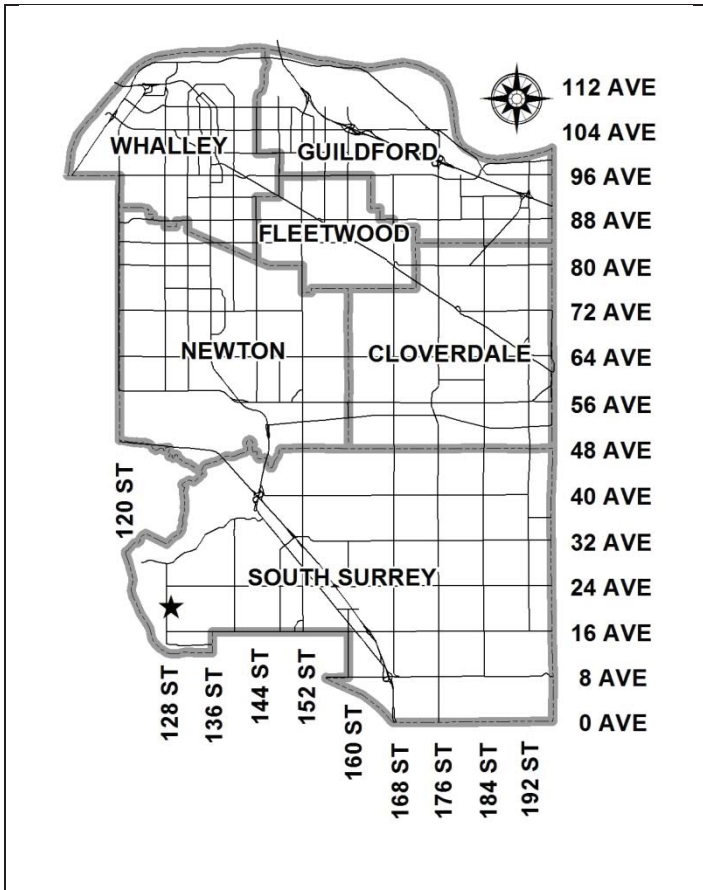


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0117-00

Planning Report Date: December 18, 2017



PROPOSAL:

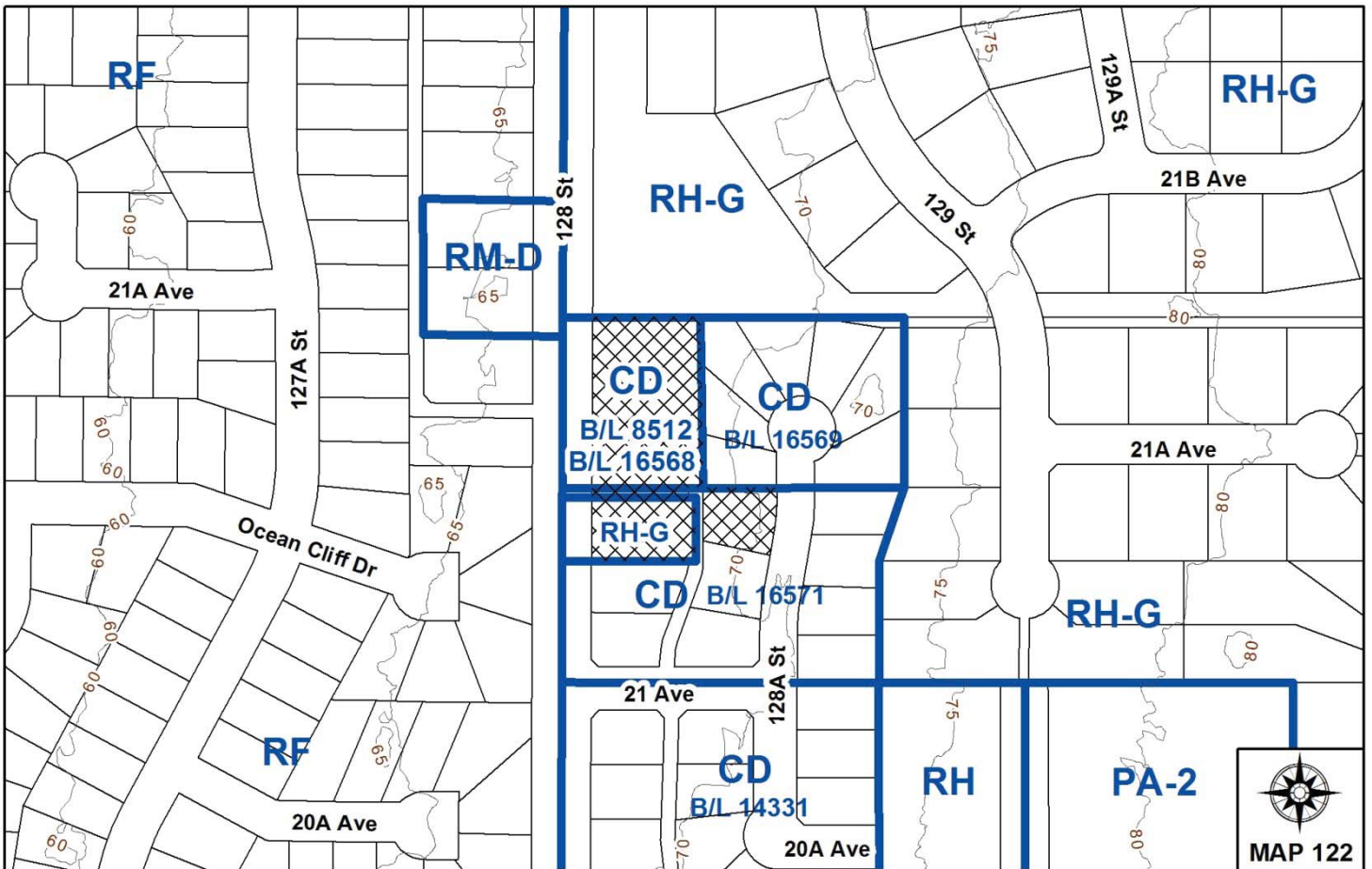
- **OCP Amendment** for a portion of the site from Suburban to Urban
- **Rezoning** from CD and RH-G to RF-SD

to allow subdivision into 12 small lots for 12 semi-detached dwelling units and one (1) single family residential lot.

