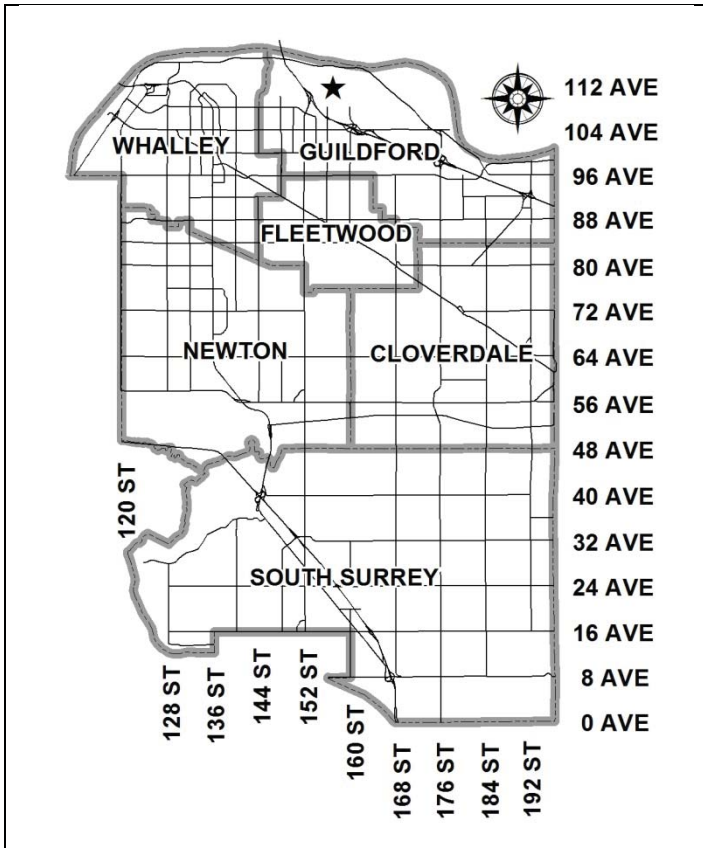


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0287-00

Planning Report Date: July 10, 2017



PROPOSAL:

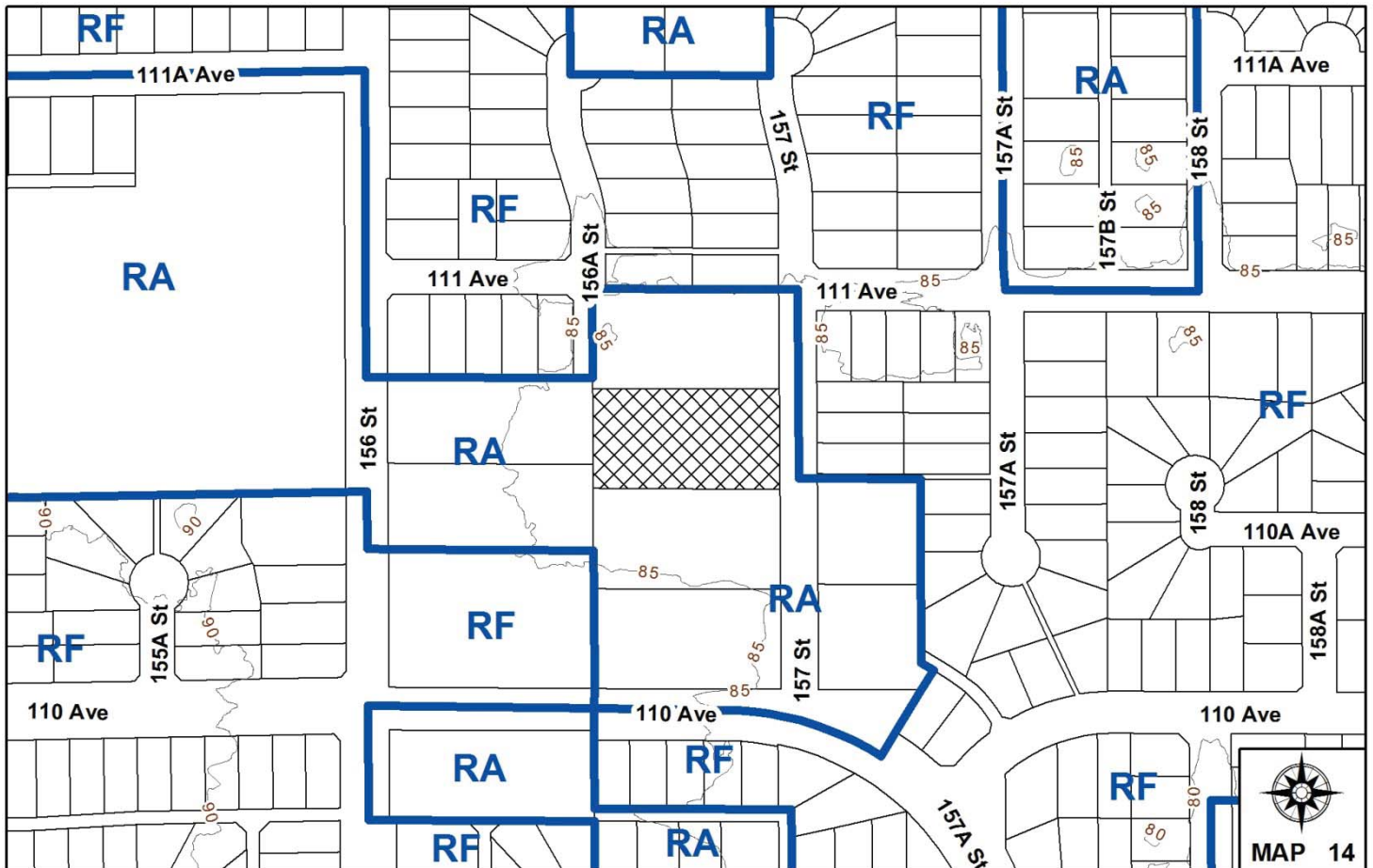
- **Rezoning** from RA to RF to allow subdivision into six (6) single family lots.

