

City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0042-00

Planning Report Date: December 4, 2017

PROPOSAL:

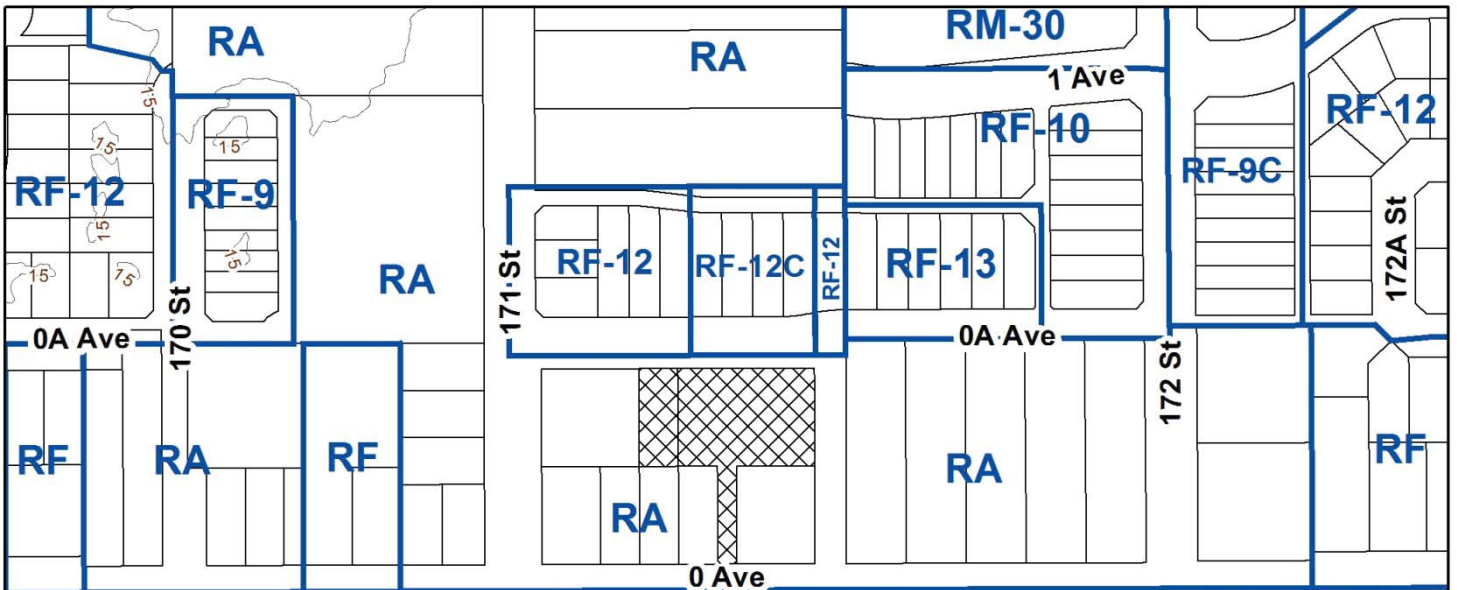
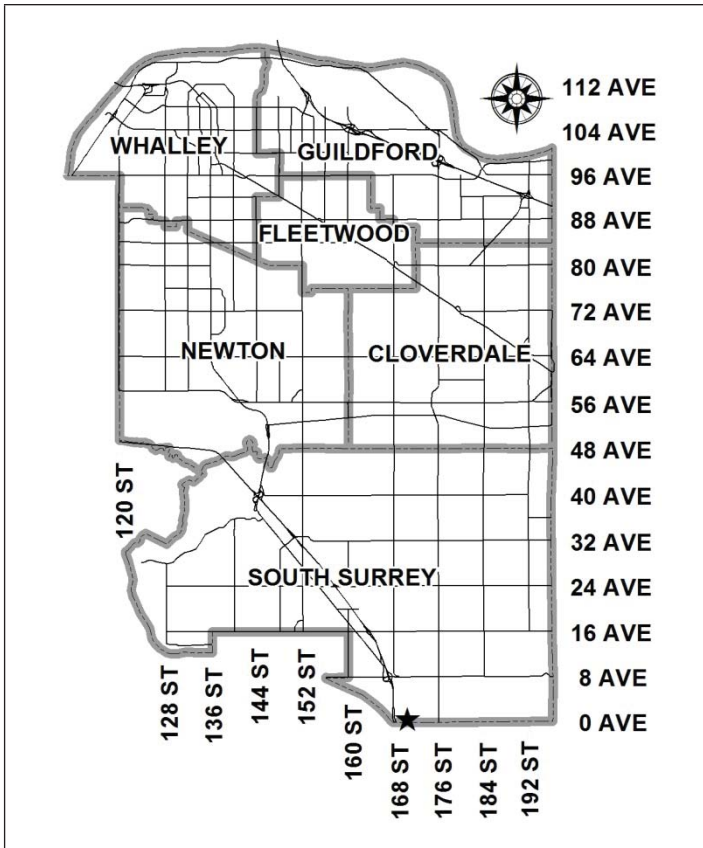
- **NCP Amendment** for a portion of the site from Urban Single Family (6 u.p.a.) to Single Family Residential Flex (6-14.5 u.p.a.)
- **Rezoning** from RA to RF-13 to allow subdivision into 5 single family lots

LOCATION: 17104 - 0A Avenue
 17117 - 0 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Single Family (6 u.p.a.)



