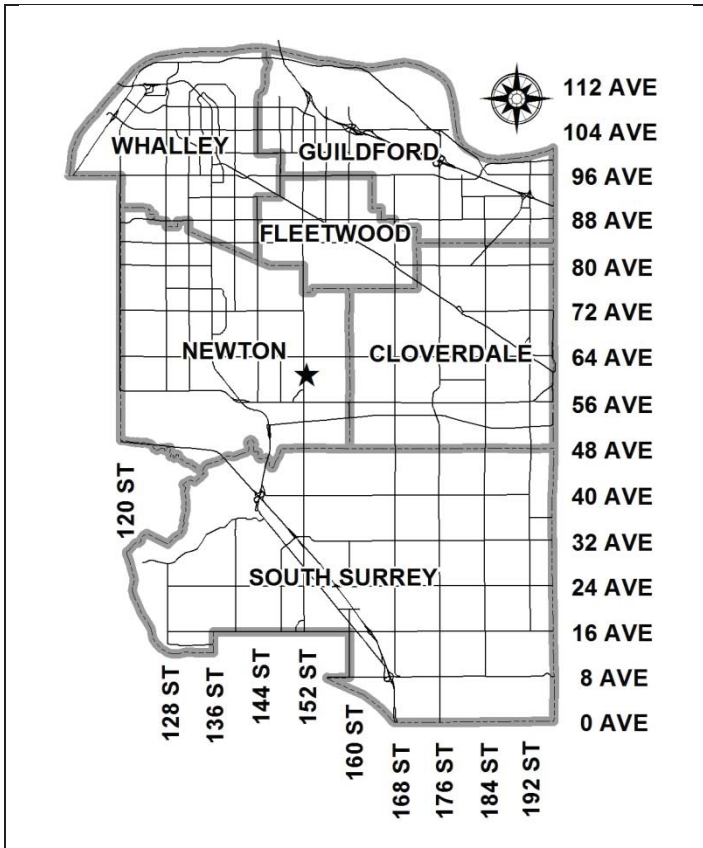


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0265-00

Planning Report Date: December 19, 2016



**PROPOSAL:**

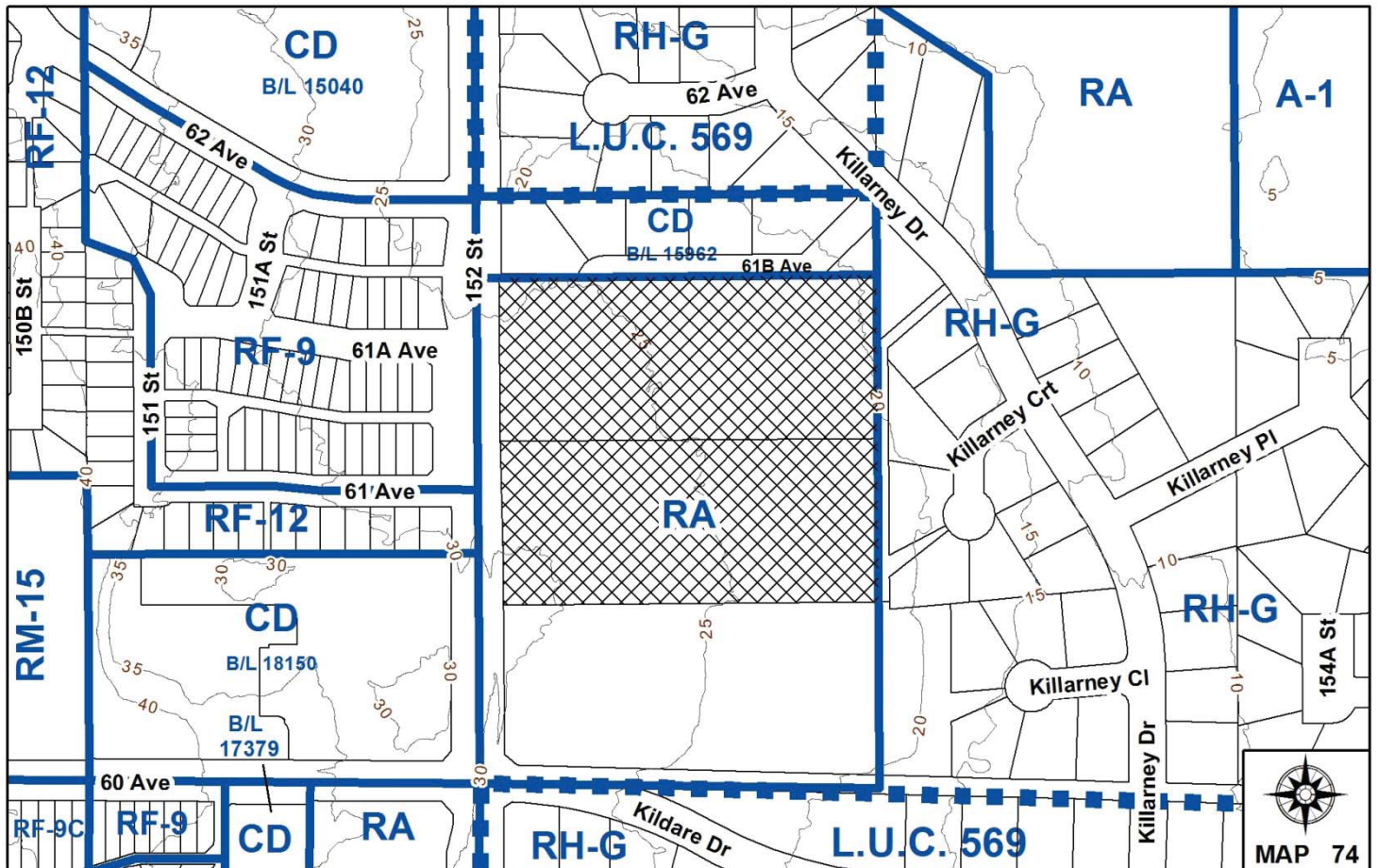
- **Rezoning** from RA to RH-G to allow subdivision into 20 single family lots.

**LOCATION:** 6112 - 152 Street  
 6074 - 152 Street

**OWNER:** 1067330 B.C. Ltd.  
 1066867 B.C. Ltd.

**ZONING:** RA

**OCP DESIGNATION:** Suburban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the site's OCP Designation.
- The proposed density and building form are appropriate for this part of Sullivan Heights.

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 Gross Density Zone (RH-G)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
  - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
  - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
  - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

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:**

10 students at Sullivan Elementary School  
5 students at Sullivan Heights Secondary School

(Appendix IV)

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

Parks, Recreation & Culture: Parks will accept dedicated parkland for the 15% unencumbered parkland requirements associated with the RH-G Zone.

SITE CHARACTERISTICS

Existing Land Use: Single family dwellings

