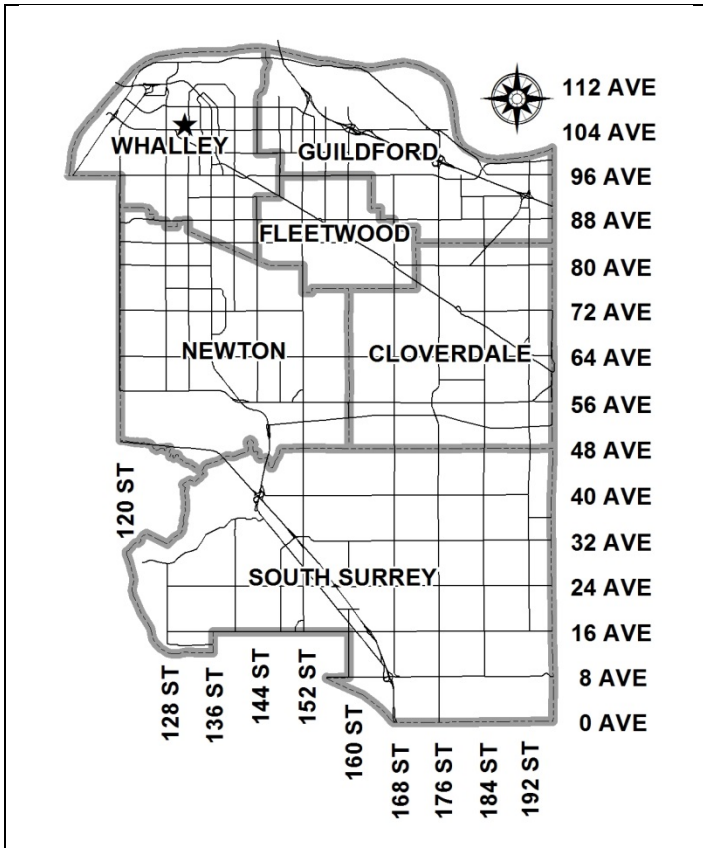


City of Surrey  
**PLANNING & DEVELOPMENT REPORT**

File: 7917-0381-00

Planning Report Date: April 23, 2018



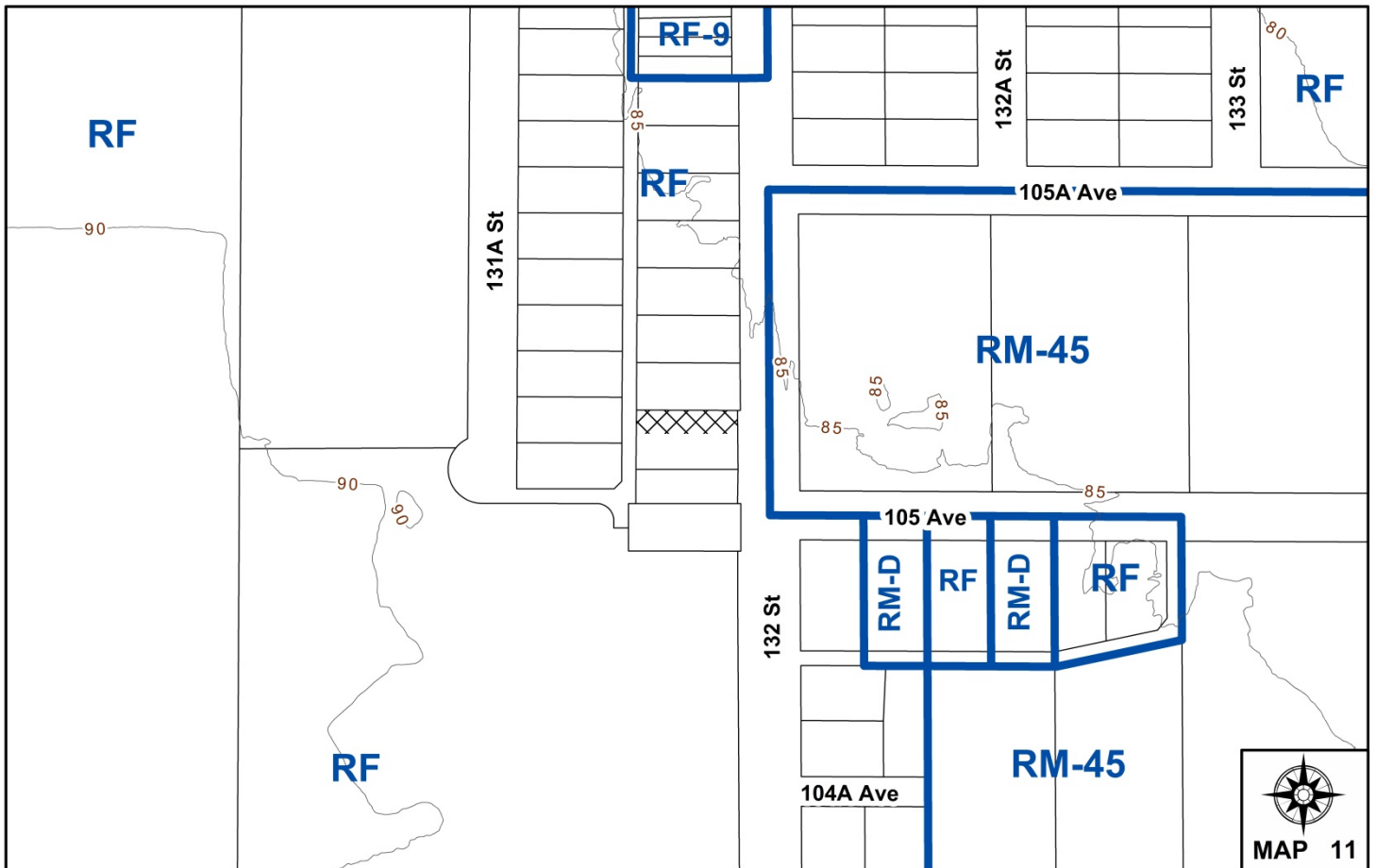
**PROPOSAL:**

- **Rezoning** a portion from RF to RF-10 to allow subdivision into two single-family lots.

**LOCATION:** 10499 - 132 Street

**ZONING:** RF

**OCP DESIGNATION:** Urban



### RECOMMENDATION SUMMARY

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

### DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- None.

### RATIONALE OF RECOMMENDATION

- Complies with the “Urban” designation in the OCP.
- The proposed small single family lot is appropriate in this location at the edge of the City Centre and in close proximity to neighbourhood amenities.
- The small lot pattern has already been established along this portion of 132 Street through recently approved and in process developments to the north, south of 106 Avenue.
- The proposed layout allows the existing building to be retained on an RF zoned lot.
- A Section 219 Restrictive Covenant for "no build" will be placed on the south portion of the RF zoned lot until consolidation with the adjacent property which will allow for future subdivision with the abutting south property.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the portion of the subject site shown as Block A on the Survey Plan attached in Appendix I from "Single Family Residential Zone (RF)" 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) registration of a Section 219 Restrictive Covenant for "no build" on a portion of Lot 2 until future consolidation with the adjacent property (10491 - 132 Street);
  - (e) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department.

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:	<b>Projected number of students from this development:</b> 1 Elementary students at K.B. Woodward Elementary School (Appendix IV)  The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by June 2019.
Parks, Recreation & Culture:	Parks notes there may be boulevard trees that could be impacted by this subdivision.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling to be retained

Adjacent Area:

Direction	Existing Use	OCP Designation	Existing Zone
North:	Vacant (Proposed small lot rezoning and subdivision File No. 7918-0025-00)	Urban	RF
East (Across 132 Street):	Three storey multiple residential building	Multiple Residential	RM-45
South:	Single Family Residential Dwelling	Urban	RF
West (Across lane):	Single Family Residential Dwellings	Urban	RF

