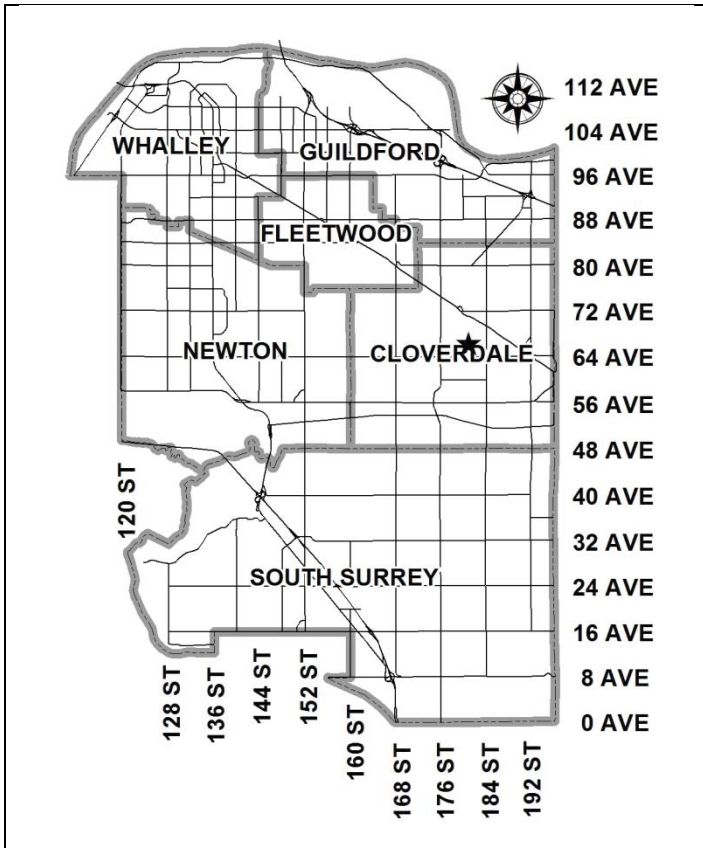


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7916-0713-00

Planning Report Date: July 10, 2017



**PROPOSAL:**

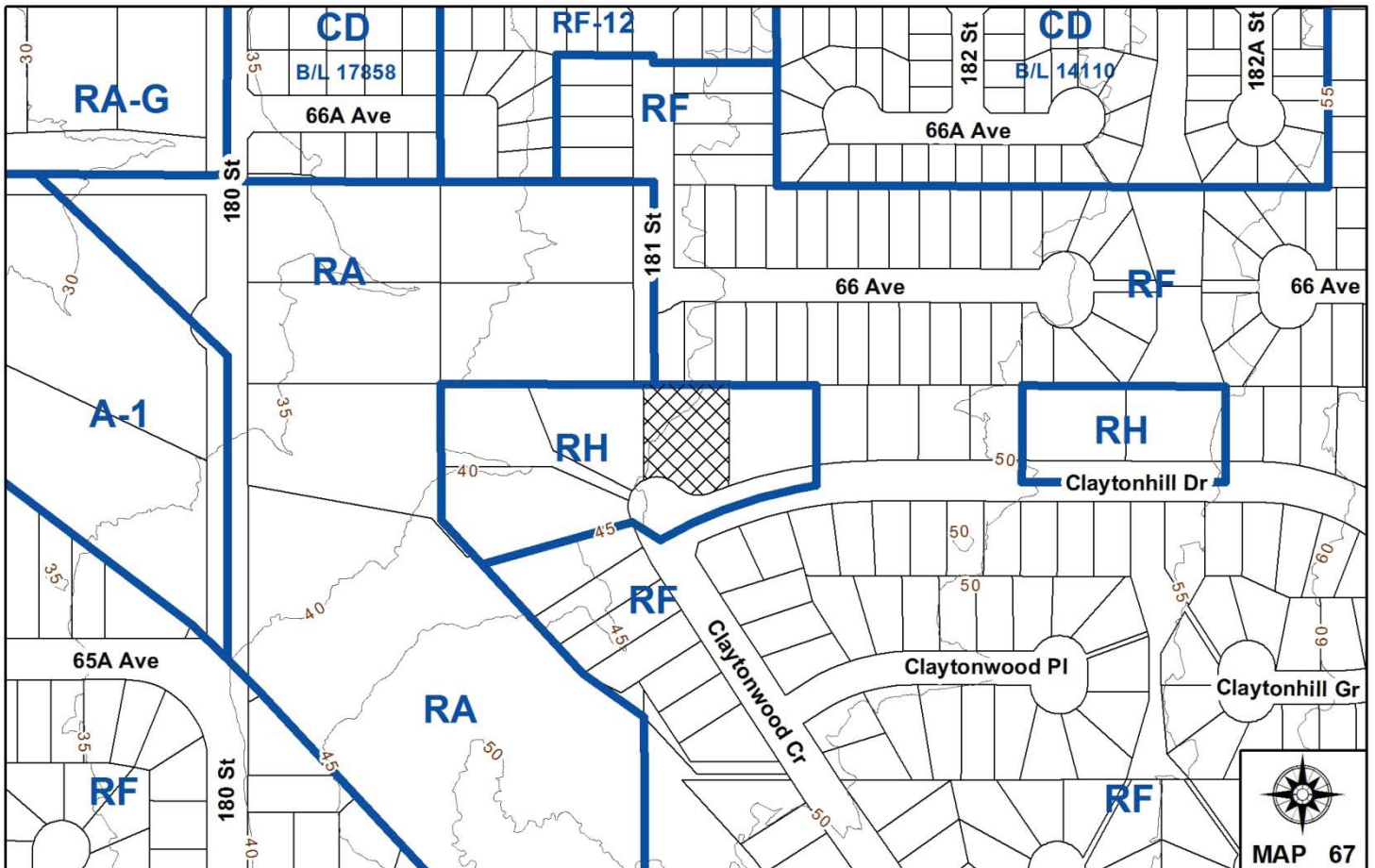
- **Rezoning** from RH to RF to allow subdivision into two (2) single family lots.

**LOCATION:** 18115 - Claytonhill Drive

**OWNER:** Syed Q Naqvi  
 Mukhar Zamina

**ZONING:** RH

**OCB 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.
- The proposed subdivision creates lots that are consistent with the pattern of development in the neighbourhood including the RF-zoned lots along both sides of Claytonwood Crescent and Claytonhill Drive.
- Complies with City Infill Policy No. O-30 pertaining to lot width.
- Provisions will be incorporated into the associated Building Scheme in order to enhance pedestrian safety through an "eyes on the walkway" approach for the existing walkway located along the west lot line of proposed Lot 1.

RECOMMENDATION

The Planning & Development Department recommends that:

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

REFERRALS

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

School District: **Projected number of students from this development:**

1 Elementary student at Don Christian Elementary  
1 Secondary student at Lord Tweedsmuir Secondary

(Appendix IV)

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

