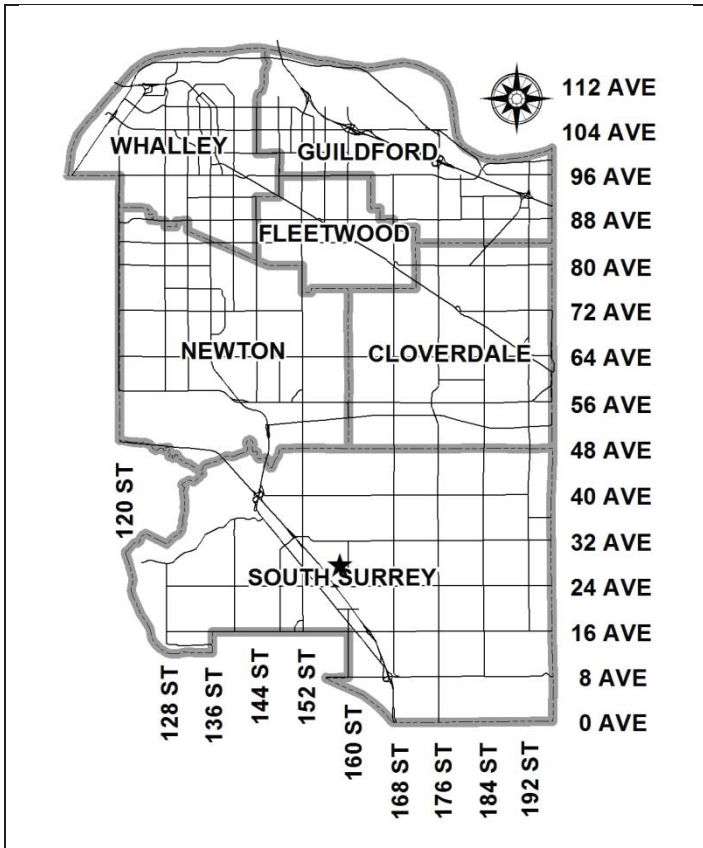


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0199-00

Planning Report Date: December 4, 2017



**PROPOSAL:**

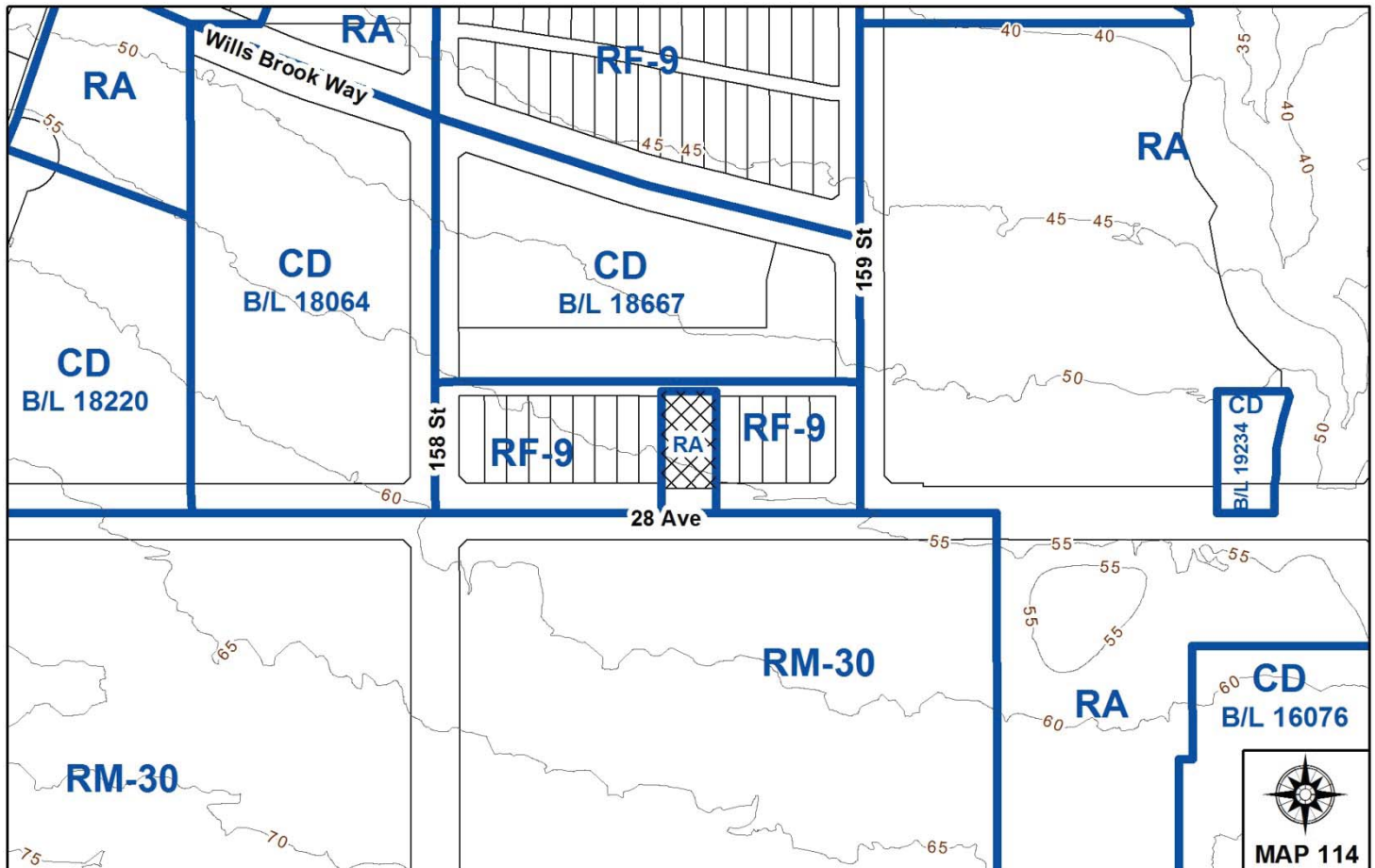
- **NCP Amendment** from Cluster Housing (6-8 u.p.a.) to Single Family Small Lots
- **Rezoning** from RA to RF-10 and RF-13 to allow subdivision into 2 single family small lots.

**LOCATION:** 15865 – 28 Avenue

**ZONING:** RA

**OCPC DESIGNATION:** Urban

**NCP DESIGNATION:** Cluster Housing (6-8 u.p.a.)



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an NCP amendment of the North Grandview Heights Neighbourhood Concept Plan to redesignate the site from Cluster Housing (6-8 u.p.a.) to Single Family Small Lots.

### RATIONALE OF RECOMMENDATION

- Complies with OCP Designation.
- The proposed NCP Amendment is consistent with the Development Guidelines of the "Single Family Small Lots" density option of the North Grandview Heights Neighbourhood Concept Plan. A similar amendment was approved for the properties to the east and west of the subject site under Development Application No. 7911-0269-00.
- The proposed subdivision completes the established pattern of small lots along the north side of 28 Avenue.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the land shown as Block I on the Survey Plan attached as Appendix II from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)", and to rezone the portion of the land shown as Block II on the Survey Plan from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)", 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 an acceptable tree survey and a statement regarding tree preservation;
  - (d) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (e) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (f) 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 North Grandview Heights Neighbourhood Concept Plan to redesignate the subject property from "Cluster Housing (6-8 u.p.a.)" to "Single Family Small Lots" 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:

1 Elementary students at Sunnyside Elementary School  
0 Secondary students at Semiahmoo 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 Summer 2018.