### DEVELOPMENT CONSIDERATIONS

- The subject lot is 1,018 square meters (10,954 sq.ft.) in size, 24.26 metres (80 ft.) wide and located just west of the boundary of City Centre. The site is designated Urban in the Official Community Plan (OCP).
- The site is currently zoned "Single Family Residential Zone (RF)." The applicant proposes to rezone the north portion of the site to "Single Family Residential (10) Zone (RF-10)" to allow for subdivision to create two lots.
- The proposed north lot (Lot 1) will be 359.71 square metres (3,872 sq.ft.) in area with a 9 metre (29 ft.) frontage, meeting the area and dimensional requirements of the RF-10 Zone.
- The proposed south lot (Lot 2) will be 614.56 square metres (6,615 sq.ft.) in area with a 15.26 metre (40 ft.) frontage, meeting the area and dimensional requirements of the RF Zone. Lot 2 will have a 3.9 metre (12.8 ft.) wide Section 219 Restrictive Covenant for "no build" to accommodate future consolidation with the adjacent property to the south for potential rezoning and subdivision into two RF-10 zoned lots, continuing the pattern of small single family residential lots on 132 Street.
- There is an well maintained older single dwelling on proposed Lot 2 which will be retained as part of this application.
- On May 2, 2016, Council approved a 5-lot "Single Family Residential (9) Zone (RF-9)" subdivision on the northern-most portion of the subject block.
- On July 29, 2013, the new RF-10 Zone was adopted to replace the RF-9 Zone for new single family small lot proposals (Corporate Report No. R119;2013).
- The proposed RF-10 zoning for the subject site has merits, given the small lot (RF-9) application to the north and the site being in close proximity to City Centre and neighbourhood amenities including Royal Kwantlen and Whalley Athletic Parks and two schools, KB Woodward Elementary and Kwantlen Park Secondary.
- The proposed lots have depths in excess of the minimum RF and RF-10 requirements. The lane access and excess lot depth will allow for appropriate off-street parking.

Lot Grading and Building Design

- A preliminary lot grading plan submitted by the applicant's consultant has been reviewed by staff and found to be generally acceptable. The applicant does not propose to have in-ground basements on either lot.
- The applicant has retained Michael 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 of the study, proposed a set of building design guidelines (Appendix V). The guidelines will facilitate modern design, massing and finishing standards.

PRE-NOTIFICATION

- Pre-notification letters were sent September 20, 2017 and a development sign was installed on-site January 8, 2018. Staff did not receive any comments.

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>Alder and Cottonwood Trees</b>			
Alder	0	0	0
Cottonwood	0	0	0
<b>Coniferous Trees</b>			
Douglas Fir	4	4	0
<b>Total (excluding Alder and Cottonwood Trees)</b>	<b>4 (shared)</b>	<b>4</b>	<b>0</b>
<b>Total Replacement Trees Proposed (excluding Boulevard Street Trees)</b>		<b>3</b>	
<b>Total Retained and Replacement Trees</b>		<b>3</b>	
<b>Contribution to the Green City Fund</b>		<b>\$2,000.00</b>	

- The Arborist Assessment states that there are a total of 4 protected shared trees on the site, none of which being 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. It is noted that there are 4 street trees fronting the site that are proposed to be retained.

