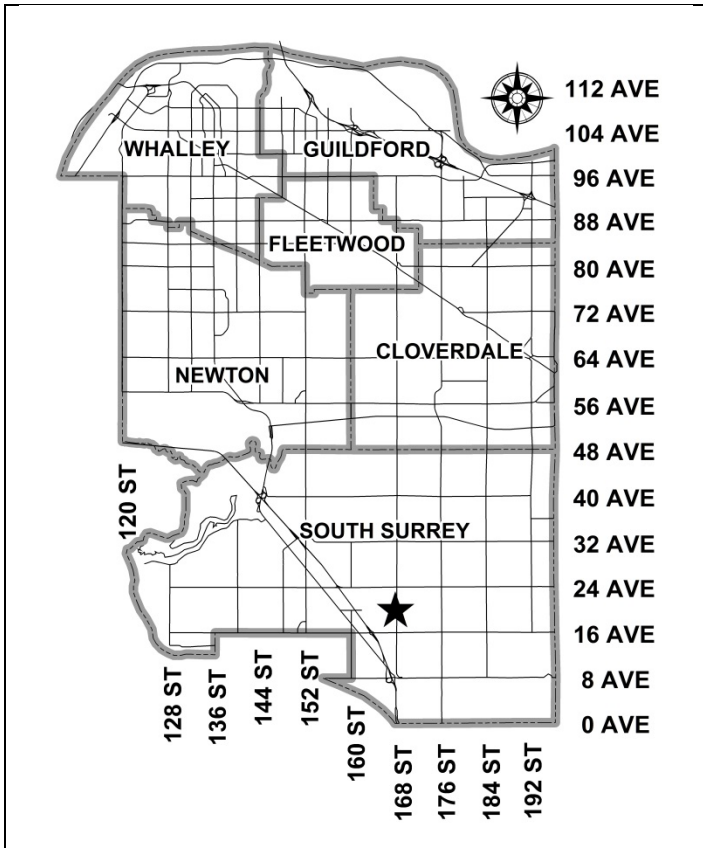


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0271-00

Planning Report Date: February 5, 2018



**PROPOSAL:**

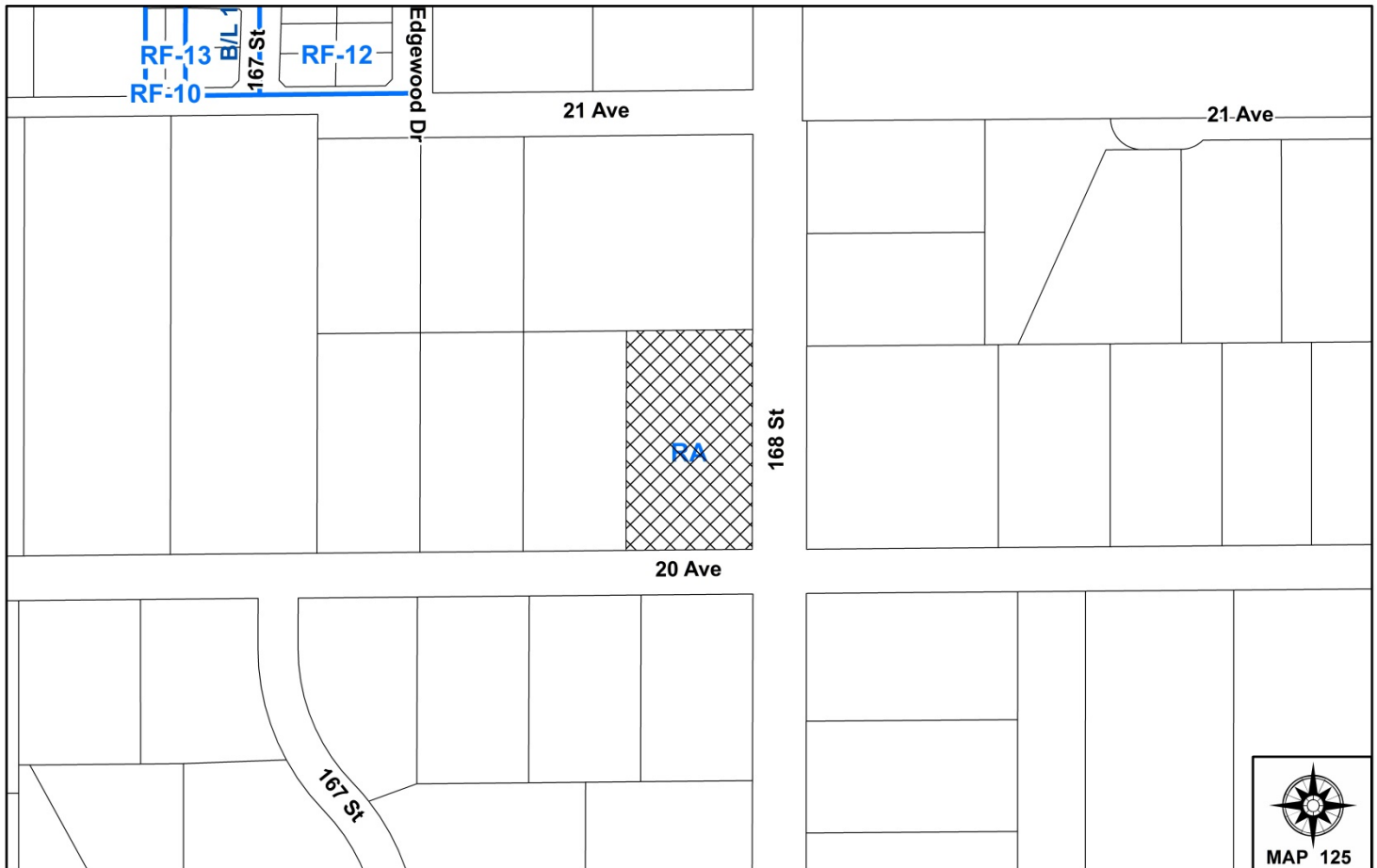
- **NCP Amendment** from Low Density Residential 6-10 upa to Medium Density Residential 10-15 upa and for changes to the road and drainage networks.
- **Rezoning** from RA to RF-10 and RF-13 to allow subdivision into 10 single family lots.