### SITE CHARACTERISTICS

Existing Land Use: Single Family Dwelling

Adjacent Area:

| Direction                 | Existing Use                    | OCP/NCP Designation                         | Existing Zone         |
|---------------------------|---------------------------------|---|-----------------------|
| North:                    | Townhouses (under construction) | Urban / Multiple Residential (15-25 u.p.a.) | CD (By-law No. 18667) |
| East:                     | Single family dwelling          | Urban / Single Family Small Lots            | RF-9                  |
| South (Across 28 Avenue): | Townhouses                      | Urban / 10-15 u.p.a. Medium Density         | RM-30                 |
| West:                     | Single family dwelling          | Urban / Single Family Small Lots            | RF-9                  |

### JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is designated "Cluster Housing (6-8 u.p.a.)" in the North Grandview Heights NCP, approved by Council in 2005. The surrounding single family properties to the east and west (along the north side of 28 Avenue) were rezoned (to RF-9) and subdivided under application 7911-0269-00 as part of a large single family and townhouse development. The NCP designation for those single family properties under that application were amended from "Cluster Housing (6-8 u.p.a.)" to "Single Family Small Lots".
- The subject property was not included in the original subdivision of the surrounding area, thus it still has the original NCP designation. Therefore, it is appropriate to redesignate the subject property in conjunction with the current development application.

## DEVELOPMENT CONSIDERATIONS

### Background

- The subject property, located at 15865 – 28 Avenue, is designated "Urban" in the Official Community Plan, "Cluster Housing (6-8 u.p.a.)" in the North Grandview Heights Neighbourhood Concept Plan(NCP), and zoned "One-Acre Residential Zone (RA)".

### Current Proposal

- The applicant proposes to amend the North Grandview Heights NCP from "Cluster Housing (6-8 u.p.a.)" to "Single Family Small Lots" and rezone from "One-Acre Residential Zone (RA)" to "Single Family Residential (10) Zone (RF-10)" and "Single Family Residential (13) Zone (RF-13)" in order to permit subdivision into 2 single family small lots.
- The existing single family dwelling on the property will be removed.
- The proposed lots meet the minimum width, depth, and area requirements of the respective RF-10 and RF-13 Zones. With proposed widths of 10.6 metres (35 ft.) and 12 metres (39 ft.), the proposed lots are slightly larger than the existing RF-9 lots along the north side of 28 Avenue. The proposed lots complete the established pattern of small lots along the north side of 28 Avenue.

## PRE-NOTIFICATION

- Pre-notification letters were sent on August 22, 2017 to 305 households within 100 metres (328 ft.) of the site, as well as the Grandview Heights Stewardship Association. The development proposal sign was erected on June 27, 2017. To date, staff have received one email in response to the public notification, expressing the following concern:

### Concerns over Tree Retention:

- Staff received one email noting concern over tree retention on the new lots, as well as requesting information regarding setbacks.

*(The applicant has provided a tree survey and arborist report that identifies trees on the property that are to be removed as part of the development. While the applicant proposes to retain no trees, the applicant does propose 4 replacement trees as well as a \$20,000.00 contribution to the Green City Fund to compensate for the deficit in tree replacement. Staff relayed information regarding the proposed setbacks for the new lots.)*

TREES

- Glenn Murray, ISA Certified Arborist of Froggers Creek Tree Consultants 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   |
|--|-----------|--------------------|----------|
| <b>Deciduous Trees</b><br>(excluding Alder and Cottonwood Trees)           |           |                    |          |
| Paper Birch  | 1         | 1                  | 0        |
| <b>Coniferous Trees</b>  |           |                    |          |
| Cypress  | 5         | 5                  | 0        |
| Western Red Cedar  | 21        | 21                 | 0        |
| <b>Total (excluding Alder and Cottonwood Trees)</b>                        | <b>27</b> | <b>27</b>          | <b>0</b> |
| <b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b> |           | <b>4</b>           |          |
| <b>Total Retained and Replacement Trees</b>                                |           | <b>4</b>           |          |
| <b>Contribution to the Green City Fund</b>                                 |           | <b>\$20,000.00</b> |          |

- The Arborist Assessment states that there are a total of 27 protected trees on the site, with no Alder or 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, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of 54 replacement trees on the site. Since only 4 replacement trees can be accommodated on the site, the deficit of 50 replacement trees will require a cash-in-lieu payment of \$20,000.00, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- The new trees on the site will consist of a variety of trees including Japanese Snowbell, Kousa Dogwood, and Paperbark Maple.
- In summary, a total of 4 trees are proposed to be retained or replaced on the site with a contribution of \$20,000.00 to the Green City Fund.

INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheet
- Appendix II. Survey Block Plan & 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 Plan

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

DZ/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

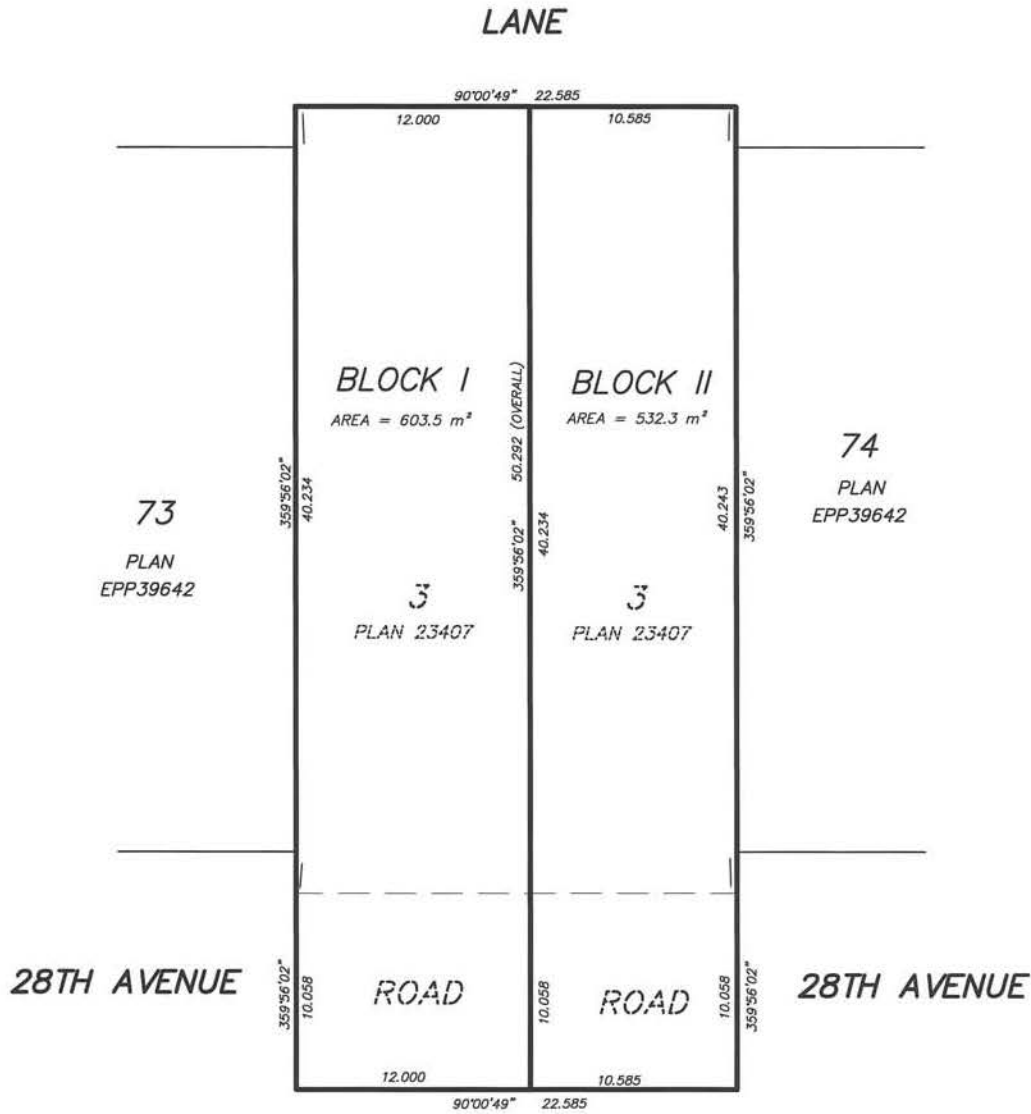
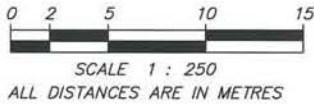