LOCATION: 2106 - 128 Street
 2124 - 128 Street
 2121 - 128A Street

ZONING: CD (By-law Nos. 16568 and 16571) and RH-G

OCP DESIGNATION: Suburban and Urban



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for:
 - OCP Amendment; and
 - Rezoning.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- An OCP amendment is required in order to redesignate a portion of the site from "Suburban" to "Urban" to facilitate the applicant's proposal.

RATIONALE OF RECOMMENDATION

- The project complies with the "Urban" designation in the Official Community Plan.
- The proposed development replaces a commercial nursery operation and introduces a new variety of housing type in the neighbourhood. The proposed housing form creates an opportunity for a more affordable housing option in this area.
- Staff worked closely with the applicant's design consultant to ensure that the proposed design guidelines for the project will result in homes that are complementary to the existing single family housing in this neighbourhood.
- Through the City's pre-notification process and the applicant's subsequent open house held in the neighbourhood, minimal opposition to the proposed land use was received by City staff.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to amend Figure 3 in the Official Community Plan (OCP) to redesignate the property at 2106 – 128 Street and a portion of the property at 2121 - 128A Street from Suburban to Urban and a date for Public Hearing be set.
2. a By-law be introduced to rezone the subject site as follows:
 - (a) the property at 2124 – 128 Street from "Comprehensive Development Zone (CD)" (By-law No. 16568) to "Semi-Detached Residential Zone (RF-SD)";
 - (b) the property at 2106 – 128 Street from "Half-Acre Residential Gross Density Zone (RH-G)" to "Semi-Detached Residential Zone (RF-SD)"; and
 - (c) a portion of the property at 2121 – 128A Street, as shown as Block A in the attached Survey Plan (Appendix II), from "Comprehensive Development Zone (CD)" (By-law No. 16571) to "Semi-Detached Residential Zone (RF-SD)";and a date be set from Public Hearing.
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) 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;
 - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (f) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (g) registration of a Section 219 Restrictive Covenant on proposed Lots 1-12 for structural independence;
 - (h) registration of a Section 219 Restrictive Covenant on proposed Lots 1-12 to ensure no building permit is issued until a registered professional approves and certifies the building plans comply with the British Columbia Building Code;

- (i) registration of access easements on proposed Lots 1-12 for the maintenance of exterior finishes and drainage; and
- (j) registration of an access easement on proposed Lots 1-12 for the maintenance and use of a party wall.

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:**

Seven (7) students at Crescent Park Elementary School
Three (3) students at Elgin Park 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 Fall 2019.

Parks, Recreation & Culture: Parks will accept cash-in-lieu for the 5% unencumbered parkland subdivision dedication requirement. Parks notes that the rezoning application will put increased pressure on park amenities in the area. Parks accepts the \$12,000 offered by the developer as an appropriate park amenity contribution.

SITE CHARACTERISTICS

Existing Land Use: Potter's Nursery and single family dwellings.

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Open space within the Ocean Park Terrace residential subdivision.	Suburban	RH-G
East:	Single family dwellings.	Urban	CD (By-law Nos. 16569 and 16571)
South:	Single family dwellings.	Urban	CD (By-law No. 16571)
West (Across 128 Street):	Single family dwellings and duplex.	Urban	RF and RM-D

JUSTIFICATION FOR PLAN AMENDMENT

- The property at 2106 – 128 Street, which is one of the three properties in the subject application, and a hooked portion of 2121 – 128A Street are currently designated "Suburban" under the Official Community Plan (OCP). In order to accommodate the proposed development, an OCP Amendment to redesignate this property to "Urban" will be required.
- The OCP designations for the properties to the north, east, and south of 2106 – 128 Street were redesignated to "Urban" when these properties were previously redeveloped under Development Application Nos. 7906-0118-00 and 7906-0122-00 in 2009. The property at 2106 - 128 Street was not included in these development applications, and as a result became the only full property in the block to retain its "Suburban" designation.
- Additionally, a portion of 2121 – 128A Street, which was originally redeveloped under Development Application No. 7906-0118-00, remains designated "Suburban" under the OCP. The "Suburban" portion of 2121 -128A Street is a hooked parcel of land between 2124 - 128 Street and 2106 – 128 Street. The redesignation of this hooked parcel to "Urban" will be included in the subject application.
- The proposed development will provide a new housing form to the area which is supported by the "Urban" designation in the OCP. Additionally, the design of the proposed RF-SD homes will be complementary to existing single family homes in the neighbourhood while creating an opportunity for a more affordable housing option for young families or individuals who are downsizing and looking to age in place.

DEVELOPMENT CONSIDERATIONS

Background

- The subject application consists of three lots in South Surrey, with a gross site area of approximately 0.53 hectares (1.3 acres).
- The lot at 2106 – 128 Street contains a single family dwelling and is designated "Suburban" under the Official Community Plan (OCP) and is zoned "Half-Acre Residential Gross Density Zone (RH-G)".
- The lot at 2121 – 128A Street contains a single family dwelling and is hooked to a small parcel of land to the west across the lane (See Appendix III). The main portion of the lot is designated "Urban" and the hooked portion is designated "Suburban" in the OCP. The entire property is zoned "Comprehensive Development Zone (CD)" (By-law No. 16571).
- The lot at 2124 – 128 Street is used as a nursery and is designated "Urban" in the OCP and is zoned "Comprehensive Development Zone (CD)" (By-law No. 16568).

