

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0305-00

Planning Report Date: May 29, 2017

PROPOSAL:

- **Rezoning** from RA to RF-10 to allow subdivision into two (2) single family small lots and one (1) park lot.

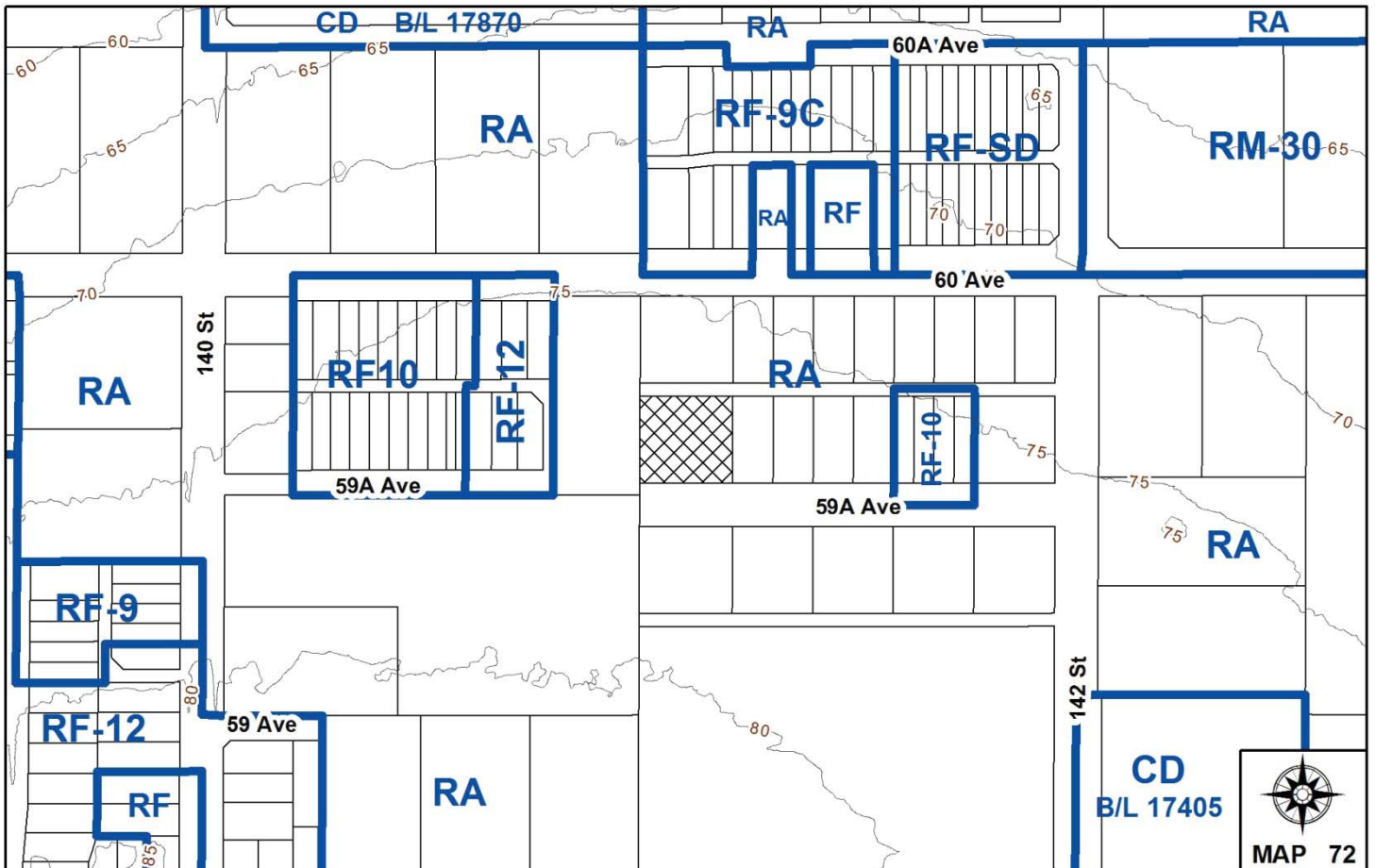
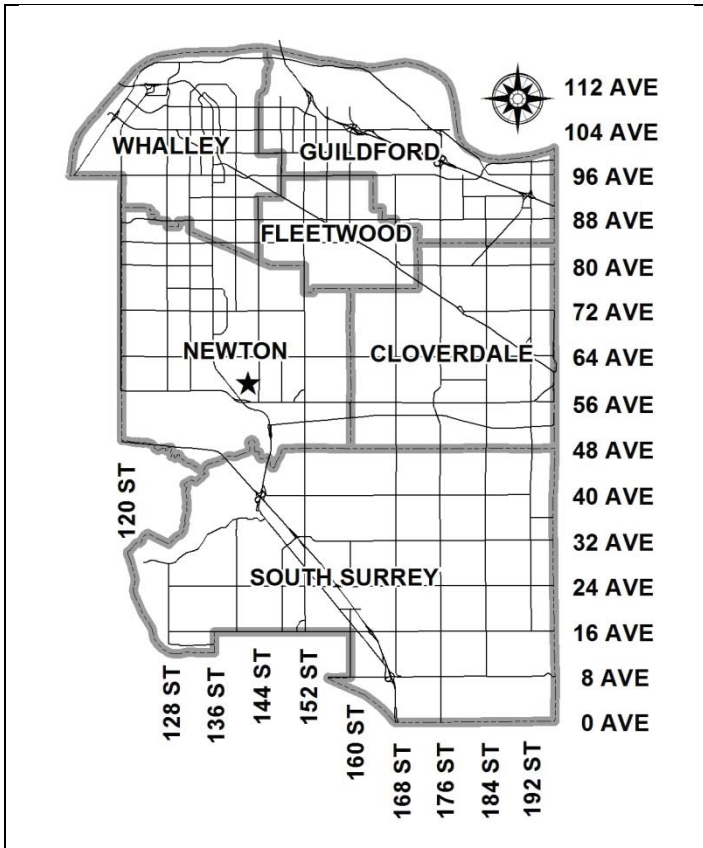
LOCATION: 14115 – 59A Avenue