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 61B Avenue):	Single family dwellings	Suburban	CD (By-law No. 15962)
East:	Single family dwellings	Suburban	RH-G
South:	Sullivan Elementary School	Suburban	RA
West (Across 152 Street):	Single family dwellings and townhouses	Urban / Single Family Small Lots and Townhouse (20 u.p.a. max) in the South Newton NCP	RF-9, RF-12 and CD (By-law No. 18150)

DEVELOPMENT CONSIDERATIONSBackground/Site Context

- The subject site consists of two properties located at 6074 and 6112 – 152 Street, east of 152 Street and north of 60 Avenue, adjacent to Sullivan Elementary School, within the Sullivan Heights neighbourhood.
- The 3.6 hectare (9 acre) subject site is designated "Suburban" in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".

Current Proposal

- The applicant proposes to rezone the subject site from "One-Acre Residential Zone (RA)" to "Half-Acre Residential Gross Density Zone (RH-G)", to facilitate subdivision into 20 residential lots.
- The site is located within a Suburban Density Exception Area under the OCP, which allows a maximum density of 5 units per hectare (2 units per acre). The proposal complies with the maximum density permitted under the OCP.
- The existing homes on the site are proposed for removal.
- All proposed lots meet the minimum subdivision requirements of the RH-G Zone in terms of lot width, lot depth and lot size.