Proposal

- The applicant is proposing an OCP amendment to redesignate the property at 2106 - 128 Street and a portion of the property at 2121 128 Street from "Suburban" to "Urban" and to rezone the site from "Comprehensive Development Zone (CD)" and "Half-Acre Residential Gross Density Zone (RH-G)" to "Semi-Detached Residential Zone (RF-SD)" in order to permit the development of 6 duplex buildings, for a total of 12 dwelling units on 12 fee-simple lots.
- The applicant is proposing to create 12 new RF-SD lots fronting 128 Street and retain the existing single family residential lot at 2121 - 128A Street that fronts 128A Street for a total of 13 lots.
- When the land to the east of the subject site was subdivided under Development Application No. 7906-0118-00, a portion of land west of the lane between 2106 and 2124 - 128 Street was hooked to the property at 2121 - 128A Street. As a result, the property at 2121 - 128A Street has been included in this application in order to complete the RF-SD development along 128 Street. Only the hooked portion of 2121 - 128A Street is proposed to be redesignated and rezoned and included in the RF-SD subdivision (See the Block Plan attached as Appendix II).
- The interior RF-SD lots are proposed to be a minimum of 7.6 metres wide and a minimum of 296 square metres (3,186 sq. ft.) in area. These lot dimensions exceed the required minimum lot width of 7.2 metres (24 ft.) and lot area of 200 square metres (2,152 sq. ft.), for interior lots in the RF-SD Zone.
- The northern most RF-SD lot is a corner lot and is proposed to be a minimum of 8.7 metres wide and a minimum of 317 square metres (3,412 sq. ft.) in area. This lot dimension meets the required minimum lot width of 8.7 metres and exceeds the minimum lot area of 226 square metres (2,430 sq. ft.) for a corner lot in the RF-SD Zone.
- All driveway access is proposed from the rear lane that will be constructed as part of the proposal.
- RF-SD units require party wall agreements between owners, as units share common walls along their common property line. A party wall agreement for shared maintenance, along with a Section 219 Restrictive Covenant, will be required as part of the subject application.

PRE-NOTIFICATION

- Pre-notification letters were sent on April 10, 2017 to 81 property owners with lots within 100 metres (328 ft.) of the subject property, as well as the Ocean Park Business Association and the Ocean Park Community Association. A Development Proposal Sign was installed along the frontage of 2124 - 128 Street on May 11, 2017.
- In response, staff have received correspondence from four (4) neighbouring residents identifying the following concerns:
 - Two residents expressed concern with the proposed density and how the proposed duplex form does not match the neighbourhood character. At the time of their correspondence, the two residents were opposed to the development as proposed.

(The developer has provided sample building elevations to show that the intended form of the duplex buildings is to be complementary to the single family dwellings in the area.)

- Two residents were concerned that the proposed development would increase parking pressure on surrounding side streets, primarily on 128A Street.

(Staff advised that each RF-SD lot is required to have two parking spaces and secondary suites are not permitted in this zone. In addition, the servicing concept plan shows an on-street parking pocket in front of Lots 1 to 7.)

- One resident was concerned that the development would result in tree loss.

(After reviewing the arborist report, staff have advised that there is no opportunity for onsite tree retention or replacement.)

- The applicant held an open house on April 25, 2017 on the Potter's Nursery property at 2124 - 128 Street to present the proposed development and built form to neighbours. A total of 20 notifications were delivered to properties immediately adjacent to and across from the subject site. Ten (10) people were observed at the open house and seven (7) people signed in. The open house contained informational booklets and display boards showing the site plan and rendering samples of the proposed streetscape. General comments raised during the open house are as follows:
 - Preference for one (1) larger building rather than two (2) narrow houses;
 - Appreciation for the proposed house design;
 - Did not want secondary suites in the dwellings; and
 - Requests for parking in the laneway and on-street parking on 128 Street.

PUBLIC CONSULTATION PROCESS FOR OCP AMENDMENT

Pursuant to Section 475 of the Local Government Act, it was determined that it was not necessary to consult with any persons, organizations or authorities with respect to the proposed OCP amendment, other than those contacted as part of the pre-notification process.

DESIGN PROPOSAL

- The semi-detached lots (RF-SD) are not subject to a Form and Character Development Permit but the developer is proposing to register a Building Scheme for the future dwellings. The applicants have retained Mike Tynan of Tynan Consulting Ltd. as their Design Consultant, who has created the Building Design Guidelines (Appendix VI) for the Building Scheme.
- The Design Guidelines outline the permitted and restricted design elements that are to be used when creating the new semi-detached dwelling units so that they are complementary to the existing single family form in the surrounding neighbourhood.

- The proposed buildings are to be compatible with "Traditional", "Neo-Traditional", "Heritage", and "Neo-Heritage" styles.
- The minimum roof pitch of the proposed dwellings is to be 8:12.
- Sample building elevations have been provided for this application (Appendix VII).
- A preliminary lot grading plan was submitted by Aplin Martin. The information has been reviewed by staff and found to be generally acceptable. Based on the preliminary lot grading plan, in-ground basements are proposed on these lots.

TREES

- Nick McMahon, ISA Certified Arborist of Arbortech Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Deciduous Trees			
Japanese Maple	2	2	0
Green Ash	1	1	0
Golden Chain	1	1	0
Sweet Gum	1	1	0
Purple Leaf Plum	2	2	0
Flowering Cherry	1	1	0
English Oak	1	1	0
Coniferous Trees			
Incense Cedar	4	4	0
Austrian Pine	1	1	0
Douglas Fir	2	2	0
Western Red Cedar	5	5	0
Total (excluding Alder and Cottonwood Trees)	21	21	0
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		0	
Total Retained and Replacement Trees		0	
Contribution to the Green City Fund		\$16,800	

- The Arborist Assessment states that there are a total of 21 protected trees on the site, excluding Alder and Cottonwood trees. It was determined that no trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, a 2 to 1 replacement ratio is required. This will require a total of 42 replacement trees on the site. Due to the size of lots, no replacement trees can be accommodated on the site. As such, the deficit of 42 replacement trees will require a cash-in-lieu payment of \$16,800, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, no trees are proposed to be retained or replaced on the site with a contribution of \$16,800 to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on September 15, 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"> • A majority portion of the site is designated "Urban" in the OCP, with one parcel designated "Suburban". An OCP amendment to redesignate a portion of the site from "Suburban" lot to "Urban" will be required.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed gross density for the RF-SD lots is 27 u.p.h. (11 u.p.a.) • The development will provide approximately 1300 to 1500 square metres (14,000 sq. ft. to 16,000 sq. ft.) of backyard garden space.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • Development incorporates absorbent soils and proposes swales through the Building Design Guidelines. • Development will subscribe to municipal recycling and organic waste programs
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • Approximately 96.4 metres of sidewalk will be rebuilt.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Street lighting will be provided to the City's standards.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A

Sustainability Criteria	Sustainable Development Features Summary
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> An informal neighbourhood discussion was held on April 25, 2017. The public was notified of the open house through hand-outs dropped off at neighbouring properties. Informational booklets with the development details, concept plans, and renderings were available for attendees to take home.

