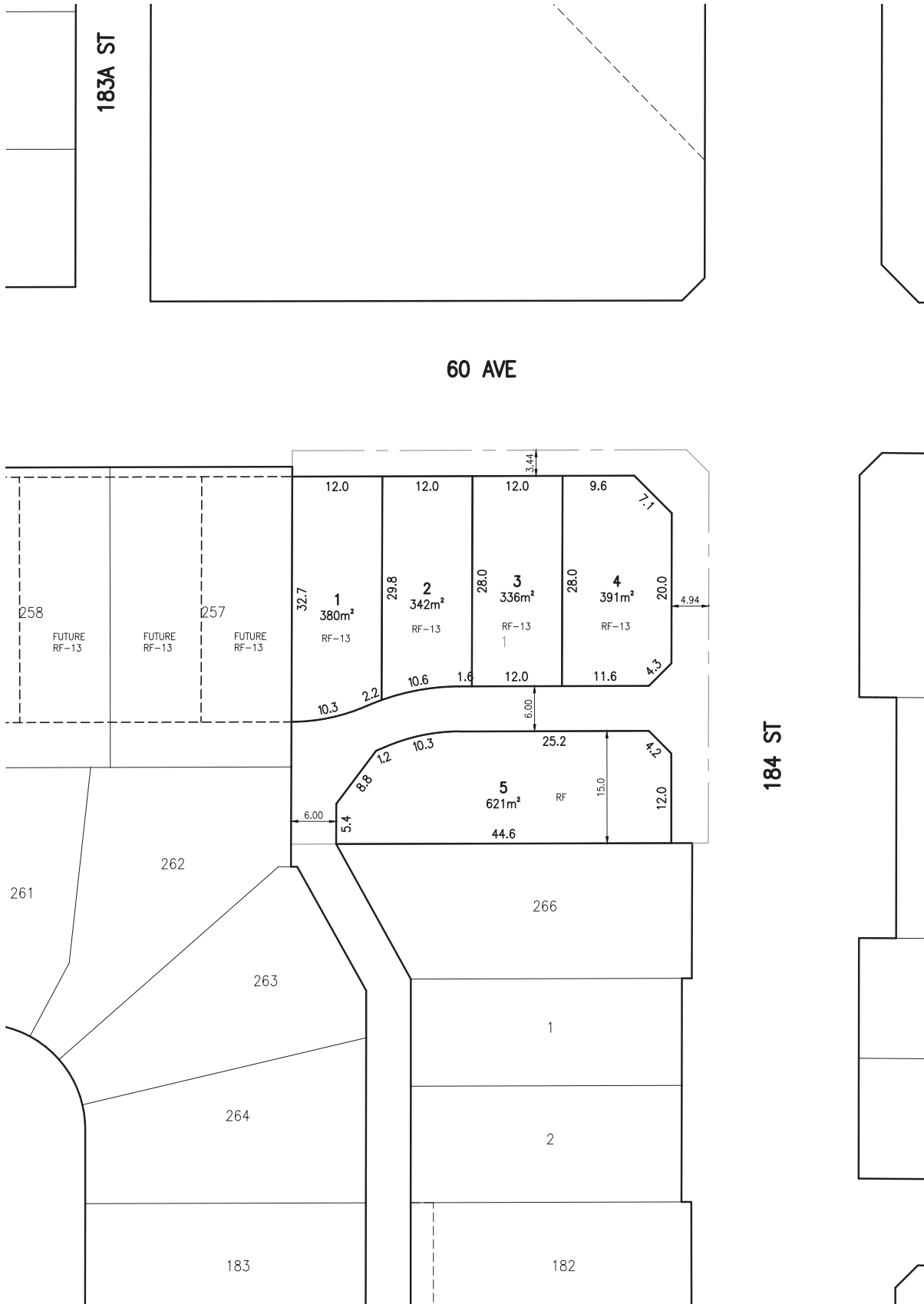
SOUTH FRASER LAND SURVEYING LTD.
 B.C. LAND SURVEYORS
 SUITE 212 - 12992 76th AVENUE
 SURREY, B.C. V3W 2V6
 TELEPHONE: 604 599-1886
 FILE: 161084ZON