USA

RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires a Neighbourhood Concept Plan (NCP) amendment to the Douglas NCP for a portion of the site.

RATIONALE OF RECOMMENDATION

- The proposed development complies with the OCP Designation for the site.
- The proposed NCP Amendment is consistent with the location and interface criteria of the Development Guidelines of the "Single Family Residential Flex" density option of the Douglas NCP.
- The proposed "Single Family Residential (13) Zone (RF-13)" lots are consistent with the "Single Family Residential (12) Zone (RF-12)", "Single Family Residential (12) Coach House Zone (RF-12C)", and RF-13 lots located to the north across oA Avenue, which were created under Development Applications 7906-0266-00 and 7916-0117-00.

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 (13) Zone (RF-13)" 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) submission of a landscaping plan and landscaping cost estimate to the specifications and satisfaction of the Planning and Development Department;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lot 5 until future consolidation with the adjacent property (17141 - oA Avenue);
 - (h) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lot 3 until future consolidation with the adjacent property (17105 or 17123 - o Avenue); and
 - (i) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.
3. Council pass a resolution to amend the Douglas NCP to re-designate a portion of the site from "Urban Single Family (6 u.p.a.)" to "Single Family Residential Flex (6-14.5 u.p.a.)" when the project is considered for final adoption, as shown on Appendix VII.

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 Halls Prairie Elementary School
 1 Secondary student at Earl Marriott 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 early 2019.

Parks, Recreation & Culture: Parks will accept 5% cash-in-lieu of parkland as part of this development application.

Ministry of Transportation & Infrastructure (MOTI): Preliminary approval granted for one year.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North (across oA Avenue):	Single family small lots	Urban/ Single Family Flex (6-14.5 u.p.a.)	RF-12 & RF-12C
East:	Single family dwellings	Urban/ Single Family (6 u.p.a.)	RA
South:	Single family dwellings	Urban/ Single Family (6 u.p.a.)	RA
West:	Single family dwelling	Urban/ Single Family (6 u.p.a.)	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The applicant proposes to amend the Douglas Neighbourhood Concept Plan (NCP) for a portion of the site from Urban Single Family (6 u.p.a.) to Single Family Residential Flex (6-14.5 u.p.a.). The proposed NCP Amendment is consistent with the location and interfacing criteria of the Development Guidelines of the "Single Family Residential Flex" density option of the Douglas NCP.
- The Douglas NCP was approved by Council in 1999. The nearby properties located east across 172 Street were rezoned (to RF-12, RF-9, and RF-9C) and subdivided under Development Application 7904-0411-00 as part of a 322 lot development, which involved the large majority of lands being re-designated from "Single Family Small Lot" (6 u.p.a.) to "Single Family Residential Flex" (6-14 u.p.a.) in conjunction with a major amendment to the Douglas NCP (Corporate Report L001, February 12, 2007)(detailed below).

- The proposed NCP amendment facilitates redevelopment of the subject property into small single family lots. While the proposed small lots deviate from the established RF-zoned development pattern between o Avenue and oA Avenue, the proposed RF-13 lots have areas exceeding 500 square metres (5,382 sq. ft.), which is significantly larger than the minimum 336 square metre (3,617 sq. ft.) RF-13 lot area requirement. Thus, these lots provide an appropriate transition between the small lot single family development located immediately to the north across oA Avenue, and the lands to the south along o Avenue, which are designated Urban Single Family. The proposed NCP amendment and small lot development pattern is further supported by the RF-10 lots located across 172 Street (to the east) proposed under Development Application No. 7916-0315-00, which received Third Reading on April 3, 2017.
- The proposed unit density of the development is 17.4 u.p.h (7 u.p.a). The proposed increase in density represents only 1 additional unit above what is currently permitted by the "Urban Single Family 6 u.p.a." designation.