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.	Block Plan
Appendix III.	Proposed Subdivision Layout
Appendix IV.	Engineering Summary
Appendix V.	School District Comments
Appendix VI.	Building Design Guidelines Summary
Appendix VII.	Sample Building Elevations
Appendix VIII.	OCP Redesignation Map

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

ARR/da

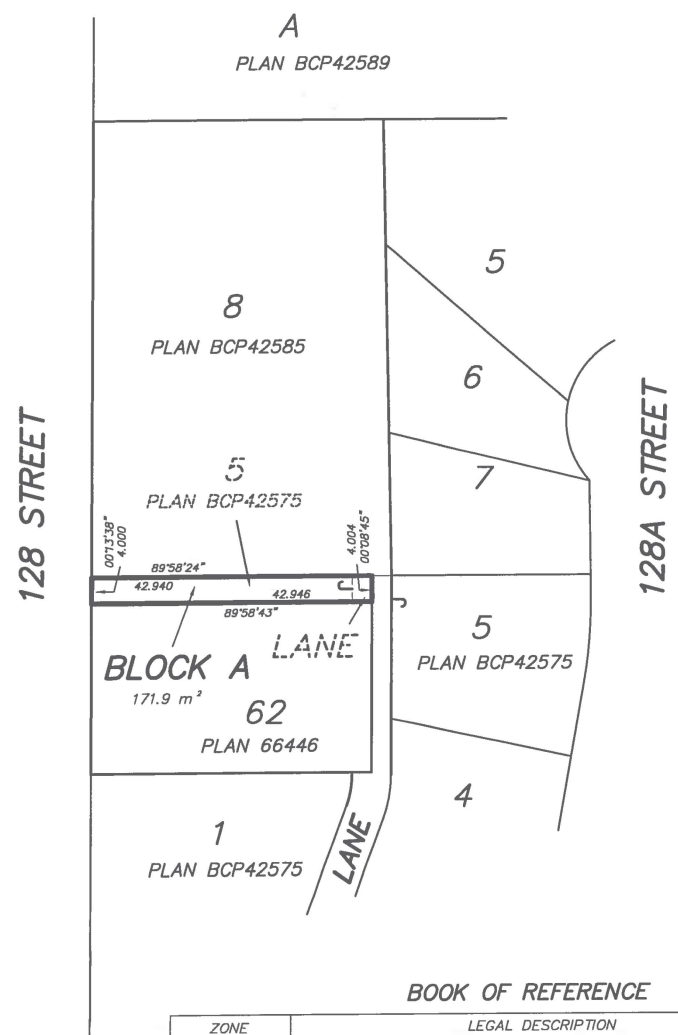
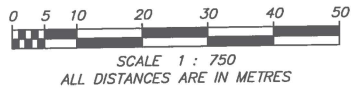
APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-SD

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.3 acres
Hectares	0.52 hectares
NUMBER OF LOTS	
Existing	3
Proposed	12 RF-SD Zone / 1 CD Zone
SIZE OF LOTS	
Range of RF-SD lot widths (metres)	7.6 metres (25 ft.) to 8.7 metres (29 ft.)
Range of lot areas (square metres)	296 square metres (3,186 sq. ft.) to 317 square metres (3,412 sq. ft.)
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	25 uph / 10 upa
Lots/Hectare & Lots/Acre (Net)	29.5 uph / 12 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	60%
Estimated Road, Lane & Driveway Coverage	5%
Total Site Coverage	65%
PARKLAND	
Area (square metres)	
% 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

**SURVEY SKETCH TO ACCOMPANY
CITY OF SURREY ZONING BYLAW _____
OVER PORTION OF LOT 5, SECTION 17, TOWNSHIP 1,
NEW WESTMINSTER DISTRICT, PLAN BCP42575**



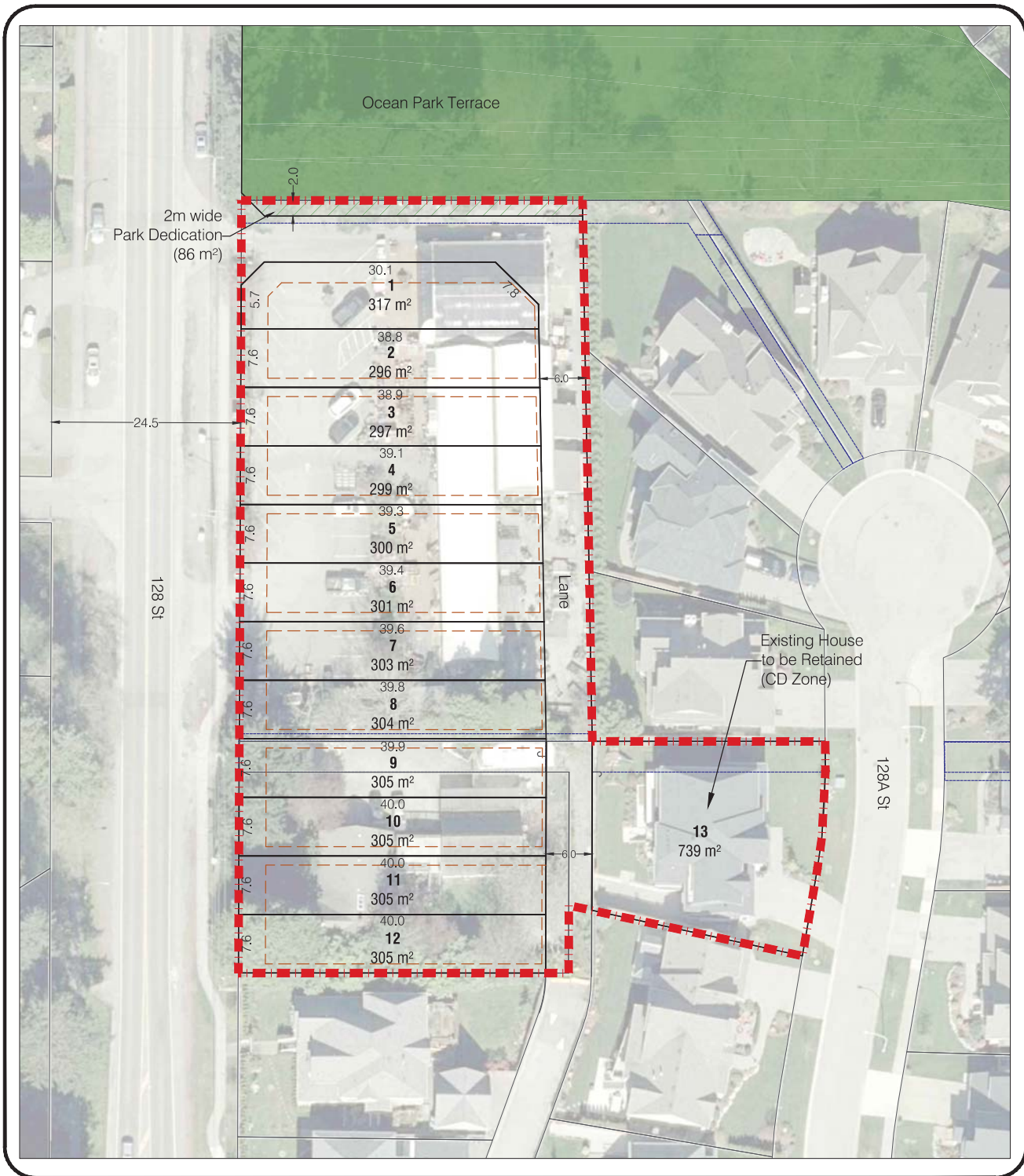
ZONE	LEGAL DESCRIPTION	AREA
BLOCK A	PART OF LOT 5, SEC 17, TP 1, NWD, PLAN BCP42575	159.9 m ²
RF-SD ZONE	LANE	12.0 m ²

