

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7916-0451-00

Planning Report Date: December 4, 2017

PROPOSAL:

- **Rezoning** a portion of site from RA to RF-9 and RF-13
- **Development Permit**

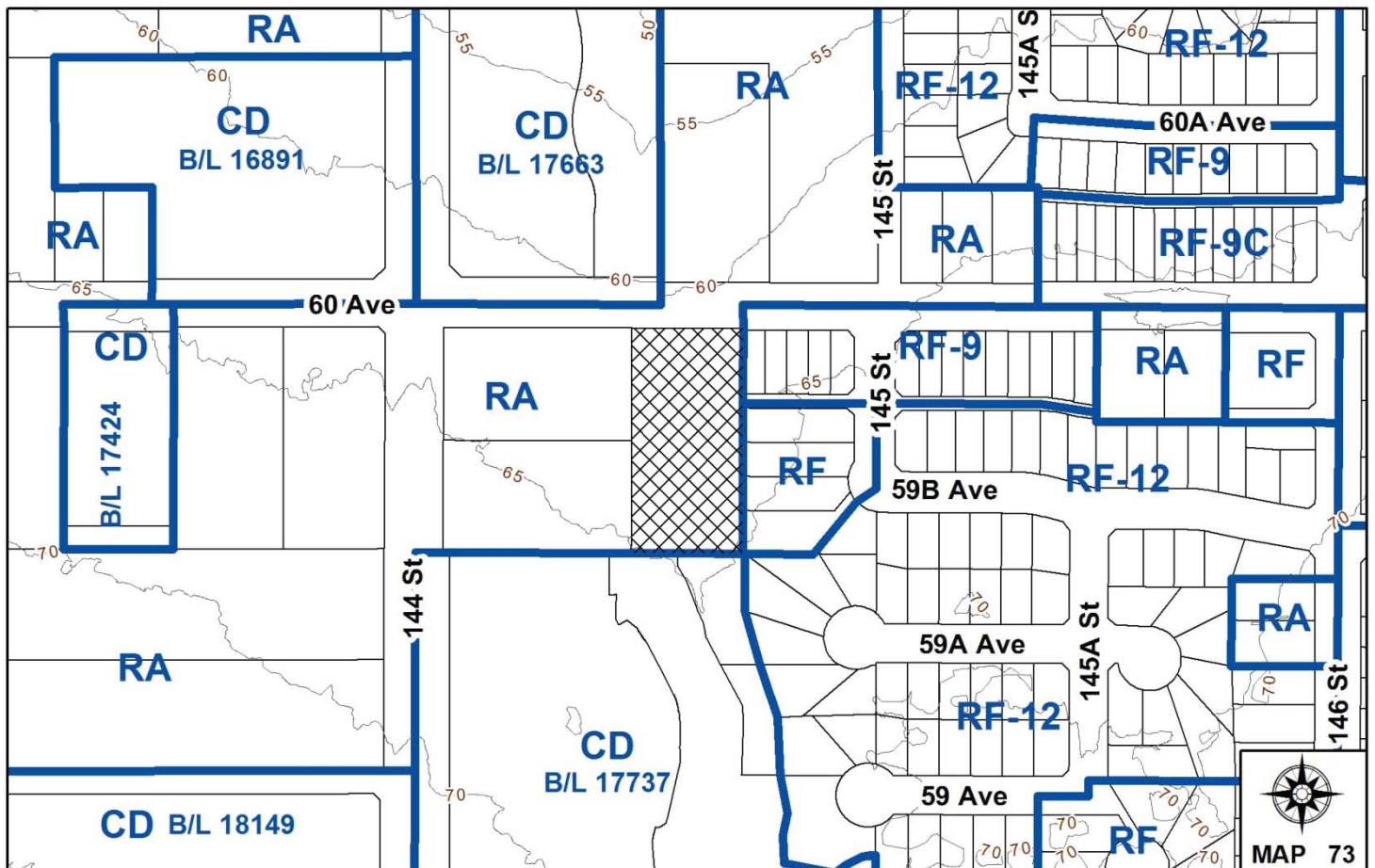
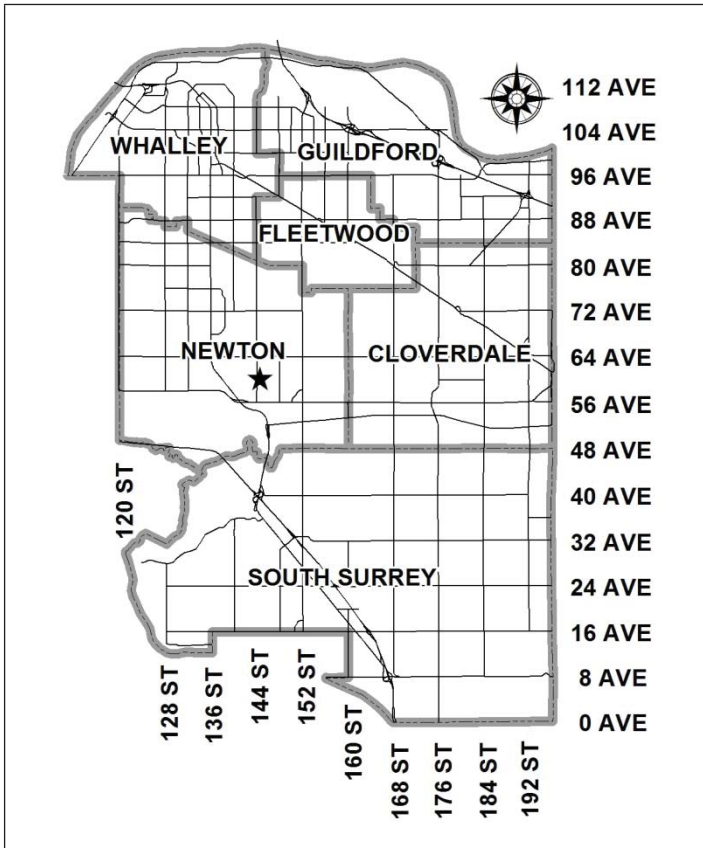
to allow subdivision into 4 single family small lots and an open space lot.