THIS PLAN LIES WITHIN THE
 GREATER VANCOUVER REGIONAL DISTRICT

CERTIFIED CORRECT ACCORDING TO
 LAND TITLE OFFICE RECORDS DATED
 THIS 16th DAY OF NOVEMBER, 2016

[Signature]
 SIGNATURE OF B.C.L.S. 1605
 DISTRICT NO. 161084ZON

161084ZON



C:\Projects\16064\16064.dwg [Lot Portrait 11x17] 7/27/2016 5:57PM

Hub Engineering Inc. Member
Engineering and Development Consultants **PACIFIC LAND GROUP**

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
 tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

CLIENT:		PROJECT: 18382 - 60 AVENUE, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No. 16064	DATE: JUN 2016	LEGAL:	SCALE: 1:500	MUNICIPAL PROJECT No.:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					



Wednesday, October 12, 2016
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0226 00

SUMMARY

The proposed 5 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2016 Enrolment/School Capacity

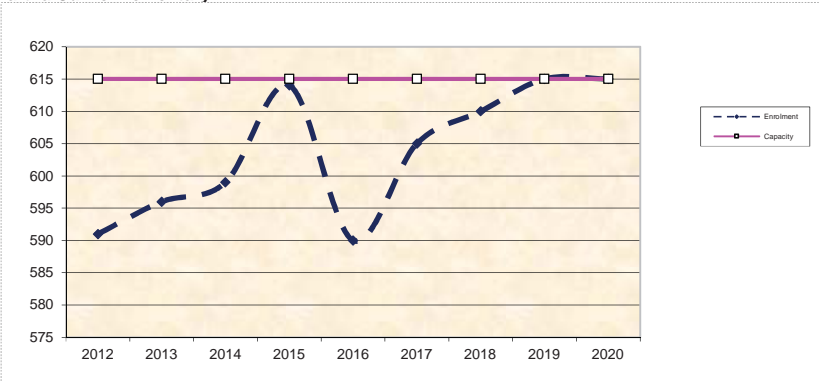
Martha Currie Elementary	
Enrolment (K/1-7):	72 K + 518
Capacity (K/1-7):	40 K + 575
Lord Tweedsmuir Secondary	
Enrolment (8-12):	2055
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

School Enrolment Projections and Planning Update:

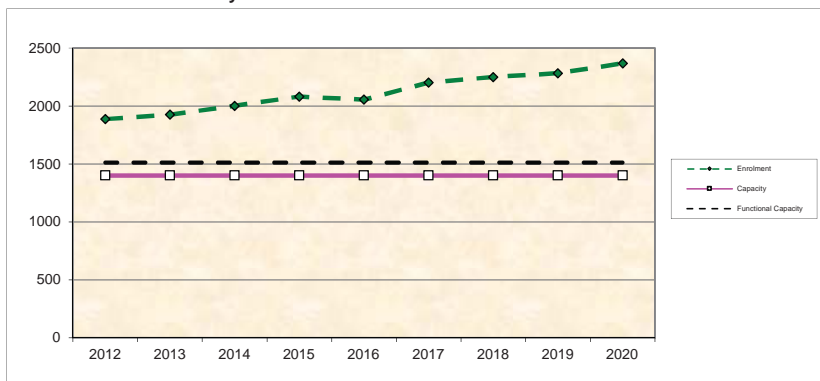
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Martha Currie Elementary is at capacity and Lord Tweedsmuir is over capacity, on an extended day schedule and will have 18 portables in 2016. The Ministry has approved a new secondary school in North Clayton which will provide some relief to the over crowding at Lord Tweedsmuir. The new school, Salish Secondary, it expected to open in September 2018.

Martha Currie Elementary



Lord Tweedsmuir 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: 7916-0226-00
 Project Location: 18382 - 60 Avenue, 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 an area with multiple zonings. On the north side of 60 Avenue, and west of the subject site on 60 Avenue lots are zoned RF (except one RM-D lot), including the park at the northeast corner of the intersection of 60 Avenue and 184 Street. East of the site are CD, PA-1, and RA zonings. South of the site on the west side of 184 Street (5800 and 5900 blocks), lots are zoned RF. On the east side of 184 Street is a 23 lot RF-12 zoned development identified as Surrey project 10-0118-00. Adjacent to the north side of 10-0118-00 is a new application 15-0033-00, for five new RF-12 lots. The subject RF and RF-13 rezoning is consistent with the current mix of modern urban and compact urban residential homes in this area.