**LOCATION:** 2017 – 168 Street

**ZONING:** RA

**OCP DESIGNATION:** Urban

**NCP DESIGNATION:** Low Density Residential 6-10 upa & Buffer



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is proposing to amend the Sunnyside Heights Neighbourhood Concept Plan (NCP) from Low Density Residential 6-10 upa to Medium Density Residential 10-15 upa, and to modify the road network and relocate a drainage corridor.

### RATIONALE OF RECOMMENDATION

- The proposal complies with the site's Official Community Plan (OCP) designation.
- The proposal generally meets the development parameters set out in the Sunnyside Heights NCP. The proposed amendment to the Sunnyside Heights NCP is required in order to provide an efficient layout and to complete the established road and lot configuration established under Development Application No. 7916-0706-00 to the west and No. 7915-0143-00 to the north, both of which have received conditional approval.

## RECOMMENDATION

The Planning & Development Department recommends that:

1. A By-law be introduced to rezone the property shown on the attached Survey Plan (Appendix II) as Block A from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" and Block B 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 a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
  - (d) submission of a landscaping plan and landscaping cost estimate for the 168 Street landscape buffer to the specifications and satisfaction of the Planning and Development Department;
  - (e) registration of a Section 219 restrictive covenant on proposed Lots 1 to 6 in increase the minimum setback from 168 Street to 7.0 metres (23 ft.) to the porch or veranda and to 7.5 metres (25 ft.) to the principal building, and for the protection of the 2.3 metre (7.5 ft.) landscape buffer;
  - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department; and
  - (g) 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 Sunnyside Heights NCP from Low Density Residential 6-10 upa to Medium Density Residential 10-15 upa, and for modifications to the road network and drainage corridor in accordance with the proposed subdivision layout when the project is considered for final adoption (Appendix VII).

## REFERRALS

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

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

5 Elementary students at Pacific Heights Elementary School  
 3 Secondary students at Earl Marriott Secondary School

(Appendix IV)

**Parks, Recreation & Culture:**

All fencing adjacent to the Coast Meridian and Sunnyside Greenways to be permeable and located on private property. Fencing and landscape material at mature growth should not exceed 1.2 metres (4 ft.) to protect sight lines over time.

**SITE CHARACTERISTICS**

Existing Land Use: Single family dwelling

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Single family residential (Application to develop small lots at Third Reading under File No. 7915-0143-00)	Low Density Residential 6-10 upa	RA (RF-12 proposed)
East (Across 168 Street):	Single family residential	OCP: Suburban-Urban Reserve	RA
South (Across 20 Avenue):	Single family residential (Application to develop small lots at Initial Review under File No. 7916-0661-00)	Urban Transitional up to 8 upa	RA (RF-10 and RF-13 proposed)
West:	Single family residential (Application to develop small lots at Third Reading under File No. 7916-0706-00)	Low Density Residential 6-10 upa (Medium Density Residential 10-15 upa proposed)	RA (RF-10 proposed)

**JUSTIFICATION FOR PLAN AMENDMENT**

- The subject site is designated "Urban" in the Official Community Plan (OCP) and "Low Density Residential 6-10 upa" in the Sunnyside Heights Neighbourhood Concept Plan (NCP).
- The applicant is proposing to develop the site into 10 single family small lots, which requires an amendment to the Sunnyside Heights NCP from "Low Density Residential 6-10 upa" to "Medium Density Residential 10-15 upa".
- The road network for the proposed subdivision plan has been modified from that shown in the NCP in order to adhere to the road network proposed under Development Applications No. 7916-0706-00 to the west and No. 7915-0143-00 to the north, which are both at Third Reading.

- Under the current NCP, 20A Avenue would terminate in a cul-de-sac on the neighbouring property to the west at 16755 – 20 Avenue. A drainage corridor was to be located on the north side of the street. Under Development Application Nos. 7915-0143-00 and 7916-0706-00, it was proposed instead to extend 20A Avenue through to connect with 168 Street to the east and to relocate the drainage corridor to the south side of the street. This results in an increase in road dedication on the subject property, which contributes to the increase in the proposed net density for the site.
- The proposed lane configuration has also been slightly modified from the NCP, with the north-south lane now proposed to connect with 20 Avenue to the south.
- The proposed subdivision layout completes the pattern supported under Development Application No. 7916-0706-00 to the west with four RF-10 lots serviced by an east-west rear lane and six RF-13 lots fronting 168 Street serviced by a north-south rear lane.
- The proposed amendments to the NCP area reasonable and align with the other proposed developments in the immediate vicinity.