NOTE:
LEGAL BOUNDARIES ARE BASED ON THE LAND TITLE
OFFICE RECORDS AND FIELD SURVEY

 **MURRAY & ASSOCIATES**
PROFESSIONAL LAND SURVEYORS
201-12448 82nd AVENUE
SURREY, BC V3W 3E9
(604) 597-9189

CERTIFIED CORRECT THIS
17TH DAY OF MAY, 2017

 BCLS



Beech Westgard Developments Ltd.
 Single Family Duplex Residential
 2106, 2124 128 St & 2121 128A St, Surrey

SUBDIVISION CONCEPT



Scale: 1:500

**APLIN
 MARTIN**
 Project No.: 16-516
 Date: 12 / 12 / 2017

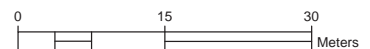
Drawing
1

LEGAL DESCRIPTION
 PID: 028-061-667
 PID: 003-766-268
 PID: 028-074-742

GROSS SITE AREA
 0.53 hectares / 1.3 acres
 NET SITE AREA
 0.44 hectares / 1.08 acres
 (excludes 902.4m2 for lane and
 park dedication)

EXISTING DESIGNATIONS
 Zoning: RH-G, CD
 NCP: N/A
 OCP: Urban, Suburban
 PROPOSED DESIGNATIONS
 Zoning: RF-SD, CD
 NCP: N/A
 OCP: Urban

LOT YIELD
 Existing Number of Lots: 3
 Proposed Number of Lots: 13
 RF-SD DENSITY
 Gross: 24.5 uph / 10 upa
 Net: 29.5 uph / 12 upa



NOTE: Conceptual layout only, subject to change without notice. Property of Aplin & Martin Consultants Ltd. and not to be reproduced or used without written permission by the Company.

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

FROM: Development Services Manager, Engineering Department

DATE: December 12, 2017 **PROJECT FILE:** 7817-0117-00

RE: Engineering Requirements
Location: 2106 & 2124 128 Street and 2121 128A Street

OCP AMENDMENT

There are no engineering requirements relative to the OCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 8.0 metres for the ultimate 8.0 metre east west lane.
- Dedicate 6.0 metres for the ultimate 6.0 metre north/south lane. Fronting 2106 128 Street a dedication of 3.0 metres is required to achieve the ultimate 6.0 metre north/south lane dedication.
- Dedicate 3.0 metre x 3.0 metre corner cuts at the intersection of the east/west lane and 128 Street.
- Dedicate 5.5 metre x 5.5 metre corner cut at the intersection of the east/west lane and north/south lane.
- Provide a 0.5 metre Statutory Right-of-Way (SRW) along the 128 Street frontage.

Works and Services

- Construct north/south lane to the Residential Lane Standard SSD-R.12 complete with 5.4 metre pavement and rollover curb and gutter along both sides.
- Construct north/south lane to the Residential Lane Standard SSD-R.12 complete with 5.4 metre pavement and rollover curb and gutter along both sides. The north curb is to be setback 2.0 metre from the north property line with the construction within the tree protection zones to be under arborist supervision.
- Construct storm and sanitary mains to service the proposed development.
- Abandon the existing storm and sanitary mains within SRWs' E1985-0418-00 and E2008-0335 and apply to the City for the discharge of SRWs' E1985-0418 and E2008-0335.
- Provide onsite stormwater mitigation features per the Ocean Bluff Chantrell Integrated Stormwater Management Plan (ISMP). Registration of a restrictive covenant on title is required for the installation and maintenance of the features to be installed.
- Provide water, storm, and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.
Development Engineer

CE4

NOTE: Detailed Land Development Engineering Review available on file



Planning April-07-17

THE IMPACT ON SCHOOLS

APPLICATION #: 17-0117-00

SUMMARY

The proposed 13 Single family with suites are estimated to have the following impact on the following schools:

Projected # of students for this development:

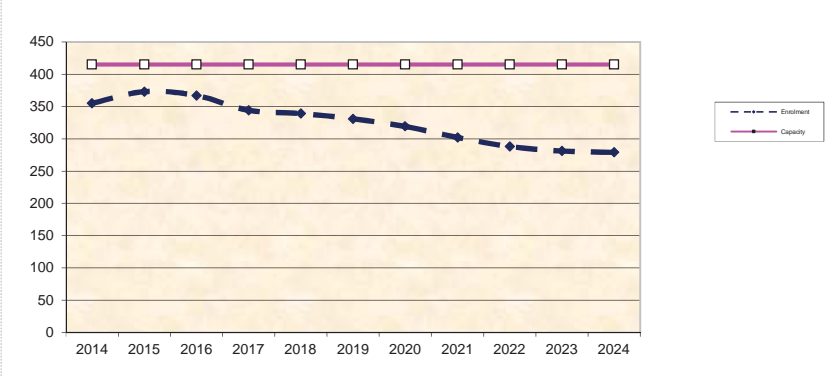
Elementary Students:	7
Secondary Students:	3

September 2018 Enrolment/School Capacity

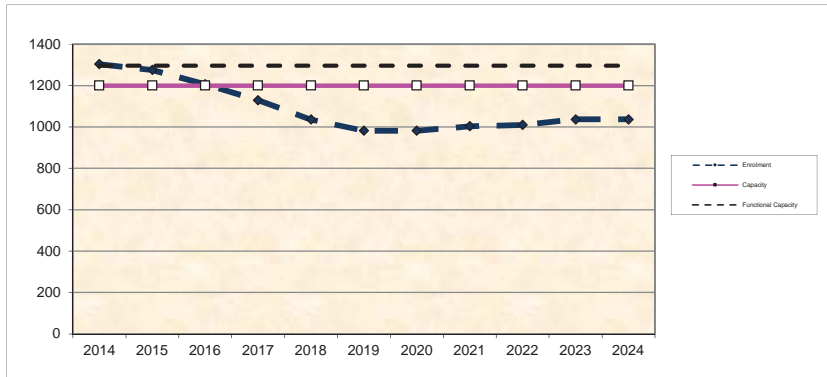
Crescent Park Elementary/ANNEX	
Enrolment (K/1-7):	29 K + 338
Capacity (K/1-7):	40 K + 375
Elgin Park Secondary	
Enrolment (8-12):	1206
Nominal Capacity (8-12):	1200
Functional Capacity*(8-12):	1296

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.
 There are no new capital projects proposed at the elementary school and no new capital projects identified for the secondary school. The proposed development will not have an impact on these projections.

Crescent Park Elementary/ANNEX



Elgin Park 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: 17-0117-00
Project Location: 2106 and 2124 - 128 St., 2121 - 128A St., 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:

Adjacent to the north side of the site is a public park, with a large, easily accessible level grass field, which will have open views of the subject site.

East of the site are the rear sides of homes constructed in the 2100 block of 128A Street. The proposal is to extend an existing lane north from 21 Avenue to the public park, which will separate the subject site from these existing homes. The subject site and the fronts of the existing home in the 2100 block of 128 Street cannot be viewed simultaneously.

Directly south of the subject site are three homes, all "Neo-Heritage" style Two-Storey type with well balanced, consistently proportioned, architecturally interesting elements. These homes all have single storey high (human scale) covered front entrance verandas in a heritage tradition. All homes have the garage located at the rear, with access from a rear lane. Main roofs are common gable or common hip forms at slopes ranging from 8:12 to 12:12 and all have three or more street facing feature common gable projections articulated with wood wall shingles, layered barge boards and wood bracing details. The homes all have a shake profile asphalt shingle roof surface. The homes have bold wide window trim. The colour range includes neutral, natural, and primary (yellow only). All are considered context quality.

Due west of the site (west side of 128 Street) are three double fronting homes, each of which has the rear of the dwelling facing 128 Street and the subject site. The fences and hedges along the 128 Street side of these homes substantially obscures the homes from street view. North of these homes are two RF zone homes from the 1970's, one clad entirely in vinyl and the other in waney edge cedar siding. Neither of these would be considered context home. North of these two homes are two RM-D zoned Duplexes, both Basement Entry type, one "West Coast Traditional" style (Tudor emulation) in a good state of repair, and one all-vinyl "Old Urban" style home in need of upkeep.

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

- 1) **Context Homes:** There are only a few homes in this area (2088, 2100, and 2104 - 128 Street), all south of the subject site, that could be considered to provide acceptable architectural context. 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. Therefore, new homes should be consistent in theme, representation and character with the aforesaid context homes.

- 2) **Style Character** : There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional", "Neo-Heritage", and compatible styles that provide a style bridge between old urban and modern urban. 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** : There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RF-SD zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design** : Front entrance porticos should be of a human scale, limited to a maximum height of one storey to ensure there is not proportional overstatement of this one element. A one storey high front entrance is an appropriate scale for homes in this zone, and is consistent with other homes in this area.
- 6) **Exterior Wall Cladding** : This is South Surrey area in which land values are high. 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 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-SD 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: North of the site is a public park with a large, open grass field. South of the site are new context quality "Neo-Heritage" style homes with desirable midscale massing designs, covered front entrance verandas, steeply sloped roofs, and articulated common gable projections with wood wall shingle features. West of the site are homes concealed behind fencing and hedging and two old urban homes. North of that are two Basement Entry Duplexes from the 1970's.

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 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.
- 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 storey.

2.2 Proposed Design Solutions:

Interfacing Treatment with existing dwellings)

Strong relationship with neighbouring "context homes" including 2088, 2100, and 2104 - 128 Street. Homes will therefore be in a compatible style range, including "Traditional", "Neo-Traditional", "Heritage", "Neo-Heritage", and compatible styles as determined by the design consultant. (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). **The predominant roof form shall be common hip, common gable, Dutch Hip, or a combination thereof, with two or more street facing common gable or Dutch Hip projections, as determined by the *consultant*. Covered front entrance verandas are required - min. 3 risers to veranda.** New homes will have similar roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours:

Stucco, Cedar, Fibre-Cement Board, Brick, and Stone. Vinyl siding not permitted on exterior walls.