The subject site is located within an old growth area in recent transition to a modern urban character. Seventy five percent of existing homes within the survey area are classified as "old urban" or "West Coast Traditional" homes from the 1970's. Older homes include an 1800 sq.ft Split Level, three 2000 sq.ft. and one 2800 sq.ft. box-like Basement Entry homes, two Bungalows (one at 1400 sq.ft. and one at 2500 sq.ft.), a 2200 sq.ft. box-like Cathedral Entry, and a 2200 sq.ft. Two-Storey (with desirable low to mid-scale massing). None of these homes provide suitable context for a year 2016 RF and RF-13 zone development.

Twenty five percent of homes are classified as modern urban homes, all of which can be further classified as "Neo-Traditional" and "Neo-Heritage" style Two-Storey type homes, all designed to a modern standard with well balanced, consistently proportioned, architecturally interesting, mid-scale massing characteristics. These homes have 8:12 main common hip or common gable roofs with a shake profile asphalt shingle roof surface. Gable ends are articulated with shingles or other wood detailing. Homes are clad with Hardiplank (or other fibre cement board) at the front and vinyl siding at the sides and rear. Most of the homes also have a stone accent. All of these newer homes can be considered suitable "context homes".

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

- 1) **Context Homes:** There are several homes in this area that could be considered to provide acceptable architectural context for the subject site, including homes at 5947 - 184 Street, 5955 - 184 Street, and 5938 - 184 Street. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this

area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with homes identified as context homes within the photos section of the character study, or should have "equal or better" massing characteristics and exhibit compatibility with the context homes.

- 2) **Style Character** : There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional" and "Neo-Heritage", or compatible styles, as these styles are an ideal bridge between old urban and modern urban. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types** : There are a 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. It is expected that all new homes constructed at the subject site will be Two-Storey type
- 4) **Massing Designs** : Massing designs should meet new standards for RF and RF-13 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** : On RF-13 lots 1 - 4 inclusive, front entrance porticos should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. On RF lot 5, the recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys in recognition of the expected RF home size, and 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 year 2015 developments.
- 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. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 7:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 7:12 slope may be required to meet maximum height as specified in the RF and RF-13 bylaws (9.0m and 9.5m respectively). A provision is also recommended to allow slopes less than 7:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

Streetscape:

West of the site on the north and south sides of 60 Avenue is an old urban area characterized by "old urban" and "West Coast Traditional" homes from the 1970's, comprised of box-like Basement Entry and Cathedral Entry homes, and lower mass Split Level, Two-Storey, and Bungalow type homes. Northeast of the site is a park. East of the site is the Cloverhill market. South of the Cloverhill market is a PA-1 zoned property containing a church. South of the church is vacant land subject to a new 5 lot RF-12 rezoning. South of that is a large (23 lot) RF-12 zoned area containing context quality 2500-2800 sq.ft "Neo-Traditional" and "Neo-Heritage" Two-Storey type homes developed to a modern standard with high quality cladding and detailing components. The homes have steeply sloped roofs with a shake profile asphalt shingle roof. Landscapes in the context area meet an average modern 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: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", or compatible styles 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 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 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 1 storey on lots 1 - 4 inclusive and to 1 ½ storeys on lot 5.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Compatibility with neighbouring "context homes" including 5947 - 184 Street, 5955 - 184 Street, and 5938 - 184 Street Homes will therefore be in a compatible style range, including "Neo-Traditional", "Neo-Heritage", and compatible styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs, equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade. New homes will have similar roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours:

Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.

“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, black. Membrane roofs permitted where required by B.C. Bldg. Code.
- 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:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 14 shrubs of a minimum 3 gallon pot size on RF-13 lots 1 - 4 inclusive, and a minimum of 20 shrubs of a 3 gal. pot size on RF lot 5. 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 coloured concrete in dark earth tones or medium to dark grey only. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** October 18, 2016

Reviewed and Approved by:



Date: October 18, 2016

Table 4. Tree Preservation Summary.