## DEVELOPMENT CONSIDERATIONS

### Site Description & Proposal

- The subject site is located at the northwest corner of 168 Street and 20 Avenue. The 5,607 square metre (1.39 acre) lot is currently zoned "One-Acre Residential Zone (RA)". There is an existing single family dwelling and accessory structure located on the site, which are proposed to be removed.
- The applicant is proposing to rezone the site from "One-Acre Residential (RA)" to "Single Family Residential (10) Zone (RF-10)" and "Single Family Residential (13) Zone (RF-13)" to facilitate subdivision into 10 single family lots (Appendix II).
- As described above, the proposal will require an amendment to the Sunnyside Heights NCP to: redesignate the site from "Low Density Residential 6-10 upa" to "Medium Density Residential 10-15 upa"; accommodate a modified road network; and relocate a 5.0 metre (16 ft.) wide drainage corridor from the north side to the south side of 20A Avenue.
- The proposed RF-10 zoned lots will range in area from 324 square metres (3,488 sq. ft.) to 397 square metres (4,273 sq. ft.) and the proposed RF-13 lots will range in area from 368 square metres (3,961 sq. ft.) to 417 square metres (4,489 sq. ft.). The proposed lots all meet the minimum dimensions of the RF-10 and RF-13 Zones in terms of lot area, width, and depth.

### Landscaping Buffer & Multi-Use Pathways

- A landscaping buffer and multi-use pathway (MUP) (as identified in the Sunnyside Heights NCP and Surrey Greenways Plan) will be required, located adjacent and parallel to 168 Street.
- The 4.0 metre (13 ft.) wide MUP will straddle the proposed easterly property line of Lots 1 to 6 along 168 Street. The portion of the MUP on private property will be located within a 2.7 metre (9 ft.) wide statutory right-of-way.

- A 2.3 metre (8 ft.) landscape buffer will be required to be installed on private property, adjacent to the MUP. Landscape installation and maintenance will be secured through bonding collected prior to final adoption of the associated rezoning by-law and will be further protected through a restrictive covenant registered against the titles of Lots 1 to 6.
- The proposed dwellings on Lots 1 to 6 will be required to be setback a minimum of 2.5 metres (8 ft.) from the edge of the landscape buffer, with the porch or veranda setback a minimum of 2.0 metres (7 ft.) from the edge of the landscape buffer. Along with the landscape buffer, this will provide a suitable interface between the dwellings and the MUP.
- Additionally, a 4.0 metre (13 ft.) wide MUP (as identified in the Surrey Greenways Plan) will be required, located adjacent and parallel to 20 Avenue.

### Building Design and Lot Grading

- The applicant has retained Michael E. Tynan of Tynan Consulting Ltd. as the Design Consultant. The Design Consultant conducted a character study of the surrounding homes and based on the findings has proposed a set of Building Design Guidelines for the proposed subdivision. A Summary is attached as Appendix V.
- A preliminary lot grading plan, submitted by Hub Engineering Inc. has been reviewed by staff and found to be generally acceptable.
- The applicant proposes in-ground basements on all lots. The feasibility of in-ground basements will be confirmed once the City's Engineering Department has reviewed and accepted the applicant's final engineering drawings.

### TREES

- Peter Mennel, ISA Certified Arborist of Mike Fadum and Associates Ltd. prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

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

Tree Species	Existing	Remove	Retain
<b>Alder and Cottonwood Trees</b>			
Alder/Cottonwood	5	5	0
<b>Deciduous Trees (excluding Alder and Cottonwood Trees)</b>			
Apple	1	1	0
Arbutus	1	1	0
Bigleaf Maple	10	10	0
Bitter Cherry	3	3	0
Japanese Maple	3	3	0
Magnolia	1	1	0
Mountain Ash	1	1	0
Paper Birch	4	4	0
Weeping Willow	2	2	0

Tree Species	Existing	Remove	Retain
<b>Coniferous Trees</b>			
Douglas Fir	6	6	0
Falsecypress	3	3	0
Giant Sequoia	4	4	0
Norway Spruce	3	3	0
Pacific Dogwood	1	1	0
Ponderosa Pine	1	1	0
Western Red Cedar	5	5	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>49</b>	<b>49</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>18</b>	
<b>Total Retained and Replacement Trees</b>		<b>18</b>	
<b>Contribution to the Green City Fund</b>		<b>\$34,000</b>	

- The Arborist Assessment states that there are a total of 49 protected trees on the site, excluding Alder and Cottonwood trees. Five (5) existing trees, approximately 9% of the total trees on the site, are 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.
- The applicant has been requested to review whether it is possible to retain any trees along 168 Street through designing the multi-use pathway (MUP) to meander around existing trees within the proposed statutory right-of-way.
- 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 103 replacement trees on the site. Since only 18 replacement trees can be accommodated on the site, the deficit of 85 replacement trees will require a cash-in-lieu payment of \$34,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 18 trees are proposed to be retained or replaced on the site with a contribution of \$34,000 to the Green City Fund.

#### PRE-NOTIFICATION

- Pre-notification letters were mailed on August 16, 2017 to 37 property owners within 100 metres of the subject property and the Grandview Heights Stewardship Association, the Greater Hazelmere Estates Neighbourhood Association, and the Little Campbell Watershed Society. A Development Proposal Sign was installed on the subject property on August 18, 2017.

- The Little Campbell Watershed Society (LCWS) provided a letter in response to the pre-notification. The main concern expressed by LCWS related to the deviation from the existing Sunnyside Heights NCP and the cumulative impacts of such amendments on a watershed scale. More specifically, the concerns expressed relate to increased storm water flows, water borne pollutants, and potential inadequacy of bio-swales.