**Parks, Recreation & Culture:**

Parks have some concerns about the pressure this project will place on existing Parks, Recreation and Culture facilities in the neighbourhood. The applicant has volunteered a \$500/lot Parks Amenity Contribution and Parks has accepted this amount to address these concerns.

**SITE CHARACTERISTICS****Existing Land Use:**

Single family dwelling and small accessory building (to be demolished)

**Adjacent Area:**

<b>Direction</b>	<b>Existing Use</b>	<b>OCP Designation</b>	<b>Existing Zone</b>
North:	Single family dwellings	Urban	RF
East:	Single family dwelling	Urban	RH
South (Across Claytonhill Drive):	Single family dwellings	Urban	RF
West (Across Walkway):	Single family dwelling	Urban	RH

**DEVELOPMENT CONSIDERATIONS****Proposal and Context**

- The 2,089 square metre (0.52 acre) subject property is located at 18115 - Claytonhill Drive in Cloverdale. The site is designated Urban in the Official Community Plan (OCP) and is zoned "Half-Acre Residential Zone (RH)".
- 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 916 square metres (9,860 sq. ft.) in area while proposed Lot 2 is 992 square metres (10,678 sq. ft.) in area.
- The subject property is within an established single family area. Infill Policy No. 0-30 requires that the proposed lots should be similar in width to existing lots within the block and be a minimum of 16.5 metres (54 ft.) wide. The lot width of proposed Lots 1 and 2 are similar at 18.99 metres (62 ft.) to existing RF-zoned lots along Claytonhill Drive, which range in width from 18.0 metres (59 ft.) to 25.33 metres (83 ft.).
- 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.).