LOCATION: 14454 - 60 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Single Family Small Lots and Creeks and Riparian Setbacks



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

RATIONALE OF RECOMMENDATION

- The proposal complies with the Official Community Plan.
- The proposal complies with the South Newton Neighbourhood Concept Plan land use designation.
- The proposed density and building form are appropriate for this part of South Newton.
- The proposal meets the Streamside Setback requirements of the Zoning By-law and the applicant proposes to convey 3,267 square metres (0.8 acres) of riparian area as open space to the City along the western and southern portions of the subject property where the property borders Sullivan Heights Creek. Conveyance of this area is considered maximum safeguarding of the Protection Area as per the Sensitive Ecosystems DP₃ Guidelines.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject site shown as Block A on the attached Survey Plan (Appendix II) from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)"; and the portion shown as Block B on the Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)", and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7916-0451-00 for Sensitive Ecosystems (Streamside Protection) generally in accordance with the environmental report prepared by Envirowest Consultants Inc, dated May 18, 2017.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

REFERRALS

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

School District: Projected number of students from this development:

1 Elementary student at Goldstone Park Elementary School

1 Secondary student at Sullivan Heights Secondary School

(Appendix V)

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

Parks, Recreation & Culture:

The Parks, Recreation, & Culture Department has no objection to the project and will accept the conveyance of the riparian area as open space.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (Across 6o Ave):	Single family dwellings on large lots, townhouses	Urban/ Creeks & Riparian Setbacks, Single Family Small Lots.	RA
East:	Single family dwellings on small lots	Urban/ Single Family Small Lots and Single Family Residential	RF-9 and RF
South:	City-owned parkland	Urban/ Creeks & Riparian Setbacks	CD (By-law No. 17737)
West:	Single family dwellings on large lots	Urban/ Townhouses (15 upa max)	RA

DEVELOPMENT CONSIDERATIONS

Context

- The subject property located at 14454 - 6o Avenue is approximately 0.48 hectares (1.2 acres) in size. The property is designated "Urban" in the Official Community Plan (OCP); designated "Single Family Small Lots (8-10 u.p.a.)" and "Creeks and Riparian Setbacks" in the South Newton Neighbourhood Concept Plan; and zoned "One-Acre Residential Zone (RA)".
- Sullivan Heights Creek runs south to north along the western boundary of the site, where it continues through the city-owned greenbelt to the south of the subject property. This watercourse is identified as a yellow-coded creek at this location under the City's COSMOS mapping system.

Current Proposal

- The applicant proposes to rezone a portion of the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (9) Zone (RF-9)" and "Single Family Residential (13) Zone (RF-13)", to allow subdivision into three (3) RF-9 lots and one (1) RF-13 lot. A Development Permit for Sensitive Ecosystems (Streamside Protection) is also proposed as part of the subject application.
- The applicant proposes to convey 3,267 square metres (0.8 acres) of riparian area to the City as open space, along the western and southern portions of the subject property where the property borders Sullivan Heights Creek. This conveyed parcel will remain zoned RA.

- Due to the reduced frontage along 60 Avenue resulting from the Streamside Setback Area requirements, RF-9 lots are proposed to allow 4 lots to be achieved that meet the minimum width, depth, and area of the RF-9 Zone.
- The RF-9 Zone was replaced by the RF-10 Zone several years ago largely to help address off-street parking issues. In this instance, however, rezoning to RF-9 is necessary to allow sufficient frontage for the proposed lots. The proposed RF-9 lots are appropriate for the area and will be a continuation RF-9 development pattern established to the east under Development Application No. 7906-0378-00.
- The portion of Sullivan Heights Creek that flows along the western edge of the site is currently piped. This piped portion of the creek extends to the northwest corner of the property and briefly outlets before being conveyed northwards under 60 Avenue. Based on the watercourse classification at the point where the pipe outlets near 60 Avenue, the applicable Streamside Setback Area is 15 metres, measured from top of bank. This setback requirement along 60 Avenue reduces the available frontage for the proposed development (Appendix III).
- The proposed RF-9 lots are a minimum of 9.37 metres (30.7 ft.) wide, which is wider than the minimum 9.0 metres (30 ft.) currently required for Type 1 RF-9 lots. This extra width will help to achieve a minimum three off-street parking stalls at the rear of the lots. The three proposed Type I RF-9 lots will have an average lot area of 276 square metres (2,970 sq. ft.), which exceeds the minimum lot area of the zone.
- The width, depth, and area of the proposed Type I RF-13 lot exceed the minimum requirements of the RF-13 Zone.
- Access to the proposed lots will be from the rear lane. As part of the development, the applicant will dedicate and extend the 6 metre (20 ft.) east-west rear lane servicing the lots.

Streamside Protection Considerations

- A portion of Sullivan Heights Creek runs south-north along the western edge of the property. The watercourse conveys flows generally northwards to Hyland Creek. Flows through the subject site are conveyed northwards from the south property line and along the western edge of the site where the watercourse is piped for 44 metres (144 ft.). This piped portion of the creek extends to the northwest corner of the property and briefly outlets before being conveyed northwards under 60 Avenue (Appendix III).
- The applicant submitted an Ecosystem Development Plan prepared by Envirowest Consultants Inc. and dated May 18, 2017. The report confirmed the watercourse classification and that the required Streamside Setback Area of Zoning Bylaw for the Class B stream is 15 metres (50 ft.) from Top of Bank (TOB). At the west of the Property the stream is piped and will not be affected by the development. However the stream at each end of the pipe requires a 15 metre (50 ft.) setback in accordance with the Streamside Setback Area of the Zoning By-law.
- The Zoning Bylaw allows 'flexing' (averaging) of setbacks without the requirement to obtain a variance. On the subject site, the required setbacks have been reduced to 10 metres (33 ft.) for

some sections of the stream, and increased for other sections, with an overall gain in the habitat area achieved on the site (Appendix III).