Douglas Neighbourhood Concept Plan Amendments

- Between December 2004 and December 2006, 10 development applications proposing to amend the Douglas NCP and permit small-lot (RF-9 and RF-12) zoning were received by the Planning & Development Department. In response, Council authorized the addition of a new NCP designation titled "Single Family Residential Flex" (6 - 14.5 u.p.a.) to the Douglas NCP, as detailed in Corporate Report Loo1 dated February 12, 2007. Subsequently, the majority of lands within the Douglas NCP that were under development application at this time were amended to this new designation.
- As the aforementioned NCP amendments were development application driven, only those properties which were part of active development applications at the time were included. Those properties that were not a part of the amendment process and development applications retained their existing NCP designation.
- The Single Family Residential Flex designation is subject to a number of Development Guidelines with respect to both location and interfacing characteristics, as highlighted in Appendix C of the 2007 Corporate Report.
- The proposed NCP amendment meets the aforementioned Development Guidelines, as follows:
 - The proposed development is complementary to and consistent with adjacent types of housing;
 - The proposed development is not adjacent to Suburban designated lands;
 - Typical pre-notification process was followed and is detailed in this report; and
 - The applicant will be required to pay NCP amenity contributions on a per unit basis consistent with the Douglas NCP adopted by Council.

DEVELOPMENT CONSIDERATIONS

Context

- The subject properties are located at 17104 oA Avenue and 17117 - o Avenue and are zoned "One-Acre Residential Zone (RA)", designated "Urban" in the Official Community Plan (OCP), and designated "Urban Single Family (6 u.p.a.)" in the Douglas Neighbourhood Concept Plan.
- The proposed subdivision is bounded by single family small lot RF-13, RF-12 and RF-12C zoned lots to the north, and single family RA-zoned lots to the south, east, and west.

Current Proposal

- The applicant proposes to amend the Douglas NCP for a portion of the subject property from "Urban Single Family" (6 u.p.a.) to "Single Family Residential Flex" (6 – 14.5 u.p.a.) and rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" in order to permit subdivision into 5 lots. (Appendix II).
- The proposed RF-13 lots meet the minimum width and exceed the minimum depth and area requirements of the RF-13 Zone (Type II). Proposed lot areas exceed 500 square metres (5,382 sq. ft.), which greatly exceeds the minimum 336 square metre (3,617 sq. ft.) RF-13 lot area requirement.
- The applicant will be required to register a no-build restrictive covenant for a portion of Lot 5 to protect the future subdivision potential of the properties to the east (17141-oA Avenue).
- The access to the subject properties is currently from the south by way of a 38 metre long (125 ft.) driveway extending from o Avenue. The proposed Type II RF-13 lots will be accessed directly from oA Avenue and will not have a rear garages or access off of a lane.
- The portion of the property that is now the driveway is proposed to be hooked to Lot 3. This remnant piece of land could potentially be consolidated with properties to the south as part of a future development application, however, this is not proposed at this time.
- To help ensure that an appropriate interface with the neighbouring properties located to the east and west of the existing driveway, the applicant will be required to maintain the existing hedgerows that currently bound the driveway and to close off the access to o Avenue with a fence or landscaping. The applicant will be required to submit an arborist report and landscaping plan to the specifications and satisfaction of the Planning and Development Department. In addition, the applicant will be required to register a no-build restrictive covenant over this portion of the lot until future consolidation with the adjacent properties.

Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and found that the emerging character of the area can be described as "Neo-Traditional", "Neo-Heritage", "Heritage", and "Colonial" styles. Overall, these new homes provide ideal architectural context for the subject site. New homes constructed at the subject site will be similar in theme, representation and character to those homes described above, subject to updating of standards over time.
- The proposed Guidelines have been reviewed by staff and found to be generally acceptable. A summary is contained in Appendix VI.

Proposed Lot Grading

- In-ground basements are proposed for all lots based on the lot grading plan (prepared by WSP Canada Inc.). Basements will be achieved with minimal cut or fill. The grading information provided has been reviewed by staff and found acceptable.

PRE-NOTIFICATION

- Pre-notification letters were mailed to the owners of 24 houses within 100 metres (330 ft.) of the subject site on August 22, 2017, and the project was referred to the Little Campbell Watershed Society (LCWS) for review and comment. A Development Proposal Sign was installed in front of the property on September 11, 2017. To date, the Planning and Development Department has received one (1) email concerning the project.
- 1 respondent had questions regarding the treatment of the existing driveway and 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. The applicant will be required to retain the existing hedgerows, close off the access to o Avenue using fencing or landscaping, and a no-build restrictive covenant will be required over this portion of Lot 3 until future consolidation with the adjacent properties.)

- The Little Campbell Watershed Society (LCWS) expressed the following concerns regarding the proposed development:
 - The proposed NCP amendment may set a precedent for future plan amendments in this area of the Douglas NCP. LCWS is concerned that the proposed amendment and any future amendments that add additional density could trigger a change in the Integrated Stormwater Management Plan (ISMP) for the area that would require future water flows to be diverted to the river, rather than to the ocean. The LCWS suggested that a review of the ISMP should be a pre-requisite for any NCP amendments that propose additional unit density.