### Walkway Dedication

- The parent lot is currently encumbered by a 1.45 metre (5 ft.) wide municipal right-of-way for a public access walkway along the west (side) property line.
- The developer has agreed to dedicate a 4 metre (13 ft.) wide portion along the west lot line of proposed Lot 1 in order to accommodate the existing walkway.
- As part of the Building Design Guidelines for the proposed dwelling on Lot 1, a number of design features shall be incorporated to enhance safety and security along the existing walkway (see Neighbourhood Character Study and Building Scheme section).

### 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 while the majority of the existing "Neo-Traditional" or "West Coast Traditional" style homes in the surrounding area provide an appropriate standard for development, they do not reinforce desirable emerging trends. As such, the Building Scheme for the subject property will contain updated design standards appropriate for post-2016 RF-type lots.
- The Design Consultant has incorporated several provisions within the Building Scheme for a dwelling on proposed Lot 1 in order to address safety and the overall pedestrian experience on the adjacent walkway:
  - Fencing along the west lot line shall be view-permeable, consisting of black vinyl coated chain link, and shall be no more than 1.2 metres (4 ft.) in height;
  - No less than 15 shrubs of dwarf varieties only shall be planted along the fence on the west lot line, in order to protect lines of sight;
  - On the west side of a dwelling constructed on Lot 1, the projection at the main floor and upper floor level shall be no less than 2.4 metres (8 ft.), articulated with cladding materials compatible with cladding materials used on other wall faces on the front façade. The upper floor shall be set back from the main floor, thereby reducing apparent wall mass; and
  - On the west side of a dwelling constructed on Lot 1, an "eyes on the walkway" approach shall be used to design the structure in a manner that provides adequate window areas (not less than 3.72 square metres (40 sq. ft.) on west-facing walls), to ensure unobstructed views of the public walkway from high traffic rooms inside the dwelling.

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.
- The applicant proposes in-ground basements on both lots with less than 0.5 metre (1.6 ft.) of fill required. However, 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

Pre-notification letters were sent out on February 16, 2017 to 57 properties and the development proposal sign was installed on February 27, 2017. Staff received a response from the following one (1) respondent:

- One resident expressed concern about the loss of privacy between their property and both newly proposed lots due to the potential loss of the mature cedar hedge along the north (rear) property line.

*The applicant has voluntarily moved the proposed storm connection for Lots 1 and 2 further south. By relocating this connection, they have been able to ensure that the mature cedar hedge along the north lot line will be retained, which is reflected in the updated Arborist Report for the development.*

The Cloverdale Community Association (CCA) responded by email and has no objections to the proposal. However, their email outlined concern that the new lots with possible secondary suites will cause increased pressure on parking.

*Both lots can accommodate more than the 3 parking spaces required by the Zoning By-law for a house with a suite. On-street parking is also permitted on both sides of Claytonhill Drive.*

TREES

- Anne Kulla, ISA Certified Arborist of Huckleberry Landscape Design prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

**Table 1: Summary of Tree Preservation by Tree Species:**

Tree Species	Existing	Remove	Retain
<b>Deciduous Trees</b>			
Sugar Maple	2	0	2
Weeping Crabapple	1	0	1

Tree Species	Existing	Remove	Retain
<b>Coniferous Trees</b>			
Douglas Fir	1	1	0
Western Red Cedar	1	1	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>5</b>	<b>2</b>	<b>3</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>6</b>	
<b>Total Retained and Replacement Trees</b>		<b>9</b>	
<b>Contribution to the Green City Fund</b>		<b>\$0.00</b>	

- The Arborist Assessment states that there are a total of five (5) protected trees on the site. There are no Alder or Cottonwood trees. It was determined that three (3) 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 proposed alignment of the storm service connection for Lots 1 and 2 has been relocated in order to retain the existing shared cedar hedge along the north (rear) property line.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio requiring four (4) replacement trees. In accordance with the City's Tree Protection By-law for RF lots, the applicant will be required to plant a total of three (3) replacement trees for each RF lot, for a total of six (6) replacement trees.
- In summary, a total of nine (9) trees are proposed to be retained or replaced on the site with no required contribution to the Green City Fund.

#### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on December 19, 2016. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The subject site is located within an established neighbourhood.</li> <li>• The proposed rezoning and subdivision complies with the Urban designation in the Official Community Plan (OCP).</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• Secondary suites will be permitted on both lots, subject to meeting the zoning and building requirements for a secondary suite.</li> </ul>

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• By enhancing security along the walkway, the development encourages active modes of transportation.</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• The development incorporates Crime Prevention Through Enhanced Design (CPTED) principles, such as providing "eyes on the walkway".</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Pre-notification letters were distributed to nearby property owners and a Development Proposal Sign was installed on the subject property to provide development and contact information to the public.</li> </ul>

#### INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners, Action Summary and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines Summary
Appendix VI.	Summary of Tree Survey and Tree Preservation

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

RT/da



Information for City Clerk

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

- 1. (a) Agent:      Name:            Rajeev Mangla  
  Mainland Engineering Consultants Corporation  
                                  Address:       8363 - 128 Street, Unit 206  
  Surrey, BC V3W 4G1

2.       Properties involved in the Application

- (a)      Civic Address:        18115 - Claytonhill Drive
  
- (b)      Civic Address:        18115 - Claytonhill Drive  
          Owner:                 Mukhar Zamina  
                                      Syed Q Naqvi  
          PID:                    011-466-464  
          Lot 25 Section 17 Township 8 New Westminster District Plan 78214

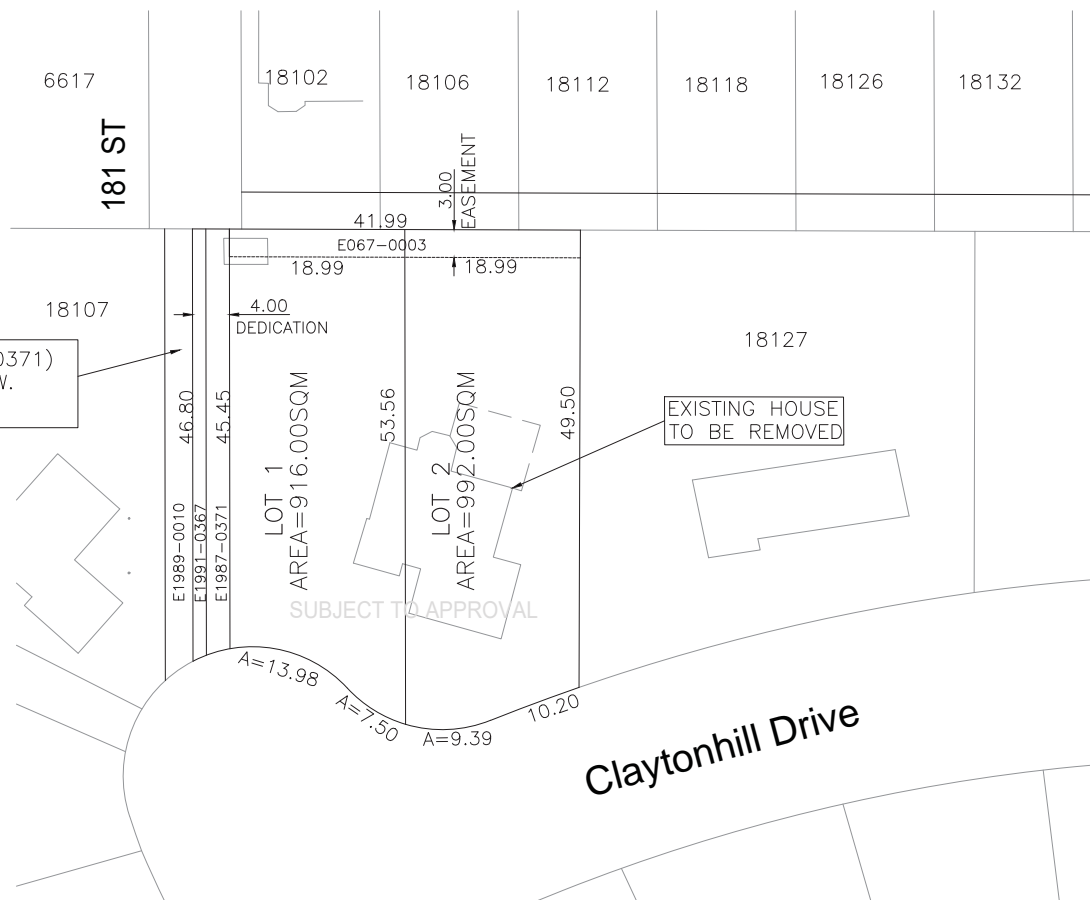
3.       Summary of Actions for City Clerk's Office