LOCATION: 11067 - 157 Street

OWNERS: Garry D. Guze
 Sharon G. Guze

ZONING: RA

OCP DESIGNATION: Urban



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- Complies with the Urban designation in the Official Community Plan (OCP).
- The proposed rezoning and subdivision creates lots that are consistent with the single family pattern of development in the neighbourhood, specifically the RF-zoned lots along the east side of 157 Street across from the subject property, and the three (3) proposed RF-zoned lots fronting 157 Street on a neighbouring property to the south (11019 – 157 Street) under Development Application No. 7915-0134-00 (Third Reading granted on December 14, 2015).

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and a date be set for Public Hearing.
2. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) the applicant satisfies the deficiency in replacement trees on the site, to the satisfaction of the Planning and Development Department;
 - (e) the applicant addresses the concern that the development will place additional pressure on existing park facilities to the satisfaction of the General Manager, Parks, Recreation and Culture;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (g) registration of a Section 219 No-Build restrictive covenant for tree preservation on proposed Lots 1,3 and 4.

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:**

3 Elementary students at Dogwood Elementary School
2 Secondary students at Fraser Heights Secondary School

(Appendix IV)

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

Parks, Recreation & Culture:

Parks supports the application, but has some concerns with the pressure the application will place on park amenities in the area. The applicant has volunteered a \$500/lot Parks Amenity Contribution, totaling \$2,500 for the five (5) proposed lots, and Parks has accepted this amount to address these concerns.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and detached garage, which will be demolished.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Acreage parcel with future subdivision potential.	Urban	RA
East (Across 157 Street):	Single family dwellings.	Urban	RF
South:	Acreage parcel with future subdivision potential.	Urban	RA
West:	Acreage parcels with future subdivision potential.	Urban	RA

DEVELOPMENT CONSIDERATIONS

Proposal and Context

- The subject property is located at 11067 – 157 Street in Fraser Heights. It is designated "Urban" in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".
- The property is approximately 0.4-hectare (1.0-acre) in size and is currently occupied by a single family dwelling with driveway access to 157 Street. The existing dwelling and structures on the property will be demolished as part of the subject development application.
- The applicant proposes to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" in order to subdivide into six (6) single family lots.
- Proposed Lots 1 to 6 are all 617 square metres (6,641 sq.ft.) in area, 38.8 metres (127 ft.) in depth and 15.9 metres (52 ft.) in width. Proposed Lots 1 to 3 will be oriented towards and accessed from 157 Street while proposed Lots 4 to 6 will be oriented towards and accessed from the new 156A Street (see Road Dedication section).

- Proposed Lots 1 to 6 are consistent with the RF-zoned pattern of development in the neighbourhood, specifically, along portions of the east side of 157 Street, and two (2) properties under application to the south of the subject property which include:
 - **Development Application No. 7915-0232-00 (11030 – 156 Street)**. Rezoning from RA to RF Zone in order to permit subdivision into nine (9) single family lots with lot widths of 15.04 metres (50 ft.) for those lots fronting both 156 Street and 156A Street, granted Final Adoption on June 12, 2017; and
 - **Development Application No. 7915-0134-00 (11019 – 157 Street)**. Rezoning from RA to RF Zone in order to permit subdivision into six (6) single family lots with lot widths ranging from 15 metres (50 ft.) to 15.74 metres (51.5 ft.) for those lots fronting both 156A Street and 157 Street, granted Third Reading on December 14, 2015.

Road Dedication

- The subject property currently fronts and is accessed from 157 Street, a Through Local road which terminates at a cul-de-sac approximately 160 metres (525 ft.) north of the site.
- The applicant proposes to provide access to proposed Lots 1 to 3 from the existing 157 Street and to proposed Lots 4 to 6 via a new Through Local road (156A Street).
- The applicant will be required to construct the west side of 157 Street to the Through Local standard and register a 0.5-metre (1.5-foot) wide statutory right-of-way for utility access.
- The applicant will be required to dedicate 11.5 metres (38 ft.) along the western property line for the construction of a functional half-road (156A Street), which will ultimately be a 18-metre (60-foot) wide Through Local road.
- In order to provide access to proposed Lots 4 to 6 from 110 Avenue the applicant has secured 9 metres (19 ft.) of road dedication from each of the neighbouring lots to the south (11050 - 156 Street / 11041 – 157 Street) of the subject property. The applicant will be required to construct that portion of 156A Street within the adjacent, off-site road dedication as part of the subject application. As the remainder of 156A Street will be delivered once the neighbouring properties to the west and north redevelop the applicant is proposing a temporary 6-metre by 6-metre turn-around on the southwest corner of proposed Lot 6 and within the 9-metre wide road dedication to the immediate west (11050 – 156 Street) to allow for vehicle turn-around.
- The applicant has been informed by staff that the current proposed layout is dependent upon the completion of works and services under Development Application Nos. 7915-0134-00 and 7915-0232-00 to the south. Should the adjacent applications not proceed, the applicant will be required to obtain alternative off-site dedications to facilitate access to proposed Lots 4 to 6, or revise the proposed layout to include only those lots fronting 157 Street with a No-Build Restrictive Covenant over the western half of the subject property until such time as through-road access can be provided along 156A Street.