- 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 8 replacement trees on the site. Since only 3 replacement trees can be accommodated on the site (based on an average of 2 trees per lot), the deficit of 5 replacement trees will require a cash-in-lieu payment of \$2,000.00 representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.
- In summary, a total of 3 trees are proposed to be retained or replaced on the site with a contribution of \$2000.00 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), Survey Plan and Project Data Sheets
Appendix II.	Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V.	Building Design Guidelines
Appendix VI.	Summary of Tree Survey and Tree Preservation

*original signed by Ron Gill*

Jean Lamontagne  
General Manager  
Planning and Development

KL/da

APPENDIX I HAS BEEN  
REMOVED AS IT CONTAINS  
CONFIDENTIAL INFORMATION

## SUBDIVISION DATA SHEET


Proposed Zoning: RF &amp; RF-10

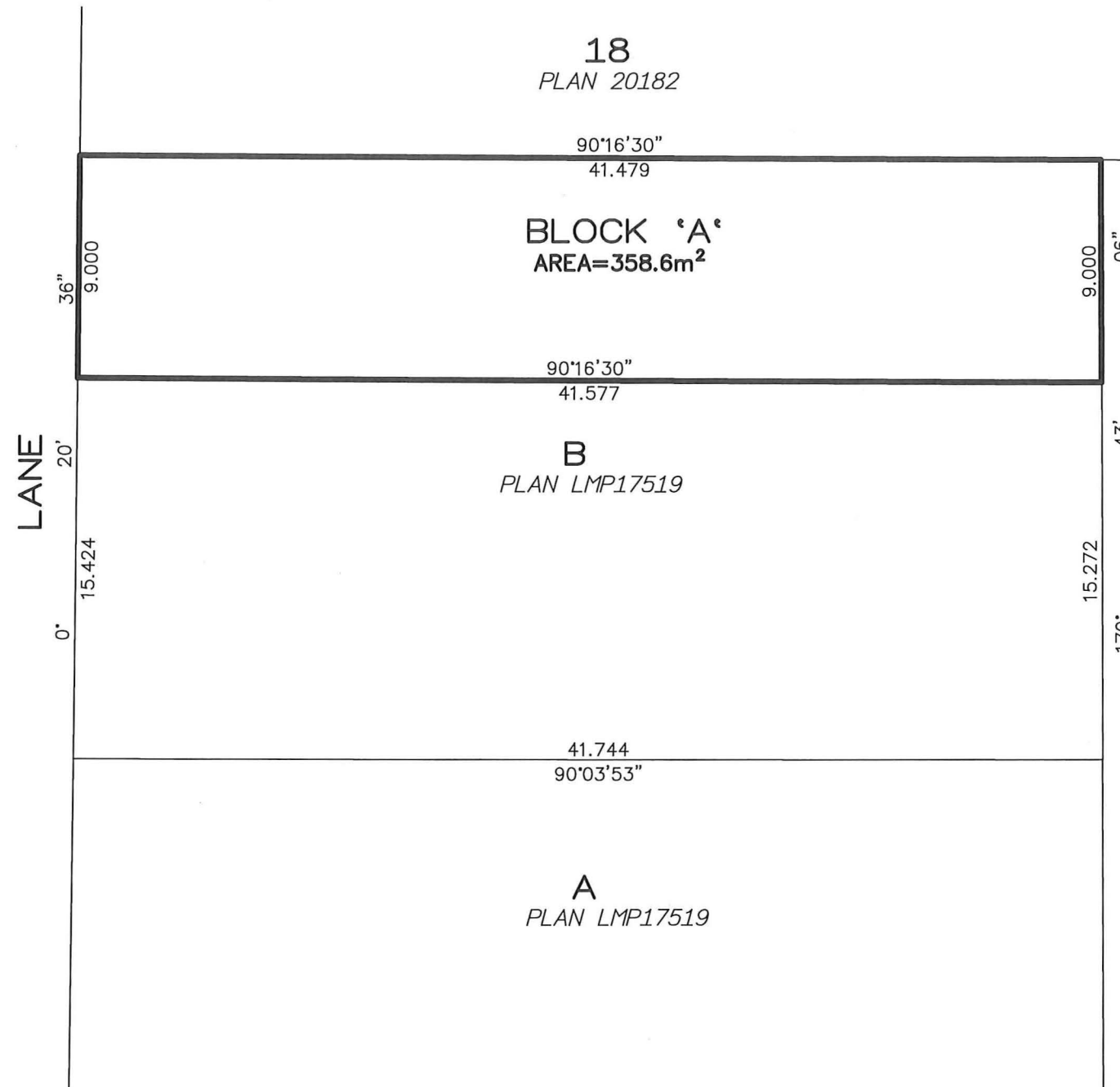
<b>Requires Project Data</b>	<b>Proposed</b>
<b>GROSS SITE AREA</b>	
Acres	0.2513
Hectares	0.1017
<b>NUMBER OF LOTS</b>	
Existing	1
Proposed	2
<b>SIZE OF LOTS</b>	
Range of lot widths (metres)	9.0-15.26
Range of lot areas (square metres)	359.71-614.56
<b>DENSITY</b>	
Lots/Hectare & Lots/Acre (Gross)	19.66 uph / 7.96 upa
Lots/Hectare & Lots/Acre (Net)	20.51 uph / 8.3 upa
<b>SITE COVERAGE (in % of gross site area)</b>	
Maximum Coverage of Principal & Accessory Building	
Estimated Road, Lane & Driveway Coverage	
Total Site Coverage	
<b>PARKLAND</b>	
Area (square metres)	
% of Gross Site	
	<b>Required</b>
<b>PARKLAND</b>	
5% money in lieu	NO
<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>	N/A
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO



**SURVEY PLAN TO ACCOMPANY CITY OF SURREY REZONING  
 BYLAW No: \_\_\_\_\_  
 OF A PORTION OF LOT B SEC 21 BLOCK 5 NORTH RANGE  
 2 WEST NEW WESTMINSTER DISTRICT PLAN LMP17519**

FOR REZONING PURPOSES

SCALE 1 : 250  
  
 ALL DISTANCES ARE IN METRES

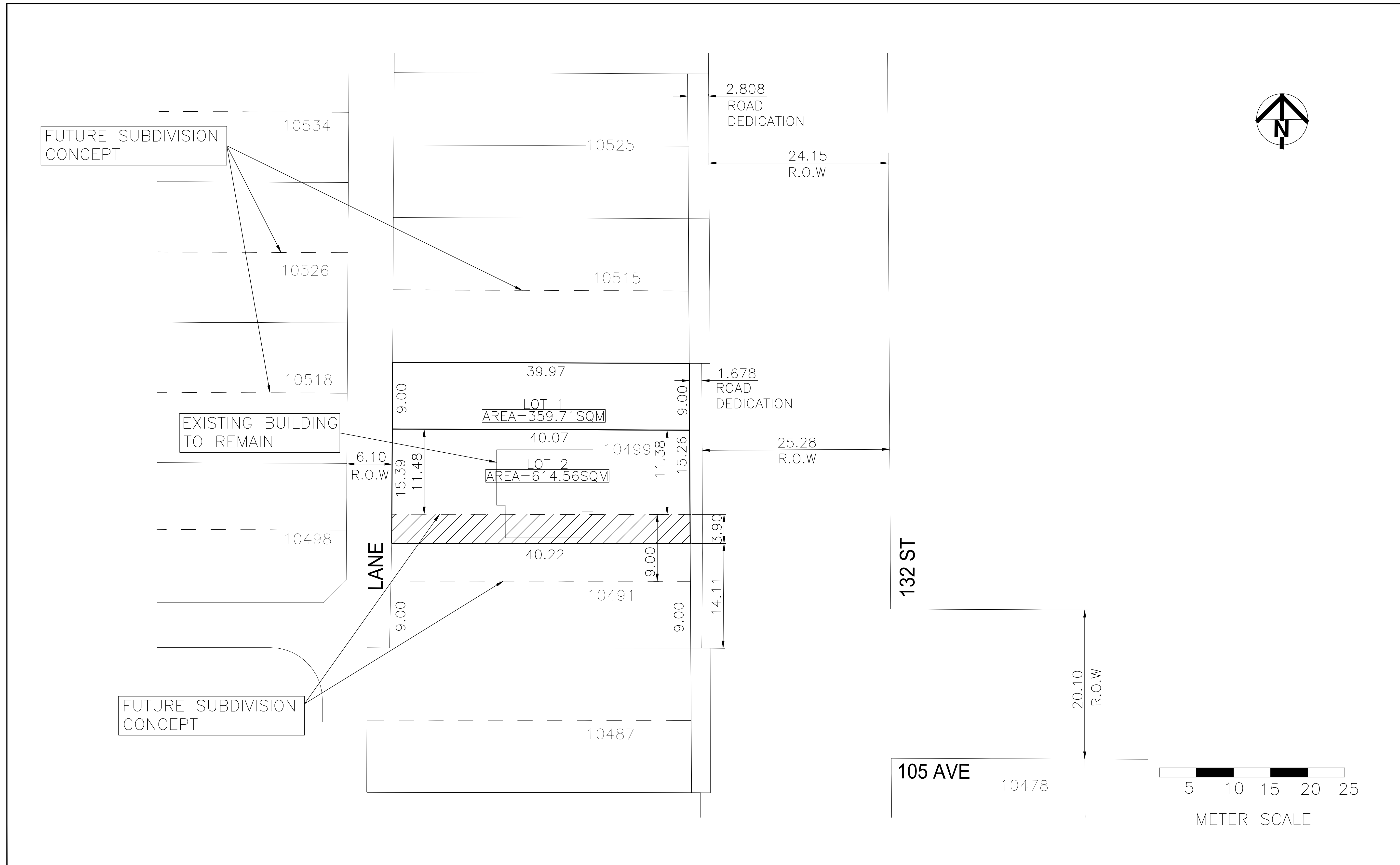


Lot dimensions are derived from FIELD SURVEY.

CERTIFIED CORRECT  
 DATED THIS 2ND DAY OF APRIL, 2018.

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





<p><b>NOTE:</b></p> <p>1. ALL EXISTING ONSITE STRUCTURES ARE TO BE REMOVED UNLESS NOTED OTHERWISE.</p> <p>2. EXACT LOT DIMENSIONS &amp; AREAS ARE TO BE VERIFIED BY THE SURVEYOR</p>	<p><b>ZONING:</b></p> <p>EXISTING ZONING: RF</p> <p>PROPOSED ZONING: LOT 1=RF-10, LOT 2=RF</p> <p><b>SITE AREA</b></p> <p>GROSS SITE AREA: 1017.00sqm.</p>	<table border="1"> <tr> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>10</td> <td>17/10/12</td> <td>AD</td> <td>RM</td> <td>ISSUED FOR APPROVAL</td> <td></td> </tr> <tr> <td>NO.</td> <td>YY/MM/DD</td> <td>DRN</td> <td>CH.</td> <td>REVISION</td> <td></td> </tr> </table>							10	17/10/12	AD	RM	ISSUED FOR APPROVAL		NO.	YY/MM/DD	DRN	CH.	