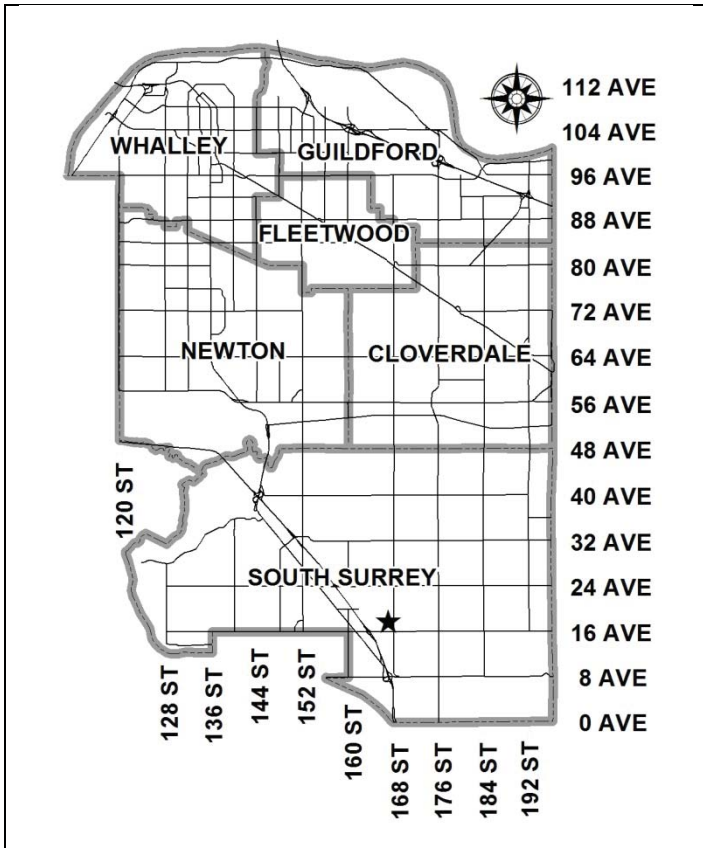


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0180-00

Planning Report Date: January 22, 2018



PROPOSAL:

- **Rezoning** from RA to RF-13
- **NCP Amendment** from Urban Transitional up to 8 u.p.a. to Medium Density Residential 10-15 u.p.a. and for changes to the road and drainage networks.