- The RH-G Zone allows for a permissible reduction for up to 50% of the lots where 15% or more of the lands subdivided are set aside as open space. The application proposes 12 regular standard size lots with minimum lot areas of 1,300 square metres (14,000 sq. ft.) and 8 reduced size lots with minimum lot areas of 1,120 square metres (12,000 sq. ft.).
- The application proposes to convey 15% of the site area as open space, in accordance with the provisions under the RH-G Zone.

#### Building Design Guidelines & Lot Grading

- The applicant retained Tynan Consulting Ltd., as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and proposed Building Design Guidelines for the proposed lots (Appendix V).
- The Design Guidelines propose new home design styles identifiable as "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage" and other compatible styles which meet or exceed 2015's design standards.
- A preliminary lot grading plan was submitted by Hub Engineering Inc. and was found to be acceptable by staff. Based on the preliminary lot grading plan, basements are proposed on all lots.

#### TREES

- Vanessa Melney, Horticulturist and Mike Fadum, ISA Certified Arborist of Mike Fadum and Associates 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
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	23	23	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Maple, Bigleaf	65	62	3
Cherry	2	1	1
Dogwood	1	0	1
Maple, Vine	1	0	1
Walnut	1	0	1
Willow	1	1	0
<b>Coniferous Trees</b>			
Douglas-fir	26	7	19
Spruce, Norway	2	2	0
Pine	2	0	2
Spruce	2	2	0
Hemlock, Western	6	6	0
Cedar, Western Red	76	53	23

Tree Species	Existing	Remove	Retain
<b>Total</b> (excluding Alder and Cottonwood Trees)	<b>185</b>	<b>134</b>	<b>51</b>
<b>Additional Trees in the proposed Open Space</b>	<b>81</b>	<b>0</b>	<b>81</b>
<b>Total Replacement Trees Proposed</b> (excluding Boulevard Street Trees)			
		<b>TBD</b>	
<b>Total Retained and Replacement Trees</b>		<b>51</b>	
<b>Contribution to the Green City Fund</b>		<b>\$116,400</b>	

- The Arborist Assessment states that there are a total of 185 protected trees on the site, excluding Alder and Cottonwood trees. 23 existing trees, approximately 12% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 51 trees can be retained as part of this development proposal (excluding trees to be retained in the proposed open space). The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 81 protected trees that are located within the proposed open space. The trees within the proposed open space will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- Since the applicant has not determined the number of replacement trees proposed on the site, the deficit of 291 replacement trees will require a cash-in-lieu payment of \$116,400, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law. The applicant will need to work with City staff to address the tree replacement to the satisfaction of the City Landscape Architect. On average, lots of this size can accommodate approximately 3 replacement trees per lot.
- In summary, a total of 51 trees are proposed to be retained or replaced on the site with a contribution of \$116,400 to the Green City Fund (subject to change once replacement trees are identified).

### PRE-NOTIFICATION

Development proposal signs were installed on September 22, 2016 and pre-notification letters were sent on October 5, 2016 to households within 100 metres (328 feet) of the subject site, as well as and the Sullivan Community Association and the Panorama Neighbourhood Association.

To date, staff have responded to inquiries from the Panorama Neighbourhood Association and approximately three other area residents seeking information on the proposed development, including the status of the application, proposed layout, parks requirements and tree preservation. Staff responded by providing copies of the proposed subdivision layout and



answering specific questions regarding the parks and tree preservation requirements. None of the respondents expressed concern with the proposed layout and no further responses were received.