- The proposed alignment is in keeping with the shared 18-metre (60 ft.) road dedication (9 metres / 30 feet from each property) undertaken through Development Application No. 7915-0232-00 (11030 – 156 Street) and Development Application No. 7915-0134-00 (11019 - 157 Street), adjacent to 110 Avenue at the southern extent of the block.

Neighbourhood Character Study and Design Guidelines

- The applicant retained Mike Tynan, of Tynan Consulting Ltd., as the Design Consultant to prepare both a Character Study and Building Design Guidelines to ensure that future dwellings constructed on the proposed lots generally maintain a consistency with the existing single family dwellings in the surrounding neighbourhood.
- The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. The study found that the majority of the older, existing "Modern California Stucco" style homes do not provide a suitable context for future redevelopment. The guidelines, a summary of which is attached (Appendix V), propose post-2010 design standards which include balanced "mid-scale massing" design, improved construction materials and higher trim and detailing standards more in line with contemporary "Neo-Traditional" style homes.

Lot Grading

- Preliminary lot grading plans were prepared and submitted by Hub Engineering Inc. The plans were reviewed by staff and found to be generally acceptable.
- As the subject site is quite flat, rising approximately 1-metre (3 ft.) from east to west, the applicant is proposing fill in excess of 0.5 metres (1.5 ft.) in depth at the centre of the subject property, within the rear half of proposed Lots 1 to 6, in order to encourage the drainage of overland flows towards the street or perimeter dry swales.
- Basements are proposed for all lots. Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been submitted and approved by the City's Engineering Department.

PRE-NOTIFICATION

Pre-notification letters were sent on April 4, 2017, and the development proposal sign was installed on the 157 Street frontage on March 7, 2017, from which staff have received no responses.

TREES

- Trevor Cox, 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
Deciduous Trees			
Cherry	2	2	0
Hazelnut	1	1	0
Horse Chestnut	1	1	0
Japanese Maple	2	2	0
Katsura	1	1	0
Weeping Willow	1	1	0
Coniferous Trees			
Deodar Cedar	1	1	
Eastern White Cedar	5	5	
Sitka Spruce	1	1	
Western Red Cedar	4	4	
Total	19	19	0
City (Boulevard)	8	4	4
Off-Site	21	7	14
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		18	
Total Retained and Replacement Trees		18	
Contribution to the Green City Fund		\$16,800.00	

- The Arborist Assessment states that there are a total of nineteen (19) mature trees on the site. There are no Alder and Cottonwood trees on the subject property. 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, tree health, road dedication and proposed lot grading.
- Four (4) of the eight (8) City trees adjacent to the subject property along the 157 Street frontage will be retained. The proposed alignment of the sidewalk on the west side of 157 Street was altered at both the northeast and southeast corner of the subject site in order to retain those four (4) trees.
- The roots of a Sitka Spruce, located on the property to the south (11041 – 157 Street), extend into the subject property at the southeast corner. The tree is proposed for retention and the proposed alignment of the adjacent sidewalk will be altered to ensure that proposed works and services within the adjacent boulevard will not be in conflict with the critical root zone of the tree.

- The roots of several trees from a significant tree cluster and a White Cedar hedge, located on the property to the north (11087 – 157 Street), extend onto the subject property. Eight (8) of the ten (10) trees are proposed for retention with the remaining two (2) trees proposed for removal due to significant encroachment of the critical root zones into the building footprints of proposed Lots 3 and 4. The applicant will need to obtain authorization from the neighbour to remove the trees prior to obtaining final approval of the arborist report from staff. As a condition of the final adoption of the rezoning by-law the applicant will be required to register a No-Build Restrictive Covenant identifying those off-site trees proposed to be retained, which encroach into the building envelope, and the area of tree preservation on each of the proposed lots.
- The Arborist Assessment identified an additional ten (10) trees within the off-site road dedication for 156A Street. Five (5) of the ten (10) trees are proposed for retention while the remaining five (5) trees are proposed to be removed to accommodate the construction of 156A Street.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all trees. This will require a total of 60 replacement trees on the site. Since only 18 trees can be accommodated on the site (based on an average of 3 trees per RF-zoned lot), the deficit of 42 trees will require a cash-in-lieu payment of \$16,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In addition to the on-site replacement trees, boulevard trees will be planted along 156A Street and 157 Street. The final number and location of the proposed boulevard trees will be determined by the Engineering Department through the detailed design process.
- In summary, a total of eighteen (18) trees are proposed to be retained or replaced on site with a contribution of \$16,800 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 5, 2015. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is an urban infill lot, and the proposed subdivision is consistent with the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Secondary suites will be permitted on all six (6) lots, subject to meeting the zoning and building requirements for a secondary suite.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The project incorporates Low Impact Development Standards as per the requirements of the Upper Serpentine Integrated Storm Water Management Plan (ISMP). These requirements include the use of dry-swales and absorbent soils as well as the disconnection of roof downspouts. • Recycling pickup will be available.

Sustainability Criteria	Sustainable Development Features Summary
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Transit service runs along 110 Avenue, with a transit stop within walking distance from the subject site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • 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 pre-notification letters were mailed to area residents.