## SUBDIVISION DATA SHEET

Proposed Zoning: RF-10 &amp; RF-13

| Requires Project Data                              | Proposed                                    |       |
|--|---|-------|
| GROSS SITE AREA                                    |   |       |
| Acres  | 0.22 ac.                                    |       |
| Hectares   | 0.09 ha.                                    |       |
|  |   |       |
| NUMBER OF LOTS                                     |   |       |
| Existing   | 1   |       |
| Proposed   | 2   |       |
|  |   |       |
| SIZE OF LOTS                                       |   |       |
| Range of lot widths (metres)                       | 10.6 m – 12 m                               |       |
| Range of lot areas (square metres)                 | 381.5 m <sup>2</sup> – 431.5 m <sup>2</sup> |       |
|  |   |       |
| DENSITY  |   |       |
| Lots/Hectare & Lots/Acre (Gross)                   | 20 u.p.h / 10 u.p.a                         |       |
| Lots/Hectare & Lots/Acre (Net)                     | 20 u.p.h / 10 u.p.a                         |       |
|  |   |       |
| SITE COVERAGE (in % of gross site area)            | RF-10                                       | RF-13 |
| Maximum Coverage of Principal & Accessory Building | 52%   | 50%   |
| Estimated Road, Lane & Driveway Coverage           | 5%  | 5%    |
| Total Site Coverage                                | 57%   | 55%   |
|  |   |       |
| PARKLAND   |   |       |
| Area (square metres)                               | n/a   |       |
| % of Gross Site                                    | n/a   |       |
|  |   |       |
|  | <b>Required</b>                             |       |
| PARKLAND   |   |       |
| 5% money in lieu                                   | NO  |       |
|  |   |       |
| TREE SURVEY/ASSESSMENT                             | YES   |       |
|  |   |       |
| MODEL BUILDING SCHEME                              | YES   |       |
|  |   |       |
| HERITAGE SITE Retention                            | NO  |       |
|  |   |       |
| FRASER HEALTH Approval                             | NO  |       |
|  |   |       |
| DEV. VARIANCE PERMIT required                      |   |       |
| Road Length/Standards                              | NO  |       |
| Works and Services                                 | NO  |       |
| Building Retention                                 | NO  |       |
| Others   | NO  |       |

SURVEY PLAN TO ACCOMPANY  
CITY OF SURREY ZONING BYLAW \_\_\_\_\_  
OVER LOT 3 SECTION 23 TOWNSHIP 1  
NEW WESTMINSTER DISTRICT PLAN 23407



**NOTE:**

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



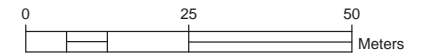
**MURRAY & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
201-12448 82nd AVENUE  
SURREY, BC V3W 3E9  
(604) 597-9189

CERTIFIED CORRECT - THIS 18TH DAY OF OCTOBER, 2017  
 BCLS

Kunal Family  
 Single Family Subdivision  
 15865 28 Ave, Surrey

**SUBDIVISION CONCEPT**

- RF-10 (Type III)
- RF-13 (Type I)



LEGAL DESCRIPTION  
 PID: 009-217-703

GROSS SITE AREA  
 0.1 hectares / 0.2 acres  
 NET SITE AREA  
 0.1 hectares / 0.2 acres

EXISTING DESIGNATIONS  
 Zoning: RA  
 NCP: Cluster Housing 6-8 upa  
 OCP: Urban