- (a)      Introduce a By-law to rezone the site.

## SUBDIVISION DATA SHEET

Proposed Zoning: RF

Requires Project Data	Proposed
<b>GROSS SITE AREA</b>	
Acres	0.5162
Hectares	0.2089
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	18.99 metres
Range of lot areas (square metres)	916 – 992 sq. m.
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	9.57 lots/ha. & 3.87 lots/ac.
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	40%
<b>PARKLAND</b>	
Area (square metres)	N/A
% of Gross Site	N/A
<b>Required</b>	
<b>PARKLAND</b>	
5% money in lieu	NO
<b>TREE SURVEY/ASSESSMENT</b>	
	YES
<b>MODEL BUILDING SCHEME</b>	
	YES
<b>HERITAGE SITE Retention</b>	
	NO
<b>FRASER HEALTH Approval</b>	
	NO
<b>DEV. VARIANCE PERMIT required</b>	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



EXISTING SANITARY R.O.W. (E1987-0371) AND EXISTING PUBLIC ACCESS R.O.W. (E1991-0367) TO BE DISCHARGED.

EXISTING HOUSE TO BE REMOVED

SUBJECT TO APPROVAL



METER SCALE

<b>NOTE:</b> 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.	<b>ZONING:</b> EXISTING ZONING: RH PROPOSED ZONING: RF <b>SITE AREA</b> GROSS SITE AREA: 2089.00sqm.	NO. 17 / MM / CD / DRN / CH.	<b>MAINLAND ENGINEERING DESIGN CORPORATION</b> UNIT 206 8363 128TH STREET SURREY, B.C. V3W 4G1 TEL: (604) 543 8044 FAX: (604) 543 8104 EMAIL: CIVIL@MAINLANDENG.COM	DEVELOPMENT/SITE LOCATION 2 LOT SUBDIVISION #18115 CLAYTONHILL DR, SURREY, B.C.	SEAL	SCALE N.T.S.	SURREY PROJECT NO. C1709	DRAWING NO. 1
		10 17/02/06 IG RM ISSUED FOR APPROVAL NO. 17 / MM / CD / DRN / CH. REVISION				DWG. NAME PRELIMINARY LAYOUT PLAN		



## INTER-OFFICE MEMO

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

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

DATE: **June 30, 2017** PROJECT FILE: **7816-0713-00**

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RE: **Engineering Requirements  
Location: 18115 Claytonhill Drive**

**REZONE/SUBDIVISION*****Property and Right-of-Way Requirements***

- dedicate 4.0-metre for the existing walkway.

***Works and Services***

- construct 1.5-metre concrete sidewalk along Claytonhill Drive;
- provide pedestrian lighting within the walkway;
- provide each lot with a storm, water, and sanitary service connection; and
- abandon storm, water and sanitary service connections to City specifications.

A Servicing Agreement is required prior to Rezone/Subdivision.

  
 For Rémi Dubé, P.Eng.  
 Development Services Manager

SK2



Planning March-17-17

**THE IMPACT ON SCHOOLS**

APPLICATION #: 16 0713 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.