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 30, 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"> <li>• The subject site is located along 152 Street, north of 60 Avenue, in the Sullivan Heights neighbourhood. The proposed development is consistent with the "Suburban" designation in the Official Community Plan (OCP).</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The application proposes a density of 5 units per hectare (2 units per acre) in conformance to the OCP.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• The proposed development incorporates the following Low Impact Development Standards (LIDS) in its design:               <ul style="list-style-type: none"> <li>○ Absorbent soils (300 mm or greater in depth);</li> <li>○ Roof downspout disconnection;</li> <li>○ On-lot infiltration trenches or sub-surface chambers;</li> <li>○ Vegetated swales/rain gardens/bio-swales;</li> <li>○ Dry swales; and</li> <li>○ Sediment control devices.</li> </ul> </li> <li>• The application proposes to convey 15% open space as parkland in accordance with the RH-G Zone.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• The proposed development is connected to existing open spaces with pedestrian and multiuse pathways.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The design of the site incorporates Crime Prevention Through Environmental Design "CPTED" principles by having windows face onto the parkland and towards the street.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• n/a</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Pre-notification letters were sent on October 5, 2016 and Development Proposal Signs were erected on September 22, 2016. This application is subject to a public hearing for the rezoning.</li> </ul>

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

*Original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

EM/da

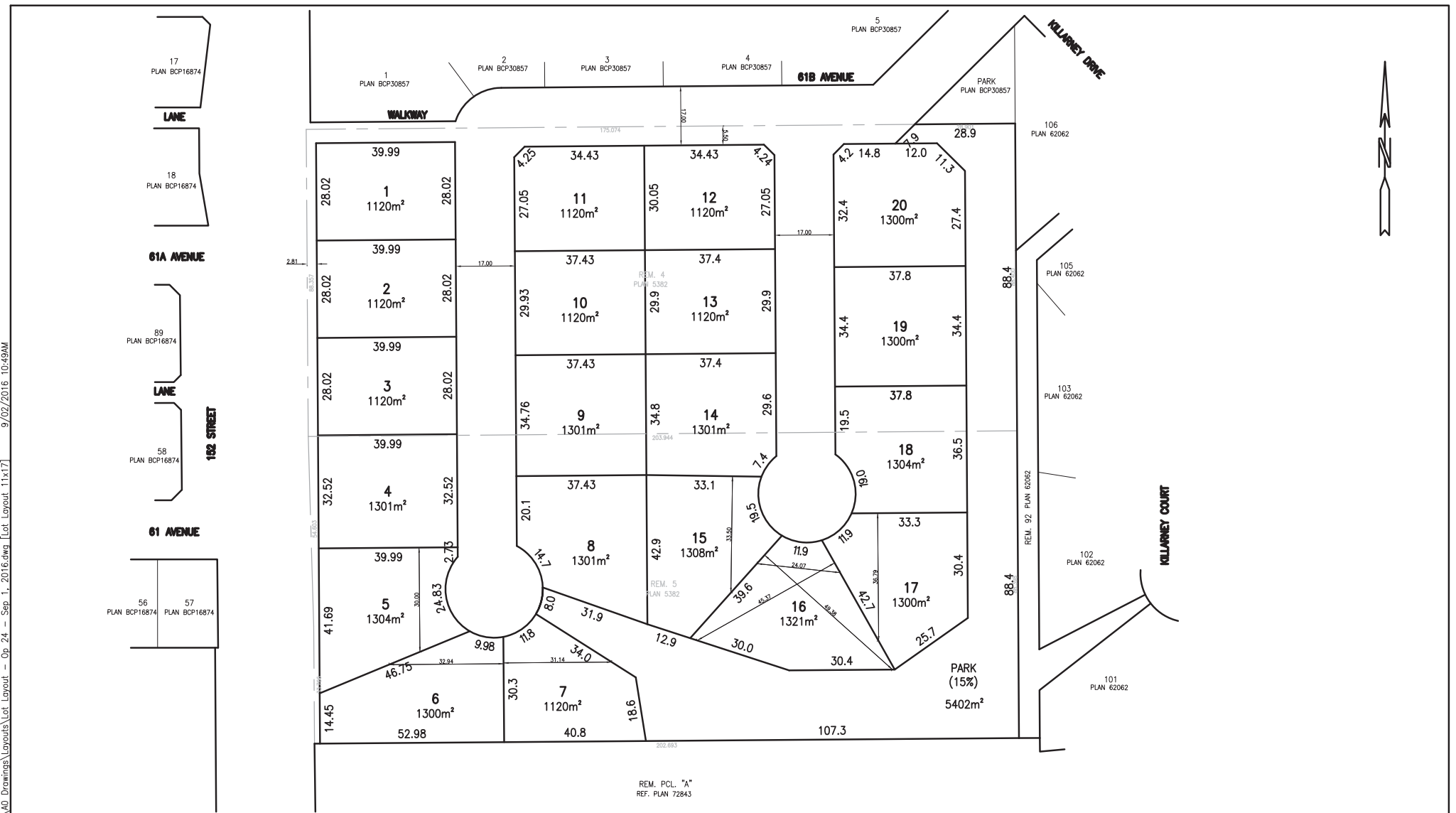




## SUBDIVISION DATA SHEET

Proposed Zoning: RH-G

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	9.0
Hectares	3.65
<b>NUMBER OF LOTS</b>	
Existing	2
Proposed	20
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	28 - 37 m
Range of lot areas (square metres)	1120 - 1321 m <sup>2</sup>
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	5.4 Lots/ha or 2.2 Lots/ac
Lots/Hectare & Lots/Acre (Net)	8.1 Lots/ha or 3.3 Lots/ac
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	25%
Estimated Road, Lane & Driveway Coverage	30%
Total Site Coverage	55%
<b>PARKLAND</b>	