PROPOSED DESIGNATIONS  
 Zoning: RF-10, RF-13  
 NCP: Cluster Housing 6-8 upa  
 OCP: Urban

LOT YIELD  
 Existing Number of Lots: 1  
 Proposed Number of Lots: 2

DENSITY  
 Gross: 20 uph / 10 upa  
 Net: 20 uph / 10 upa



Scale: 1:750



Project No.: 17-429  
 Date: 11 / 04 / 2017

Drawing  
**1**

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.  
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## INTER-OFFICE MEMO

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

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

DATE: **October 13, 2017** PROJECT FILE: **7817-0199-00**

---

RE: **Engineering Requirements  
Location: 15865 28 Avenue**

**NCP AMENDMENT**

There are no engineering requirements relative to the NCP Amendment except for the items listed below.

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

- Dedicate 2.134 m on 28 Avenue for ultimate 12.192 m Collector Road allowance.
- Register 2.70 m SRW for Multi-Use Pathway (MUP).
- Dedicate lands as necessary to achieve 6.0 m road allowance for lane.

***Works and Services***

- Construct north half of 28 Avenue to ultimate pavement width of 14.0m, barrier curb & gutter, 4.0 m wide MUP, street lighting and boulevard.
- Utilize cash-in-lieu from project 7811-0269-00 to remove interim alignment of 28 Avenue.
- Construct residential lane with 5.4 m pavement width, rollover curb & gutter.
- Confirm downstream drainage system capacity, including confirmation that the proposed development complies with the pond design assumption.
- Provide onsite sustainable drainage works as required in the NCP.
- Construct water, sanitary and storm service connection for each lot.
- Pay Drainage Development Work Agreement Levy payment relative to 8611-0269-00-1.
- Pay 100% Drainage and Water DCC for 8311-0269-00-1 and 8111-0269-00-1.

A Servicing Agreement is required prior to Rezone/Subdivision.

For Rémi Dubé, P.Eng.  
Development Services Manager

IK1

NOTE: Detailed Land Development Engineering Review available on file





Planning October-23-17

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0199 00

**School Enrolment Projections and Planning Update:**  
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

A new Sunnyside Elementary was opened September 2013 on the east side of Highway 99. As of September 2017, there are currently 7 portables on site used for enrolling classroom space. As part of the District's 2018/19 Capital Plan Submission to Ministry of Education, the District is requesting a 200 capacity addition targeted to open 2020. The project has not received Ministry approval to move to design and construction. Even with this proposed addition, some portables will be required to remain on site to meet projected growth in the catchment.

Also on the District's 2018/19 Capital Plan submission to the Ministry, is the request for a new 655 capacity elementary school located at 23rd Avenue and 166th Street. This project has not received ministry approval to move into design and construction. If this project is approved, it is the intent that this new school will relieve some of the enrollment pressure at Sunnyside Elementary through possible boundary changes.

The District is currently in design and construction on a new 1500 capacity high school to be located in the Grandview area which is targeted to open September 2020. In 2019, the District will undertake a boundary review between Semiahmoo, and Earl Marriot Secondary along with this new high school to manage the enrollment pressure at all three campuses.

**SUMMARY**

The proposed 2 single family lots are estimated to have the following impact on the following schools:

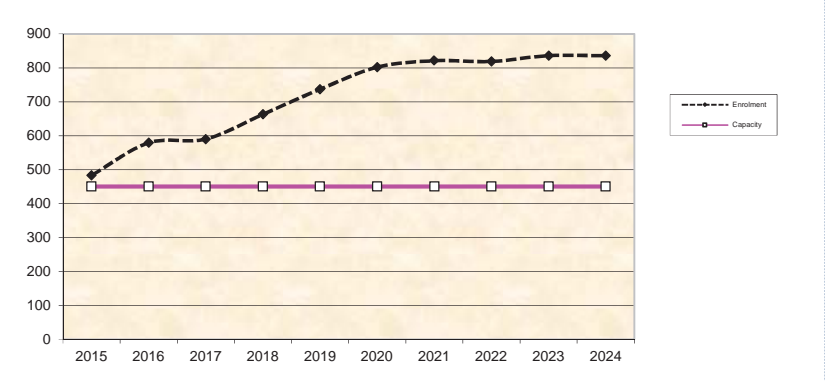
**Projected # of students for this development:**

|                      |   |
|----------------------|---|
| Elementary Students: | 1 |
| Secondary Students:  | 0 |

