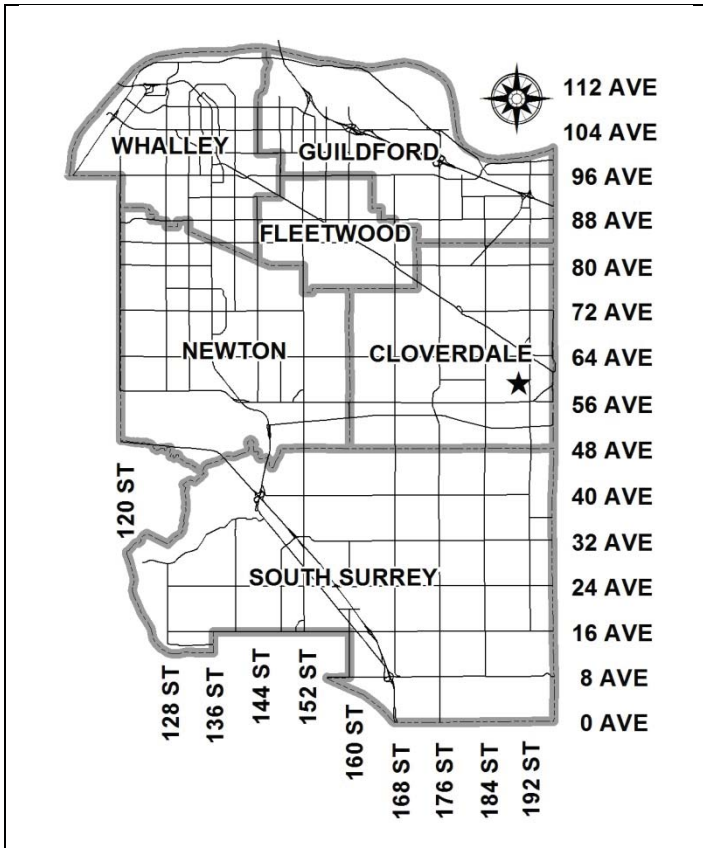


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0296-00

Planning Report Date: November 20, 2017



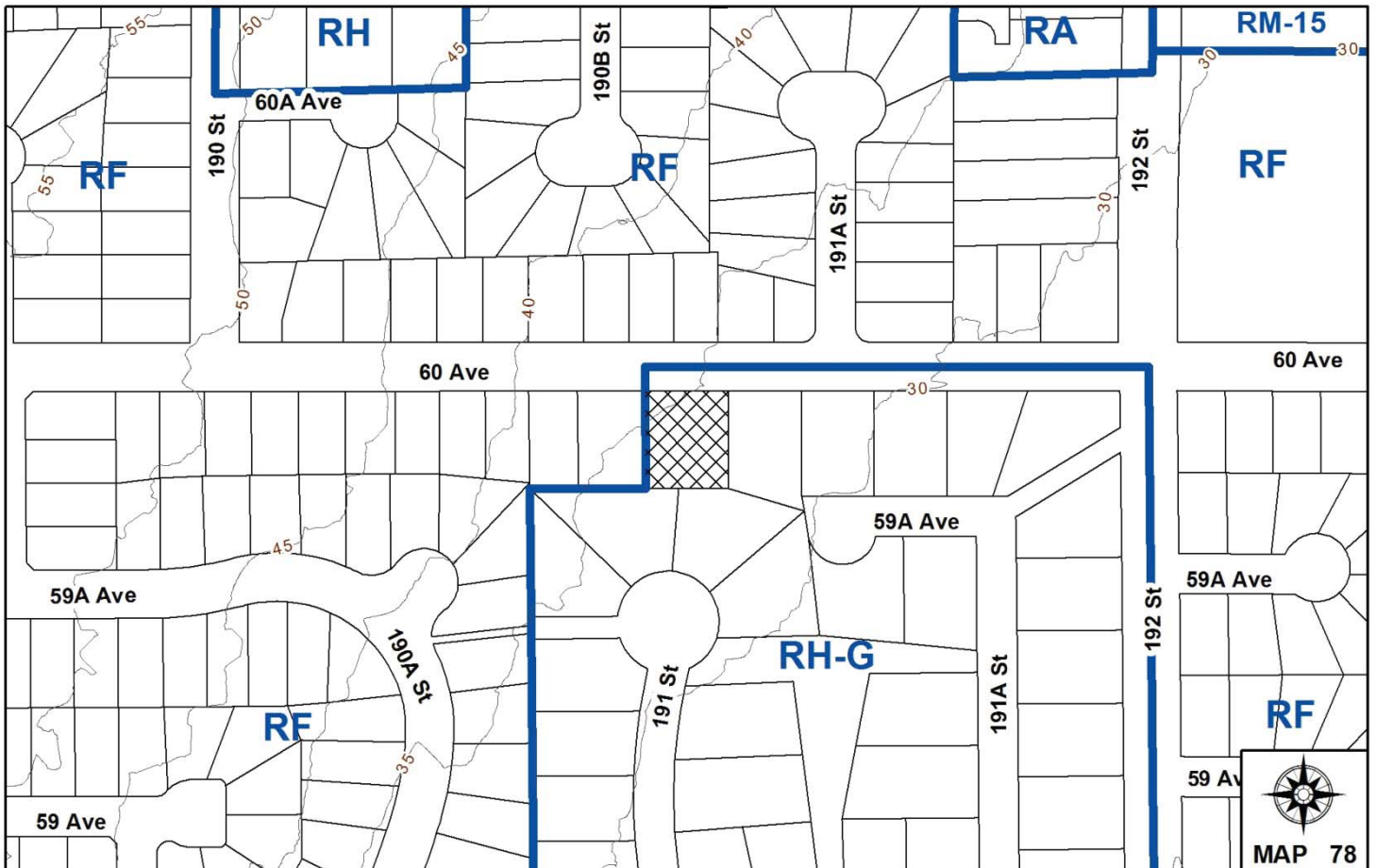
PROPOSAL:

- **Rezoning** from RH-G to RF to allow subdivision into two (2) single family lots.

LOCATION: 19110 - 60 Avenue

ZONING: RH-G

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 OCP Designation.
- Complies with City Infill Policy No. O-30.
- The applicant has received letters of support from neighbours for the proposal.
- The proposal accommodates the retention of several on-site and City trees through the use of paired driveways.
- The proposal is consistent with the pattern of RF-lot development along 60 Avenue.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "Half-Acre Residential Gross Density Zone (RH-G)" 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) 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 replacement trees 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) demolition of existing buildings and structures, or portions thereof, to the satisfaction of the Planning and Development Department;
 - (h) submission of a location certificate and spatial separation report for the retained house on proposed Lot 2;
 - (i) registration of a Section 219 Restrictive Covenant for tree protection; and
 - (j) registration of a Section 219 Restrictive Covenant for a "no build" area along the western portion of proposed Lot 1 until future consolidation with the adjacent property to the west located at 19086 – 60 Avenue.

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:

- 1 Elementary student at Latimer Road Elementary School
- 1 Secondary student at Clayton 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 March 2018.

Parks, Recreation & Culture:

Parks have some concerns about the pressure this project will place on park amenities in the area. The applicant has volunteered a \$500 Parks Amenity Contribution and Parks has accepted this amount to address these concerns.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval of the rezoning is granted by MOTI for 1 year.

SITE CHARACTERISTICS

Existing Land Use:

Existing single family dwelling which will be retained on proposed Lot 2.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North (Across 60 Avenue):	Single family dwellings	Urban	RF
East:	Single family dwelling	Urban	RH-G
South:	Single family dwellings	Urban	RH-G
West:	Single family dwellings	Urban	RF

DEVELOPMENT CONSIDERATIONS

Proposal and Context

- The 1,370 square metre (14,741 sq. ft.) subject property is located at 19110 – 60 Avenue in Cloverdale. The site is designated as Urban in the Official Community Plan (OCP) and is zoned "Half-Acre Residential Gross Density Zone (RH-G)".
- The applicant proposes to rezone the subject property to "Single Family Residential Zone (RF)" in order to subdivide into two (2) single family lots. Proposed Lot 1 is 16.7 metres (55 ft.) wide and 625 square metres (6,722 sq. ft.) in area, while proposed Lot 2 is 17.7 metres (58 ft.) wide and 678 square metres (7,295 sq. ft.) in area.