- The applicant proposes to convey the Streamside Protection Area to the City, which is considered Maximum Safeguarding under the Sensitive Ecosystems DP3 Guidelines. Where conveyance is chosen, the applicant is not responsible for the additional ecological restoration or on-going maintenance of the Protection Area.

Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Apex Design Group Inc. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings of the study, which suggest that the majority of existing homes in the area are 5-10 years old and built in the “West Coast Traditional” style. The design consultant determined that these homes provide suitable architectural context for the new development and has proposed a set of building design guidelines that recommend maintaining this character.
- The proposed Guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix VI.

Proposed Lot Grading

- A preliminary lot grading plan, submitted by Coastland Engineering & Surveying Ltd. has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots, to be achieved with minimal cut or fill. 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.

PRE-NOTIFICATION

- Pre-notification letters were mailed to the owners of 377 houses within 100 metres (330 ft.) of the subject site on October 16, 2017, and a Development Proposal Sign was installed in front of the property on October 19, 2017. To date, the Planning and Development Department has received one (1) email concerning the project.
- The respondent requested more information about the proposed subdivision.

(Staff responded by providing a more detailed description of the proposed development and a current site plan showing the proposed subdivision layout).

TREES

- Trevor Cox, ISA Certified Arborist of Diamond Head Consulting Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Big Leaf Maple	3	3	0
Paper Birch	1	1	0
Paperbark Maple	1	0	1
Coniferous Trees			
Douglas Fir	8	0	8
Western Hemlock	1	0	1
Western Redcedar	47	39	8
Total (excluding Alder and Cottonwood Trees)	61	43	18
Additional Trees in proposed Open Space Area (estimate)	55	0	55
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		2	
Total Retained and Replacement Trees		20	
Contribution to the Green City Fund		\$33,600	

- The Arborist Assessment states that there are a total of 61 protected trees on the site. This total includes 12 trees located in the proposed open space area adjacent to Lot 1 and 6 trees in close proximity to the proposed lane. It was determined that 18 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.
- The applicant provided a tree survey identifying all by-law sized trees on the property, including those in the proposed open space lot. The trees within the proposed open space area will be retained, with the exception of 6 trees on the eastern side of the property that are affected by the construction of the lane. These 6 trees are included in the above summary (Table 1). Where removal of trees is required within the open space area due to hazardous conditions, approval is required from the Parks, Recreation and Culture Department.

- There are no trees proposed to be retained on the four proposed lots. The 18 trees proposed to be retained are located within the open space area adjacent to the proposed development. There are an additional 55 trees estimated to be located in the proposed open space lot that will also be retained as part of this development.
- 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 86 replacement trees on the site. The RF-9 lots will not support replacement trees, therefore only 2 replacement trees are proposed for the RF-13 lot. The deficit of 84 replacement trees will require a cash-in-lieu payment of \$33,600 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 20 trees are proposed to be retained or replaced on the site with a contribution of \$33,600 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on November 25, 2017. 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 property is located in the South Newton NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The development proposes a mix of RF-9 and RF-13 single family lots. • The proposed density is consistent with that permitted under the "Single Family Small Lot" designation of the NCP. • The permitted unit density in the NCP is 20-25 uph (8-10 upa). • The proposed unit density is 8.33 uph (3.36 upa)
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposed development incorporates absorbent soils and sediment control devices. • The applicant proposes to convey 3,267 square metres (0.8 acres) as open space along the western and southern portions of the subject property where the property borders Sullivan Heights Creek. • The applicant also proposes to retain all trees within the proposed Open Space area, with the exception of 6 trees that conflict with the lane construction. • Recycling and organic waste pick-up will be made available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The property is located on 60 Avenue and near 144 Streets, which both are bus routes with established sidewalks.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • All homes will face towards city streets.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A

7. Education & Awareness (G1-G4)	• N/A
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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.	Survey Plan and Proposed Subdivision Layout
Appendix III.	Streamside Setback Area
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Summary of Tree Survey and Tree Preservation

INFORMATION AVAILABLE ON FILE

- Environmental Report Prepared by Envirowest Consultants Inc., dated May 18, 2017.

Jean Lamontagne
General Manager
Planning and Development

RJG/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

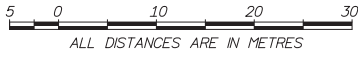
SUBDIVISION DATA SHEET

Proposed Zoning: RF-9 and RF-13

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	1.19 acres	
Hectares	0.48 hectares	
NUMBER OF LOTS		
Existing	1	
Proposed	4	
SIZE OF LOTS	RF-9	RF-13
Range of lot widths (metres)	9.37 m	12.0 m
Range of lot areas (square metres)	275.6 m ²	455.7 m ²
DENSITY		
Lots/Hectare & Lots/Acre (Gross)	8.33 uph / 3.36 upa	
Lots/Hectare & Lots/Acre (Net)	8.79 uph / 3.56 upa	
SITE COVERAGE (in % of gross site area)		
Maximum Coverage of Principal & Accessory Building	16.7	
Estimated Road, Lane & Driveway Coverage	12.6	
Total Site Coverage	29.3	
PARKLAND		
Area (square metres)	3267.2 m ²	
% 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	

SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING BYLAW No: _____ OF LOT 33 SECTION 10 TOWNSHIP 2 NEW WESTMINSTER DISTRICT PLAN 34406