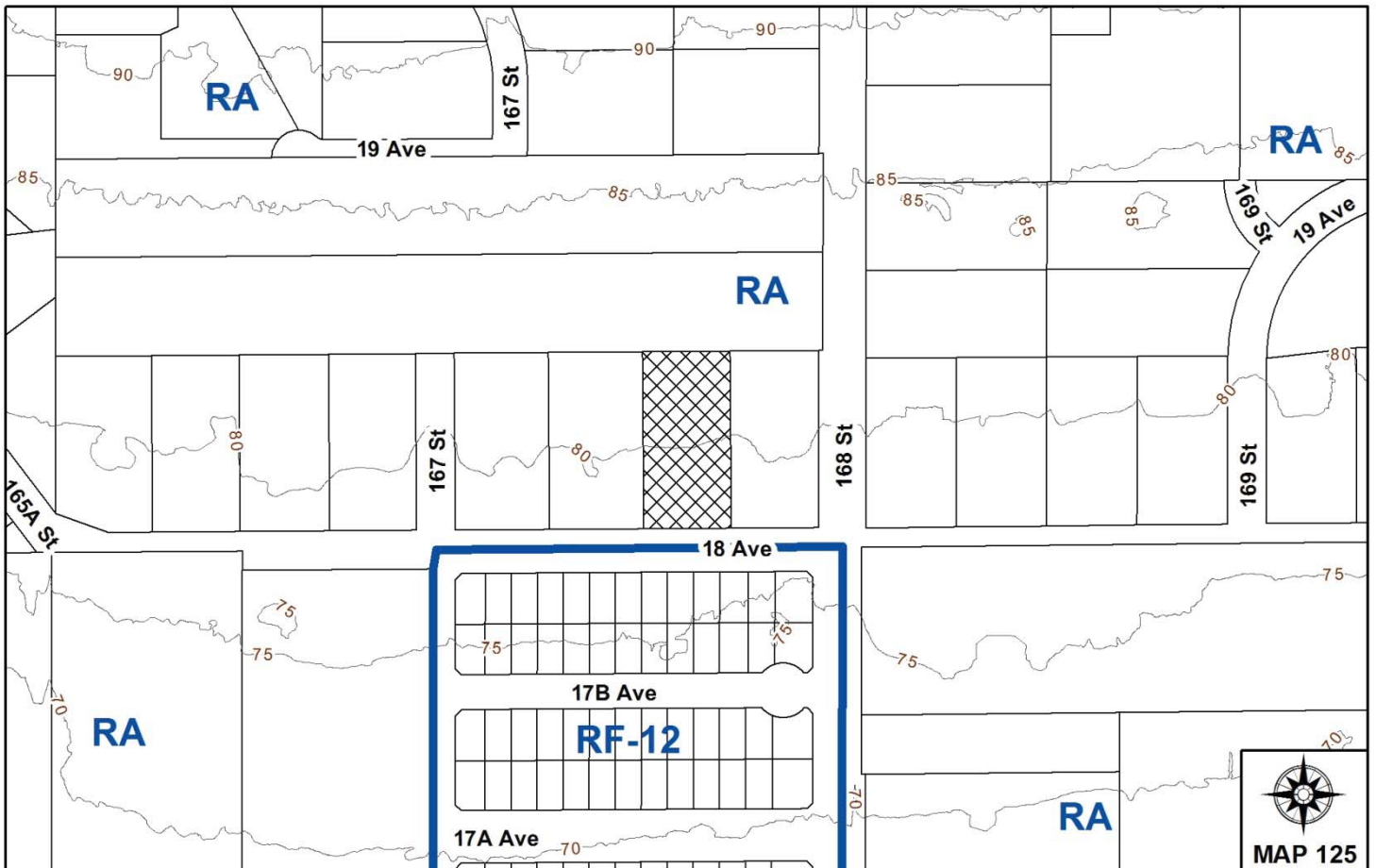
to allow subdivision into nine single family lots.

LOCATION: 16763 - 18 Avenue

ZONING: RA

OCP DESIGNATION: Urban

NCP DESIGNATION: Urban Transitional up to 8 u.p.a.



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The application proposes amendments to the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the site from "Urban Transitional up to 8 .u.p.a" to "Medium Density Residential 10-15 u.p.a." and for changes to the roads and drainage networks.

RATIONALE OF RECOMMENDATION

- The proposed development complies with the Urban Designation for the site in the Official Community Plan (OCP).
- The proposed amendments, particularly to the road network and drainage corridors will allow for an efficient subdivision layout and lot yield.
- The proposed density and building form are appropriate for this part of the Sunnyside Heights Neighbourhood Concept Plan area, and are consistent with the amendments introduced under Development Application No. 7916-0312-00 to the north, which received Third Reading on May 8, 2017.

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) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
 - (e) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lots 3, 4 and 9 until future consolidation with the adjacent property 1837 - 168 Street.
3. Council pass a resolution to amend the Sunnyside Heights Neighbourhood Concept Plan to redesignate the land from Urban Transitional up to 8 u.p.a. to Medium Density Residential 10-15 u.p.a. and for the changes to the local road and drainage networks when the project is considered for final adoption.

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:

3 Elementary students at Pacific Heights Elementary School
1 Secondary students at Earl Marriot 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 January, 2020.

Parks, Recreation &
Culture:

No concerns.