- The subject property is within an established single family area. Infill Policy O-30 requires that the proposed lots should be similar in width to existing lots within the block and be a minimum 16.5 metres (54 ft.) wide. The lot width of proposed Lots 1 and 2 are slightly narrower than existing lots along 60th Avenue; however, they do meet the minimum 16.5 metre (54 ft.) width as set out in the Infill Policy.
- Both proposed lots exceed the minimum dimensional requirements of the RF Zone and are considerably larger than the minimum lot area of 560 square metres (6,000 sq. ft.).
- The existing single family dwelling on proposed Lot 2 will be retained, while the existing garage and existing shed will be removed.
- In accordance with the RF Zone, for lots adjoining an RF-zoned lot, the minimum required side yard setback on one side of a lot may be reduced from 1.8 metres (6 ft.) to 1.2 metres (4 ft.) provided that the side yard setback on the opposite side is at least 2.4 metres (8 ft.). The applicant is proposing a 1.2 metres (4 ft.) west side yard setback for the retained single family dwelling on proposed Lot 2, along with a 3.8 metre (12.5 ft.) east side yard setback.
- A no-build Restrictive Covenant will be registered on the western portion of proposed Lot 1, to allow future consolidation with the neighbouring lot to the west (19086 – 60 Avenue), in order to facilitate the future redevelopment of that lot into two (2) RF-zoned lots.
- Once the no-build area on proposed Lot 1 is consolidated with the future Lot 2 to the west (19086 – 60 Avenue), both the width (15 metres (49.3 ft.)) and total area (560.5 square metres (6,033 sq. ft.)) of proposed Lot 1 will still meet the minimum requirements of the RF Zone.
- The applicant has provided a concept for redevelopment of the lot to the west (19086 – 60 Avenue). The concept illustrates that both future lots will meet the minimum area of the RF Zone and will be slightly narrower than the 15 metre (50 ft.) minimum. This will either require Council approval for a future lot width variance or assembly of land with the neighbouring property at 19078 – 60 Avenue.

Neighbourhood Character Study and Building Scheme

- The applicant retained Mike Tynan of Tynan Consulting Ltd. as the Design Consultant to prepare a Character Study and Building Design Guidelines for the subject property, to generally maintain a consistency with the existing 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 most of the neighbouring homes can be classified as older urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize compatible styles including "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", "Rural-Heritage", and compatible "West Coast Contemporary" hybrids. As such, the Building Scheme for the subject property will contain updated design standards appropriate for post-2016 RF-type lots.

- The Building Scheme will also incorporate provisions that will allow for a reduced roof pitch where it is determined by the consultant that a roof slope reduction would reduce over-shadowing of neighbouring lots, or would preserve view corridors for neighbours.

Lot Grading

- Preliminary lot grading plans were prepared and submitted by Mainland Engineering Design Corporation. The plans were reviewed by staff and found to be acceptable.
- Basements are proposed on proposed Lot 1 and for the future single family dwelling on proposed Lot 2. Final confirmation on whether in-ground basements are achievable will be determined once final engineering drawings have been reviewed and accepted by the City's Engineering Department.

PRE-NOTIFICATION

Before submitting their application, the property owners obtained seven (7) letters of support from surrounding neighbours for the proposal.

Pre-notification letters were sent out on July 26, 2016 to 59 properties and the development proposal sign was installed on July 21, 2016. Staff have received three (3) responses in opposition to the proposal, as summarized below (staff comments in italics).

- One resident expressed concern regarding the loss of trees and about inadequate parking.

Both lots will be able to accommodate more than the 3 parking spaces required under the Zoning By-law for a single family dwelling with a secondary suite. On-street parking is also permitted along the north side of 60 Avenue. Driveways fronting 60 Avenue will be paired in order to maximize tree retention and all of the trees in the rear yard will be retained.

- One resident indicated their opposition to the smaller lots that were proposed.