The opening of Adams Road Elementary in the 2010-11 school year relieved previous overcrowding issues at Don Christian Elementary. A 10 classroom addition to Adams Road was completed in 2016. A new elementary school has received capital plan support in the West Clayton Area, which will serve part of the adjacent Clayton school catchment across Fraser Highway. The School District is also currently building a new secondary school: Salish Secondary (site #215) that will relieve overcrowding at Clayton Heights Secondary and Lord Tweedsmuir Secondary. The proposed residential development in this application will not have an impact on these projections.

**SUMMARY**

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

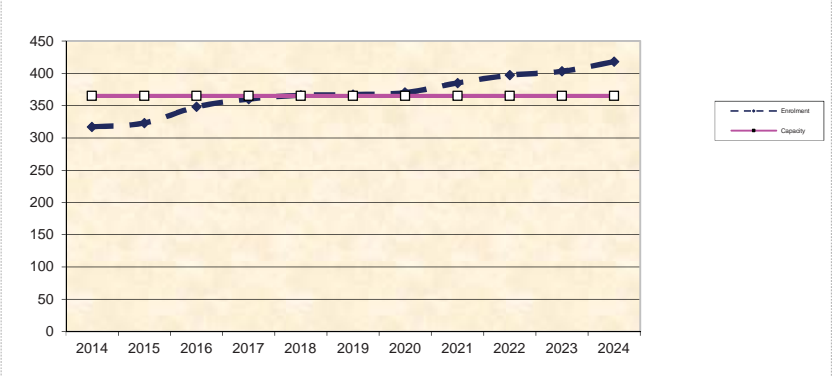
**Projected # of students for this development:**

Elementary Students:	1
Secondary Students:	1

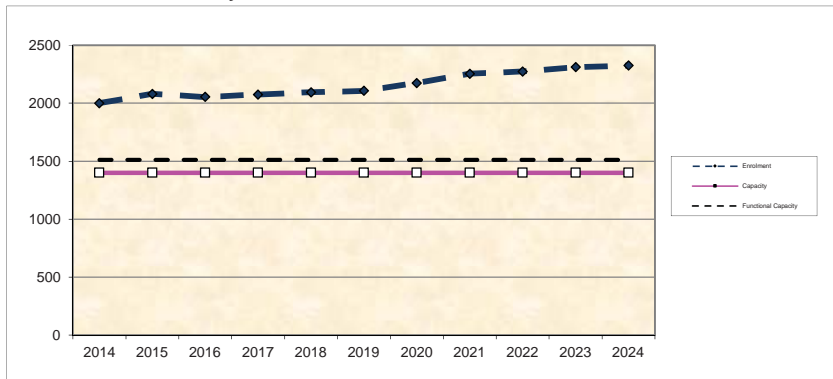
September 2018 Enrolment/School Capacity

<b>Don Christian Elementary</b>	
Enrolment (K/1-7):	42 K + 306
Capacity (K/1-7):	40 K + 325
<b>Lord Tweedsmuir Secondary</b>	
Enrolment (8-12):	2055
Nominal Capacity (8-12):	1400
Functional Capacity*(8-12):	1512

**Don Christian Elementary**



**Lord Tweedsmuir 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: 7916-0713-00  
Project Location: 18115 Claytonhill Drive, 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 intersection of Claytonhill Drive and Claytonwood Crescent, an area that was substantially built out in the late 1980's and early 1990's. Opportunities for additional development in this area are limited to subdivision of single larger RH lots into two RF lots, and there are only three or four such opportunities in this area. Therefore, the subject site should be considered to be an infill into an area in which the existing character is already established by a desirable housing stock with a remaining service life of at least 30 years (i.e. no opportunity to establish a new character).

Most homes are of a "large urban" (large RF lot) scale, with floor areas in the 2800 - 3550 sq.ft range, and all but two (one Bungalow and one Split Level) are Two-Storey type with living areas on the main floor and bedrooms on the upper floor. Most homes can be classified as "Neo-Traditional" or "West Coast Traditional", but other styles including "Rural Heritage" and "French Provincial" are evident.