REVISION		<p><b>MAINLAND ENGINEERING DESIGN CORPORATION</b></p> <p>SUITE 206 8363 128TH STREET SURREY, B.C. V3W 4G1</p> <p>TEL: (604) 543 8044 FAX: (604) 543 8104 EMAIL: CIVIL@MAINLANDENG.COM</p>	<p>DEVELOPMENT/SITE LOCATION</p> <p>2 LOT SUBDIVISION #10499 132ST, SURREY, B.C.</p>	<p>SCALE</p> <p>N.T.S.</p> <p>DESIGNED AD</p> <p>DRAWN AD</p> <p>CHECKED RM</p> <p>APPROVED AB</p>	<p>SURREY PROJECT NO.</p> <p>MAINLAND PROJECT NO.</p> <p>C-1747</p> <p>DATE 17/10/12</p>	<p>DRAWING NO.</p> <p>1</p> <p>OF 1</p> <p>REV. 0</p>
10	17/10/12	AD	RM	ISSUED FOR APPROVAL																					
NO.	YY/MM/DD	DRN	CH.	REVISION																					
<p>DWG. NAME</p> <p><b>PRELIMINARY LAYOUT PLAN</b></p>	<p>SEAL</p>																								



## INTER-OFFICE MEMO

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

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

DATE: **March 27, 2018** PROJECT FILE: **7817-0381-00**

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RE: **Engineering Requirements  
Location: 10499 132 St**

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

- Dedicate 1.5m along 132 St towards the ultimate 30.0m Arterial road allowance;
- Provide 0.5m wide statutory right-of-way along 132 St.