The original layout put forth by the applicant called for Lot 1 to be 16 metres (52.5 ft.) in width and 630.4 square metres (6,786 sq. ft.) in area and Lot 2 to be 18.5 metres (60.7 ft.) in width and 738.9 square metres (7,954 sq. ft.) in area. The applicant has since revised their proposed layout for Lot 1 to 16.7 metres (55 ft.) in width and 625 square metres (6,722 sq. ft.) in area and Lot 2 to 17.7 metres (58 ft.) in width and 678 square metres (7,295 sq. ft.) in area in order to address the smaller lot size on Lot 1.

- Two neighbours expressed concerns that the proposed development would increase runoff into neighbouring properties.

The applicant has proposed a gravel rock drainage pit 3.5 metres by 1.5 metres by 0.6 metres in the rear (south) yard of both proposed Lot 1 and Lot 2. The drainage pit will reduce the runoff into neighbouring lots.

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants Limited, 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
Coniferous Trees			
Douglas Fir	7	3	4
Western Red Cedar	1	0	1
Black Pine	2	0	2
Total (excluding Alder and Cottonwood Trees)	10	3	7
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		3	
Total Retained and Replacement Trees		10	
Contribution to the Green City Fund		\$1,200.00	

- The Arborist Assessment states that there are a total of 10 protected trees on the site. There are no Alder or Cottonwood trees. It was determined that seven (7) trees can be retained as a part of this development proposal. The proposed tree retention was assessed taking into consideration of the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 6 replacement trees on the site. Since only 3 replacement trees can be accommodated on the site, the deficit of 3 replacement trees will require cash-in-lieu payment of \$1,200 representing \$400 per tree, to the Green City Fund, in accordance with the City’s Tree Protection By-law.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 13, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject site is an urban infill lot. • The proposed subdivision complies with the Urban designation in the Official Community Plan (OCP).

Sustainability Criteria	Sustainable Development Features Summary
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • Secondary suites will be permitted on all two (2) lots, subject to meeting the Planning and Building Division requirements for a secondary suite.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Low impact development standards will be applied.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The site fronts 60th Avenue which offers frequent bus service and a bike lane which provides alternative transport options for future residents and patrons of the site.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
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 has been installed on-site to provide development and contact information to the public.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) 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