OWNER: Rajsandeep S. Virk
 Simrat K. Virk

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots and Utility
 R/W / Greenway



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 OCP designation for the property.
- The proposal complies with the Single Family Small Lots designation in the South Newton Neighbourhood Concept Plan (NCP).
- The proposed RF-10 zoning is consistent with other recently approved development applications to the east of the subject property.
- Other properties within the same block of 59A Avenue to the east of the subject property are of an appropriate size to continue the development pattern of single family small lots in the future.

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 (10) Zone (RF-10)" 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) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (g) completion of an agreement with Realty Services Division for the City purchase of proposed Lot 3 for the future Panorama Greenway.

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 Woodward Hill Elementary School
1 Secondary student 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 Summer 2018.

Parks, Recreation & Culture: The Parks, Recreation & Culture Department (PRC) will acquire the BC Hydro encumbered lot and will construct the road frontage on 59A Avenue fronting future parkland. The applicant is required to construct the lane and associated frontage of future parkland and to assume all frontage costs associated with construction of the lane.

Ministry of Transportation & Infrastructure (MOTI): Preliminary Approval granted for 1 year.

BC Hydro: BC Hydro has no objection to the proposed rezoning and subdivision application pending final approval from BC Hydro of the subdivision plans. The applicant is required to obtain separate written approval for any intended use or development within the right-of-way on proposed Lot 3 prior to construction.

SITE CHARACTERISTICS

Existing Land Use: Single family residential

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single family residential	Urban/Single Family Small Lots & Utility R/W / Greenway	RA
East:	Single family residential	Urban/Single Family Small Lots	RA
South (Across 59A Avenue):	Single family residential	Urban/Single Family Small Lots & Utility R/W / Greenway	RA
West:	Single family residential (Application to develop as small lots at Third Reading under File No. 7914-0314-00)	Urban/Single Family Small Lots	RA (RF-12 Proposed)

DEVELOPMENT CONSIDERATIONS

Site Context

- The subject property is located on the north side of 59A Avenue, west of 142 Street. The property is designated "Urban" in the Official Community Plan (OCP), "Single Family Small Lots" and "Utility R/W / Greenway" in the South Newton Neighbourhood Concept Plan (NCP), and is currently zoned "One-Acre Residential Zone (RA)".
- The subject property is 1,731 square metres (18,632 sq. ft.) in area, 43 metres (141 ft.) wide, 40.2 metres (132 ft.) deep, and is encumbered by a 981 square metre (10,559 sq. ft.) BC Hydro Right-of-Way along the western portion of the lot.