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 Gill

Jean Lamontagne
General Manager
Planning and Development

CRL/da

Information for City Clerk

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

1. (a) Agent: Name: Mike Kompter
 Hub Engineering Inc.
 Address: #212, 12992 – 76 Avenue
 Surrey, BC V3W 2V6

2. Properties involved in the Application
 - (a) Civic Address: 11067 – 157 Street

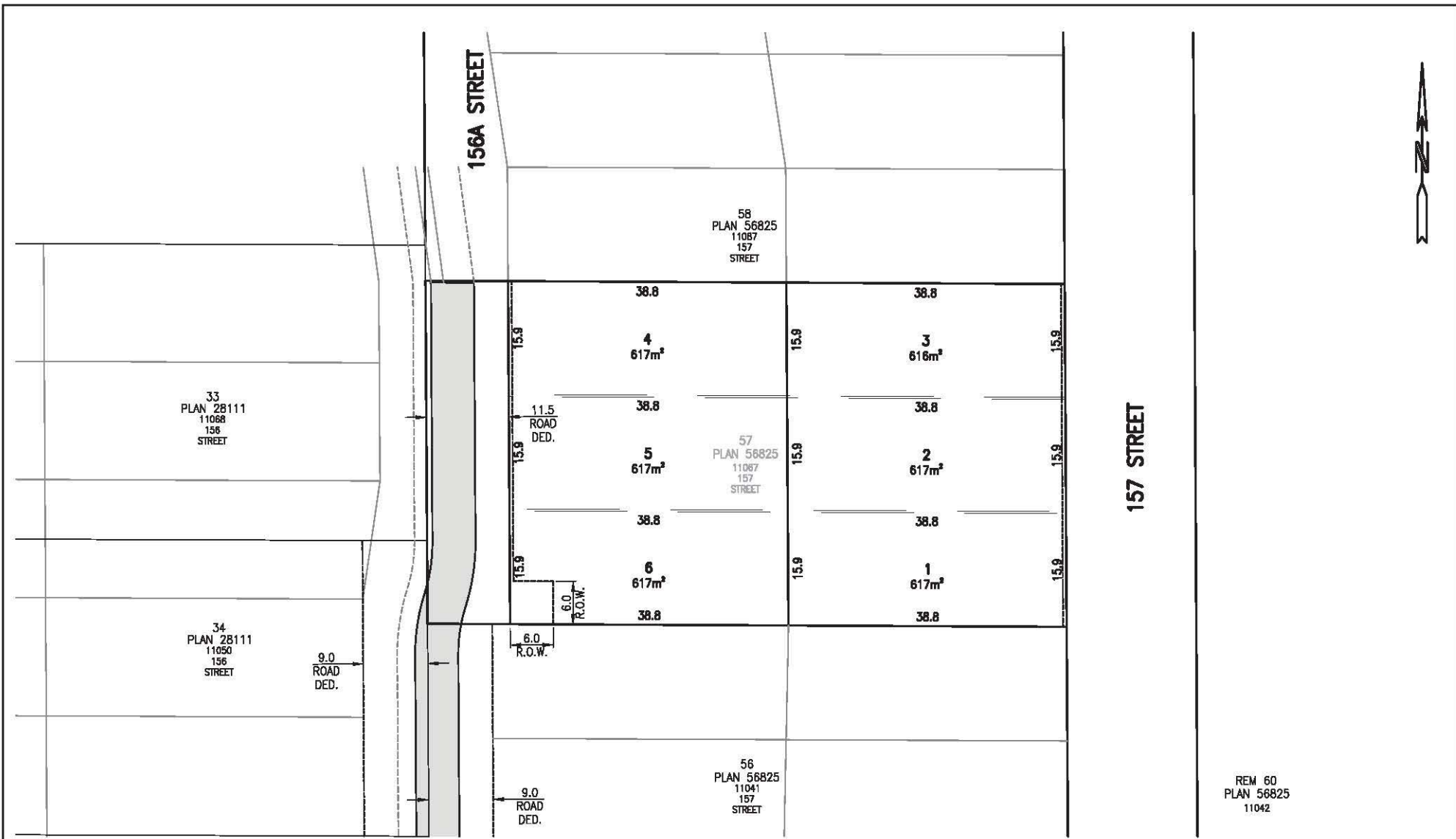
 - (b) Civic Address: 11067 – 157 Street
 Owners: Sharon G. Guze
 Garry D. Guze
 PID: 005-494-974
 Lot 57 Section 15 Block 5 North Range 1 West New Westminster District Plan 56825

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

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.04 acres
Hectares	0.42 hectares
NUMBER OF LOTS	
Existing	1
Proposed	6
SIZE OF LOTS	
Range of lot widths (metres)	15.9 metres
Range of lot areas (square metres)	617 square metres
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14.0 lots/ha and 5.7 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	38%
Estimated Road, Lane & Driveway Coverage	22%
Total Site Coverage	60%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	
Required	
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	
	YES
MODEL BUILDING SCHEME	
	YES
HERITAGE SITE Retention	
	NO
FRASER HEALTH Approval	
	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



LIEN:	PROJECT: 11067 - 157 STREET, SURREY
DRAWING TITLE: RESIDENTIAL SUBDIVISION	
PROJECT No. 16072	DATE: JUN 2017
LEGAL:	SCALE: 1:500
MUNICIPAL PROJECT No:	

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

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

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

DATE: **June 30, 2017** PROJECT FILE: **7816-0287-00**

RE: **Engineering Requirements
Location: 11067 157 Street**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Provide a 0.5-metre Statutory Right-of-Way along the frontages of 157 Street and 156A Street;
- Dedicate 11.5-metre for 156A Street for the Half Road Standard. The ultimate road cross section will be the 18.0-metre Limited Local Road Standard; and
- Dedicate 9.0-metres on both offsite southerly properties 11050-156 Street and 11041-157 Street to secure access requirements for 156A Street to support this development; and
- Provide a 0.5-metre Statutory Right-of-Way along the frontages of 157 Street and 156A Street.