(This site is located in the Douglas NCP and ultimately drains to Semiahmoo/Boundary Bay. There is no overflow into the Little Campbell River at this location. However, the

increase in lot coverage of the proposed small lots(RF-13 lots) made possible by the proposed NCP amendment will result in more runoff entering the downstream storm drainage system and could affect the existing outfall and trunk sewers downstream to the bay.).

- The greater density facilitated by the proposed NCP amendment will result in fewer opportunities for tree retention. A greater tree canopy aides in natural storm water treatment.

TREES

- Vanessa Melney, ISA Certified Arborist of Mike Fadum and Associates 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
Alder and Cottonwood Trees			
Alder & Cottonwood	6	6	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Bitter Cherry	1	1	0
English Oak	1	1	0
Willow	1	0	1
Coniferous Trees			
Sitka Spruce	15	13	2
Western Red Cedar	5	3	2
Total (excluding Alder and Cottonwood Trees)	23	18	5
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees		14	
Contribution to the Green City Fund		\$13,200	

- The Arborist Assessment states that there are a total of 23 protected trees on the site, excluding Alder and Cottonwood trees. Six (6) existing trees, approximately 21% of the total trees on the site, are Alder and Cottonwood trees. It was determined that 5 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.
- 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 42 replacement trees on the site. Since only 9 replacement trees can be accommodated on the site (based on an average of 2trees per lot), the deficit of 33

replacement trees will require a cash-in-lieu payment of \$13,200 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In summary, a total of 14 trees are proposed to be retained or replaced on the site with a contribution of \$13,200 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on February 1, 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 properties are located within the Douglas NCP area. • The proposed development is consistent with the land use designation in the OCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The permitted unit density under the NCP designation is 6 u.p.a. (14.83 u.p.h.). • The proposed unit density of the development is 17.4 u.p.h (7.0 u.p.a).
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates the following rain water management design considerations: dry swales, natural landscaping, and sediment control devices. • Recycling pickup will be available.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • n/a
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)	<ul style="list-style-type: none"> • n/a

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

Appendix I.	Lot Owners and Action Summary (Confidential) and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV	School District Comments
Appendix V	Building Design Guidelines Summary
Appendix VI	Summary of Tree Survey and Tree Preservation
Appendix VII	Proposed NCP Amendment Map

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

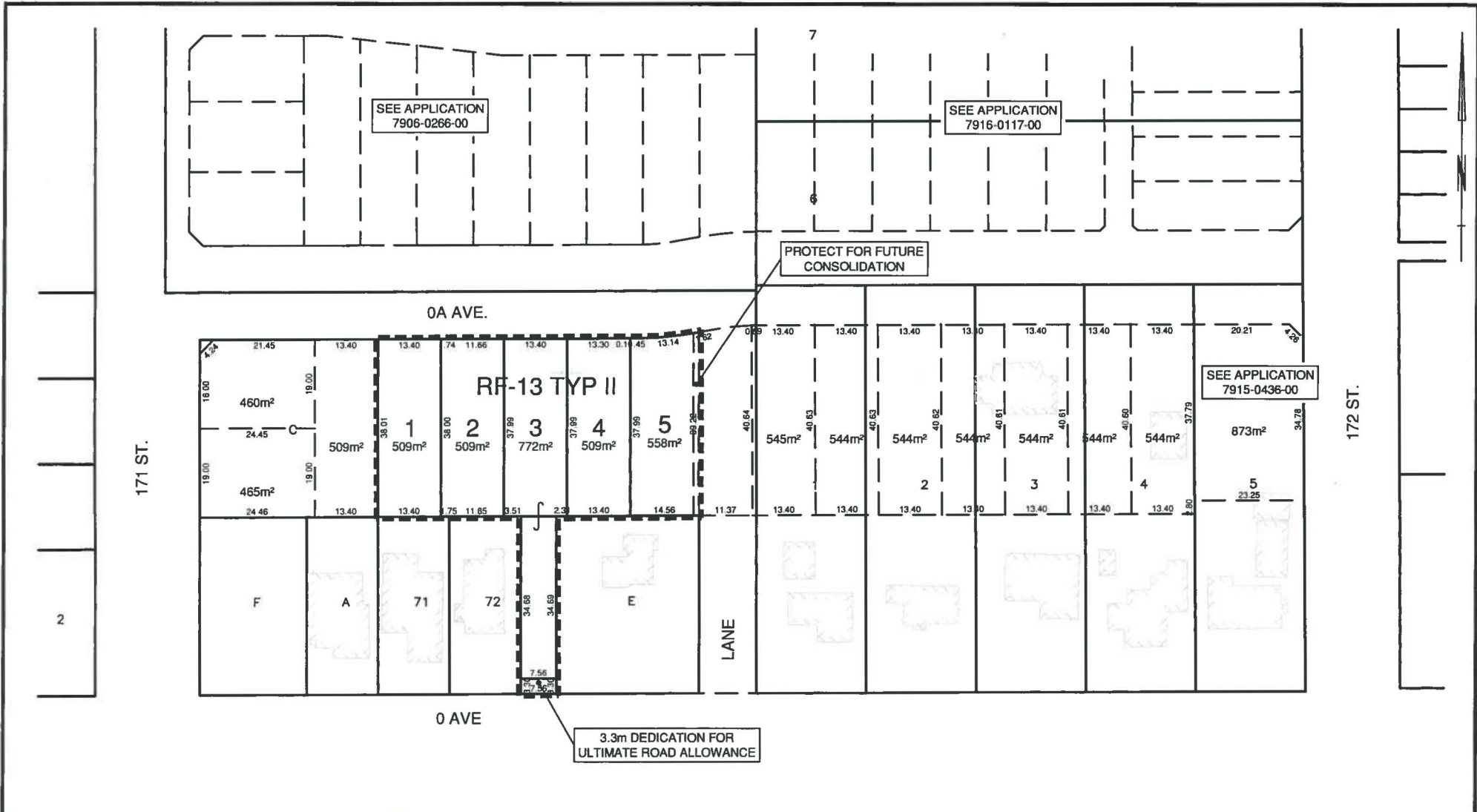
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APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	0.71 acres
Hectares	0.28 hectares
NUMBER OF LOTS	
Existing	2
Proposed	5
SIZE OF LOTS	
Range of lot widths (metres)	13.4 m
Range of lot areas (square metres)	509 m ² to 558 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	17.4 lots/ha / 7.0 lots/ac
Lots/Hectare & Lots/Acre (Net)	17.4 lots/ha / 7.0 lots/ac
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	12%
Total Site Coverage	62%
PARKLAND	
Area (square metres)	n/a
% of Gross Site	
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