- The subject property is one of three properties on the north side of the block to propose redevelopment into single family small lots. Development Application No. 14-0048-00 concluded in October, 2016, resulting in the creation of four (4) RF-10 lots (14163 to 14175 - 59A Avenue) and Development Application No. 16-0365-00 at 5975 - 142 Street received conditional approval on February 20, 2017 to rezone to create three (3) RF-13 lots and one (1) RF-10 lot.
- The adjacent properties are of an appropriate size to continue with similar RF-10 redevelopment in the future.

Current Proposal

- The applicant is proposing to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" in order to subdivide into two (2) single family residential lots and one (1) park lot for the future Panorama Greenway (Appendix II).
- The two proposed single family lots are 375 square metres (4,036 sq. ft.) in area, 9.3 metres (31 ft.) wide, and 40.2 metres (132 ft.) deep. The lots meet the minimum dimensional requirements of the RF-10 Zone.
- The City of Surrey will purchase proposed Lot 3, currently encumbered by a BC Hydro statutory right-of-way, for future completion of the Panorama Greenway.
- A 6.0 metre (20 ft.) wide rear lane will be constructed within the existing road allowance along the north boundary of the site to provide vehicular access to proposed Lots 1 and 2. Lane access will be dependent on completion of Development Application No. 7914-0314-00 directly to the west.

Building Design and Lot Grading

- Michael E. Tynan of Tynan Consulting Ltd. conducted a character study of the surrounding homes and prepared Building Design Guidelines for the subject property to maintain consistency with the existing neighbourhood. A summary of the Building Design Guidelines is attached as Appendix V.
- The character study indicates the majority of the existing homes in the neighbourhood were built in the 1960's and are "Old Urban", "West Coast Modern", or "Rural Heritage" styles. A smaller number of homes were built in the 1980s and 1990s. As the area is quickly transitioning to a compact urban character, the surrounding homes do not provide a suitable architectural context. Therefore, the building schemes for other developments in the immediate area provide a more suitable context for the subject site.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., was reviewed by City staff and found to be generally acceptable.
- Based on the proposed grading, the applicant suggests that basements can be achieved on all proposed lots. Basements are proposed for both single family lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

TREES

- Dan Brown, ISA Certified Arborist of Diamond Head Consulting 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Cherry	1	1	0
Norway Maple	1	1	0
Coniferous Trees			
Western Red Cedar	2	2	0
Total (excluding Alder and Cottonwood Trees)	4	4	0
Additional Trees in the proposed Open Space	3	1	2
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		2	
Contribution to the Green City Fund		\$3,200	

- The Arborist Assessment states that there are a total of 4 protected trees on the site. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- Table 1 includes an additional 3 protected trees that are located within the proposed open space. Two of the three trees within the proposed open space will be retained, except where removal is required due to hazardous conditions. This will be confirmed at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 1 to 1 replacement ratio for Alder and Cottonwood trees, and a 2 to 1 replacement ratio for all other trees. This will require a total of 10 replacement trees on the site. Since only 2 replacement trees can be accommodated on the site (based on an average of 1 tree per lot), the deficit of 8 replacement trees will require a cash-in-lieu payment of \$3,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 2 trees are proposed to be replaced on the site with a contribution of \$3,200 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 21, 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 site is located on the north side of 59A Avenue, west of 142 Street, within the South Newton Neighbourhood Concept Plan (NCP) area. The proposal complies with the "Single Family Small Lots" designation in the NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> The proposed density is approximately 11.6 uph (4.7 upa). The proposed development will include purpose built market rental units in the form of secondary suites.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The proposed development incorporates Low Impact Development Standards (LIDS), including absorbent soils greater than 300 mm in depth, roof downspout disconnection, on-lot infiltration, swales, and sediment control devices.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> The Park Lot to be purchased by the City will in the future form part of the Panorama Greenway.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> The proposal addresses Crime Prevention Through Environmental Design (CPTED) principles through street-oriented dwelling units and low permeable fencing facing the future Greenway.
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Pre-notification to area residents in the form of development proposal sign installed on-site and pre-notification letters sent to surrounding property owners. The proposed rezoning will be subject to a Public Hearing.