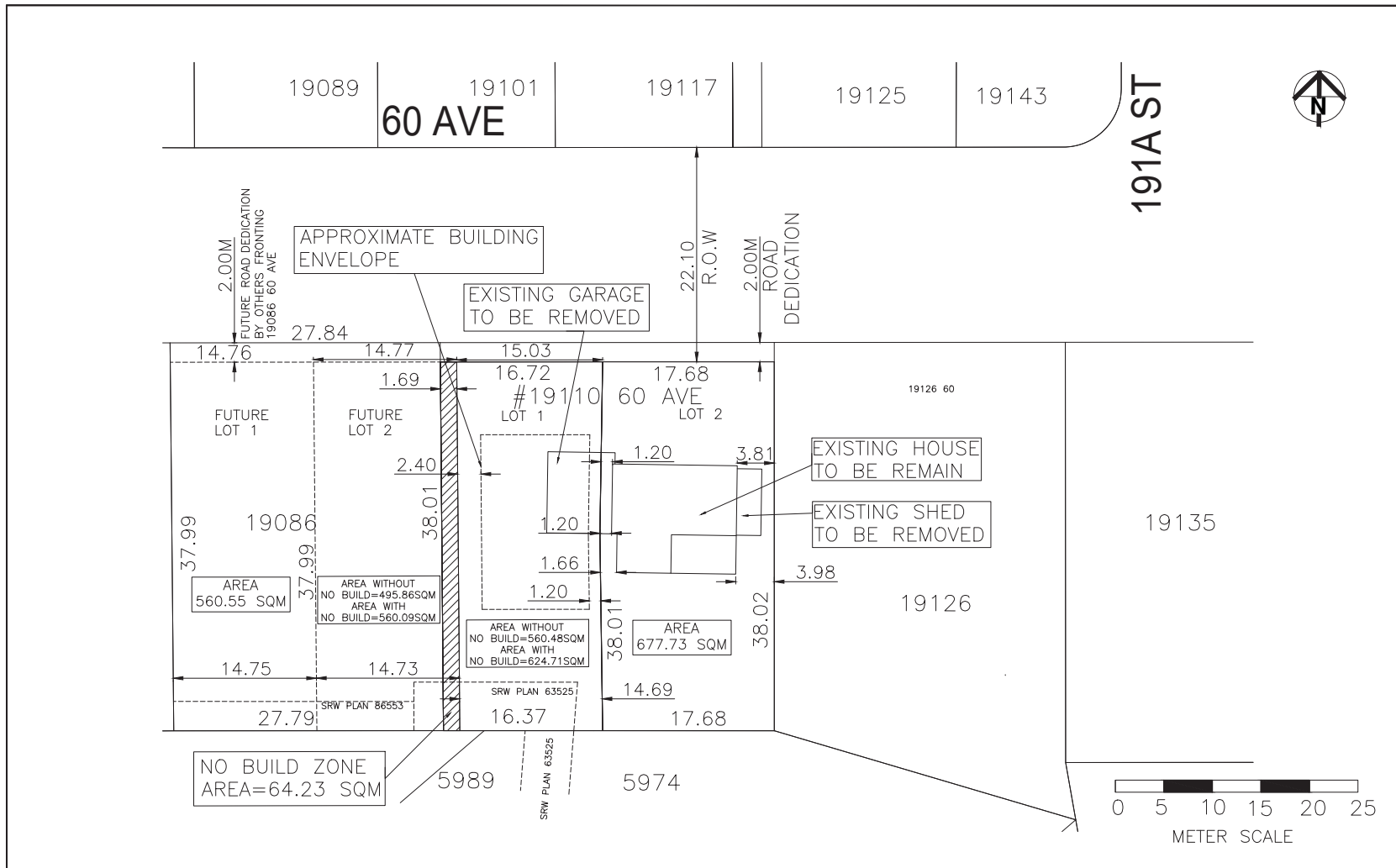
RT/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
GROSS SITE AREA	
Acres (Gross)	0.34
Hectares (Gross)	0.14
NUMBER OF LOTS	
Existing	1
Proposed	2
SIZE OF LOTS	
Range of lot widths (metres)	16.7 metres (55 ft.) to 17.7 metres (58 ft.)
Range of lot areas (square metres)	625 square metres (6,722 sq. ft.) to 678 square metres (7,295 sq. ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	14.6 lots/Ha or 5.9 lots/Acre
SITE COVERAGE (in % of gross site area)	39.79%
Maximum Coverage of Principal & Accessory Building	424.8 square metres (4,572.5 sq. ft.)
Estimated Road, Lane & Driveway Coverage	120 square metres (1,291.7 sq. ft.)
Total Site Coverage	544.8 square metres (5,864.2 sq. ft.)
PARKLAND	-
Area (square metres)	-
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	NO
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



<p>NOTE: 1. ALL EXISTING ON-SITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE. 2. EXACT LOT DIMENSIONS & AREAS ARE TO BE VERIFIED BY THE SURVEYOR. 3. THE PRELIMINARY LAYOUT IS SUBJECT TO FINAL APPROVAL FROM CITY OF SURREY.</p>	<p>ZONING: EXISTING ZONING: RH-G PROPOSED ZONING: RF</p>	<p>MAINLAND ENGINEERING DESIGN CORPORATION</p> <p>UNIT 206 8363 128TH STREET SURREY, B.C. V3W 4G1 TEL: (604) 543 8044 FAX: (604) 543 8104 EMAIL: CIVIL@MAINLANDENG.COM</p>		<p>DEVELOPMENT/SITE LOCATION 2 LOT SUBDIVISION #19110 60 AVE, SURREY, B.C.</p>	<p>SCALE N.T.S.</p> <p>SURREY PROJECT NO. 7916-0296-00</p> <p>MAINLAND PROJECT NO. C-1639</p> <p>DATE 17/10/31</p>	<p>DRAWING NO. 1</p> <p>REV. 0</p>			
		<p>SITE AREA GROSS SITE AREA: 1301.74sqm.</p>					<p>SRW PLAN 63525</p>	<p>SRW PLAN 63525</p>	
		<p>1 17/10/31 IG RM ISSUED FOR APPROVAL</p>	<p>0 17/03/10 IG RM ISSUED FOR APPROVAL</p>				<p>NO/YY/MM/DD/DRN/CH/REVISION</p>	<p>SRW NAME</p>	<p>PRELIMINARY LAYOUT PLAN</p>
		<p>AREA 560.55 SQM</p> <p>AREA WITHOUT NO BUILD=495.86SQM AREA WITH NO BUILD=560.09SQM</p> <p>AREA WITHOUT NO BUILD=560.48SQM AREA WITH NO BUILD=624.71SQM</p> <p>AREA 677.73 SQM</p> <p>NO BUILD ZONE AREA=64.23 SQM</p>					<p>SRW PLAN 63525</p>	<p>SRW PLAN 63525</p>	<p>SEAL</p>