Area (square metres)	5402 m <sup>2</sup>
% of Gross Site	15%
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



CLIENT:	PROJECT: 6112 & 6074 152 STREET, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No. 15090	DATE: AUG 2016	LEGAL:	MUNICIPAL PROJECT No:
SCALE: 1:1000			

**Hub Engineering Inc.**  
 Engineering and Development Consultants

Member  
**PACIFIC HUB 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

PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES

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

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

DATE: **November 15, 2016** PROJECT FILE: **7816-0265-00**

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RE: **Engineering Requirements  
Location: 6112 152 Street**

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 2.808 m on 152 Street at 6112 152 Street and taper to 1.589 meters at 6074 152 Street to achieve the ultimate 15.0 m wide Arterial Road allowance from centreline.
- Dedicate 5.5 m on 61B Avenue for ultimate 17.0 m wide Local Road allowance.
- Dedicate 17.0 m for 152A Street ultimate 17.0 m wide Local Road allowance.
- Dedicate 14.0 m radius for 152A Street cul-de-sac bulb.
- Dedicate 3 m x 3 m corner cuts at 152A Street and 61B Avenue.
- Dedicate 17.0 m for 153 Street ultimate 17.0 m wide Local Road allowance.
- Dedicate 14.0 m radius for 153 Street cul-de-sac bulb.
- Dedicate 3 m x 3 m corner cuts at 153 Street and 61B Avenue.
- Dedicate 4.0 m for ultimate 6.0 m wide engineering walkway allowance.
- Register 0.5 m SRW fronting all roads.

#### *Works and Services*

- Construct south side of 61B Ave. to the Local Road standard with 8.0 m pavement and sidewalk.
- Construct 152A St. and 153 St. to Local Road standard with 8.0 m pavement, sidewalks both sides, and 11.0 m radius cul-de-sac bulbs.
- Construct engineering walkway with pedestrian lighting on the 6.0 walkway allowance.
- Construct a 2.0 m wide gravel pathway within the proposed parkland.
- Construct storm drainage systems to service the proposed lots and the new roads.
- Provide onsite sustainable drainage works as specified in the Hyland Creek ISMP.
- Construct water mains on 152A St and 153 St.; loop the 152A St main with the main on 152 St.
- Extend a 100 mm water main through the walkway on 61B Ave and tie-in to the existing water main on 152 St.
- Construct sanitary sewers on 152A Street and 153 Street.
- Construct water, sanitary and storm service connections for each lot.
- Pay all applicable connection and latecomer fees.