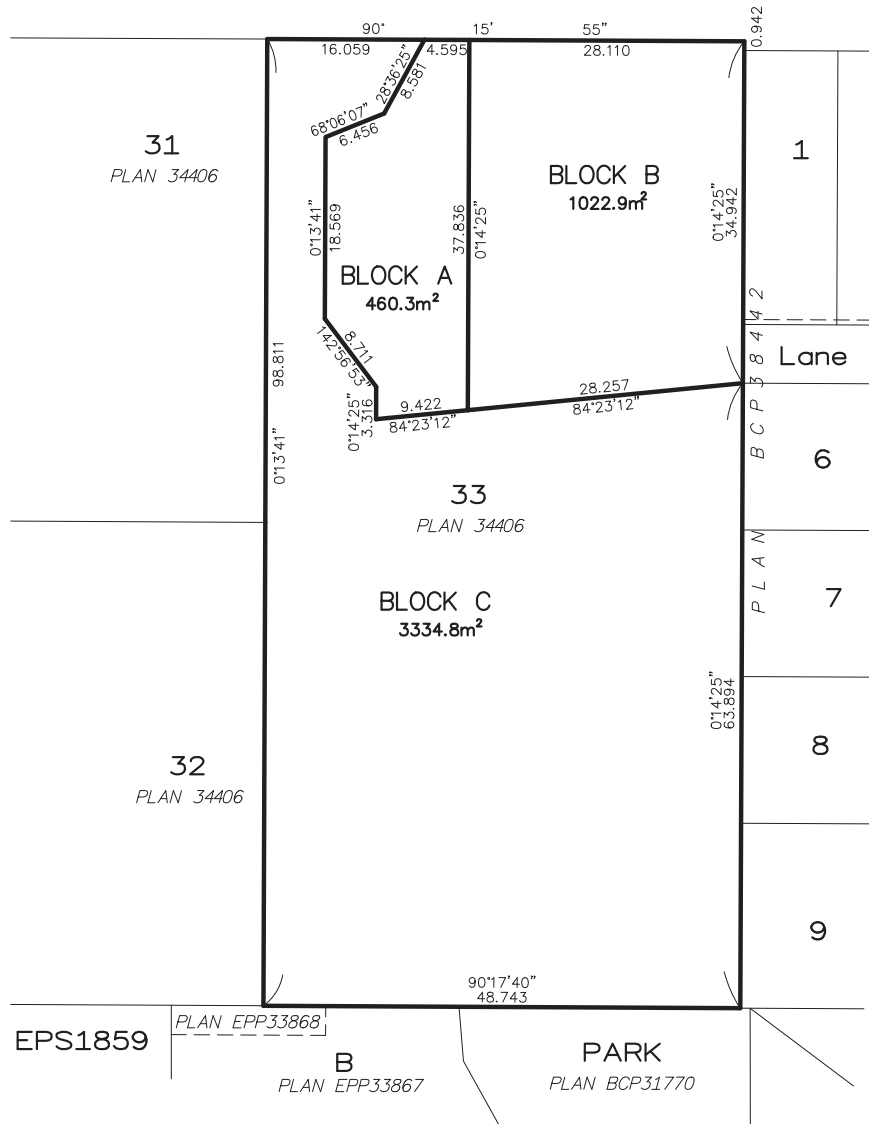
SCALE 1 : 500



Lot dimensions are derived from FIELD SURVEY.