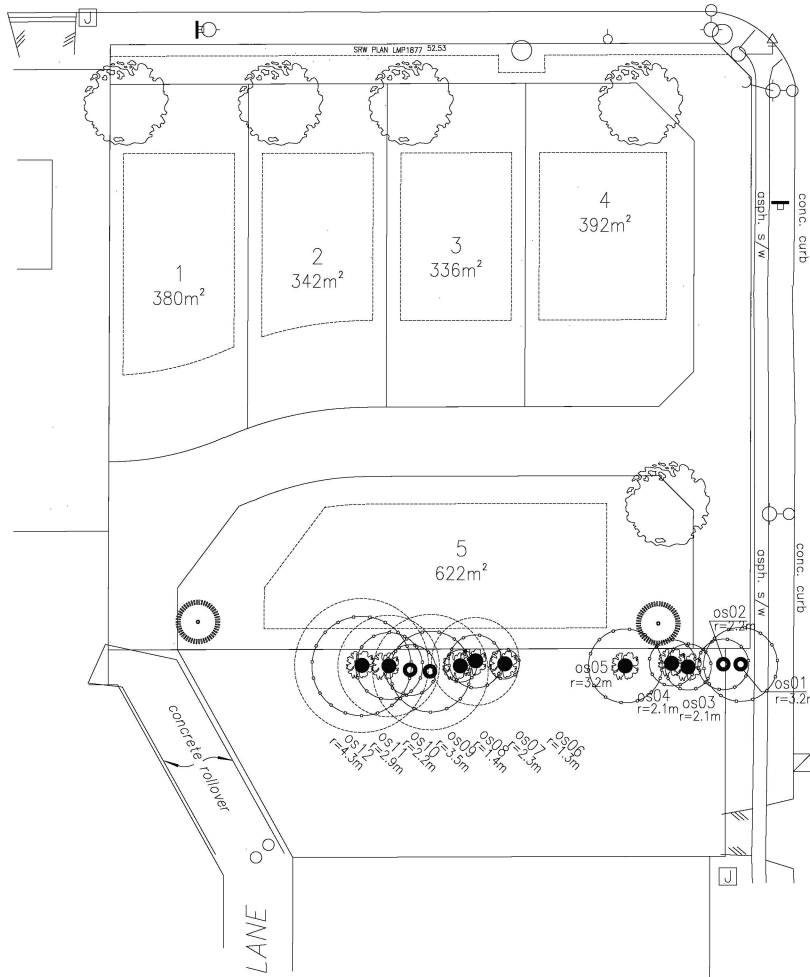
TREE PRESERVATION SUMMARY	
Surrey Project No:	
Address:	18382 60 th Avenue, Surrey
Registered Arborist:	Andrew Connell, B.Sc. ISA Certified Arborist (PN-6991A) ISA Qualified Tree Risk Assessor (TRAQ) BC Parks Wildlife and Danger Tree Assessor Certified Landscape Technician
On-Site Trees	Number of Trees
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)	19
Protected Trees to be Removed	19
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = 4 - All other Trees Requiring 2 to 1 Replacement Ratio 15 X two (2) = 30	34
Replacement Trees Proposed	6
Replacement Trees in Deficit	28
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 ___ X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	0
Replacement Trees Proposed	
Replacement Trees in Deficit	0

Summary prepared and
submitted by:


Arborist

Date

60th AVENUE



5M 0 10 20M

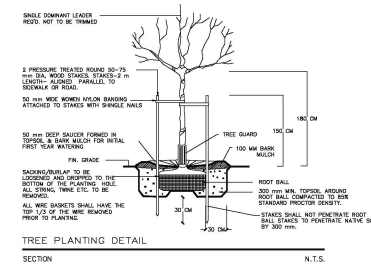
"ALL DISTANCES ARE IN METRES"

REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	5	6 CM. CAL.	AS SHOWN	B. & B.
	CHAMEACYPARIS NOOTKATENSIS PENDULA	WEeping NOOTKA CYPRESS	1	3.00 METERS	AS SHOWN	B. & B.