Area Concept Plan 'B'
 Landstar Projects Ltd.
 17104 0A Avenue & 17117 0 Avenue

WSP WSP CANADA INC.
 #300 - 85 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 CANADA V3L 5P5
 TEL: 604-825-4651 / FAX: 604-825-6715
 www.wsp.com



JANUARY 2017 161-03383-00

INTER-OFFICE MEMO

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

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

DATE: **November 30, 2017** PROJECT FILE: **7817-0042-00**

RE: **Engineering Requirements
Location: 17104 0A Ave and 17117-0 Ave.**

NCP AMENDMENT

The following issues are to be addressed as a condition of the NCP Amendment:

The applicant is advised that the increase in land usage from RF to proposed RF-13 will result in more runoff entering the downstream storm drainage system and could affect the existing outfall and trunk sewers downstream to the bay. The applicant is proposing a NCP amendment and is required to review the downstream system and confirm the drainage system has the capacity for RF-13 lots for the area of 0 Ave to 0A Ave, from 171 St to east of 172 St.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 3.3 metres fronting 0A Avenue.
- provide 0.5 metre ROWs fronting 0A and 0 Avenue for service connections.
- contact the Realty Division at 604-598-5700 to initiate the closure/purchase of this road/lane dedication.

Works and Services

- construct south half of 0A Avenue to a through local standard complete with asphalt pavement barrier curb, concrete sidewalk, street lights and street trees.
- construct north half of 0 Avenue to a local standard complete with asphalt pavement barrier curb, concrete sidewalk, street lights and street trees.
- provide service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.
Development Engineer

LR1

NOTE: Detailed Land Development Engineering Review available on file



September-21-17
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0042 00

SUMMARY

The proposed 6 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 2018 Enrolment/School Capacity

Hall's Prairie Elementary	
Enrolment (K/1-7):	33 K + 106
Capacity (K/1-7):	20 K + 100
Earl Marriott Secondary	
Enrolment (8-12):	1856
Nominal Capacity (8-12):	1500
Maximum Operating Capacity*(8-12):	1620