60th Avenue



CERTIFIED CORRECT
DATED THIS 30th DAY OF November, 2017

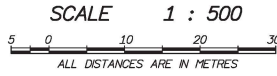
----- B.C.L.S. 906
M. Adam Fulkerson



**PROPOSED SUBDIVISION PLAN OF LOT 33
SECTION 10 TOWNSHIP 2 NEW WESTMINSTER
DISTRICT PLAN 34406**

DRAFT: NOV-6-2017

CIVIC ADDRESS:
14454 60th Avenue, Surrey, BC
007-086-172

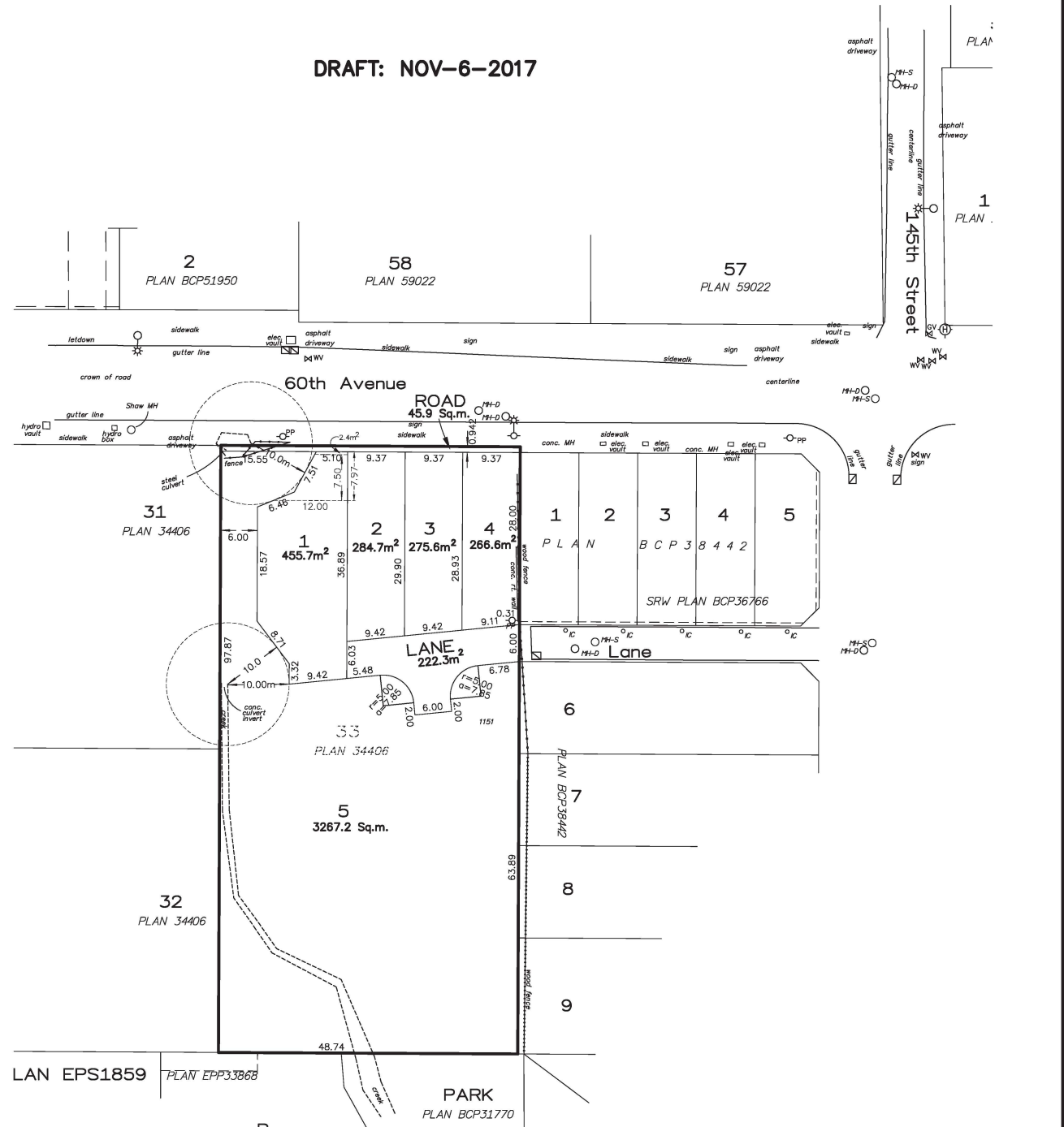


LEGEND

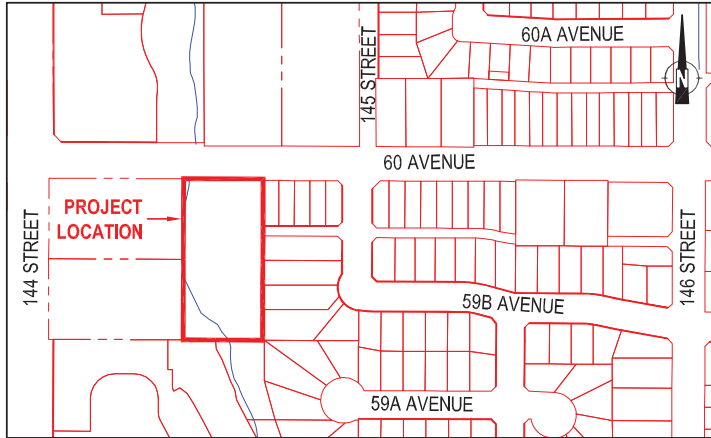
- DENOTES STANDARD IRON POST FOUND
- ⊕ DENOTES FIRE HYDRANT
- ⊞ DENOTES CATCH BASIN - TOP ENTRY
- ⊞ CB DENOTES CATCH BASIN - ROUND
- ⊕ PP DENOTES UTILITY POLE
- ⊕* DENOTES UTILITY POLE WITH LIGHT
- ⊕* DENOTES STREET LIGHT - DAVIT
- ⊕ WV DENOTES WATER VALVE
- ⊕ WM DENOTES WATER METER
- ⊕ GV DENOTES GAS VALVE
- ⊕ DENOTES GUY WIRE
- MH-S DENOTES SANITARY MANHOLE
- MH-D DENOTES STORM MANHOLE
- DENOTES TREE AND CANOPY EXTENT
- x DENOTES GROUND ELEVATION

Lot dimensions are derived from FIELD SURVEY.

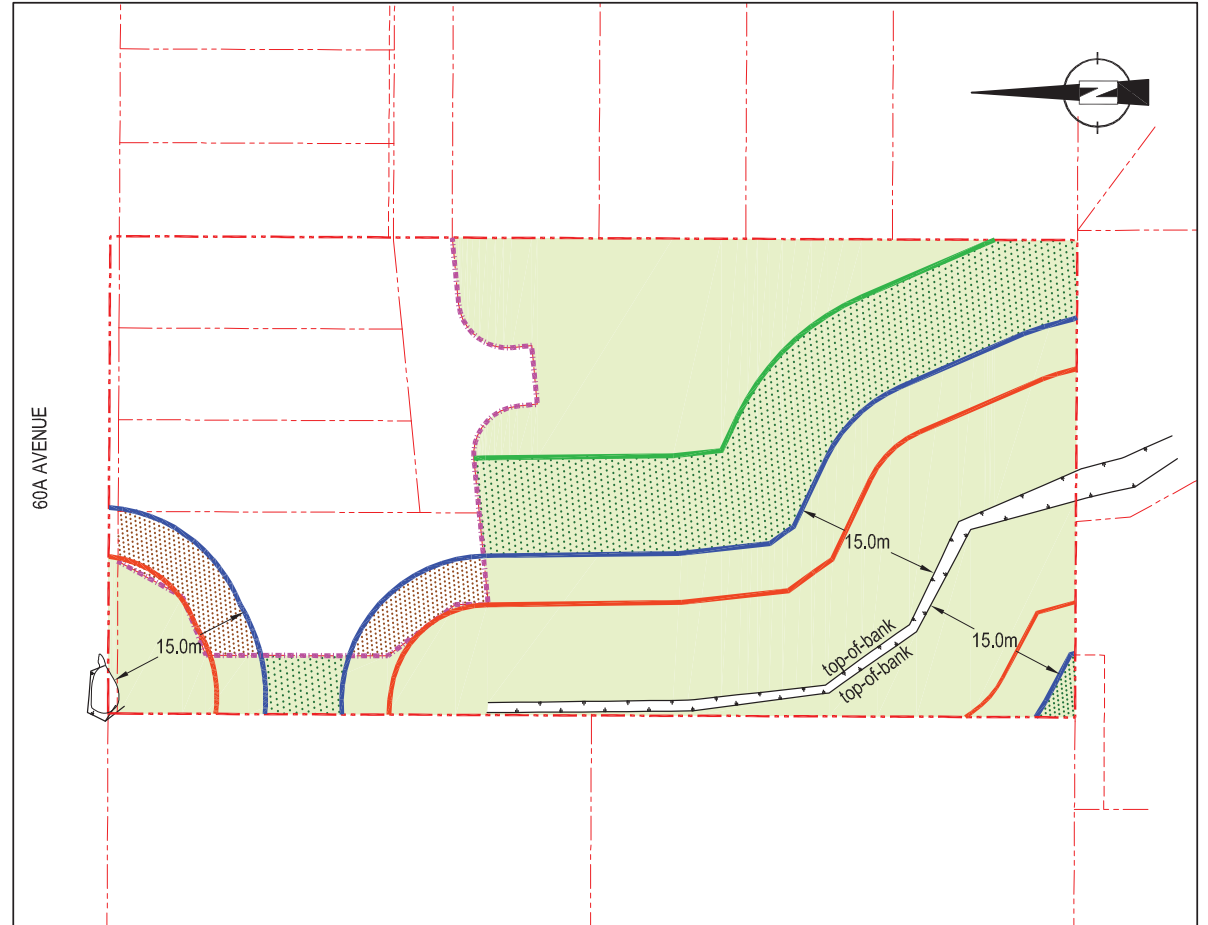
Tree diameters are taken at 1.4m above grade and are shown in cm. All trees 30cm and larger on project are shown. Refer to Arborist report(if one) for tree details.