***Works and Services***

- Construct the west side of 132 St to the City Centre Arterial Road standard (CCSD-6A);
- Construct 6.0m wide rear lane with required drainage;
- If sanitary connections are proposed to the rear lane, the applicant must either replace the existing 150mm VCP sanitary sewer (manhole to manhole) and charge late-comer fee to downstream properties or pay cash-in-lieu for the replacement of the fronting section;
- Provide cash-in-lieu for 50% of costs to upgrade 200mm VCP sanitary sewer fronting the site on 132<sup>nd</sup> St;
- If storm connections are proposed to the rear lane, the existing 200mm storm main must be upgraded to 250mm as per the Design Criteria;
- Register restrictive covenants for service re-connection, access restriction, onsite interim detention (if required);
- Pay amenity charge for undergrounding the existing overhead electrical and telecommunication infrastructure.

A Servicing Agreement is required prior to Rezone/Subdivision.

Tommy Buchmann, P.Eng.  
Development Project Engineer

RS

NOTE: Detailed Land Development Engineering Review available on file



February 19, 2018  
 Planning

**THE IMPACT ON SCHOOLS**

APPLICATION #: 17 0381 00

**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>K.B. Woodward Elementary</b>	
Enrolment (K/1-7):	87 K + 519
Operating Capacity (K/1-7)	38 K + 419
<b>Kwantlen Park Secondary</b>	
Enrolment (8-12):	1459
Capacity (8-12):	1200

**School Enrolment Projections and Planning Update:**

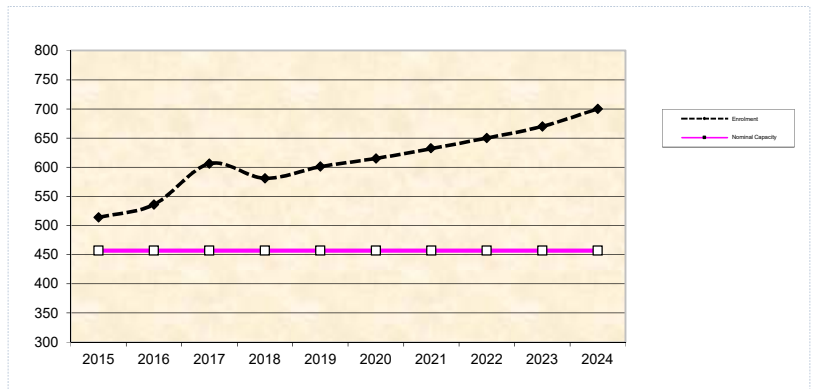
The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

KB Woodward is currently operating at 133% and is projected to grow to 209% over the next 10 years. There are currently 7 portables on site used for enrolling spaces. In 2015, boundary changes were implemented to reduce enrollment pressure to the school but it continues to grow.