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.  
Development Services Manager  
IK<sub>1</sub>

NOTE: Detailed Land Development Engineering Review available on file



Tuesday, October 18, 2016  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16 0265 00

**SUMMARY**

The proposed 20 Single family with suites are estimated to have the following impact on the following schools:

**Projected # of students for this development:**

Elementary Students:	10
Secondary Students:	5

September 2016 Enrolment/School Capacity

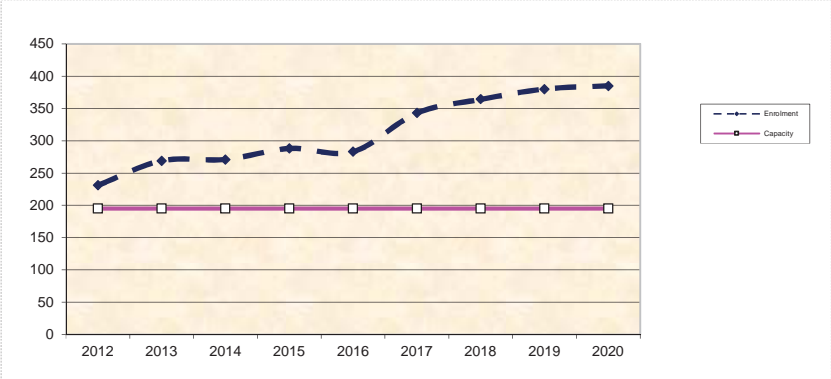
<b>Sullivan Elementary</b>	
Enrolment (K/1-7):	26 K + 257
Capacity (K/1-7):	20 K + 175
<b>Sullivan Heights Secondary</b>	
Enrolment (8-12):	1518
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

**School Enrolment Projections and Planning Update:**

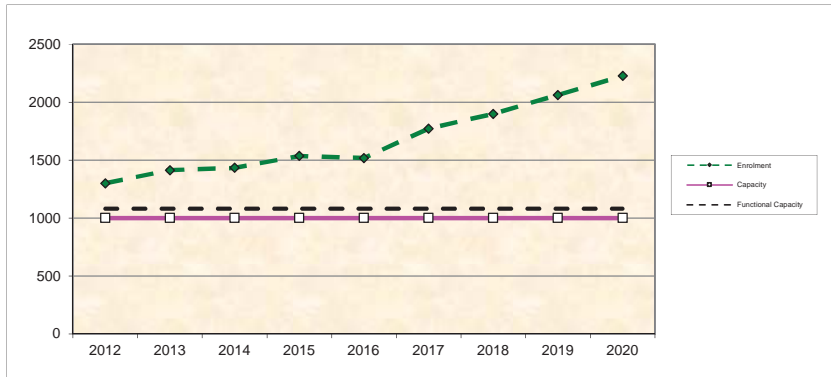
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Both Sullivan Elementary and Sullivan Heights Secondary are overcapacity. A number of catchment changes are being implemented for September 2016 to help manage demand between South Newton elementary schools. The Sullivan Heights Secondary site cannot accommodate additional portables and from September 2016 onwards any new in-catchment registrants that are unable to be accommodated at Sullivan Heights Secondary will be accommodated at Frank Hurt Secondary. The District recently received funding approval for an addition to Sullivan Elementary which is likely open September 2018. The District's 2016/17 5-Year Capital Plan includes, as a high priority, a request for a new elementary school in the South Newton area and a large addition to Sullivan Heights Secondary. Until new space is approved and constructed, the area remains under significant enrolment pressures.

**Sullivan Elementary**



**Sullivan Heights 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: 7916-0265-00  
Project Location: 6074 and 6112 - 152 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:**

South of the subject site is a large PA zoned land parcel that does not provide suitable architectural context for the subject site.

The west side of the site is adjacent to 152 Street. On the west side of 152 Street, directly opposite the subject site is a late 1990's / early 2000's compact lot development with RF-9 and RF-12 zonings. These compact lot homes would provide suitable context for a new compact lot development, but are not relevant to the proposed post year 2016 suburban estate homes proposed at the subject site. North of the subject site on the east side of 152 Street are several double fronting lots with the rear walls facing 152 Street.