LOCATION
SCALE 1:3000



PLAN
SCALE 1:500



LEGEND

- Zoning Bylaw Setbacks
- Zoning Bylaw Setbacks minus 5 m
- Zoning Bylaw Setbacks plus 10 m
- Proposed Setbacks
- Property Boundary
- Setback Reduction Area (166 m²)
- Setback Expansion Area (757 m²)
- Park Dedication (3,194 m²)

REFERENCE DRAWINGS

1. Email: 8255-Sub.dwg, Received April 20, 2017; Coastland Engineering.
2. 2014 Legal Base from City of Surrey.

BGK ENTERPRISES LTD.
Surrey, BC

14454 60 AVENUE
Surrey, BC



envirowest consultants inc.

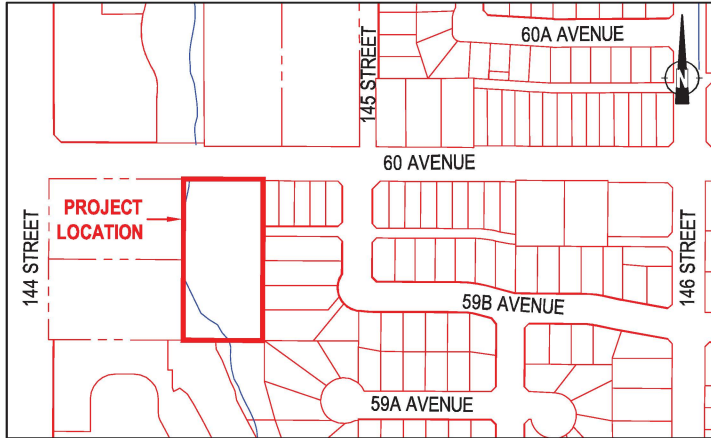
Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
facsimile: 604-944-0507

www.envirowest.ca

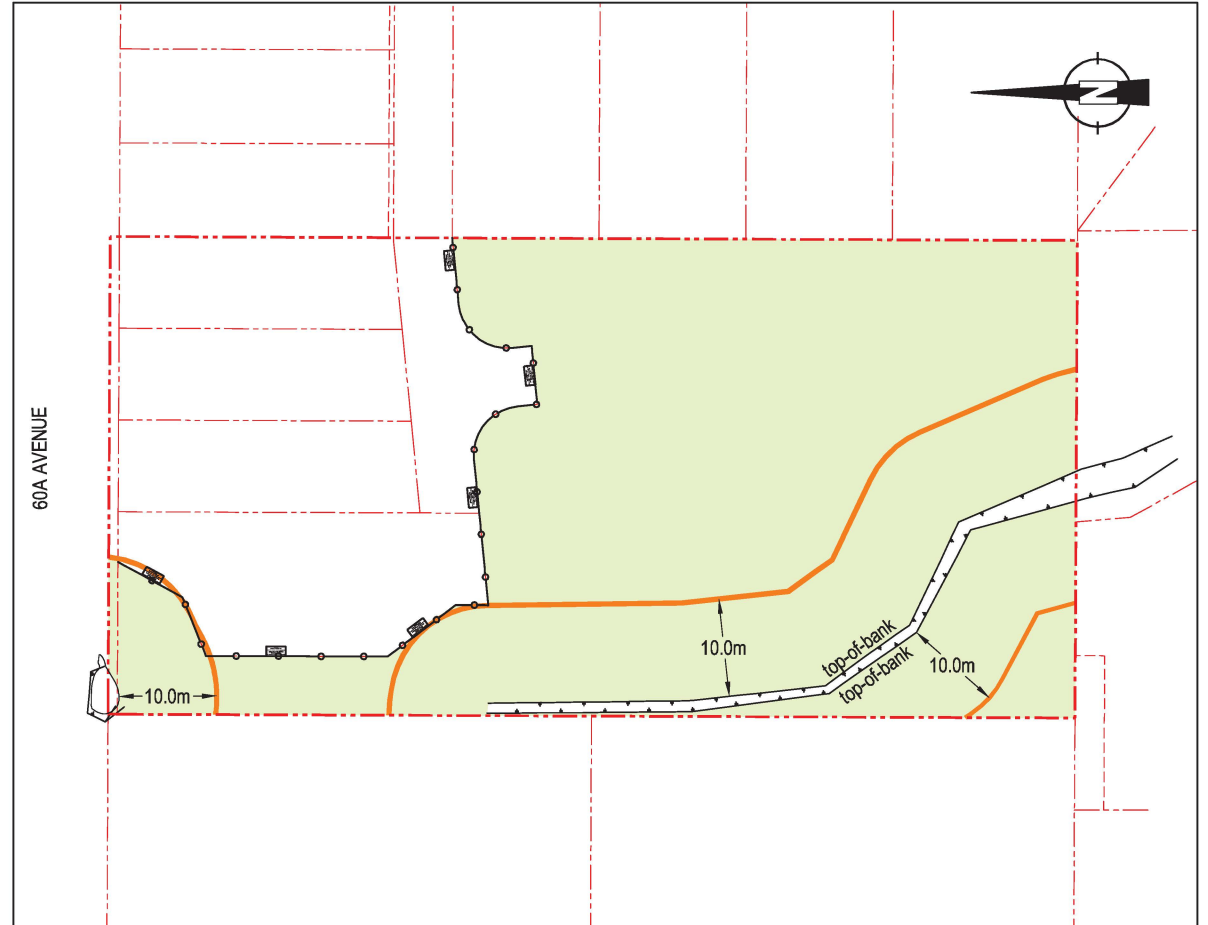
**ZONING BYLAW
FLEX SETBACKS**

DESIGN: PH	DRAWN: SCM	CHECKED: IWW	REVISION: 01	REVISION DATE: May 03, 2017
SCALE: As Shown	DRAWING NUMBER: 2298-01-02			
DATE: April 26, 2017				