SITE CHARACTERISTICSExisting Land Use:Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single Family Residential (Development Application No. 7916-0312-00 proposes rezoning to facilitate an RF-13 lot subdivision. Received 3 rd Reading on May 8, 2017.)	Urban Transitional Up to 8 u.p.a. & 5 m Drainage Corridor	RA
East:	Single Family Residential (Development Application No. 7916-0490-00 proposes rezoning to facilitate subdivision into 9 single family lots. This application is being considered concurrently with the subject application at the Regular Council – Land Use meeting on January 22, 2018.)	Urban Transitional Up to 8 u.p.a. & 5 m Drainage Corridor	RA
South (Across 18 Avenue):	Single Family Residential	Low Density Residential 6 -10 u.p.a.	RF-12
West:	Single Family Residential	Low Density Residential 6 – 10 upa	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property, located on 18 Avenue west of 168 Street, is designated Urban in the Official Community Plan (OCP) and Urban Transitional Up to 8 u.p.a. and Drainage Corridor 5 metres in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The proposal has an overall net density of 25 units per hectare (10 u.p.a.), which necessitates the need for the NCP amendment from "Urban Transitional Up to 8 u.p.a." to "Medium Density Residential 10-15 u.p.a" and for changes to the road and drainage networks. Similarly, the applicant proposes the removal of two lanes, the introduction of an east-west road through the site (18A Avenue), and removal of the east-west drainage corridor along 18 Avenue further necessitating the need for amendments to the NCP.
- The road pattern shown in the Sunnyside Heights NCP suggests that the site should be developed as "Single Family Residential Zone (RF)" lots with lanes and rear garages. The applicant is instead proposing removal of an east-west lane in order to achieve a more efficient layout with the wider Type II "Single Family Residential (13) Zone (RF-13)" lots with front-loaded garages. This concept is contingent to the introduction of the new east-west road 18A Avenue.

- The proposed amendments to the road network are consistent with amendments proposed by Development Application No. 7916-0312-00 to the north of the subject site which received Third Reading on May 8, 2017. Under this application, the NCP is being amended to remove the lanes and drainage corridor and to add an east-west road (18B Avenue) to facilitate subdivision into 71 RF-13 type lots.
- There are currently five (5) in stream development applications along the north side of 18 Avenue (Development Application Nos. 7915-0435-00, 7915-0439-00, 7915-0440-00, 7916-0490-00 and 7917-0180-00) which also propose the introduction of 18A Avenue and the removal of all of the associated lanes. Three of these applications (No. 7915-0435-00, 7915-0439-00 and 7915-0440-00) received Third Reading on June 12, 2017. The proposed amendments to the NCP allow for better vehicle and pedestrian circulation in this area and create a consistent road pattern that is complementary to the road network that was introduced under Development Application No. 7916-0312-00 to the north.
- In summary, the proposed amendments result in a very efficient subdivision layout and lot yield.

DEVELOPMENT CONSIDERATION

Background and Current Proposal

- The site is approximately 4,408 square metres (1.1 acre) in size and is currently zoned "One-Acre Residential Zone (RA)". There is an existing single family dwelling on the property which will be demolished to accommodate the proposed development.
- The subject application proposes an amendment to the Sunnyside Heights Neighbourhood Concept Plan (NCP) to redesignate the site from "Urban Transitional Up to 8 u.p.a." to "Medium Density Residential 10-15 u.p.a" and for changes to the local road and drainage networks and rezone the site from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" in order to permit subdivision into nine (9) single family lots.
- The proposed lots will be approximately 336-425 square metres (3,617-4,575 sq. ft.) in size and conform to the minimum subdivision requirements of the RF-13 Zone.
- Proposed Lot Nos. 3, 4 and 9 are slightly larger to provide opportunity for future consolidation with the adjacent property at 1837 168 Street. A Restrictive Covenant for "no build" on a portion of these lots will be required to facilitate the intended consolidation.
- The Engineering requirements associated with the NCP amendments including the proposed changes to the local road and drainage networks are summarized in Appendix III. The applicant is required to complete a detailed stormwater analysis to support removal of the drainage corridor, including continuous simulation to adequately address impacts to natural watercourses, and must implement the recommendations from this analysis. Should these requirements not be met, Engineering will not support the proposed NCP amendments.