*(The amendments to the Sunnyside Heights NCP are minor. The allowable net density under the current land use designation (Low Density Residential) is 6-10 upa, while the proposed net unit density is 10.8 upa. The applicant will be responsible for mitigating the increase in impervious coverage on the site through their Engineering servicing requirements.)*

### SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on May 30, 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.

<b>Sustainability Criteria</b>	<b>Sustainable Development Features Summary</b>
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> <li>• The site is located within the Sunnyside Heights NCP area.</li> </ul>
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> <li>• The proposal is consistent with the OCP.</li> <li>• An NCP amendment is required to accommodate the proposed RF-10 and RF-13 lots, resulting in a small increase in density, and for a modified road network and relocation of a drainage corridor.</li> <li>• The proposed dwellings will contain Secondary Suites.</li> </ul>
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> <li>• Absorbent soils (greater than 300 mm in depth), on-lot infiltration, bio-swales, dry swales, and sediment control devices will be provided on site.</li> </ul>
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> <li>• A 4.0 metre (13 ft.) wide multi-use pathway will be provided along 20 Avenue and 168 Street as per the Surrey Greenways Plan (2012).</li> </ul>
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> <li>• Crime Prevention Through Environmental Design (CPTED) principles will be incorporated for houses facing the greenway.</li> </ul>
6. Green Certification (F1)	<ul style="list-style-type: none"> <li>• N/A</li> </ul>
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> <li>• Public notification in the form of a development proposal sign and pre-notification letters has taken place.</li> <li>• Surrounding residents will have an opportunity to voice any concerns at a future Public Hearing.</li> </ul>



INFORMATION ATTACHED TO THIS REPORT

The following information is attached to this Report:

- Appendix I. Lot Owners and Action Summary (Confidential) and Project Data Sheets
- Appendix II. Proposed Subdivision Layout and Rezoning Block 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. Proposed Sunnyside Heights NCP Amendments

*original signed by Ron Hintsche*

Jean Lamontagne  
General Manager  
Planning and Development

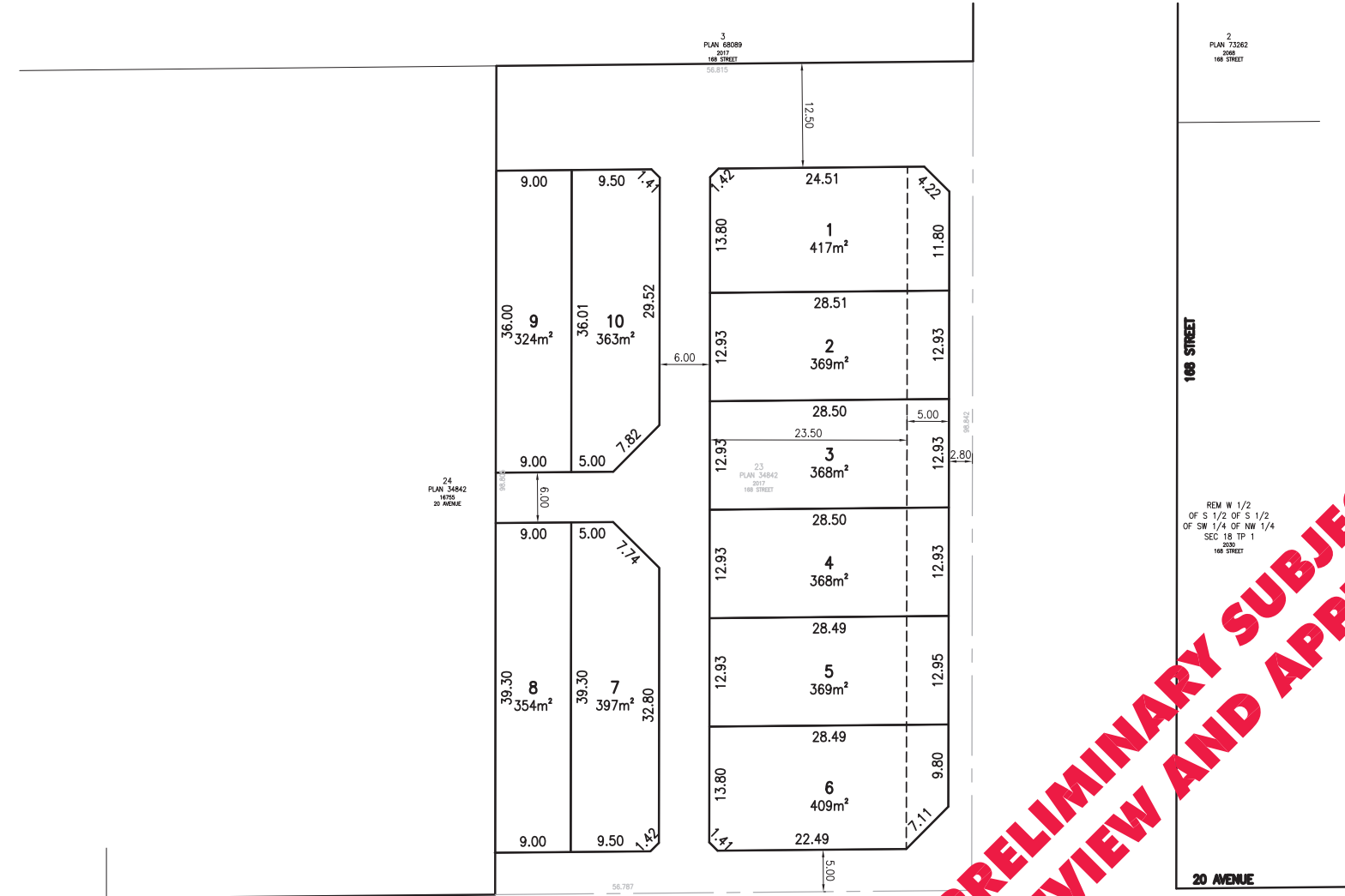
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APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET

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

Requires Project Data	Proposed	
<b>GROSS SITE AREA</b>		
Acres	1.39	
Hectares	0.56	
<b>NUMBER OF LOTS</b>		
Existing	1	
Proposed	10	
<b>SIZE OF LOTS</b>	RF-10	RF-13
Range of lot widths (metres)	9.0 - 10.5 m	12.9 - 14.8 m
Range of lot areas (square metres)	324 - 397 m <sup>2</sup>	368 - 417 m <sup>2</sup>
<b>DENSITY</b>		
Lots/Hectare & Lots/Acre (Gross)	17.8 uph / 7.2 upa	
Lots/Hectare & Lots/Acre (Net)	26.6 uph / 10.8 upa	
<b>SITE COVERAGE (in % of gross site area)</b>		
Maximum Coverage of Principal & Accessory Building	52%	
Estimated Road, Lane & Driveway Coverage	28%	
Total Site Coverage	80%	
<b>PARKLAND</b>		
Area (square metres)	N/A	
% of Gross Site	N/A	
	<b>Required</b>	
<b>PARKLAND</b>		
5% money in lieu	YES	
<b>TREE SURVEY/ASSESSMENT</b>	YES	
<b>MODEL BUILDING SCHEME</b>	YES	
<b>HERITAGE SITE Retention</b>	NO	
<b>FRASER HEALTH Approval</b>	NO	
<b>DEV. VARIANCE PERMIT required</b>		
Road Length/Standards	NO	
Works and Services	NO	
Building Retention	NO	
Others	NO	



**PRELIMINARY SUBJECT TO REVIEW AND APPROVAL**

CLIENT:		PROJECT: 2017 168 STRET, SURREY			
DRAWING TITLE: RESIDENTIAL SUBDIVISION					
PROJECT No.	DATE	LEGAL:	SCALE:	MUNICIPAL PROJECT No.:	
17040	OCT 2017		1:500		
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\17040\dwg\A0 Drawings\Layouts\Lot\_Layout -- Op. 3 -- Oct. 16, 2017.dwg [Lot\_Layout 11x17] 10/16/2017 4:16PM

**SURVEY PLAN TO ACCOMPANY CITY OF SURREY  
REZONING BYLAW No: \_\_\_\_\_ OF LOT 23 SECTION 13  
TOWNSHIP 1 NEW WESTMINSTER DISTRICT PLAN 34842**

B.C.G.S. 926.016  
FOR REZONING PURPOSES

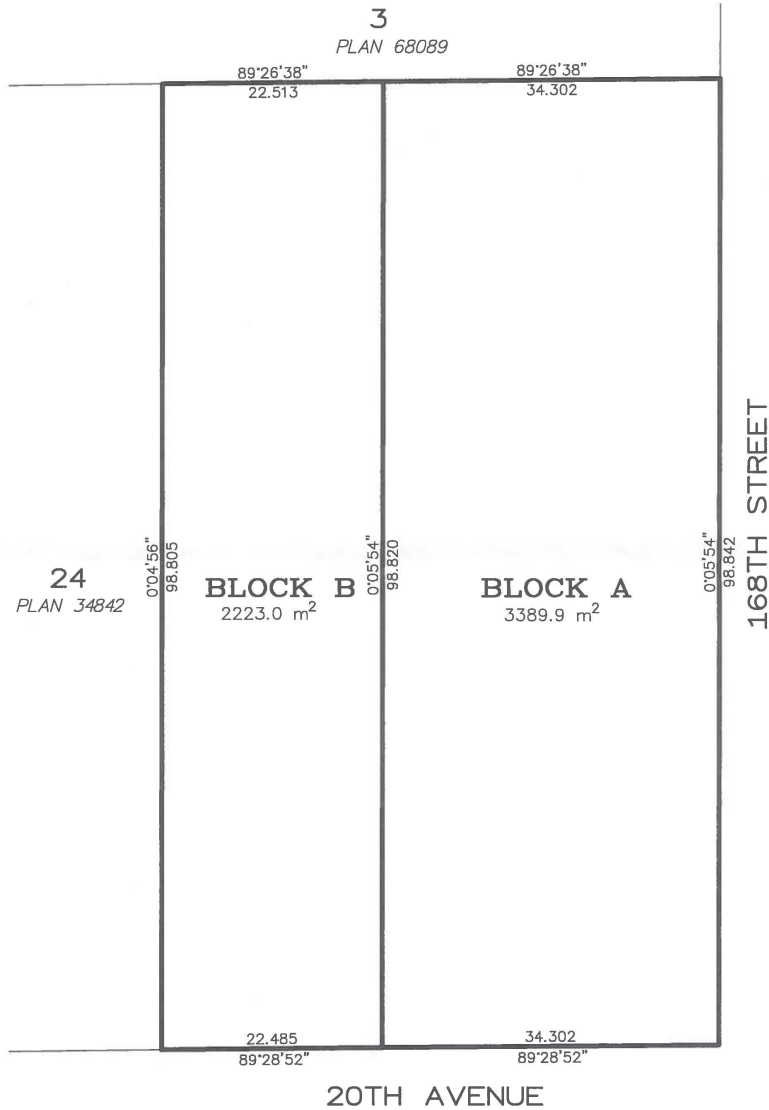
SCALE 1 : 500



Lot dimensions derived from Field Survey.