Works and Services

- Construct the west half of 157 Street to the Limited Local Road Standard;
- Construct the east half of 156A Street to the Half Road Standard;
- Construct access through secured dedication from southerly neighboring properties;
- Construct a 6.0-metre concrete driveway letdown to each lot;
- Construct storm, sanitary and water mains along the development frontage of 156A Street;
- Provide water, storm, and sanitary service connections to each lot; and
- Provide on-site mitigation features to meet the requirements of the Upper Serpentine ISMP.

Servicing associated with this project depends on development applications 7815-0232-00 and 7815-0134-00 to the south of the subject site being completed in conjunction with this development. If the adjacent projects do not proceed concurrently with the subject development the developer will be required to obtain the necessary offsite dedications and Statutory Rights-of-Ways to facilitate the Project Layout as currently proposed.

A Servicing Agreement is required prior to Rezone/Subdivision

For 
Rémi Dubé, P.Eng.
Development Services Manager
A3H

NOTE: Detailed Land Development Engineering Review available on file



Planning

June-13-17

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0287 00

SUMMARY

The proposed 6 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:	2

September 2018 Enrolment/School Capacity

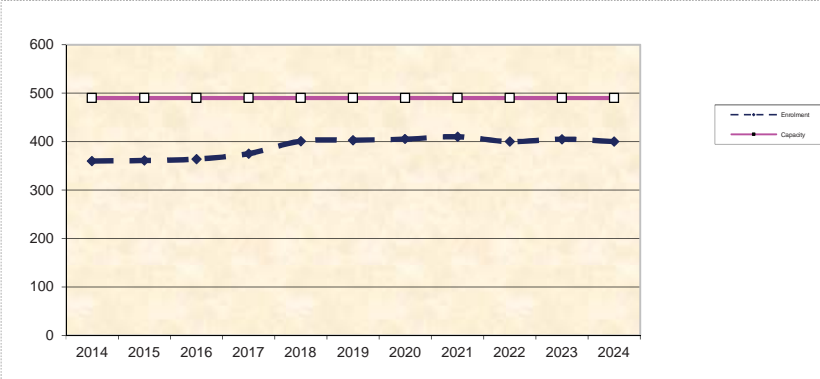
Dogwood Elementary	
Enrolment (K/1-7):	38 K + 326
Capacity (K/1-7):	40 K + 450
Fraser Heights Secondary	
Enrolment (8-12):	1405
Nominal Capacity (8-12):	1300
Functional Capacity*(8-12):	1404

School Enrolment Projections and Planning Update:

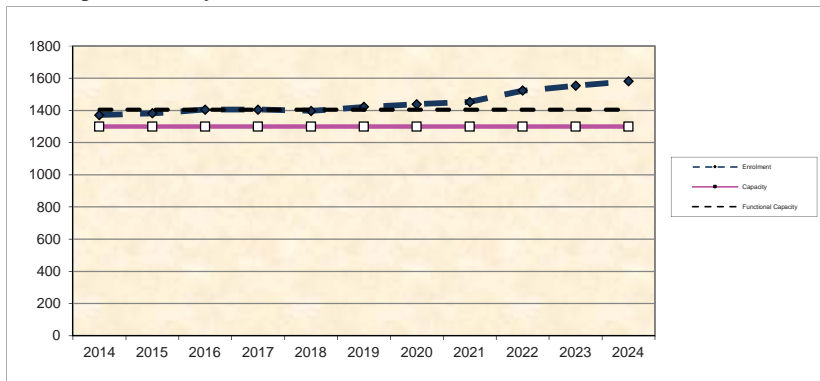
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Dogwood Elementary is below capacity and has room for enrolment growth. The addition to Fraser Heights Secondary, completed in April 2014, increased the school capacity from 1000 to 1200 + Neighbourhood Learning Centre (which provides additional functional instructional space), to help reduce overcrowding at the school. The proposed residential development will not have a significant impact on projections.

Dogwood Elementary



Fraser 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: 7916-0287-00
 Project Location: 11067- 157 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:

This area was built out over a time period spanning from the 1970's to the 1990's, during a period (late 1980's and early 1990's) when large (3500 sq.ft. "Modern California Stucco" Two-Storey homes with two storey high entrances, low slope concrete tile roofs, and all-stucco exteriors were popular. This type of home best describes the character of the housing stock in this area.

The age distribution from oldest to newest is: 1970's (31%), 1980's (23%), and 1990's (46%). A majority of homes in this area have a floor area in the 3001 - 3550 sq.ft. size range. Home size distribution is: 1501 - 2000 sq.ft. (8%), 2501 - 3000 sq.ft. (31%), and 3001 - 3550 sq.ft. (62%). Styles found in this area include: "Old Urban" (8%), "West Coast Traditional" (23%), "West Coast Modern" (8%), "Modern California Stucco" (46%), "French Provincial" (8%), and "Neo-Traditional" (8%). Home types include: Bungalow (8%), 1½ Storey (8%), Basement Entry (8%), and Two-Storey (77%).

Massing scale (front wall exposure) characteristics include: Low-scale massing (15%), Mid-scale massing (15%), Mid to high scale massing (31%), High scale massing (31%), and High scale, box-like massing (8%). The scale (height) range for front entrance structures include: one storey (54%), 1 ½ storey (8%), Two storey (proportionally exaggerated) (38%).

The range of roof slopes found in this area is: 4:12 (7%), 5:12 (64%), 6:12 (7%), 7:12 (7%), 8:12 (7%), and greater than 12:12 (7%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (69%), Main common gable roof (23%), and Main Gambrel roof (8%). Feature roof projection types include: None (6%), Common Hip (44%), Common Gable (33%), Dutch Hip (6%), Carousel Hip (6%), and Gambrel (6%). Roof surfaces include: Rectangular profile type asphalt shingles (8%), Shake profile asphalt shingles (23%), Concrete tile (rounded Spanish profile) (31%), Concrete tile (shake profile) (8%), and Cedar shingles (31%).