PRE-NOTIFICATION

- Pre-notification letters were mailed on October 11, 2016 to the owners of 41 properties within 100 metres (300 ft.) of the subject property and to the Newton Community Association. A development proposal sign was installed on December 22, 2016.
- To date, staff have not received any comments on the proposed development.

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

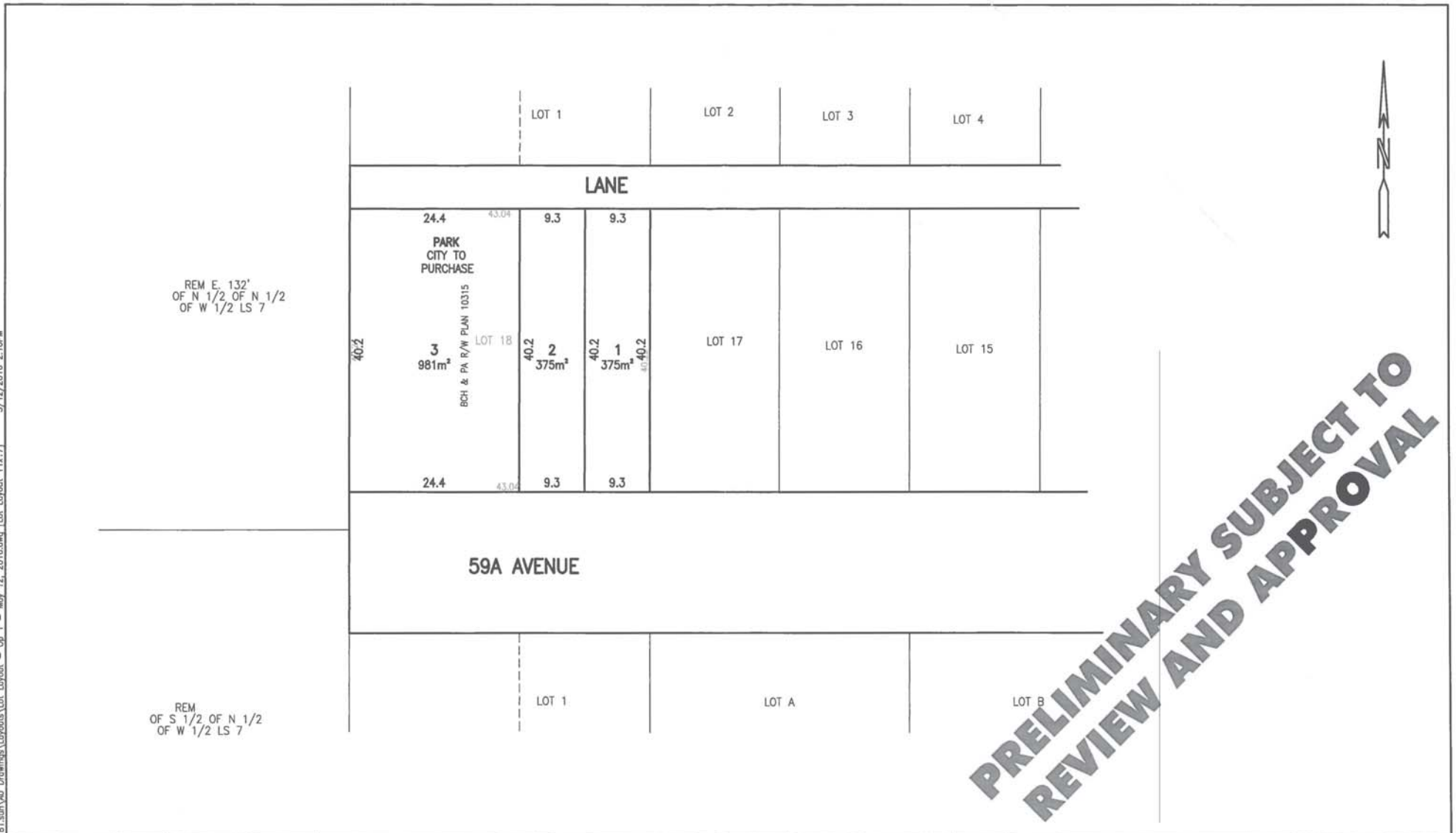
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SUBDIVISION DATA SHEET