Most homes are designed to a modern standard, with well balanced, consistently proportioned, architecturally interesting mid-scale massing characteristics in which the upper floor appears small in relation to the main floor. Most homes have a single storey high front entrance portico and many homes have a covered entrance veranda. Homes have 6:12 - 12:12 slope main common hip or common gable roofs with either a shake profile asphalt shingle roof surface (majority) or a cedar shingle roof surface, or a shake profile concrete tile roof surface. Gable ends are articulated with shingles or other wood detailing, or vertical wood battens. Homes are clad with vinyl siding and typically include a feature masonry accent. Most of the homes can be considered suitable "context homes".

Landscapes range from "modest" to "average" for large urban lots. Due to the age of the subdivision, most of the shrubs are now mature. Several of the lots contain mature hedges that dominate the front yard, and a few of the lots contain only a few shrubs. Existing landscaping is not recommended for use as context for the subject site.

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

- 1) **Context Homes:** There are many homes in this area that could be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. However, massing design, construction materials, and trim and detailing standards for new homes constructed in RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF zoned subdivisions, rather than to emulate specific components of the aforesaid context homes.
- 2) **Style Character :** Most homes can be classified as "Neo-Traditional" or "West Coast Traditional", but other styles including "Rural Heritage" and "French Provincial" are evident. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** Most homes are 2800 - 3550 sq.ft Two-Storey type, except two (one Bungalow and one Split Level). 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 2016 RF zone developments.
- 7) **Roof surface :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, and asphalt shingles. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. 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 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF bylaw. A provision is also recommended to allow slopes less than 6:12 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:** The streetscape overall has a consistent appearance in which homes of a similar scale, in a variety of compatible styles including "Neo-Traditional", "West Coast Traditional", "Rural Heritage" and "French Provincial" are set on large RF or RH zone lots. Homes have desirable mid-scale massing characteristics in which a smaller upper floor is concealed by roof structures extending up from the floor below. Most homes have a single storey high front entrance either as a stand-alone portico, or as a covered entrance veranda. Two homes have a 1 ½ storey front entrance. Both double and triple garages have been used in this area. Roof slopes range from 6:12 to 12:12, and a variety of roof surfaces have been used, including cedar shakes, shake profile asphalt shingles, and shake profile concrete roof tiles. A majority of homes are clad in vinyl with masonry accents. Stucco has been used on only one home. The colour range is restricted to neutral and natural hues only. Landscapes consist of sod, mature shrubs or hedges, and a street tree.

## 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 manifestations of "West Coast Contemporary" 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 2016's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.
- 

### 2.2 Proposed Design Solutions:

#### **Interfacing Treatment with existing dwellings)**

There are homes in this area that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2016) RF zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF zoned subdivisions, rather than to specifically emulate components of the aforesaid context homes.

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

- Roof Pitch:** Minimum 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.
- Roof Materials/Colours:** Cedar shingles, shake profile asphalt shingles with a raised ridge cap, shake profile concrete roof tiles, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code.
- In-ground basements:** 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 25 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:** April 16, 2017

**Reviewed and Approved by:**       **Date:** April 16, 2017

## Tree Preservation Summary

Surrey Project No:

Address: 18115 Claytonhill Drive, Surrey

Registered Arborist: Anne Kulla, Huckleberry Landscape Design

On-Site Trees	Numbers of Trees
<b>Protected Trees Identified</b> (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	5
<b>Protected Trees to be Removed</b>	2
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	3
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>• Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio one X one (1) = 1</li> <li>• All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 2</li> </ul>	4
<b>Replacement Trees Proposed</b>	<b>6</b>
<b>Replacement Trees in Deficit</b>	<b>0</b>
<b>Protected Trees to be Retained in Proposed [Open Space/ Riparian Areas]</b>	<b>0</b>