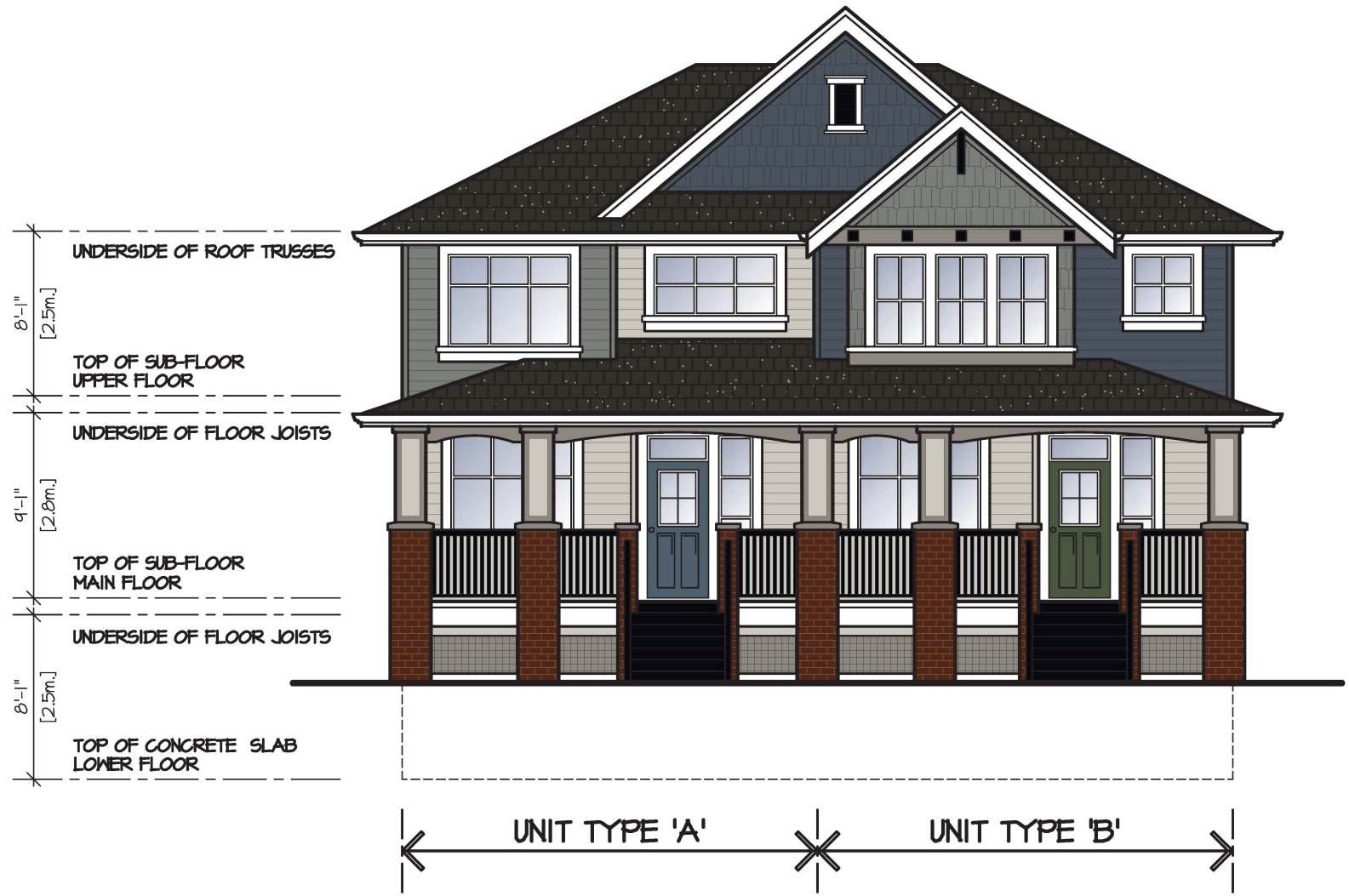
"Natural" colours such as browns, greens, clays, and other earth-tones, and "Neutral" colours such as grey, white, and cream are permitted. "Primary" colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive 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 8:12 and maximum 12:12 on the predominant roof structure, 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. Feature metal roofs also acceptable.
- 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 12 shrubs of a minimum 3 gallon pot size per lot. 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.
- House design variation:** Increased to minimum 6 lots separation (3 double unit pairs). No mirror imaging of features on front. Two lot pairs are to appear as a single larger asymmetrical single family detached home, similar to homes constructed on a single RF lot.