Lot Grading & Building Scheme

- The applicant retained Michael E. Tynan of Tynan Consulting Ltd. to conduct a character study of the surrounding homes and propose a set of Building Design Guidelines to maintain consistency with existing development.
- 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 most of the neighbouring homes can be classified as large, wide, low profile estate size bungalows. However, due to the large number of new applications for compact lot developments in the surrounding area, the future character of this area will not be defined by the existing housing stock. Rather than emulating the existing homes, the recommendation is to utilize compatible styles including "Neo-Traditional", "Neo-Heritage", and "West Coast Contemporary" styles. As such, the Building Scheme for the subject property will contain updated design standards appropriate for post-2016 RF-13 type lots.
- A preliminary lot grading plan, submitted by Hub Engineering Inc., dated August 15, 2017 and revised on November 18, 2017, has been reviewed by staff and found to be generally acceptable. The applicant proposes in-ground basements on all of the proposed lots. The feasibility of the in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

PRE-NOTIFICATION

Pre-notification letters were sent on January 8, 2018 and a development proposal sign was installed on the subject site on July 6, 2017. To date no comments have been received from area residents regarding this proposal.

TREES

- Jeff Ross, ISA Certified Arborist of Mike Fadum & 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	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Honey Locust	1	1	0
Maple	1	1	0
Plum	1	1	0

Tree Species	Existing	Remove	Retain
Coniferous Trees			
Excelsa Redcedar	1	0	1
Douglas Fir	2	2	0
European Larch	1	1	0
False Cypress	2	2	0
Grand Fir	1	1	0
Western Hemlock	1	1	0
Total (excluding Alder and Cottonwood Trees)	12	11	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		27	
Total Retained and Replacement Trees		28	
Contribution to the Green City Fund		\$0	

- The Arborist Assessment states that there are a total of 12 protected trees on the site, excluding Alder and Cottonwood trees. There are no existing Alder and Cottonwood trees. It was determined that 1 tree 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 22 replacement trees on the site. The applicant is proposing 27 replacement trees, exceeding City requirements.
- In summary, a total of 28 trees are proposed to be retained or replaced on the site with no contribution to the Green City Fund.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on April 12, 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 site is located on the north side of 18 Avenue, west of 168 Street in the Sunnyside Heights Neighbourhood Concept Plan (NCP) area. • The site is designated Urban in the Official Community Plan (OCP) and Urban Transitional Up to 8 u.p.a. in the NCP.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The application proposes a net density of 25 units per hectare (u.p.h.) or 10 units per acre (u.p.a.)

Sustainability Criteria	Sustainable Development Features Summary
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> The proposed development contains provisions for recycling and waste collection.
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"> N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> Pre-notification letters were sent on January 8, 2018 and a development proposal sign was installed on the subject site on July 6, 2017. The application will be subject to a Public Hearing for the proposed rezoning.

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.	Site Plan
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.	Neighbourhood Concept Plan Amendment Map