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

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

DATE: **July 26, 2017** PROJECT FILE: **7816-0296-00**

RE: **Engineering Requirements
Location: 19110 60 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942-metres fronting 60 Avenue for an ultimate 24.0-metre Collector Road; and
- Provide 0.5-metre Statutory Right-of-Way for infrastructure maintenance on 60 Avenue.

Works and Services

- Construct street lighting along the south side of 60 Avenue for this development;
- Construct 6.0-metre wide concrete driveway letdown for each lot, driveway letdowns to be paired;
- Construct storm, sanitary, and water service connections to service each lot; and
- Provide on-site stormwater management features to meet applicable Integrated Stormwater Management Plan requirements.

A Servicing Agreement is required prior to Rezone and Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

A3H



Planning May-29-17

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0296-00

SUMMARY

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

Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

September 2018 Enrolment/School Capacity

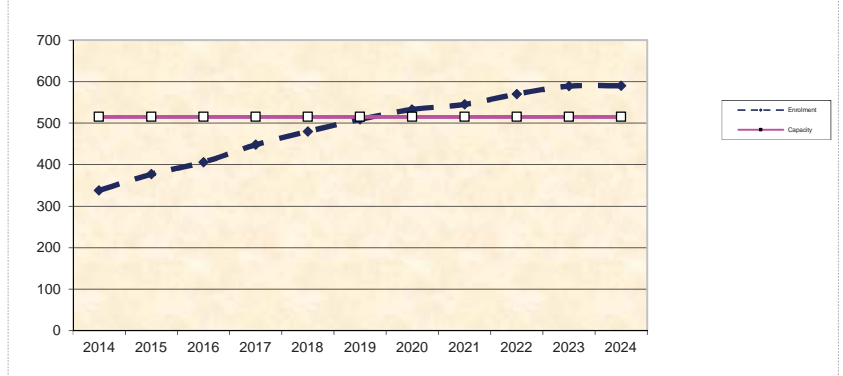
Latimer Road Elementary	
Enrolment (K/1-7):	71 K + 335
Capacity (K/1-7):	40 K + 475
Clayton Heights Secondary	
Enrolment (8-12):	1359
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

School Enrolment Projections and Planning Update:

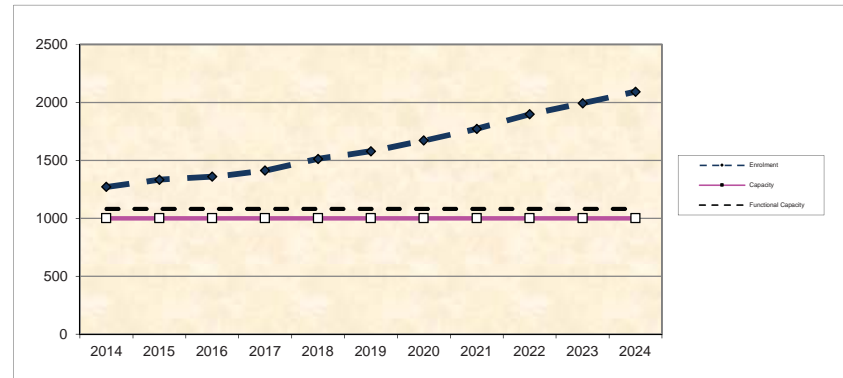
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