BOOK OF REFERENCE

ZONE	AREA
BLOCK A	3389.9m <sup>2</sup>
BLOCK B	2223.0m <sup>2</sup>

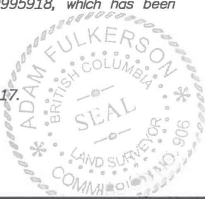


INTEGRATED SURVEY AREA No. 1, SURREY

NAD 83 (CSRS) 4.0.0.BC.1.GVRD  
Grid bearings are derived from conventional survey observations to geodetic control monuments 5748 and 5754 and are referred to the central meridian of UTM Zone 10 N.  
The UTM coordinates and estimated horizontal positional accuracy achieved are derived from GeoBC Mascot Published Information.  
This plan shows horizontal ground-level distances unless otherwise specified. To compute grid distances, multiply ground-level distances by the average combined factor of 0.9995918, which has been derived from control monument 5748.

CERTIFIED CORRECT  
DATED THIS 16TH DAY OF AUGUST, 2017

  
M. Adam Fulkerson B.C.L.S.



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

**FROM: Development Project Engineer, Engineering Department**

**DATE: Jan 30, 2018** PROJECT FILE: **7817-0271-00**

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**RE: Engineering Requirements  
Location: 2017 - 168 Street**

### NCP AMENDMENT

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

- Provide additional drainage source controls to address higher density and associated greater impervious lot coverage.

### REZONE/SUBDIVISION

#### *Property and Right-of-Way Requirements*

- Dedicate 5.042 m along 20 Avenue towards Collector Road (ultimate 30.2 m) allowance.
- Dedicate 2.808 m along 168 Street towards Arterial Road (ultimate 15.0 m from center line) allowance.
- Dedicate 12.5 m along 20A Avenue toward Local Road (ultimate 25.0 m) allowance.
- Dedicate 6.0 m for a residential Lanes.
- Dedicate 5.5 m x 5.5 m corner cut at north/south and east/west lane intersection.
- Dedicate 5.0 m x 5.0 m corner cut at 20 Avenue and 168 Street.
- Register 3.0 m x 3.0 m corner cut at 168 Street and 20A Avenue.
- Dedicate 1.0 m x 1.0 m corner cut at 20A Avenue and lane.
- Register 3.0 m statutory right-of-way (SRW) along 20 Avenue for Sunnyside Greenway.
- Register 2.7 m SRW along 168 Street to allow for multi-use path (MUP).
- Register 0.5 m SRW on 20A Avenue for inspection chambers and sidewalk maintenance.

#### *Works and Services*

- Construct the north side of 20 Avenue to modified Collector Road standard.
- Construct the south side of 20A Avenue to Local Road standard.
- Construct lane and 4.0 m multi-use path along 168 Street.
- Construct on-lot stormwater management features in accordance with Fergus Creek Integrated Stormwater Management Plan.
- If not completed under neighbouring projects, complete drainage, water, sanitary, and road works upgrades along frontages and extend as required beyond site to service the development.
- Provide water, drainage, and sanitary service connections to each lot.

A Servicing Agreement is required prior to Rezone and Subdivision.



Tommy Buchmann, P.Eng.  
Development Project Engineer  
MB

NOTE: Detailed Land Development Engineering Review available on file



Planning February-01-18

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0271 00

**SUMMARY**

The proposed 10 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:	2

September 2017 Enrolment/School Capacity

<b>Pacific Heights Elementary</b>	
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
<b>Earl Marriott Secondary</b>	
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.

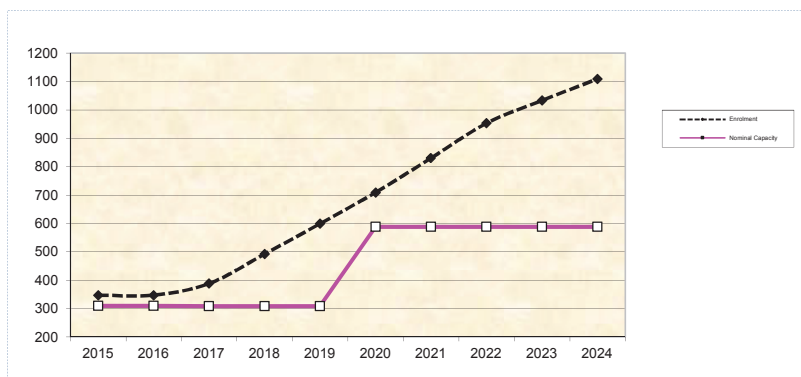
In December 2017, the Ministry of Education announced funding for design and construction of the following, in the Pacific Heights catchment:

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

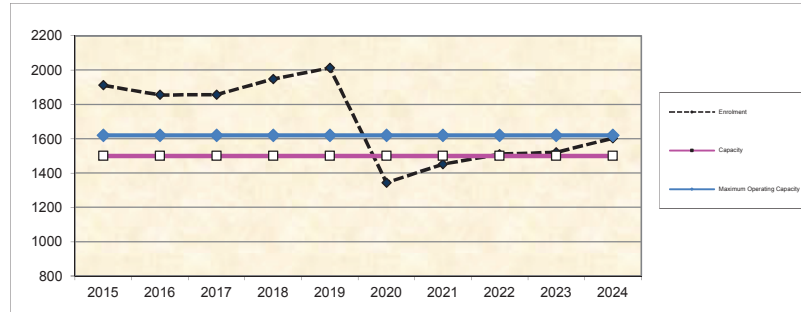
Though the District has NOT gone thru any official process to determine catchment boundaries for the new elementary school on Edgewood Drive, this development is close enough to be likely considered in the new school's catchment. The school is targeted to open September 2020.