LOCATION
SCALE 1:3000



PLAN
SCALE 1:500



LEGEND	
	Fence (at Property Line)
	RAR Setback
	Property Boundary
	Park Dedication
	Habitat Signage

REFERENCE DRAWINGS

1. Email: 8255-Sub.dwg. Received April 20, 2017; Coastland Engineering.
2. 2014 Legal Base from City of Surrey.

BGK ENTERPRISES LTD.
Surrey, BC

14454 60 AVENUE
Surrey, BC



envirowest consultants inc.

Suite 101 - 1515 Broadway Street
Port Coquitlam, British Columbia
Canada V3C 6M2
office: 604-944-0502
facsimile: 604-944-0507

www.envirowest.ca

PROPOSED SETBACK / DEDICATION

DESIGN: PH	DRAWN: SCM	CHECKED: IWW	REVISION: 00	REVISION DATE:
SCALE: As Shown			DRAWING NUMBER	
DATE: May 03, 2017			2298-01-03	

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

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

DATE: **November 27, 2017** PROJECT FILE: **7816-0451-00**

RE: **Engineering Requirements
Location: 14454 60 Avenue**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 0.942 m on 60 Avenue for ultimate 22.0 m wide Collector Road allowance.
- Dedicate 6.0 m width for Residential Lane, including a 6.0 m turnaround on the south side of the lane.


Works and Services

- Construct 60 Avenue boulevard with topsoil and sod.
- Construct 6.0 m wide lane and turnaround.
- Confirm downstream storm system capacity; upgrade if required.
- Construct storm drainage system to service the new lots and drain all fronting roads.
- Construct Low Pressure Sanitary system to service the proposed lots.
- Construct water, storm and sanitary service connection for each lot.
- Pay Drainage and Road Latecomers charges relative to projects 5910-0040-00-2; 6110-0040-00-1; and 6110-0040-00-2.

A Servicing Agreement is required prior to Rezone/Subdivision.

DEVELOPMENT PERMIT

There are no engineering requirements relative to issuance of the Development Permit, except the items listed above.


Tommy Buchmann, P.Eng.
Development Engineer

IK1



November-29-17
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 16 0451 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.

Goldstone Park Elementary was opened February 2014 to relieve the enrolment pressure at both Woodward Hill and Cambridge Elementary. As of September 2017, all three schools are currently severely overcrowded operating at 130% capacity or greater. It is important to look at all three of these schools when looking for available space in the area to accommodate growth as there is no space available at Goldstone Park. Previous enrolment management strategies applied to this family of schools have been to:

1. Change boundaries between the three schools to spread the enormous enrolment pressure on all three sites. The enrolment numbers this year have started to reflect the impact of these changes, however, the new growth in the area is still overwhelming each of these campuses.
2. Construct a new 200 capacity addition to Woodward Hill. This new addition, when it opens in 2019, will only reduce the current number of portables on site and will not address new growth in the coming years.
3. Reduce the French Immersion program to one kindergarten class from two at Woodward Hill. The impact of this change will take several years to begin to have an impact on making space available to regular stream students

Therefore, until the Ministry of Education approves the construction of a new 655 capacity elementary school in the area as requested by the District, the District will have to consider more drastic enrolment strategies which could include capping enrolment to local in-catchment demand where available at all three schools.

Because of the overcrowding at Goldstone Park, Woodward Hill and Cambridge, Sullivan Heights is also experiencing the same over crowding issues. The secondary school currently caps the amount of students the school can accept at each grade. In-catchment students that can not be accommodated at Sullivan are then placed in a high school that can accommodate them and their program needs.

As part of the District's 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a 700 capacity addition to the Sullivan Heights Secondary targeted to open September 2020. This project has yet to be approved for capital funding by the Ministry, therefore, delaying our targeted opening date.

SUMMARY
 The proposed 4 single family lots are estimated to have the following impact on the following schools:

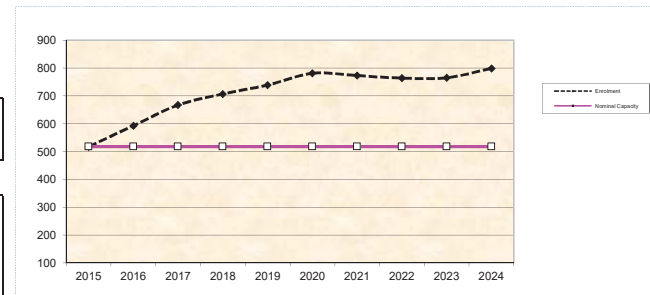
Projected # of students for this development:

Elementary Students:	1
Secondary Students:	1

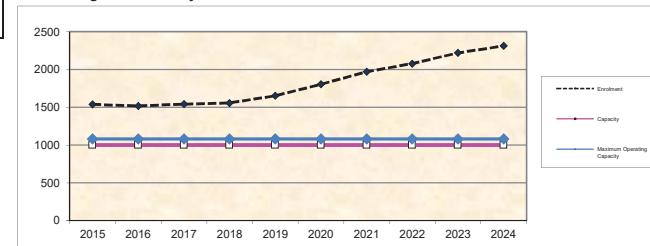
September 2017 Enrolment/School Capacity

Goldstone Park Elementary	
Enrolment (K/1-7):	100 K + 567
Nominal Capacity (K/1-7)	76 K + 442
Sullivan Heights Secondary	
Enrolment (8-12):	1540
Capacity (8-12):	1000
Maximum Operating Capacity*(8-12):	1080

Goldstone Park Elementary



Sullivan Heights Secondary



* Nominal Capacity is estimated by multiplying the number of enrolling spaces by 25 students. Maximum operating capacity is estimated by multiplying the number of enrolling spaces by 27 students.