Original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HS/da

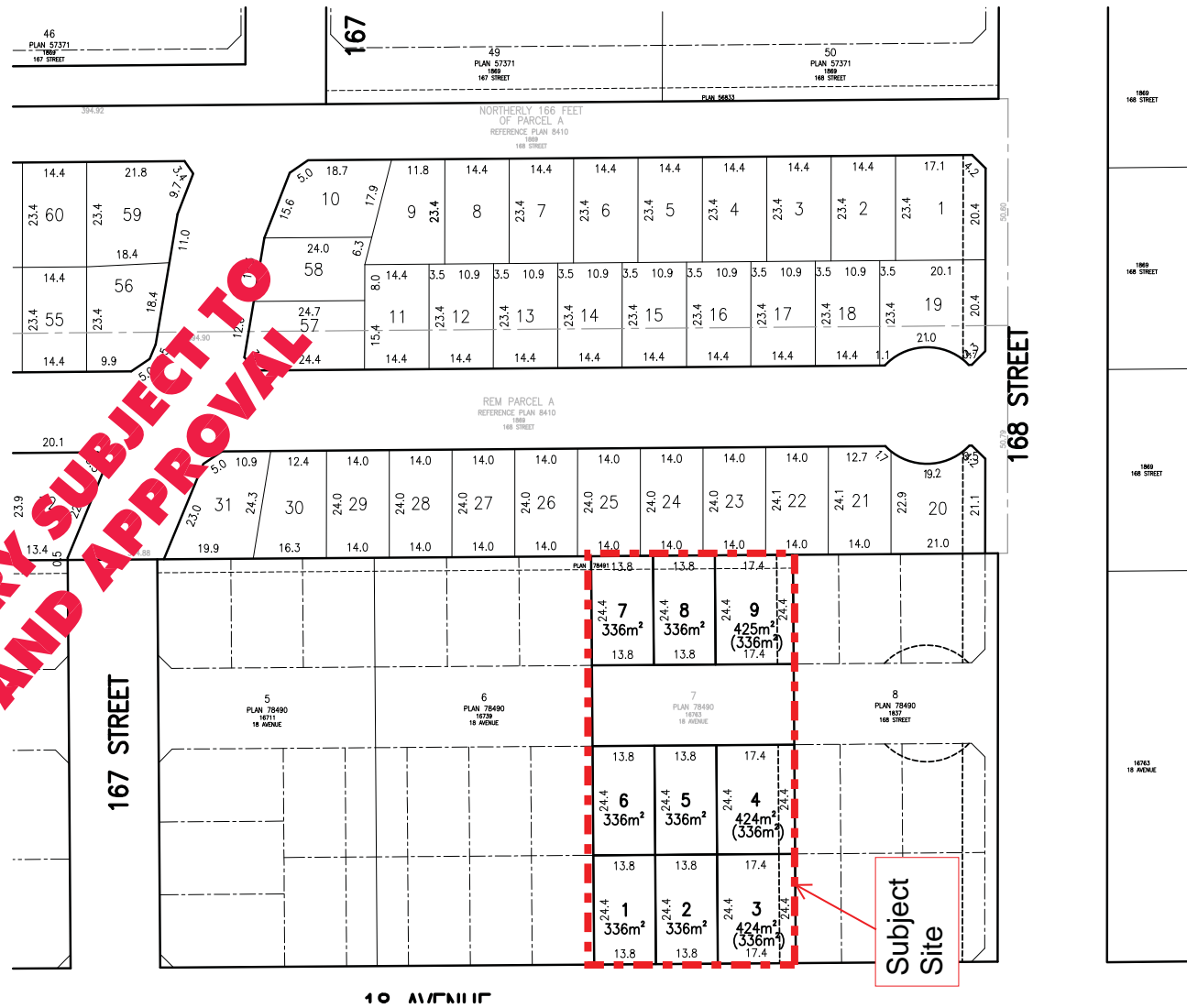
APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF-13

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	1.1 acres
Hectares	0.4452 hectares
NUMBER OF LOTS	
Existing	1
Proposed	9
SIZE OF LOTS	
Range of lot widths (metres)	13.8 – 17.4 m.
Range of lot areas (square metres)	336 – 425 sq.m.
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	20 u.p.h. / 8 u.p.a.
Lots/Hectare & Lots/Acre (Net)	25 u.p.h. / 10 u.p.a.
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	50%
Estimated Road, Lane & Driveway Coverage	12%
Total Site Coverage	52%
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

PRELIMINARY SUBJECT TO REVIEW AND APPROVAL



CLIENT:	PROJECT: 16763 18 AVENUE, SURREY		
DRAWING TITLE:	RESIDENTIAL SUBDIVISION		
PROJECT No.	DATE	LEGAL:	MUNICIPAL PROJECT No:
17020	JUN 2017		
SCALE: 1:1000		PRELIMINARY PLAN - SUBJECT TO APPROVAL(S) FROM FEDERAL, PROVINCIAL AND LOCAL AUTHORITIES	

Hub Engineering Inc.
Engineering and Development Consultants

Member
PACIFIC LAND GROUP

Suite 212, 12992 - 76 Avenue, Surrey, B.C. V3W 2V6
tel: 604-572-4328 | fax: 604-501-1625 | mail@hub-inc.com | www.hub-inc.com

G:\Projects\17020\17020.dwg Drawings\Layouts\Lot Layout - Op 4 - Jun 16, 2018.dwg [Lot Layout: 11x17] 1/16/2018 2:49PM

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

FROM: Development Project Engineer, Engineering Department

DATE: Jan 17, 2018 PROJECT FILE: **7817-0180-00**

**RE: Engineering Requirements
Location: 16763- 18 Ave**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- dedicate 2.5 metres fronting 18 Avenue.
- dedicate 0.50m ROWs fronting 18 Avenue and 18A Avenue.
- dedicate 18.0 metres for 18 A Avenue.