Proposed Zoning: RF-10

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.43
Hectares	0.17
NUMBER OF LOTS	
Existing	1
Proposed	3
SIZE OF LOTS	
Range of lot widths (metres)	9.3 – 24.4 m
Range of lot areas (square metres)	375 – 981 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	11.6 uph/4.7 upa
Lots/Hectare & Lots/Acre (Net)	26.7 uph/10.5upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	52%
Estimated Road, Lane & Driveway Coverage	28%
Total Site Coverage	80%
PARKLAND	
Area (square metres)	981 m ²
% of Gross Site	57%
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

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CLIENT:	PROJECT: 14115 59A AVENUE, SURREY				
DRAWING TITLE:	RESIDENTIAL SUBDIVISION				
PROJECT No:	2015-261	DATE:	MAY 2016	LEGAL:	
				SCALE:	1:500
				MUNICIPAL PROJECT No:	
PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES					

Hub Engineering Inc.
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

Member
PACIFIC LAND GROUP

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

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

DATE: **May 23, 2017** PROJECT FILE: **7816-0305-00**

RE: **Engineering Requirements
Location: 14115 59A Avenue**

REZONE/SUBDIVISION

Property and Statutory Right-of-Way (SRW) Requirements

- dedicate 3.0 metre by 3.0-metre corner cut truncation at 59A Avenue and 141 Street
- register 0.5 metre statutory rights of way along 59A Avenue and west property line
- acquire and dedicate 11.5 metre half-road for 141 Street from the adjacent lands, should neighboring developments not complete

Works and Services

- construct 59A Avenue fronting the site
- construct east side of 141 Street for site frontage to complete road planned through adjacent projects; alternatively, construct half-road within acquired road dedication from neighboring properties
- construct multi-use pathway within Park lot

A Servicing Agreement is required prior to Rezone/Subdivision.



Rémi Dubé, P.Eng.
Development Services Manager

KMH



Planning March-29-17

THE IMPACT ON SCHOOLS

APPLICATION #: 16-0305-00

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.

Woodward Hill Elementary opened in spring 2010 and is now overcapacity and growing very rapidly. Goldstone Park Elementary opened in February of 2014 and helped to relieve overcrowding at Woodward Hill in the short term, although most of the students attending the new school came from Cambridge Elementary. In September 2014 a catchment change was implemented that moved part of the Woodward Hill catchment to North Ridge (across King George Blvd) and in September 2016 Woodward Hill's catchment was reduced further with a move to Goldstone Park. The District is also reducing the incoming French Immersion Kindergarten cohorts to one class from two from September 2017 onwards. The District has received funding approval for additions to Woodward Hill and Sullivan Elementary (up to 8 classrooms each). The Five-Year Capital Plan outlines, as a high priority, a request for another new elementary school in South Newton. There are also extreme enrolment pressures at Sullivan Heights Secondary and the District has requested a 700 student addition to this school as a high priority in the Capital Plan. Incoming enrolment at Sullivan Heights Secondary was capped for the 2016/17 school year (and will be for the foreseeable future) which means all new in-catchment registrants are held on a waitlist and admitted as space permits. Enrolment pressures will remain until new space is approved and constructed.

Surrey is a rapidly growing urban centre and as NCPs build out and densities increase the school district is concerned that capital investment approvals will not be available in a timely manner to support this local growth. Approved NCP densities are the basis on which school sites and capital projects are requested and higher than projected densities create a capital planning challenge and increase enrolment pressures. As required, the school district will continue to work with the City and Province to adjust our capital plans to request additional school spaces and land to meet local demands.