BUILDING GUIDELINES SUMMARY**V.1.0**

Surrey Project no.: 16-0451 (S.Gill)
Property Location: 14454- 60 Avenue, Surrey, B.C

Design Consultant: Apex Design Group Inc.
 Ran Chahal, Architectural Technologist AIBC, CRD.ASTTBC
 #157- 8120 -128 Street, Surrey, BC V3W 1R1
 Off: 604-543-8281 Fax: 604-543-8248

The draft Building Scheme proposed for this Project has been files 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 area surrounding the subject site is an urban area built out in the 1960's-2010's. Most homes are simple "West Coast Traditional" style structures with habitable areas of between 1000-3000sf.

Most of the existing homes have mid to mid-massing characteristics with 100% of the homes having a one storey front entry.

Roof pitch varies from economical low pitch of 6/12 to a medium pitch of 8/12 common truss roofs with simple gables and common hips with Asphalt Roof Shingles being most common.

Wall surface materials are limited in the most part to one of the following: Vinyl (dominant), Hardi & Cedar. Almost half of the homes have brick or stone for an accent material. Accent trims are evident on most of the existing homes.

Landscaping is of a moderate planting standard with 44% of the homes having Asphalt driveways.

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

Most of the newer homes located in the study area have covered front verandas and would be encouraged to be constructed in any new home to be built in the future. Since the majority of the existing homes in the study area only 5-10 years old, a similar character will be maintained. The new homes will meet modern development standards especially with respect to overall massing and balance in each design and to proportional massing between individual elements. Trim and detailing standards and

construction materials standards will meet 2000's levels. Continuity of character will be ensured through style and home type restrictions as described below.

Dwelling Types/Locations:	"Two-Storey"	82.0%
	"Basement /Cathedral Entry"	0.00%
	"Rancher (Bungalow)"	18.0%
	"Split Levels"	0.00%

Dwelling Sizes/Locations: (Floor Area and Volume)	Size range:	52.0% under 2000 sq.ft excl. garage
		18.0% 2001 - 2500 sq.ft excl. garage
		30.00% over 2501 sq.ft excl. garage

Exterior Treatment /Materials:	Vinyl: 50.0% Hardi: 24.0% Cedar: 26.0%
	Brick or stone accent on 44.0% of all homes

Roof Pitch and Materials: Asphalt Shingles: 88.0% Cedar Shingles: 12.0%
Concrete Tiles: 0.00% Tar & Gravel: 0.00%
31.00% of homes have a roof pitch of less than 6:12 and
69.00% have a roof pitch of 7:12 and greater.

Window/Door Details: 100% of all homes have rectangular windows

Streetscape:A variety of simple "Two Story", 5-55 year old "West Coast Traditional" homes in a common urban setting. Roofs on most homes are simple low pitch common hip or common gable forms with Asphalt Roof Shingles is on most of the homes. Most homes are clad in Vinyl.

Other Dominant Elements: Most of the existing homes located in the immediate study area have covered front verandas.

2. Proposed Design Guidelines

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

The guidelines will ensure that the existing character of the homes are maintained with modestly sized Two-Storey, Bungalow and Split Level type homes are constructed to 2000's standard. Continuity of character will be achieved with restrictions permitting the use of compatible styles, roof forms and exterior construction materials. Landscapes will be constructed to a modern urban standard.

2.2 Proposed Design Solutions:

Dwelling Types:	Two-Storey, Split Levels and Ranchers (Bungalows).
Dwelling Sizes:	Two-Storey or Split Levels - 1400 sq.ft. minimum
Floor Area/Volume:	Basement Entry - 1400 sq.ft. minimum
	Rancher or Bungalow - 1400 sq.ft. minimum (Exclusive of garage or in-ground basement)

Exterior Treatment /Materials:	No specific interface treatment. However, all permitted styles including: “Neo-Traditional”, “Neo-Heritage”, “Rural-Heritage” or “West Coast Modern” will be compatible with the existing study area homes.
Exterior Materials /Colours:	Stucco, Cedar, Vinyl, Hardiplank, Brick and Stone in “Neutral” and “Natural” colours. “Primary” and “Warm” colours not permitted on cladding. Trim colours: Shade variation on main colour, complementary, neutral or subdued contrast.
Roof Pitch:	Minimum 6:12
Roof Materials/Colours:	Cedar shingles, Concrete roof tiles in a shake profile and asphalt shingles in a shake profile. Grey or brown only.
Window/Door Details:	Dominant: Rectangular or Gently arched windows.
In-ground basements:	Permitted if servicing allows.
Landscaping:	Trees as specified on Tree Replacement Plan plus min. 12 shrubs (min. 3 gallon pot size).
Compliance Deposit:	\$ 5,000.00

Summary prepared and submitted by:



Ran Chahal, Design Consultant
Architectural Technologist AIBC, CRD
Apex Design Group Inc.

October 22, 2017
Date

Table 4. Tree Preservation Summary

TREE PRESERVATION SUMMARY	
Surrey Project No:	Address Surrey, BC
Address:	14454 – 60 Avenue
Registered Arborist:	Trevor Cox, MCIP ISA Certified Arborist (PN1920A) Certified Tree Risk Assessor (43) 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)	61
Protected Trees to be Removed	43
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	18
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ____ X one (1) = 0	86
- All other Trees Requiring 2 to 1 Replacement Ratio 43 X two (2) = 86	
Replacement Trees Proposed	5
Replacement Trees in Deficit	81
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required:	
- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ____ X one (1) = 0	
- All other Trees Requiring 2 to 1 Replacement Ratio X two (2) = 0	
Replacement Trees Proposed	
Replacement Trees in Deficit	

Summary prepared and
submitted by:

Arborist



June 14,
2017

Date