NOTES / GENERAL

- PLANT SPECIES IN THIS LIST ARE SPECIFIED ACCORDING TO BC LANDSCAPE STANDARD (LATEST EDITION). CONTAINER SIZES ARE SPECIFIED AS PER "CONTA STANDARDS". BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY "LANDSCAPE ARCHITECT" AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. "SUBSTITUTIONS" MUST OBTAIN WRITTEN APPROVAL FROM THE "LANDSCAPE ARCHITECT" PRIOR TO MAKING ANY SUBSTITUTIONS TO SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF TWO WORKING DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO "B.C. LANDSCAPE STANDARDS".
- ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED "DISEASE FREE" NURSERY. ALL PLANT MATERIAL MUST CONFORM TO THE LATEST EDITION OF THE "B.C. LANDSCAPE STANDARDS". PROVIDE CERTIFICATION UPON REQUEST. ALL LANDSCAPING AND LANDSCAPE MATERIALS TO CONFORM TO THE LATEST EDITION OF THE BC LANDSCAPE STANDARDS.
- MIN. GROWING MEDIUM DEPTHS OVER PREPARED SUBGRADE SHALL BE:
 - LAWN AREAS 450 mm
 - GROUND COVER AREAS 450 mm
 - SHRUB AREAS 450 mm
 - TREE FITS 300 mm AROUND ROOT BALL
- GROWING MEDIUM SHALL HAVE PHYSICAL AND CHEMICAL PROPERTIES AS DESCRIBED IN THE STANDARDS FOR LEVEL 1 AND LEVEL 3 AREAS EXCEPT FOR AREAS OVER STRUCTURES WHERE THE MEDIUM SHALL CONFORM TO THE REQUIREMENTS FOR LEVEL 1 APPLICATIONS. PROCESSING AND MIXING OF GROWING MEDIUM COMPONENTS SHALL BE DONE OFF-SITE USING A MECHANIZED SCREENING PROCESS. PROPOSED GROWING MEDIUM SHALL BE TESTED BY A RECOGNIZED LABORATORY. THE CONTRACTOR SHALL GUARANTEE THAT THE SOIL SUBMITTED FOR TESTING IS A REPRESENTATIVE SAMPLE TAKEN FROM THE SOIL THAT WILL BE USED AT THE SITE.
- ON-SITE OR IMPORTED SOILS SHALL SATISFY THE REQUIREMENTS OF THE STANDARDS FOR GROWING MEDIUM. SOILS SHALL BE VERTICALLY FREE FROM SUBSOIL, WOOD INCL, WOODY PLANT PARTS, WEED OR HERBICIDIOUS PARTS, OF WEEDS, PLANT PARASITIC, ORGANIC, TOXIC MATERIALS, STONES OVER 30 MM AND FOREIGN OBJECTS.
- ALL PLANTING BEDS SHALL RECEIVE MIN. 50 MM BARK MULCH.
- PLANT SPECIES AND VARIETIES MAY NOT BE SUBSTITUTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) FULL YEAR FROM THE DATE OF FINAL ACCEPTANCE, UNLESS OTHERWISE SPECIFIED. ALL PLANT MATERIAL NOT SURVIVING OR IN POOR CONDITION DURING THE GUARANTEE PERIOD SHALL BE REPLANTED BY THE CONTRACTOR AT NO EXTRA COST TO THE OWNER.
- THE CONTRACTOR SHALL CLEAR AWAY FROM THE SITE ALL RUBBERY AS IT ACCUMULATES AND SHALL, AT THE COMPLETION OF THE WORK, LEAVE THE WORK AND THE SITE THEREOF IN A CLEAN AND PRESENTABLE CONDITION, FREE FROM ALL OBSTRUCTIONS.



LEGEND

- = TREES NOT SURVEYED
- = TREES TO BE RETAINED
- = TREES TO BE REMOVED
- = PROTECTION BARRIER

DATE	REVISION	NO.