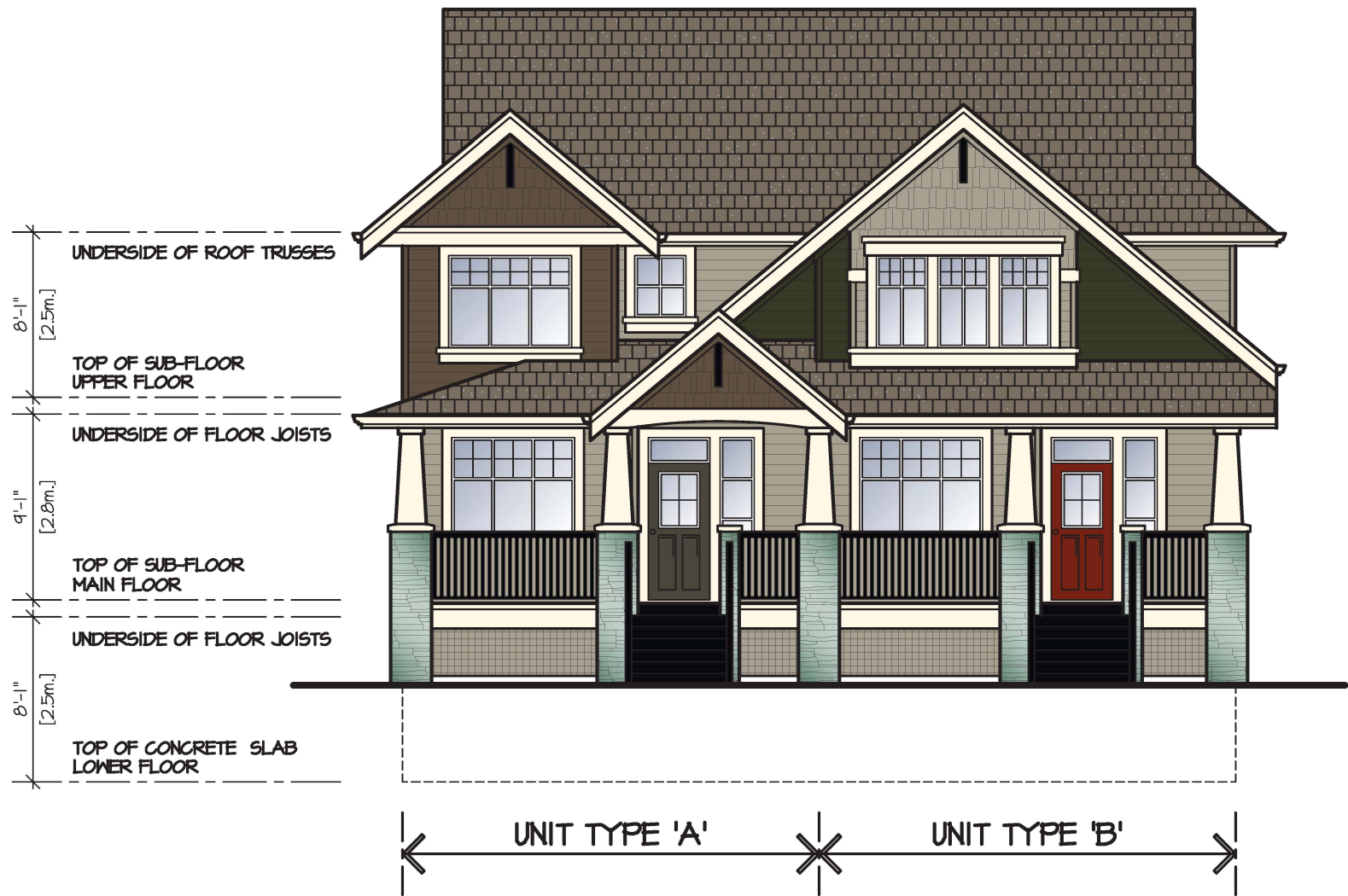
Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** October 19, 2017

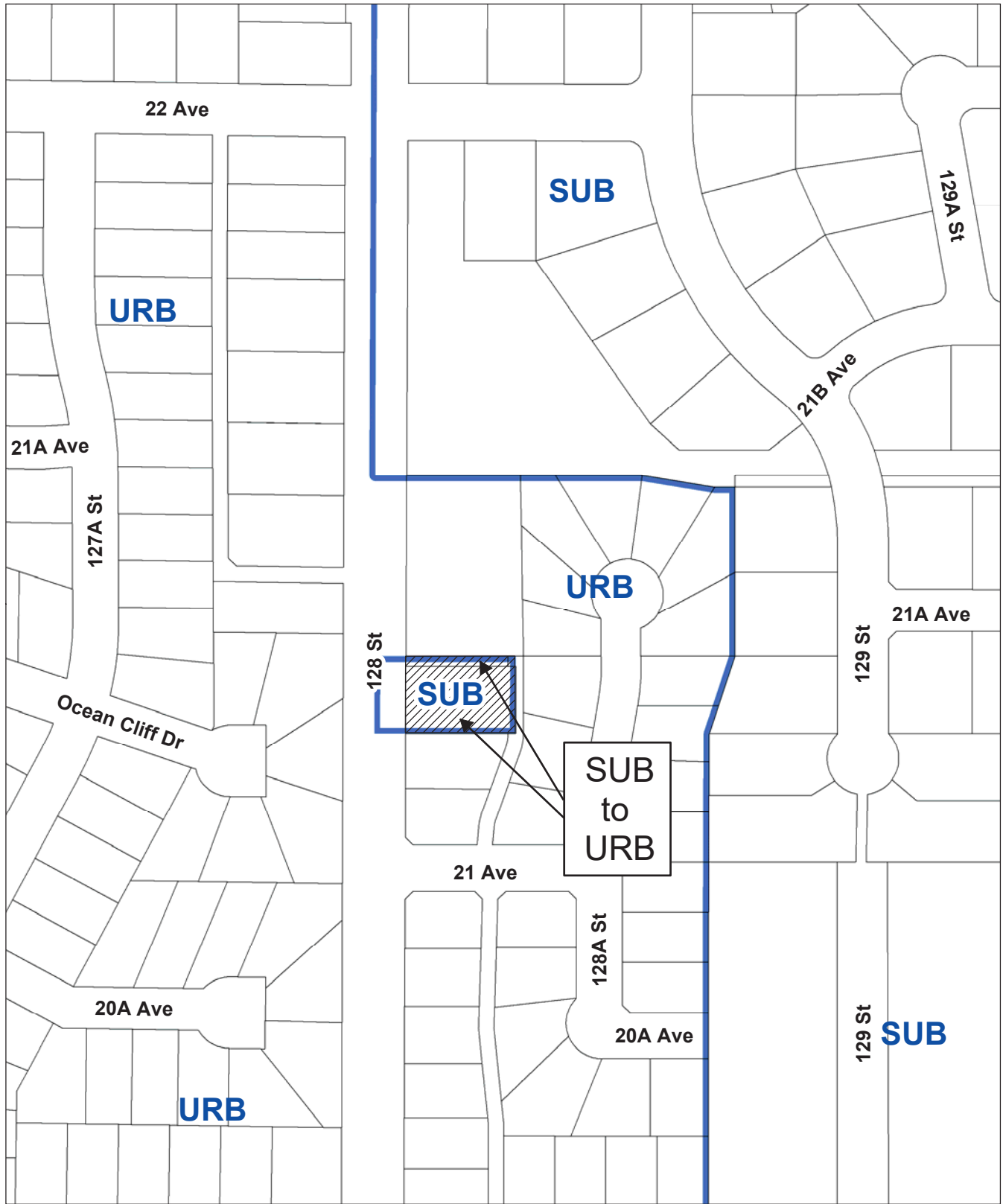
Reviewed and Approved by:  **Date:** October 19, 2017



BUILDING TYPE I



BUILDING TYPE 2



OCP Amendment 7917-0117-00
Proposed amendment from Suburban to Urban