Main wall cladding materials include: Horizontal cedar siding (7%), Vertical channel cedar siding (7%), Stucco cladding (73%), Full height stone / brick at front (7%). Feature wall trim materials used on the front facade include: No feature veneer (75%), Brick feature veneer (17%), and Tudor style battens over stucco accent (8%). Wall cladding and trim colours include: Neutral (24%), Natural (76%).

Covered parking configurations include: Double garage (31%), Triple garage (15%), Rear garage (54%).

A variety of landscaping standards are evident, ranging from "modest" including only a few shrubs to above average including 20 or more shrubs. Sixty two percent of lots are landscaped to an "average or better" standard. Driveway surfaces include: Gravel (8%), Asphalt (15%), Broom finish concrete (15%), Exposed aggregate (8%), Rear driveway (54%).

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

- 1) **Context Homes:** Thirty one percent of existing neighbouring homes provide suitable architectural context for use at the subject site (and therefore 69 percent of homes are considered 'non-context'). Context homes include: 15700 - 110 Avenue, 11062 - 157 Street, and 11028 - 157 Street. There are only a few 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 RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned subdivisions, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** There are a mix of old urban and modern urban styles in this neighbourhood, with the dominant style being "Modern California Stucco". Preferred styles for this site include "Neo-Traditional" and compatible styles (rather than more "Modern California Stucco" homes.) 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.
- 4) **Massing Designs :** Massing designs should meet new standards for RF 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 two storeys in height. The recommendation however 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 :** A wide range of cladding materials have been used in this area, including Vinyl, cedar, stucco, fibre cement board, brick, and stone, with stucco being dominant. Reasonable flexibility should therefore be permitted, including the use of vinyl siding (vinyl should not be used on the front street facade), provided the overall quality of wall cladding materials meets or exceeds common standards for post 2010 RF zone 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 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 :** Roof slopes of 7:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range.

Streetscape: One third of the homes are low mass Bungalows, Two-Storey homes with acceptable massing designs, a 1 ½ Storey home with a highly desirable massing design, and one box-like Basement Entry home, all from the 1970's. The other two thirds of homes were constructed in a strong growth phase in the late 1980's and early 1990's. These homes are 3500 sq.ft. "Modern California Stucco" Two-Storey type. These homes generally have a larger exposed wall mass at the front than post year 2000 RF zone homes. Entrance portico height ranges from 1½ to two storeys (exaggerated front entrance heights are characteristic). Homes are clad in stucco only, with stucco relief features rather than feature wood or masonry areas. Stucco colours are in natural and neutral hues only. Roof slopes are 5:12 or 6:12, and there are a variety of roof surface materials including concrete tiles, cedar shakes, and asphalt shingles. Most landscapes meet an "average or better" standard.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Neo-Traditional" or compatible styles as determined by the consultant. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 2000's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There are homes in this area (15700 - 110 Avenue, 11062 - 157 Street, and 11028 - 157 Street 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 2010) RF zone subdivisions now exceed standards

evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2010 RF zoned subdivisions, rather than to specifically emulate the aforesaid two context homes.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls or on the front façade

“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 elements, subject to consultant approval. “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.

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.

In-ground basements:

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

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have an additional 10 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, or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd.

Date: September 2, 2016

Reviewed and Approved by:



Date: September 2, 2016

Arborist Report – 11067 157th Street, Surrey, BC

Table 3. Tree Preservation Summary.

TREE PRESERVATION SUMMARY

Surrey Project No:
 Address: 11067 157th Street, Surrey, BC
 Registered Arborist: Trevor Cox.
 ISA Certified Arborist (PN1920A)
 ISA Qualified Tree Risk Assessor
 BC Parks Wildlife and Danger Tree Assessor

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)	27
Protected Trees to be Removed	23
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	4
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio _____ X one (1) = 0	46
- All other Trees Requiring 2 to 1 Replacement Ratio 23 X two (2) = 0	
Replacement Trees Proposed	18
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	7
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 4 X one (1) = 4	10
- All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6	
Replacement Trees Proposed	0
Replacement Trees in Deficit	10