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: 17-0271-00  
Project Location: 2017 - 168 Street, 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 rural / suburban RA zone development area which is now the subject of dozens of compact/urban lot applications that will completely transform the character of the area. This area is therefore in rapid transition from old suburban to modern compact/urban. The result will be that most of the existing homes will eventually be replaced with numerous homes on small lots, and so the existing character will be replaced entirely by a new modern urban character.

Homes in the immediate area include two 40-50 year old 3000 sq.ft. Basement Entry homes with high scale box-like massing characteristics (including the subject site home to be demolished), four 45 - 55 year old 2000 - 2400 sq.ft. Bungalows, a 50-60 year old 1800 sq.ft. Bungalow in tear-down condition, a 40 - 50 year old 900 sq.ft. agricultural structure with Gambrel roof, a 35 year old 3500+ sq.ft. Tudor style Two-Storey, a 40-50 year old Colonial style Two-Storey, and a 40 year old 3500+ sq.ft. Rural Heritage Two-Storey with five street facing dormers and a Gambrel roof.

None of the homes above are objectionable, but none can be considered context homes. Many are at or near the end of their service life and are likely to be replaced in the foreseeable future. Context for the subject site therefore, should be derived from the building scheme regulations of dozens of new applications in the area, most of which are designed to accommodate post year 2016 compact/urban lot homes. The style range anticipated in these guidelines includes the now common "Neo-Traditional" and "Neo-Heritage" homes constructed throughout Surrey over the past 20 years, and also compatible forms of "West Coast Contemporary" designs, which will define this area well into the future. This style range will result in more variety than is found in many compact/urban subdivisions constructed in the past 20 years, a result of greater variation in roof slopes and a greater variety roof types, and wall and cladding materials. Given the location within Surrey, standards have been established at a high level (for example, vinyl siding is not permitted). It is likely that more than 95 percent of these homes will be Two-Storey type of a 2300 sq.ft. size if zoned RF-10 or of a 2850 sq.ft. size (including garages) if zoned RF-13.



## 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 compact modern urban development. Therefore existing homes will not be emulated. Rather, a new modern urban character is proposed. Massing scale, massing designs, roof designs, construction materials, and trim and detailing elements will be similar to those used in most post year 2016 compact/urban zone developments in South Surrey, especially those within several blocks surrounding the subject site.
- 2) **Style Character :** Most neighbouring homes can be classified as old suburban homes that have massing designs and exterior trim and detailing standards that do not meet standards for compact/urban lot developments. Rather than emulating the existing homes, the recommendation is to utilize styles including "Neo-Traditional", "Neo-Heritage", "West Coast Contemporary" and compatible hybrid 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 either Two-Storey, Basement Entry, or 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 compact/urban 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 :** Building schemes in most new applications in this area have a maximum front entrance height of 1 ½ storeys for RF-13 homes and have a one storey maximum height for RF-10 zone homes.
- 6) **Exterior Wall Cladding :** 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 :** Existing homes have either cedar shingle or shake profile asphalt shingle, or tar and gravel roof surfaces. However, the building schemes for surrounding developments permit only shake profile asphalt shingles, environmentally sustainable roof products in a shake profile, membrane roofs where required by BC building code, and metal for feature areas only.
- 8) **Roof Slope :** Roof slopes range from 4:12 to 12:12 on existing homes.

**Streetscape:** The subject site is located in an old growth RA zoned area with a rural/suburban character. Most homes are 40-50 year old 1400 - 4000 sq.ft. Bungalows, Basement Entry, or Two-Storey type dwellings situated on large lots. The future streetscape implied by new surrounding developments will result in modern compact/urban "Neo-Traditional", "Neo-Heritage", "West Coast Contemporary" and compatible style homes with desirable mid-scale massing characteristics and high quality finishing materials situated on lots that are mostly 9m to 15m in width that are landscaped to a high modern urban standard.

## 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 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 on the RF-10 zoned lots, and a maximum of 1 ½ storeys on the RF-13 zone lots.

### 2.2 Proposed Design Solutions:

#### Interfacing Treatment with existing dwellings)

Existing neighbouring homes do not provide suitable context for the proposed compact type homes at the subject site because the existing homes are large, wide Two-Storeys or Bungalows, or box-like Basement Entry homes 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 compact lot developments constructed in South Surrey subsequent to the year 2015.

#### 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 are permitted only if accompanied by substantial neutral colour elements as approved by the design 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 6:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.
- Roof Materials/Colours:** 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 permitted if approved by the consultant.
- 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 33 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:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 28 shrubs on the two RF-13 corner lots, 18 shrubs on RF-13 interior lots, and 14 shrubs on RF-10 lots Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only. Broom finish concrete permitted only where the driveway directly access a rear lane. Asphalt, and gravel not permitted.