Works and Services

- construct the north half of 18 Avenue to a through local road standard complete with 10.5 metre asphalt pavement, barrier curb, 3.25 metre grass strip, sidewalks, street trees and street lights.
- construct 18A Avenue to a limited local standard complete with 8.5 metre asphalt pavement, barrier curbs, sidewalks, street trees and street lights.
- construct watermains, storm sewers and sanitary sewers to service the development.

The applicant is advised that construction of project 16-0490-00 is required to provide servicing to the proposed lots fronting 18A Avenue.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.
Development Project Engineer

LR1

Planning

January-09-18

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0180 00

SUMMARY

The proposed 9 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

September 2017 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	51 K + 337
Operating Capacity (K/1-7)	76 K + 232
Addition Operating Capacity (K/1-7) 2020	76 K + 512
Earl Marriott Secondary	
Enrolment (8-12):	1857
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.

Pacific Heights Elementary is currently over capacity. Rapid enrolment growth is expected to continue into the foreseeable future. As of September 2017, there are 6 portables on site used as enrolling spaces.

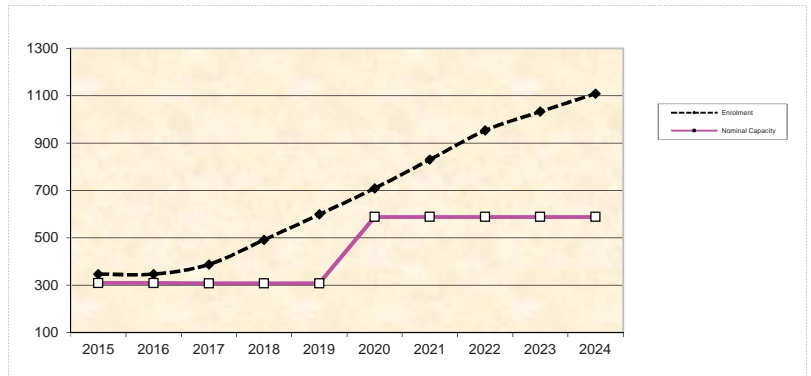
In December 2017, the Ministry of Education announced funding for design and construction of the following, in the Pacific Heights catchment:

- A 12 classroom addition at Pacific Heights elementary and
- A new 25 classroom school on Edgewood drive

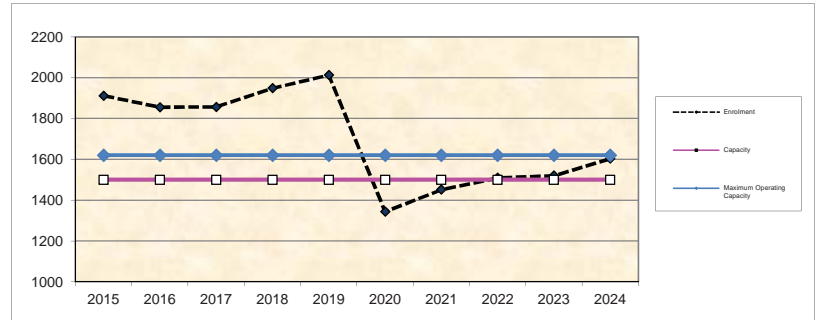
Though the District has NOT gone thru any official process to determine catchment boundaries for the new elementary school on Edgewood Drive, this development is close enough to be likely considered in the new school's catchment. The school is targeted to open September 2020.

To relieve the pressure at Earl Marriot, a new 1500 capacity high school located on 26th Ave next to the existing Pacific Heights Elementary is currently in design and construction; and is also targeted to open for September 2020. This new high school has been officially named Grandview Heights Secondary

Pacific Heights 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: 17-0180-00
 Project Location: 16763 - 18 Avenue, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

The subject site is located within an old (1980's / 1990's) rural / suburban RA zone development area bounded by 16 Avenue to the south, 20 Avenue to the north, 165A Street to the west and 168 Street to the east. Most homes in the surrounding neighbourhood are large, wide, low profile estate-size Bungalows situated on large RA zoned lots. There are also a few Two-Storey and Basement Entry homes with mid to high scale massing characteristics. Roofs slopes range from 5:12 to 12:12 and roofs are surfaced with either cedar shingles or shake profile asphalt shingles. Cedar and brick are common wall cladding materials and the colour range is limited to neutral and natural hues. The homes and yards are well kept.