D.KAVOLINAS & ASSOCIATES INC
 ECSCA CSLA
 2462 JONQUIL COURT
 ABBOTSFORD, B.C.
 V3C 3E8
 PHONE (604) 897-2376

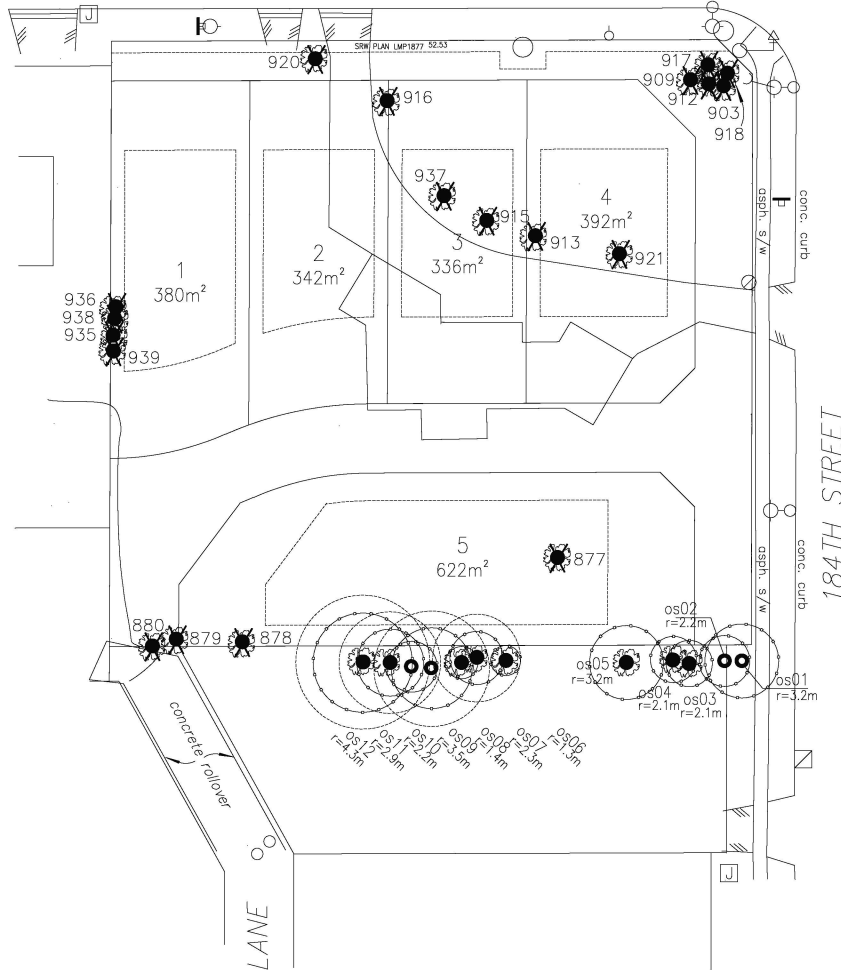
CLIENT
 MR. MIKE KEMPTER
 HUB ENGINEERING INC.
 SUITE #212
 12992 - 76 AVENUE
 SURREY, B.C.
 V3W 2V6
 604-572-4328

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 5 LOT SUBDIVISION
 18382 - 60 AVENUE
 SURREY, B.C.

SCALE 1:200	DATE OCT/16
DRAWN DW/D	
ENG. DW/D	
APPROV. AS BUILT	

PRINTED	JOB NO.
	DRAWING NO.
	TR-2

60th AVENUE



LEGEND

- = TREES NOT SURVEYED
- = TREES TO BE RETAINED
- ⊗ = TREES TO BE REMOVED
- (with dashed line) = PROTECTION BARRIER

DATE	REVISIONS	NO.

C.KAVOLINAS & ASSOCIATES INC
 BCSLA CSLA
 2482 JONDUL COURT
 ABOTSFORD, B.C.
 V3G 3E8
 PHONE (604) 857-2376

CLIENT
 MR. MIKE KOMPTER
 HUB ENGINEERING INC.
 SUITE #012
 12992 - 75 AVENUE
 SURREY, B.C.
 V3W 3S5
 604-572-4328

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 5 LOT SUBDIVISION
 18382 - 60 AVENUE
 SURREY, B.C.

SCALE	1:200	DATE	OCT/16
DRAWN	DMW	CHECKED	DMW
ENL	DMW	APPROVED	AS BUILT

PRINTED	JOB NO.	△
	DRAWING NO.	
		TR-1



"ALL DISTANCES ARE IN METRES"