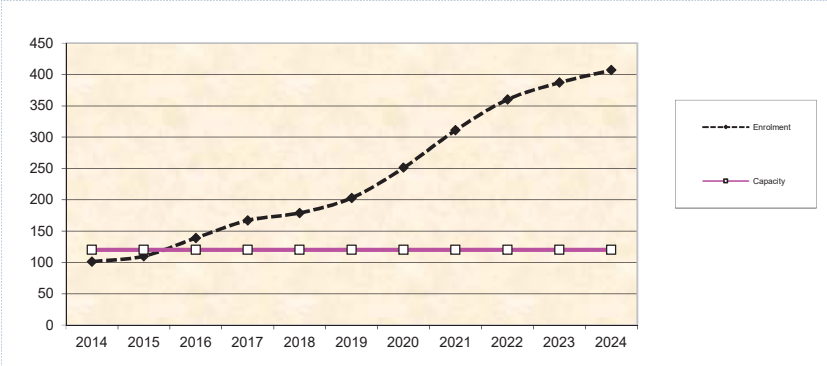
School Enrolment Projections and Planning Update:

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

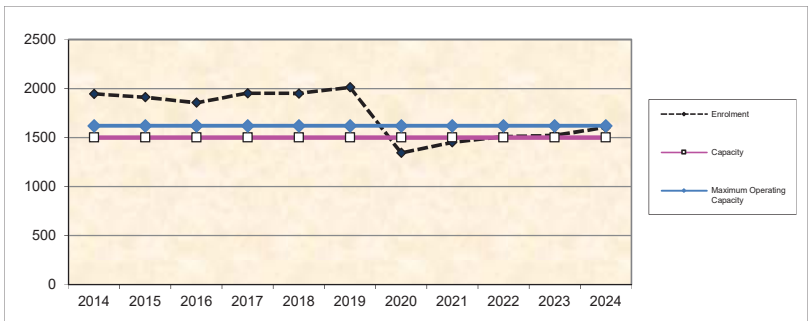
Hall's Prairie is currently over capacity. Much of the in-catchment student population attends other nearby neighbourhood schools as cross boundary students. As the existing site for Hall's Prairie is not large enough to accommodate a significant addition, the 2018/19 Capital Plan submission, prepared by School District No. 36 (Surrey), is requesting a new elementary school to be built in the Douglas Area which will relieve the pressure at Hall's Prairie. The District is anticipating a project funding approval announcement from the Ministry of Education sometime in early 2018.

Earl Marriott Secondary also exceeds its capacity. A new Grandview Area Secondary School is currently in the design stage and is targeted to be open in the Fall 2020. The new secondary school will relieve the enrollment demand on Earl Marriot. Please note in the graph below that once new Grandview Area Secondary school is open, Earl Marriott is projected to operate just below or at built capacity of the school.

Hall's Prairie Elementary



Earl Marriott 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

Surrey Project no: 17-0042-00
Project Location: 17104 - 0A Ave., and 17117 - 0 Ave., 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 emerging character in this area of Douglas has been defined by homes comprising an area-defining 325 lot development identified as Surrey Project number 7904-0411-00. The building scheme for the 325 lot site contains regulations applying to a variety of zonings including RF-9C, RF-9, RF-12, RF, RH, and CD, and guidelines for the 325 lot site have served to provide "regulations context" for the dozens of new sites that followed the approval of the 325 lot site. All homes are Two-Storey type, and all can be described as "Neo-Traditional", "Neo-Heritage", "Heritage", and "Colonial" styles. All new homes in this area have desirable mid-scale massing characteristics with purposely reduced upper floor massing. All of these new homes have well balanced, correctly proportioned massing designs. Most have a one storey well identified covered front entrance veranda. A desirable feature of the massing design is that the garage is recessed at least 1.0 metres (and usually 2.0 metres) behind the front entrance, resulting in garages which are subdominant to other features on the front of the home.

Most roof structures in this 325 lot context site are comprised of a main common hip roof and two or more street facing feature gable projections at roof slopes ranging from 8:12 to 12:12. Roofs are surfaced with high quality shake profile asphalt shingles accompanied by a pre-formed (manufactured) raised ridge cap. Roof colours are in a relatively narrow range from "Weathered wood" to charcoal grey and black.

Vinyl is not permitted in this area. The vast majority of homes are configured with Hardiplank siding in a horizontal lap application. Colour schemes are relatively bold compared to most "earth-tone and neutral-hue" subdivisions. Colonial red, blue, and green have been used, usually with bold white trim. Many homes have a stone feature veneer. Gable ends are articulated with either wood wall shingles, or with 1x4 wood battens over Hardipanel. Furred out wood posts and/or solid wood posts and timbers have been used on most homes. Trim and detailing standards are considered high in relation to standards used in most new subdivisions.

Overall, these new homes provide ideal architectural context for the subject site. New homes constructed at the subject site should be similar in theme, representation and character to those homes described above, subject to updating of standards over time.