The subject site is adjacent to the south side of 61B Avenue. On the north side of 61B Avenue, there are several new suburban-estate context-quality Two-Storey homes constructed within the 5 lot CD zone (based on RH-G zone) project identified as Surrey project 05-0210-00. These homes, one at 15211 - 61B Avenue, and one at 15227 - 61B Avenue are best classified as "Traditional" or "Neo-Traditional" styles. The homes are architecturally interesting, and have well balanced proportionally consistent massing designs. The homes have steeply pitched (12:12 slope) roofs with a shake profile concrete tile roof surface. Both homes are clad in stucco with extensive stone veneers and both feature decorative metal roofs over a boxed projection. The home at 15227 - 61B Avenue is landscaped to an extraordinary modern suburban standard.

East of the site, in the 6100 block of Killarney drive are a variety of old urban homes from the 1970's and 1980's. These homes have simple massing designs, lower slope roofs with asphalt shingle surfaces, vinyl siding, and more modest trim and detailing features than those that would be found on homes in a year 2016 RH-G site. Therefore, these homes are not considered to be context homes.

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

- 1) **Context Homes:** There are only two homes in this area that could be considered to provide acceptable architectural context for the subject site (one at 15211 - 61B Avenue, and one at 15227 - 61B Avenue). These homes meet new massing design standards for suburban estate lots, 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 these context homes, or shall meet or exceed the standard of these context homes in a compatible style as approved by the design consultant.
- 2) **Style Character :** The aforesaid homes exhibit a suburban-estate style character, and architecturally interesting massing design. 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, estate quality manifestations of the Neo-Traditional style and compatible styles exhibiting high architectural integrity as determined by the design consultant. 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 variety 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 however, that all new homes will be Two-Storey type.
- 4) **Massing Designs :** Massing designs should meet new standards for RH(G) 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 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is an estate home area in which 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 :** Homes in this area have either shake profile concrete tile or asphalt shingle roof surfaces. 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 :** 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 bylaw. 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:** South of the site is a PA zoned property that provides no residential context. West of the site is a typical late 1990's / early 2000's RF9 and RF-12 development featuring small "Neo-Traditional" and "Neo-Heritage" style Two-Storey homes. Due north, there are two suburban estate quality Traditional / Neo-Traditional style Two Storey homes with well balanced aesthetically pleasing massing designs, steeply sloped roofs and stucco cladding with significant masonry accent. East of the site on Killarney Drive are old urban, West Coast Traditional and Rural Heritage designs from the 1970's and 1980's which are clad in vinyl.

## 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 to 1 ½ storeys.

### 2.2 Proposed Design Solutions:

**Interfacing Treatment with existing dwellings)**

Compatible relationship with neighbouring "context homes" including 15211 - 61B Avenue, and one at 15227 - 61B Avenue. Homes will therefore be in a compatible style range, including "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", and compatible styles (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, roof slope and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

**Exterior Materials/Colours:**

Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. Primary colours are not recommended for

this development, except on trim. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

**Roof Pitch:** Minimum 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. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building 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 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 20 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.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** October 7, 2016

**Reviewed and Approved by:**       **Date:** October 7, 2016

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: 16-0265-00


Address: 6112 & 6074 152<sup>nd</sup> Street

Registered Arborist: Vanessa Melney

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	208
<b>Protected Trees to be Removed</b>	157
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	51
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 23 X one (1) = <u>23</u></li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 134 X two (2) = <u>268</u></li> </ul>	291
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	81

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	0
<b>Total Replacement Trees Required:</b>  <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0</li> </ul>	NA
<b>Replacement Trees Proposed</b>	NA
<b>Replacement Trees in Deficit</b>	NA

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

<p style="text-align: center;"></p> <p>Signature of Arborist:</p>	<p>Date: December 12, 2016</p>
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