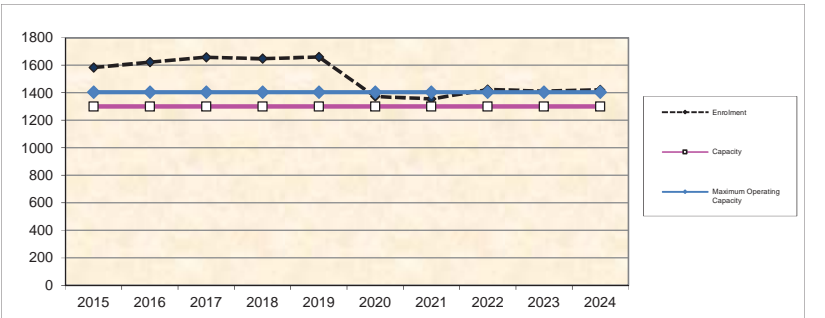
September 2017 Enrolment/School Capacity

|                                    |             |
|------------------------------------|-------------|
| <b>Sunnyside Elementary</b>        |             |
| Enrolment (K/1-7):                 | 74 K + 516  |
| Capacity (K/1-7)                   | 100 K + 350 |
| <b>Semiahmoo Secondary</b>         |             |
| Enrolment (8-12):                  | 1658        |
| Nominal Capacity (8-12):           | 1300        |
| Maximum Operating Capacity*(8-12): | 1404        |

**Sunnyside Elementary**



**Semiahmoo 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: 17-0199-00  
Project Location: 15865 - 28 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 in a high density residential area. There are nine RF-9 lots adjacent to the west side of the subject site and five RF-9 lots adjacent to the east side of the subject site. Surrounding this block of RF-9 lots to the west, north, and south of the subject site are Townhouses constructed under RM-30 zone regulations or under a CD zone based on the RM-30 zone. East of the site is Sunnyside Elementary school. Therefore, context must be derived from the RF-9 homes.

The two proposed subject lots are surrounded on both sides by 1700 sq.ft. (excluding garage), "Neo-Traditional" and "Neo-Heritage" style Two-Storey type homes with in-ground basements. These homes have desirable mid-scale massing characteristics in which the projections are architecturally interesting, proportionally consistent with one another, and the mass is well balanced across the façade. Front entrances are one storey in height. Main roof forms are at 9:12 and steeper slopes with gabled street facing projections at a 12:12 slope and shed projections at a 4:12 slope. All homes have a similar "weathered wood" colour shake profile asphalt shingle roof surface. Homes are clad in horizontal fibre cement board (Hardiplank), with generous feature cladding materials including wall shingles and stone. Trim elements are bold. All homes are in neutral and natural colours only. Landscapes meet a high modern standard. These homes provide ideal architectural context for the subject site, and due to the strict infill nature of this development, the two new homes should be similar in theme, representation, and character to the existing homes described above.