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

- 1) **Context Homes:** With the exception of one home at 58 - 171 Street which provides style and massing context (but not construction materials context), there are no context homes in the immediate area. Context will be derived instead from the aforesaid 325 lot area defining site. The recommendation therefore is to adopt standards commonly found in the 325 lot site and in other post year 2015 RF-12 and RF-13 zoned subdivisions in Douglas, rather than to specifically emulate the aforesaid context home.
- 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 other compatible styles as determined by the design consultant. Note that style range is not specifically restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types :** There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme. It is expected that all new homes constructed at the subject site will be Two-Storey type.
- 4) **Massing Designs :** Massing designs should meet new standards for RF-13 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 :** 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 :** This is an estate quality area in which high value homes have been constructed with high quality cladding materials. Vinyl is a low cost utility cladding material that is well suited to areas where affordability is an objective. This is not the case here, as all lots and new homes will be of high value and estate quality. Vinyl therefore, is not recommended.
- 7) **Roof surface :** This is area in which most homes have asphalt shingle roofs. It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs also permitted.
- 8) **Roof Slope :** The recommendation is to set the minimum roof slope at 7:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 7:12 slope may be required to meet maximum height as specified in the RF-13 bylaw. A provision is also recommended to allow slopes less than 7:12 where it is

determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

Streetscape: The housing stock surrounding the subject site is comprised of old urban Bungalows, Split Levels and Two-Storey type homes ranging in age from 30 - 65 years. None of the homes provide ideal context. A more relevant streetscape is that of the 325 lot site to the east and north in which homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes all have 1 - 1 ½ storey high front entrances. Main roof forms are common hip or common gable at an 8:12 slope. All homes have common gable projections articulated with either cedar shingles or with hardiboard and 1x4 vertical wood battens. All homes have a shake profile asphalt shingle roof, and high quality cladding materials (which do not include vinyl) in a wide variety of colours including bold primary colours.

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 2015's design standards, which include the proportionally correct allotment of mass between various street facing elements, the overall balanced distribution of mass within the front facade, readily recognizable style-authentic design, and a high trim and detailing standard used specifically to reinforce the style objectives stated above.
- trim elements will include several of the following: furred out wood posts, articulated wood post bases, wood braces and brackets, louvered wood vents, bold wood window and door trim, highly detailed gable ends, wood dentil details, stone or brick feature accents, covered entrance verandas and other style-specific elements, all used to reinforce the style (i.e. not just decorative).
- the development is internally consistent in theme, representation, and character.
- the entrance element will be limited in height (relative dominance) to 1 to 1 ½ storeys.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

There is one home in this area (58 - 171 Street) that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2015) RF12 and RF-13 zone subdivisions now exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2015 RF13 zoned subdivisions, rather than to specifically emulate the aforesaid two context homes. Design and construction materials standards should meet or exceed those found in the aforesaid 325 lot context site.

Exterior Materials/Colours: Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

“Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

Roof Pitch: Minimum 7:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.

Roof Materials/Colours: Only shake profile asphalt shingles with a raised ridge cap and new environmentally sustainable roofing products providing that aesthetic properties of the new materials are equal to or better than the traditional roofing products. Greys, browns, or black only. Membrane roofs permitted where required by B.C. Building Code.

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

Treatment of Corner Lots: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 20 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.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: July 1, 2017

Reviewed and Approved by:



Date: July 1, 2017

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD

Address: 17104 - 0A Avenue and 17117 - 0 Avenue, Surrey, BC

Registered Arborist: Vanessa Melney

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)	29
Protected Trees to be Removed	24
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	5
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 6 X one (1) = <u>6</u> - All other Trees Requiring 2 to 1 Replacement Ratio 18 X two (2) = <u>36</u> 	42
Replacement Trees Proposed	9
Replacement Trees in Deficit	33
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