**Compliance Deposit:** \$5,000.00

**Summary prepared and submitted by:** Tynan Consulting Ltd.      **Date:** June 17, 2017

**Reviewed and Approved by:**       **Date:** June 17, 2017

MIKE FADUM AND ASSOCIATES LTD.  
VEGETATION CONSULTANTS

## Tree Preservation Summary

Surrey Project No: TBD


Address: 2017 - 168 Street

Registered Arborist: Peter Mennel

On-Site Trees	Number of Trees
<b>Protected Onsite Trees Identified</b> (on-site trees <b>including</b> alder/cottonwood, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	54
<b>Protected Trees to be Removed</b>	54
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	0
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 5 X one (1) = 5</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 49 X two (2) = 98</li> </ul>	103
<b>Replacement Trees Proposed</b>	18
<b>Replacement Trees in Deficit</b>	85
<b>Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]</b>	NA

Off-Site Trees	Number of Trees
<b>Protected Off-Site Trees to be Removed</b>	2
<b>Total Replacement Trees Required:</b> <ul style="list-style-type: none"> <li>- Alder &amp; Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = 0</li> <li>- All other Trees Requiring 2 to 1 Replacement Ratio 2 X two (2) = 4</li> </ul>	4
<b>Replacement Trees Proposed</b>	TBD
<b>Replacement Trees in Deficit</b>	TBD

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

Signature of Arborist: 	Date: August 16, 2017
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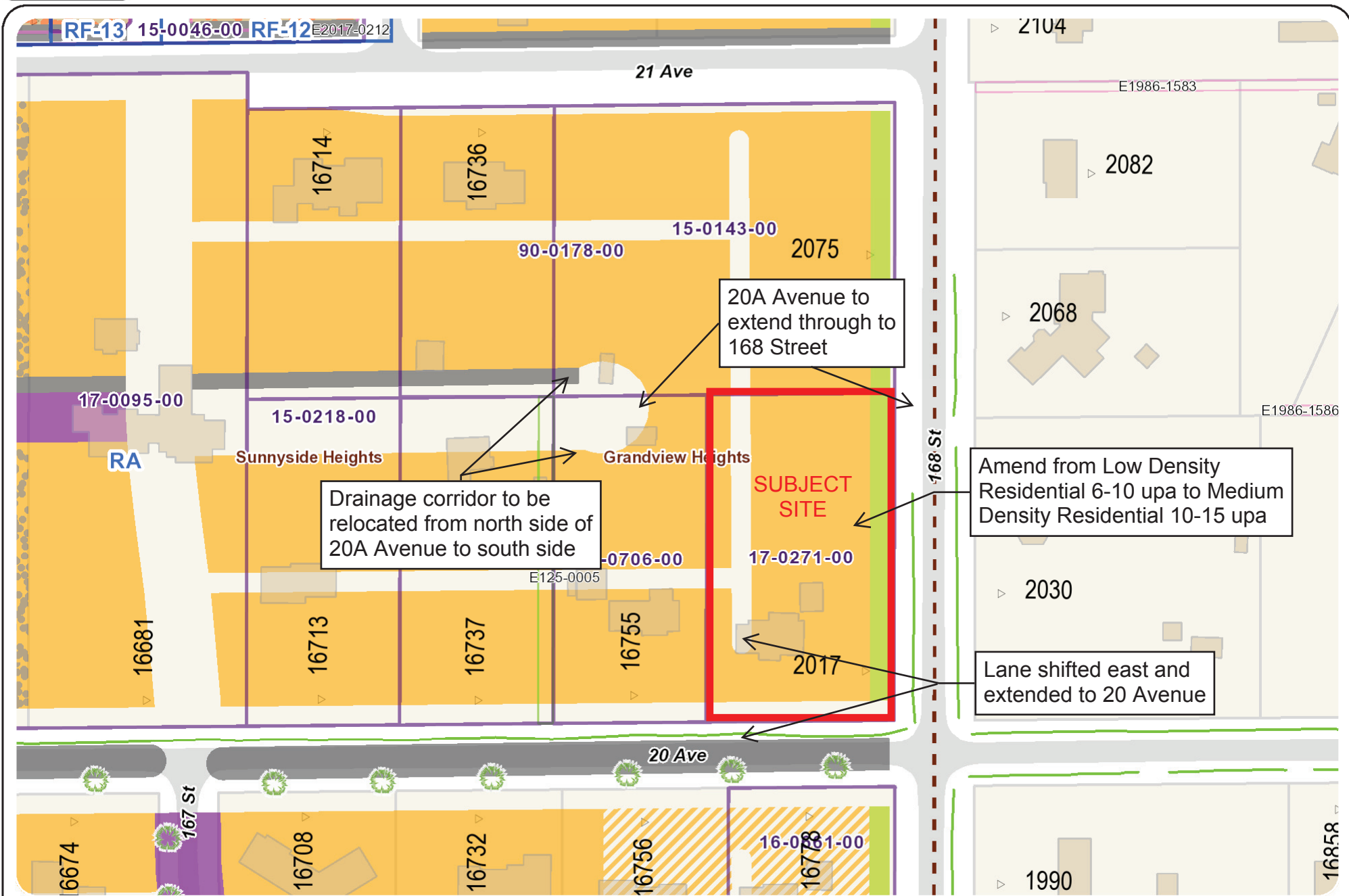


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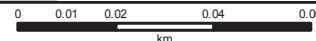
# Proposed Sunnyside Heights NCP Amendments



Enter Map Description

Scale: 1:1,545

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Map created on: 2018-01-26