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

- 1) **Context Homes:** The character of this area has been clearly defined by the new and aesthetically desirable housing stock. There are no opportunities to introduce a new character into this area. This is an infill situation in which new homes at the subject site should be similar in theme, representation, and character with the existing homes.
- 2) **Style Character :** Existing surrounding homes are of styles typical of those found in modern compact lot developments. Styles recommended for this site include "Neo-Traditional" and "Neo-Heritage" and other highly compatible styles. 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** : All surrounding homes are Two-Storey type, and it is expected that both new homes constructed at the subject site will be Two-Storey type. However, 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 and RF10 zoned subdivisions, and should be consistent with the context homes described above. 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 a South Surrey neighbourhood 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 a new growth area in which all new homes have a shake profile asphalt shingle roof. The asphalt roof characteristic is readily identifiable now, and a single home with a roof surface other than asphalt shingles would stand out as inconsistent. Therefore, to ensure consistency of character, only shake profile asphalt shingles are recommended. The shingles should be colour-matched with those of the existing homes to provide continuity.
- 8) **Roof Slope** : Roof slopes of 8:12 or higher have been used on context homes. This is a suitable minimum roof slope given the objectives of ensuring continuity with context homes and to ensure that homes appear style-authentic within the proposed style range. A provision is also recommended to allow slopes less than 8:12 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:** With the exception of the block of RF-9 homes surrounding the subject site, structures to the north, west and south are RM-30 zone townhouses. East of the site is the Sunnyside Elementary School. The surrounding RF9 homes are aesthetically pleasing, architecturally interesting, well balanced, proportionally consistent designs. The homes are 1700 sq.ft. Two-Storey type and all are in the "Neo-Traditional" / "Neo-Heritage" style range. The homes have mid-scale massing designs with a one storey front entrance. The homes have steeply sloped roofs with an asphalt shingle surface, and all are "weathered wood" in colour. High quality cladding materials (fibre cement board), stone accents, and wall shingles in neutral and natural hues only have been used. Landscapes are considered above average for this zone.

## 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 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 one storey.

### 2.2 Proposed Design Solutions:

#### Interfacing Treatment with existing dwellings)

The character of this area has been clearly defined by the new and aesthetically desirable housing stock. There are no opportunities to introduce a new character into this area. This is an infill situation in which new homes at the subject site should be similar in theme, representation, and character with the existing homes. Homes will therefore be in a compatible style range, including "Neo-Traditional" and "Neo-Heritage" and compatible styles (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). 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 are not recommended for this development. "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, 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 pre-formed (manufactured) raised ridge cap. The asphalt shingles should have a minimum 30 year warranty, and colours should match those of existing homes. 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 15 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 : August 16, 2017

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

## Tree Preservation Summary

Surrey Project No: 7917 0199 00  
 Address: 15865 28th Avenue Surrey  
 Registered Arborist: Glenn Murray

| On-Site Trees   | Number of Trees |
|---|-----------------|
| <b>Protected Trees Identified</b><br>(on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)   | <b>27</b>       |
| <b>Protected Trees to be Removed</b>  | <b>27</b>       |
| <b>Protected Trees to be Retained</b><br>(excluding trees within proposed open space or riparian areas)   | <b>0</b>        |
| <b>Total Replacement Trees Required:</b><br><br>- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio<br><u>    0    </u> X one (1) = 0<br><br>- All other Trees Requiring 2 to 1 Replacement Ratio<br><u>   27   </u> X two (2) = 54 | <b>54</b>       |
| <b>Replacement Trees Proposed</b>   | <b>4</b>        |
| <b>Replacement Trees in Deficit</b>   | <b>50</b>       |
| <b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>   |                 |

| Off-Site Trees  | Number of Trees |
|---|-----------------|
| <b>Protected Off-Site Trees to be Removed</b>   | <b>0</b>        |
| <b>Total Replacement Trees Required:</b><br><br>- Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio<br><u>    0    </u> X one (1) = 0<br><br>- All other Trees Requiring 2 to 1 Replacement Ratio<br><u>    0    </u> X two (2) = 0 | <b>0</b>        |
| <b>Replacement Trees Proposed</b>   | <b>0</b>        |
| <b>Replacement Trees in Deficit</b>   | <b>0</b>        |

Summary, report and plan prepared and submitted by:



\_\_\_\_\_  
 (Signature of Arborist)

7-Nov-17

\_\_\_\_\_  
 Date