To reduce overcrowding at surrounding schools, boundary adjustments have been implemented from Hazelgrove Elementary and Hillcrest Elementary to Latimer Road Elementary in 2010 and from Katzie Elementary to Latimer Road in 2015. A Montessori program was added to Latimer Road Elementary in September 2013 which will accelerate enrolment growth at Latimer Road. The school district, as a high priority in its capital plan, has requested two new elementary schools in the Clayton area to accommodate existing and projected enrolment pressures. One of those schools, in the North Clayton area has received funding approval and is in the design phase (scheduled to open 2019). The school district has received capital project approval for a new secondary school, Salish Secondary (scheduled to open 2018), that will relieve overcrowding at Lord Tweedsmuir Secondary and Clayton Heights Secondary.

Latimer Road Elementary



Clayton 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: 7916-0296-00
 Project Location: 19110 - 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 at the boundary between RF zoned lots to the west and north, and RH-G zoned lots to the east and south. The neighbourhood has an old urban (1980's - early 1990's) character. There are a variety of home types including three 1100 -1400 sq.ft. Bungalows, three 2700 - 3000 sq.ft. Two Storeys, a 2300 sq.ft. 1 ½ Storey, and a 2400 sq.ft. Basement Entry home. Home styles can be classified as "old urban", "West Coast Traditional", or "Rural Heritage". Roof slopes range from 4:12 to 12:12 and a wide variety of roof forms have been used. All homes have an asphalt shingle roof. Wall cladding materials include vinyl, cedar, stucco, and brick. Landscapes are modest. There are no homes or yards that provide suitable specific context for a year 2016 RF zone development.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2015 RF zone development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have improved significantly since most homes in this area were constructed. It is more sensible therefore, to use updated standards that result in reasonable compatibility with the older homes and also result in standards that improve over time, than it is to specifically emulate the older homes by building to the older standards.
- 2) **Style Character :** Most neighbouring homes can be classified as old urban homes that have massing designs and exterior trim and detailing standards that do not meet modern standards. Rather than emulating the existing homes, the recommendation is to utilize *compatible* styles including "Neo-Traditional", "Neo-Heritage", "Craftsman-Heritage", "Rural Heritage", and compatible "West Coast Contemporary" hybrids. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not

be regulated in the building scheme.

- 4) **Massing Designs :** Massing designs should meet new standards for 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 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 :** 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 2015 developments.
- 7) **Roof surface :** This is area in which all homes have asphalt shingle roofs. It is expected that subject site 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 9.0m 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:

Homes are typical of those constructed in old urban areas in the late 1980's and 1990's There are a variety of home types including three 1100 -1400 sq.ft. Bungalows, three 2700 - 3000 sq.ft. Two Storeys, a 2300 sq.ft. 1 ½ Storey, and a 2400 sq.ft. Basement Entry home. Home styles can be classified as "old urban", "West Coast Traditional", or "Rural Heritage". Roof slopes range from 4:12 to 12:12 and a wide variety of roof forms have been used. All homes have an asphalt shingle roof. Wall cladding materials include vinyl, cedar, stucco, and brick. Landscapes are modest..

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)

Existing neighbouring homes do not provide suitable context for the proposed RF zone homes at the subject site. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF developments constructed in Surrey subsequent to the year 2015.

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, or black only. Membrane roofs permitted where required by B.C. Building Code.

In-ground basements:

In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.

Treatment of Corner Lots:

Not applicable - there are no corner lots

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, coloured concrete (earth tones only), or stamped concrete.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: January 8, 2017

Reviewed and Approved by:



Date: January 8, 2017

Tree Preservation Summary

Surrey Project No: 7916-0296-00
 Address: 19110 60th Avenue Surrey
 Registered Arborist: Glenn Murray

On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	10
Protected Trees to be Removed	3
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	7
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u> 0 </u> X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio <u> 3 </u> X two (2) = 6	6
Replacement Trees Proposed	3
Replacement Trees in Deficit	3
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	

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

Summary, report and plan prepared and submitted by:



 (Signature of Arborist)

24-Apr-17

 Date