SUMMARY

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

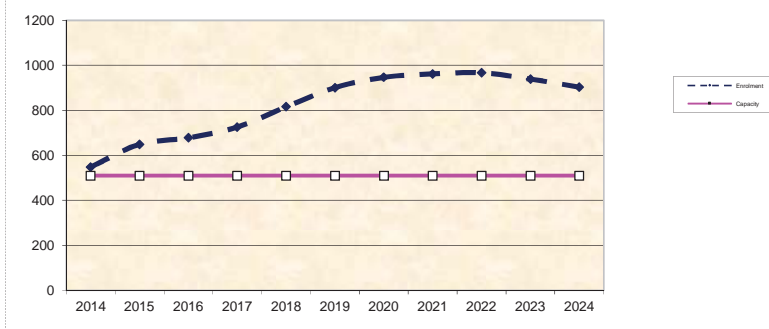
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

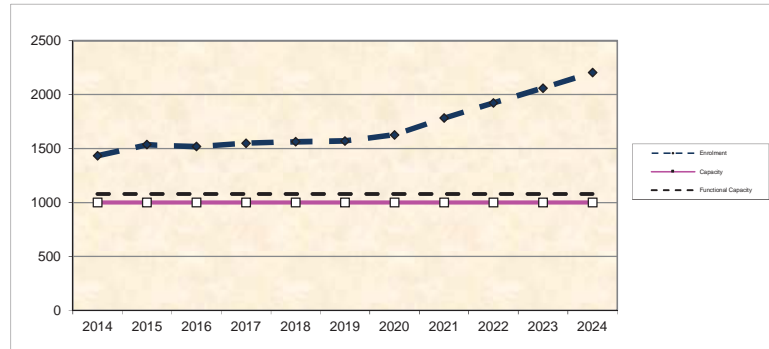
September 2018 Enrolment/School Capacity

Woodward Hill Elementary	
Enrolment (K/1-7):	99 K + 579
Capacity (K/1-7):	60 K + 450
Sullivan Heights Secondary	
Enrolment (8-12):	1518
Nominal Capacity (8-12):	1000
Functional Capacity*(8-12):	1080

Woodward Hill 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: 7916-0305-00
 Project Location: 14115 - 59A 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 within an old 1960's RA zoned development area with numerous old urban homes situated on lots that are considered large by modern urban standards. This area is now in quick transition to a compact modern urban character area with numerous new and recent re-zonings including RF-10, RF-12, RF-13, and RF-SD. In the immediate area, this includes a four lot RF-10 site five lots to the east, a 36 lot RF-10 / RF-12 / RF-13 development to the southwest, a new 6 lot RF-12 development to the west (Surrey project 14-0314-00), a 6 lot RF-12 development west of that (Surrey project 14-0345-00) and a 16 lot RF-10 development west of that (Surrey project 14-0067-00).

This area saw significant development in the 1960's. The age distribution of existing homes from oldest to newest is: 1960's (82%), 1980's (9%), and 1990's (9%). Home size distribution is: 1000 - 1500 sq.ft. (27%), 1501 - 2000 sq.ft. (27%), 2001 - 2500 sq.ft. (36%), and over 3500 sq.ft. (9%). Styles found in this area include: "Old Urban" (73%), "West Coast Modern" (18%), and "Rural Heritage" (9%). Home types include: Bungalow (36%), Bungalow with above-ground basement (9%), Split Level (9%), Basement Entry (9%), Cathedral Entry (18%), and Two-Storey (18%).

Massing scale (front wall exposure) characteristics include: Low mass structure (36%), Low to mid-scale massing (9%), Mid-scale massing (9%), Mid to high scale massing (9%), and High scale massing (36%). The scale (height) range for front entrance structures include: One storey front entrance (55%), One storey front entrance veranda in heritage tradition (9%), and 1 ½ storey front entrance (36%).

The range of roof slopes found in this area is: 2:12 (27%), 4:12 (27%), 5:12 (9%), 6:12 (9%), and 7:12 (27%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (27%), and Main common gable roof (73%). Feature roof projection types include: None (18%), Common Hip (18%), Common Gable (55%), and Shed roof (9%). Roof surfaces include: Tar and gravel (18%), Roll roofing (9%), Shake profile asphalt shingles (54%), Concrete tile (Double Roman profile) (9%), and Concrete tile (shake profile) (9%).