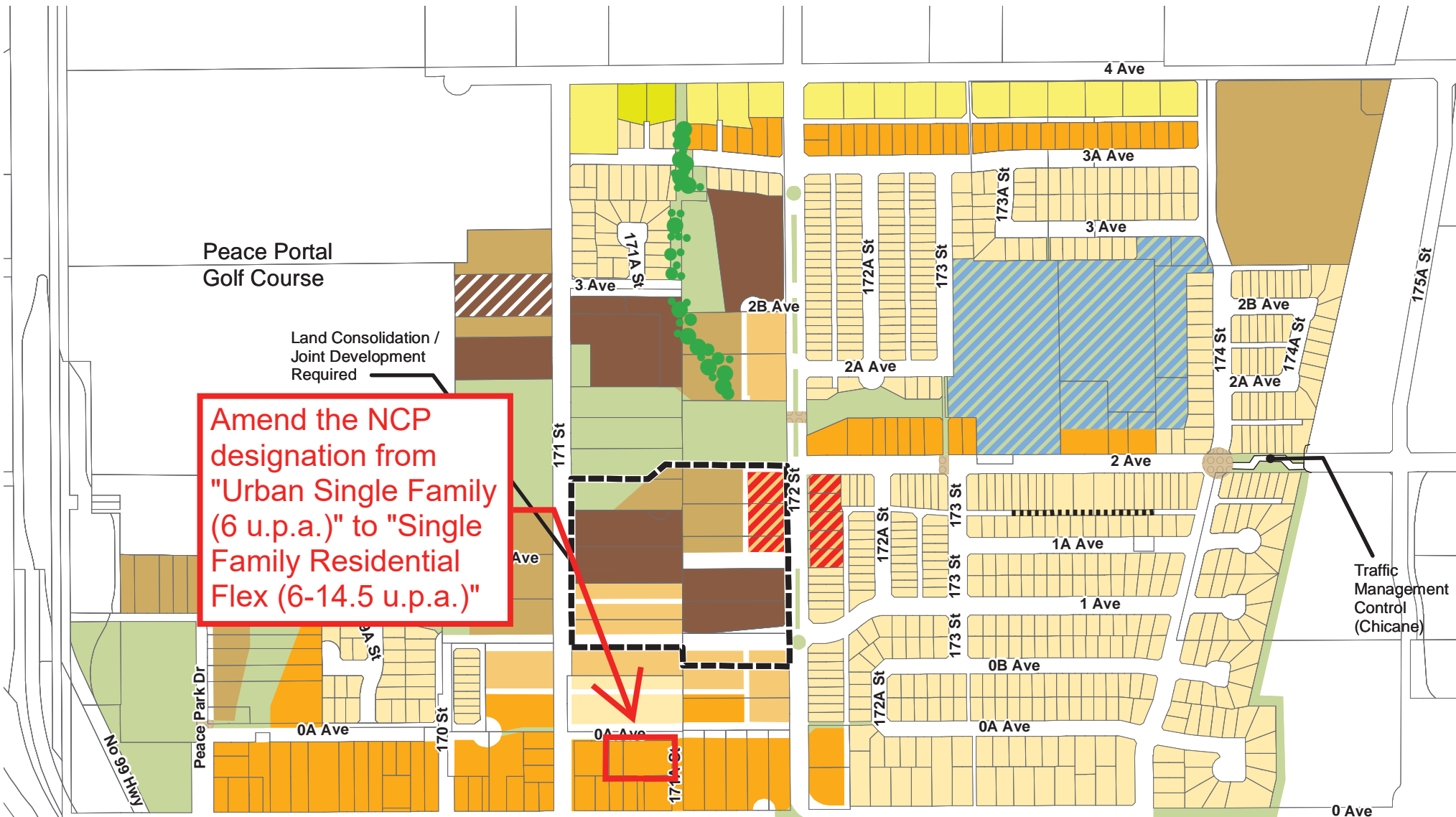
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	0
Total Replacement Trees Required: <ul style="list-style-type: none"> - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0 - All other Trees Requiring 2 to 1 Replacement Ratio 0 X two (2) = 0 	NA
Replacement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

Summary report and plan prepared and submitted by: Mike Fadum and Associates Ltd.

Signature of Arborist:

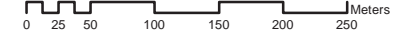
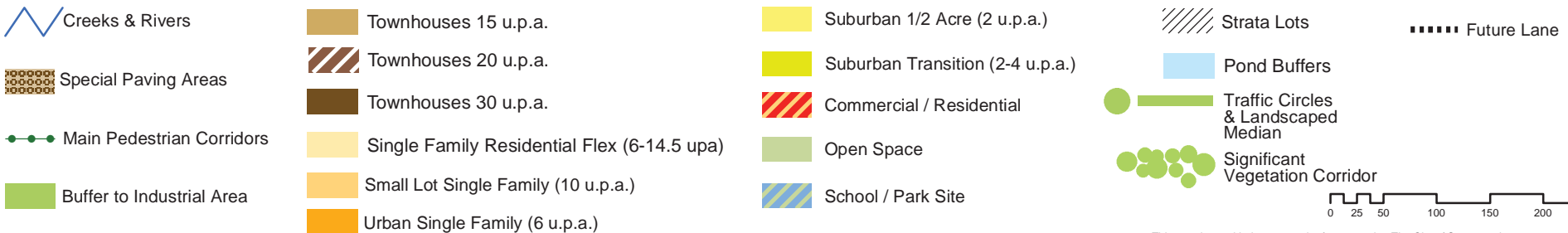
Date: November 24, 2017





DOUGLAS Neighbourhood Concept Plan

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT



This map is provided as general reference only. The City of Surrey makes no warranties, express or as to the fitness of the information for any purpose, or to the results obtained by individuals using the information and is not responsible for any action taken in reliance on the information contained.

Approved by Council: June 26, 2007, Amended 20 February 2017