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

*Anne Kulla*

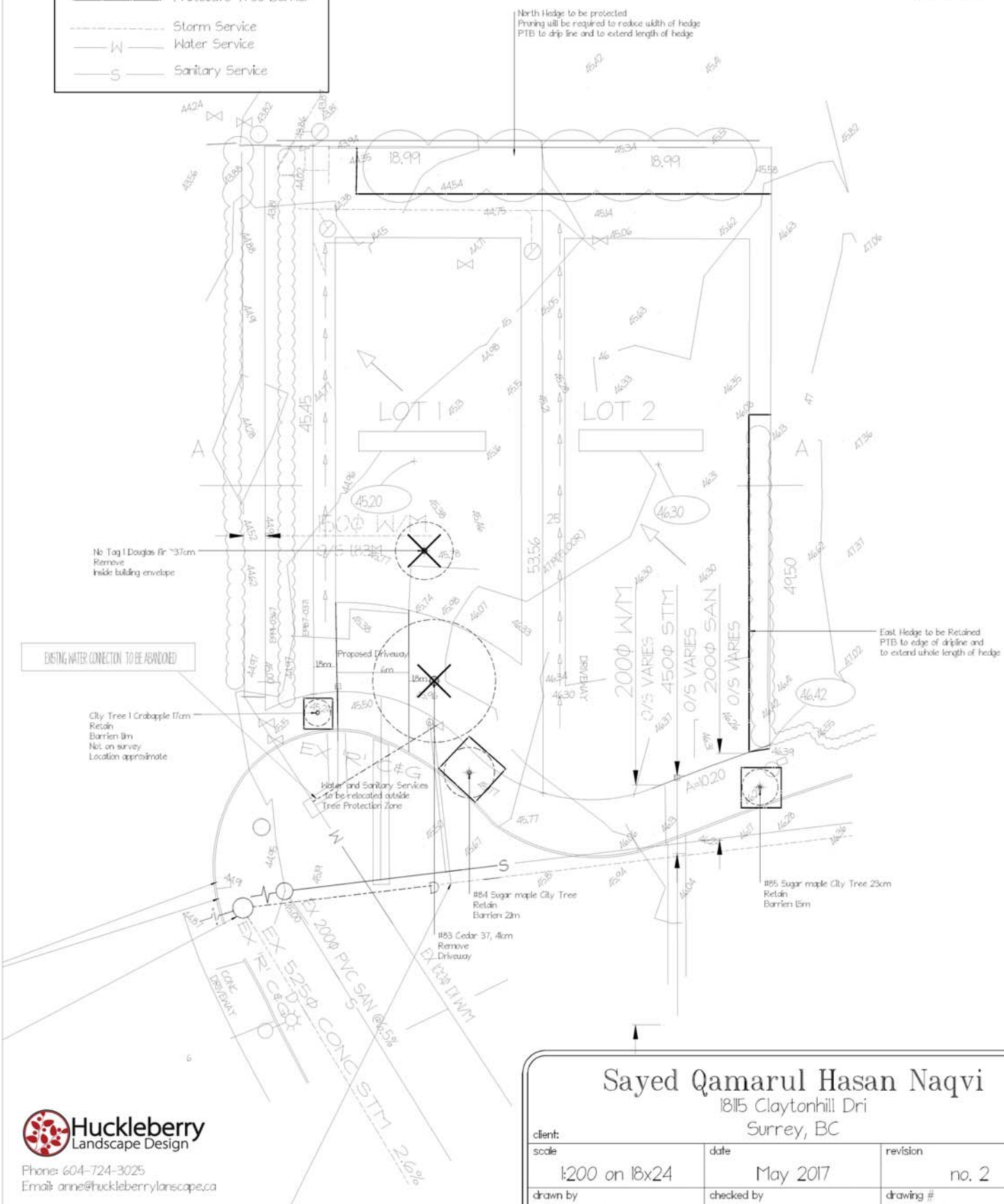
Summary, report and plan prepared and submitted by:

Legend

-  Retained Tree
-  Removed Tree
-  Critical Root Zone
-  Protective Tree Barrier
-  Storm Service
-  Water Service
-  Sanitary Service



North Hedge to be protected  
Pruning will be required to reduce width of hedge  
PTB to drip line and to extend length of hedge



**Sayed Qamarul Hasan Naqvi**  
1815 Claytonhill Dri  
Surrey, BC

client:	date:	revision:
scale:	May 2017	no. 2
1:200 on 18x24	checked by:	drawing #:
AKK		1 of 2