Main wall cladding materials include: Horizontal cedar siding (55%), Vertical channel cedar siding (9%), Horizontal vinyl siding (9%), and Stucco cladding (27%). Feature wall trim materials used on the front facade include: No feature veneer (36%), Brick feature veneer (36%), and Stone feature veneer (27%). Wall cladding and trim colours include: Neutral (29%), Natural (57%), and Primary derivative (14%).

Covered parking configurations include: No covered parking (27%), Double carport (27%), Single vehicle garage (9%), Double garage (36%). A variety of landscaping standards are evident, including: "Old urban landscape standard featuring sod and a few shrubs" (9%), "Old urban landscape standard with several mature shrubs and trees" (82%), and "above average modern urban landscape standard featuring numerous shrub plantings" (9%). Driveway surfaces include: Asphalt driveway (82%), Broom finish or smooth concrete driveway (9%), and Exposed aggregate driveway (9%).

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 2016 RF-10 zoned development. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements have evolved 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. The appropriate context to use for this site is "regulations context" derived from building schemes for developments in the immediate area.
- 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 forms of "West Coast Contemporary". 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 is 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-10 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 should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in the RF-10 zone, and is consistent with other homes in this area, and for building scheme regulations for other RF-10 zone developments in this area.
- 6) **Exterior Wall Cladding:** A wide range of cladding materials have been used in this area, including vinyl, cedar, stucco, 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 2016 developments.
- 7) **Roof surface:** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, tar and gravel, and roll roofing. 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. The expectation however, is that shake profile asphalt shingles will be used.

- 8) **Roof Slope:** A significant number of neighbouring homes have low slope roofs. Roofs slopes of 6:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage.

Streetscape: The subject site is located in an old growth RA zoned area with a rural/suburban character. Most homes are 40-50 year old 1400 - 2600 sq.ft. Bungalows, Basement Entry, or Two-Storey type dwellings situated on large lots. However, the future streetscape implied by new surrounding developments will result in modern compact area with "Neo-Traditional", "Neo-Heritage", "West Coast Contemporary" and compatible style homes, with desirable mid-scale massing characteristics and high quality finishing materials. The new homes in those nearby new developments will be situated on lots that are mostly 9m to 15m in width, and which are landscaped to a high modern urban standard.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other 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 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 one storey.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Existing neighbouring homes do not provide suitable context for the proposed RF-10 type homes. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-10 developments constructed in Surrey subsequent to the year 2016, and shall be consistent with new homes to be constructed in other new subdivisions in this area, including Surrey projects 14-0048-00, 14-0314-00, 14-0345-00, and 16-0071-00..

- Exterior Materials/Colours:** Stucco, Cedar, Vinyl, Hardiplank, 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 are not recommended for this development. “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 6:12.
- 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. Low slope membrane roofs permitted where required by B.C. Building Code.
- 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 14 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. Broom finish concrete is permitted only where the driveway directly connects the lane to the garage slab at the rear side of the dwelling.
- Park :** Lot 2 is adjacent to a park. CPTED principle will therefore apply, including transparent low profile fencing, the use of dwarf shrub varieties along the west lot line, west facing windows for passive surveillance of the park, massing designs which architecturally address the park, and increased trim and detailing standards.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** April 30, 2017

Reviewed and Approved by:



Date: April 30, 2017

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	Unknown
Address:	14115 59A Avenue
Registered Arborist:	Dan Brown, B.Sc ISA Certified Arborist (PN7785-A) ISA Qualified Tree Risk Assessor (TRAQ)
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)	4
Protected Trees to be Removed	4
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = 0	8
- All other Trees Requiring 2 to 1 Replacement Ratio 4 X two (2) = 8	
Replacement Trees Proposed	2
Replacement Trees in Deficit	6
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	3
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0	6
- All other Trees Requiring 2 to 1 Replacement Ratio 3 X two (2) = 6	
Replacement Trees Proposed	0
Replacement Trees in Deficit	6

Summary prepared and
submitted by:



Arborist

April 10, 2017

Date