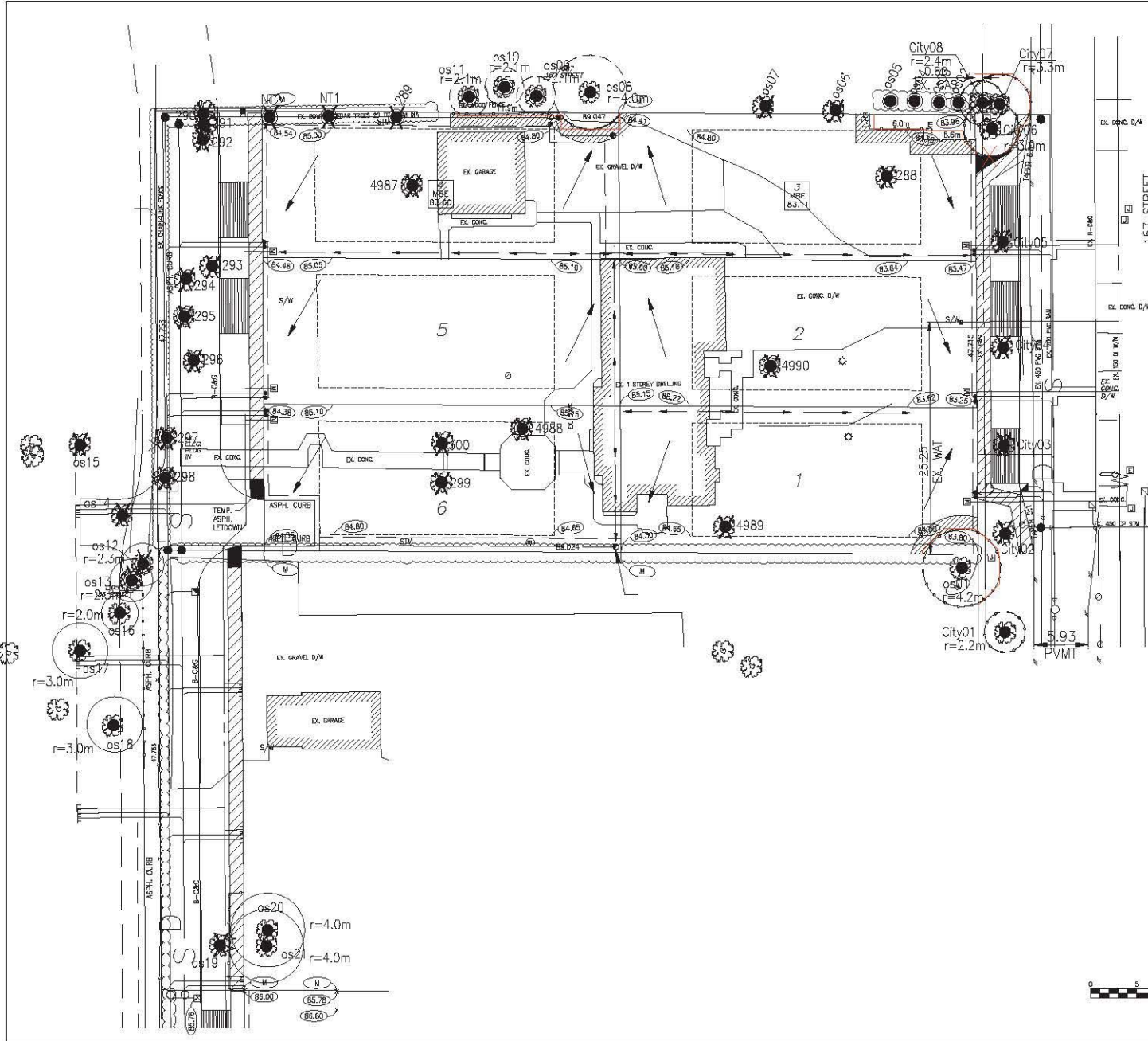
Summary prepared and
submitted by:



May 31, 2017

Arborist

Date



LEGEND

- TRESS NOT SURVEYED
- TRESS TO BE RETAINED
- TRESS TO BE REMOVED
- PROTECTION BARRIER
- NO-BUILD ZONE

DATE	REVISED	NO.

C.KAVOLINAS & ASSOCIATES INC.
 BCIA SLA
 2482 JONQUIL COURT
 ABOTSFORD, B.C.
 V3W 3J8
 PHONE (804) 897-2378

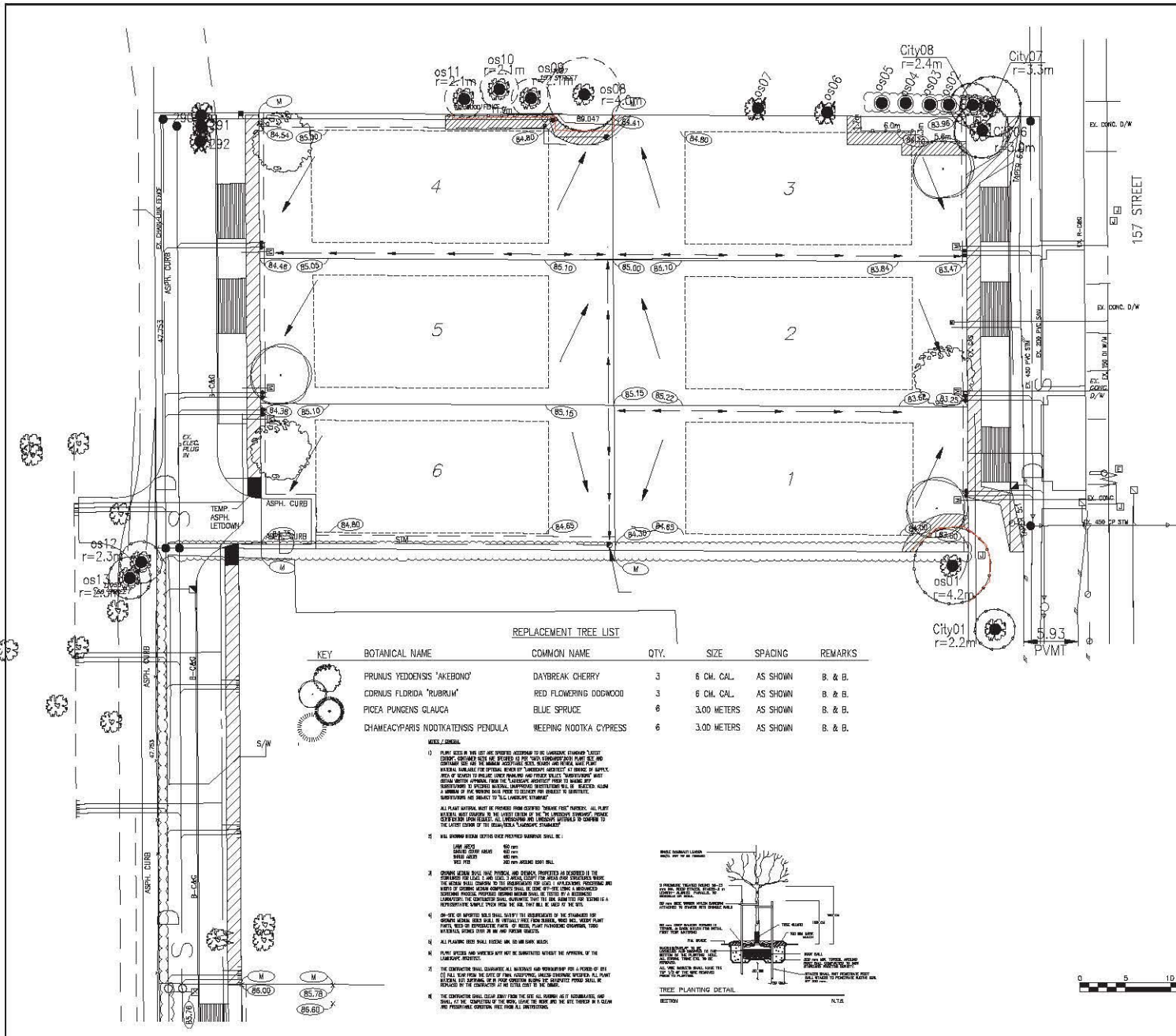
CLIENT
 MR. BOBBY WOPRA
 c/o HUB ENGINEERING INC.
 SUITE 212
 12982 - 76 @EMUE
 SUYER, B.C.
 V3W 2V6
 804-472-4328