However, due to the large number of new applications for compact lot developments in the surrounding area (15-0084-00 - 104 lots to the south, 16-0312-00 - 71 lots to the north, 150443 - 18 lots to the southwest, and four new applications in the 16600 and 16700 blocks on the north side of 18 Avenue west and east of the subject site. The future character of this area will not be defined by the existing housing stock. Rather, the future character of this area will be defined by hundreds of modern compact lot homes mostly in RF-13 and RF-10 zones. The attributes of the existing homes therefore, will not be used as context for the subject site.

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

- 1) **Context Homes:** The housing stock in the area surrounding the subject site does not provide suitable architectural context for a post year 2016 RF-13 zone development. The existing homes and yards are desirable, but building forms suitable for RF-13 developments are necessarily incompatible with large estate Bungalows. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements will be similar to those used in most post 2016 compact zone developments, and therefore the existing homes will not be emulated. Rather, regulations context is available from the building schemes of nearby new developments described above.
- 2) **Style Character :** Most neighbouring homes can be classified as old suburban homes that have massing designs that are not suitable for compact lot developments. Rather than emulating the existing homes, the recommendation is to utilize styles including

"Neo-Traditional", "Neo-Heritage", and "West Coast Contemporary" styles. 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** : Most surrounding homes are Bungalow type. It is expected however that all new homes constructed at the subject site will be Two-Storey type. 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-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. Designs should be similar in theme, representation and character to the aforementioned nearby new developments.
- 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 area in which the building schemes for all new applications prohibit the use of vinyl siding. 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 quality. Vinyl therefore, is not recommended.
- 7) **Roof surface** : It is expected that most new homes in new developments in the surrounding area will 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. 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 also be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope** : Similar to other projects in this area, the recommendation is to set the minimum roof slope at either flat to 3:12 to accommodate West Coast Contemporary designs, or between 6:12 and 12:12 for the expected Neo-Traditional and Neo-Heritage designs. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant 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 in the area surrounding the subject site has an old rural/suburban character. Most homes are large, well kept 25 - 35 year old Bungalows situated on acreages. The future streetscape will be defined by building scheme regulations in the numerous new developments surrounding the subject site.

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: "Neo-Traditional", "Neo-Heritage", "West Coast Contemporary", or 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 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)

Existing neighbouring homes do not provide suitable context for the proposed RF-13 type homes at the subject site because the existing homes are large Bungalows situated on acreages that do not relate to the proposed small lot modern urban context of numerous new applications in this area. Interfacing treatments are therefore not contemplated. Rather, massing design, construction materials, and trim element treatments will meet or exceed standards commonly found in RF-13 (and RF-12) developments constructed in Surrey subsequent to the year 2016, and will meet or exceed standards implied by building scheme regulations on the numerous new developments in this area.

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:

Either flat to 3:12 to accommodate West Coast Contemporary style homes, or 6:12 to 12:12 to accommodate the expected Neo-Traditional and Neo-Heritage homes, 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. Metal roofs over small feature areas also permitted if integral to the design.

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:

Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.

Landscaping:

High modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 20 shrubs of a minimum 3 gallon pot size. Corner lots shall have a minimum of 30 shrubs of a minimum 3 gallon pot size, of which not less than 12 are planted in the flanking street sideyard. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only. Broom finish concrete is not permitted.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** July 14, 2017

Reviewed and Approved by:



Date: July 14, 2017

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

Tree Preservation Summary

Surrey Project No: TBD

Address: 16763 - 18 Avenue

Registered Arborist: Jeff Ross #PN-7991A

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)	12
Protected Trees to be Removed	11
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	1
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 11 X two (2) = 22 	22
Replacement Trees Proposed	27
Replacement Trees in Deficit	0
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	2
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 2 X two (2) = 4 	4
Replacement Trees Proposed	TBD
Replacement Trees in Deficit	NA

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

Signature of Arborist:

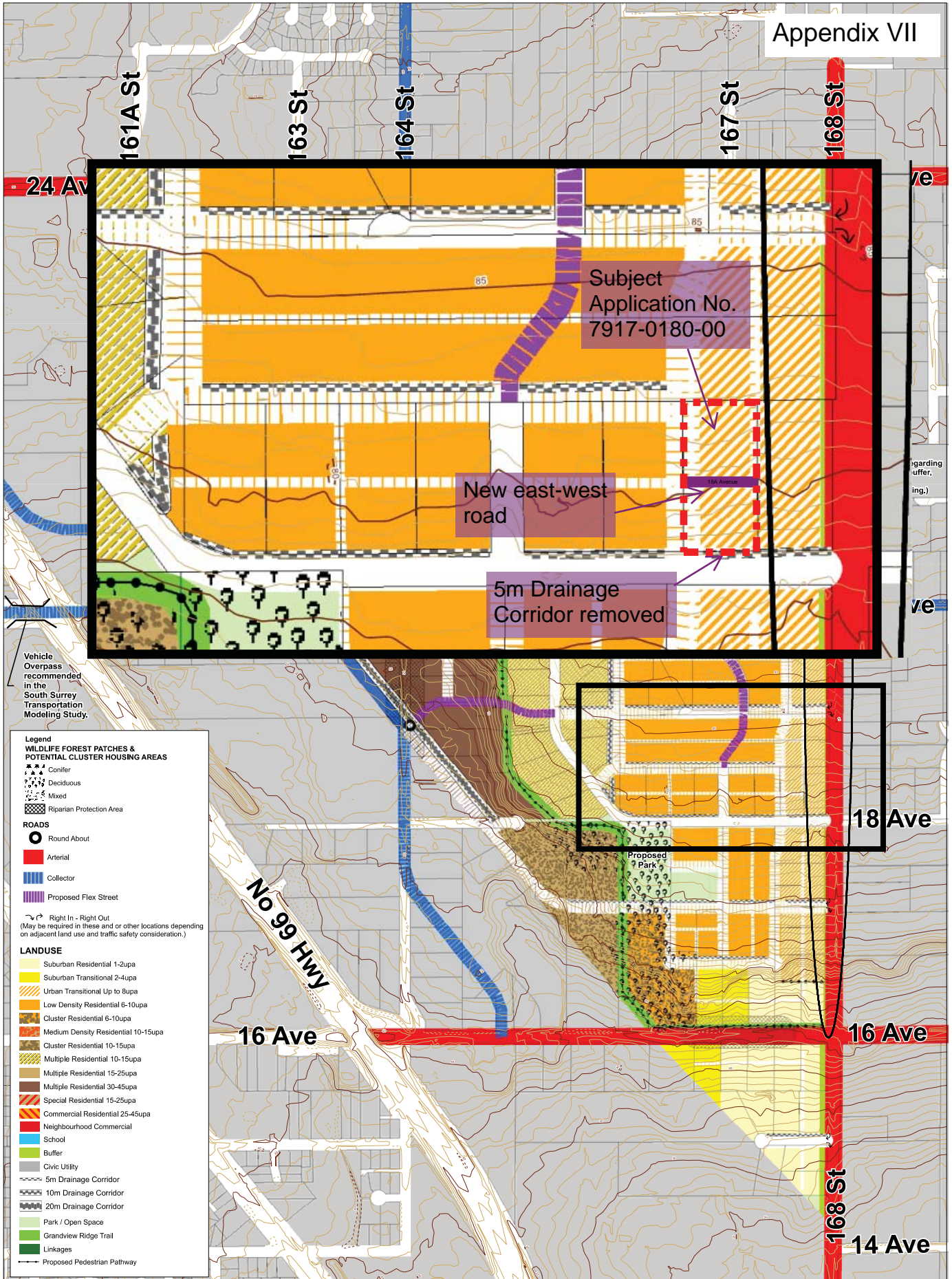


Date: April 6, 2017



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Grandview Heights NCP Area #2 (Sunnyside Heights)

Stage 2 Land Use Concept

City of Surrey Planning & Development Department

Stage 1 Approved By Council: July 26, 2007
 Stage 2 Approved By Council Nov. 15, 2010
 Last Amended 11 April 2011