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE RETENTION PLAN
 6 LOT SUBDIVISION
 11067 - 157 STREET
 SUYER, B.C.

SCALE	DATE	DRAWN	DATE
1:200	MM/17		
CHK		APPROV	

PROJECT	DWG. No.
	TR-1

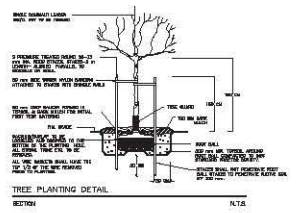




REPLACEMENT TREE LIST

KEY	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	SPACING	REMARKS
	PRUNUS YEZOENSIS 'AKEBONO'	DAYBREAK CHERRY	3	6 CM. CAL.	AS SHOWN	B. & B.
	CORNUS FLORIDA 'RUBRUM'	RED FLOWERING DOGWOOD	3	6 CM. CAL.	AS SHOWN	B. & B.
	PICEA PUNGENS GLAUCA	BLUE SPRUCE	6	3.00 METERS	AS SHOWN	B. & B.
	CHAMEACYPARIS NODIKATENSIS PENDULA	WEeping NODOKA CYPRESS	6	3.00 METERS	AS SHOWN	B. & B.

- NOTES:**
1. PLANT SPECIES IN THIS LIST ARE PREPARED ACCORDING TO THE LANDSCAPE DESIGNER'S BEST JUDGMENT. CONTRACTOR SHALL NOT SUBSTITUTE ANY OTHER SPECIES UNLESS APPROVED BY THE LANDSCAPE DESIGNER. CONTRACTOR SHALL MAINTAIN THE PROPOSED TREE LOCATIONS AND SPACING UNLESS OTHERWISE NOTED. CONTRACTOR SHALL MAINTAIN THE PROPOSED TREE LOCATIONS AND SPACING UNLESS OTHERWISE NOTED. CONTRACTOR SHALL MAINTAIN THE PROPOSED TREE LOCATIONS AND SPACING UNLESS OTHERWISE NOTED.
 2. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED TREE FARMERS. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED TREE FARMERS. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED TREE FARMERS.
 3. ALL PLANTING SHALL BE DONE ACCORDING TO THE FOLLOWING SPECIFICATIONS:
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 - 2. ALL PLANTING SHALL BE DONE ACCORDING TO THE FOLLOWING SPECIFICATIONS:
 - 3. ALL PLANTING SHALL BE DONE ACCORDING TO THE FOLLOWING SPECIFICATIONS:
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 7. ALL PLANTING SHALL BE DONE ACCORDING TO THE FOLLOWING SPECIFICATIONS:
 8. ALL PLANTING SHALL BE DONE ACCORDING TO THE FOLLOWING SPECIFICATIONS:



LEGEND

- TREES NOT SURVEYED
- TREES TO BE RETAINED
- TREES TO BE REMOVED
- PROTECTION BARRIER
- NO-BUILD ZONE

REV	DATE	BY	DESCRIPTION
01	11/17/12	JK	ISSUED FOR PERMIT
02	01/10/13	JK	REVISED TREE LIST
03	01/10/13	JK	REVISED TREE LIST

C. KAVOLINAS & ASSOCIATES INC.
 2482 JUNGHIL COURT
 AUSTIN, TEXAS 78746
 PHONE (512) 837-2375

MR. BOBBY WIGGINS
 WIGGINS ENGINEERING INC.
 SUITE #212
 12802 - 78 AVENUE
 SUITE 200
 WYOMING, WY 80601
 303-432-4338

TITLE
 PLAN VIEW
 TREE LOCATION PLAN
 TREE REPLACEMENT PLAN
 6 LOT SUBDIVISION
 11067 - 157 STREET
 SUITE 200, B.C.

SCALE	DATE	REV
1:200	11/17/12	JK
BY	DATE	REV
JK	11/17/12	JK
CHK	DATE	REV
JK	11/17/12	JK
APP'D	DATE	REV
JK	11/17/12	JK

PROJECT
 11067 - 157 STREET
 SUITE 200, B.C.