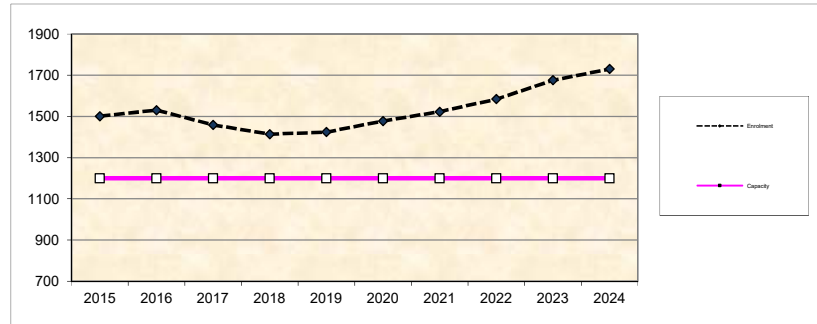
As part of the District's 2018/19 Capital Plan submission to the Ministry of Education, the district is asking for a 200 capacity addition to the existing KB Woodward Elementary which is targeted to open September 2020. This project has yet to be approved for capital funding by the Ministry.

Kwantlen Park is also over capacity and is projected to continue to grow. Currently there are no plans to expand the school, however, this facility will be reviewed, over the next year, to be considered for a future capital plan project request to the Ministry of Education, for an addition.

**K.B. Woodward Elementary**



**Kwantlen Park 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: 17-0381-00  
Project Location: 10499 - 132 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 growth area (1950's - 1970's), fronting a busy arterial (132 Street). The 50-70 year homes can be classified as "old urban" or "West Coast Traditional" styles. Homes include small simple rectangular Bungalows under 1000 sq.ft., box-like Basement Entry and Cathedral Entry homes ranging in size from 1800 sq.ft. to over 3000 sq.ft., Bungalows with above-ground basement, and small simple Split Level homes. Most homes have a simple common gable roof with asphalt shingle surface and homes are clad in stucco, vinyl, or cedar. These old-era homes do not meet modern massing design, exterior cladding and trim and detailing standards and so none are considered "context homes".

Opposite the subject site, on the east side of 132 Street, is "Regency Court" a large three storey multifamily site with flat roof, constructed under the RM-45 zone. This structure also does not provide context for the subject site.

Six lots north of the subject site is a new five lot RF-9 zone development currently under construction. Each of the five new homes are 22 foot wide, 1700 sq.ft. homes with in-ground basements and detached rear garages. This is a modern urban development in which all of the homes can be classified as "Neo-Traditional" and "Neo-Heritage" style. These homes are all designed to a modern standard with well balanced, consistently proportioned, architecturally interesting mid-scale massing characteristics. These homes have 8:12 - 10:12 main common hip or common gable roofs with a shake profile asphalt shingle roof surface. Gable ends are articulated with shingles or other wood detailing. Homes are clad with Hardiplank (or other fibre cement board) at the front and vinyl siding at the sides and rear. None of the homes also have a masonry accent. All of these newer homes can be considered suitable "context homes".

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

- 1) **Context Homes:** Only the five RF-9 homes described above can be considered to provide acceptable architectural context for the subject site. These homes meet new massing design standards in which various projections on the front of the home are proportionally consistent with one another, are well balanced across the façade, are visually pleasing, and are architecturally interesting. These new homes provide an

appropriate standard for future development in this area, and emulating the standards found on these homes will reinforce the desirable emerging trend. Therefore, new homes should be consistent in theme, representation and character with homes identified as context homes, or should exhibit a level of compatibility with this neighbourhood as determined by the design consultant.

- 2) **Style Character** : There are a mix of old urban and modern urban styles in this neighbourhood. Preferred styles for this site include "Neo-Traditional", "Neo-Heritage", and compatible styles including compatible manifestations of the "West Coast Contemporary" style as determined by the consultant, that provide a style bridge between old urban and modern urban. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study when reviewing plans for meeting style-character intent.
- 3) **Home Types** : There are a wide range of home types evident, and so some flexibility is justified. Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RF and RF10 zoned subdivisions. New homes should exhibit "mid-scale" massing. Various elements and projections on the front of the home should be interesting architecturally, and should be in pleasing natural proportions to one another. These elements and projections should be located so as to create balance across the façade.
- 5) **Front Entrance Design** : Front entrance porticos are all one storey high, which is a suitable specification for proposed lot 1, an RF-10 zone lot. However, the recommendation is to limit the range of entrance portico height on lot 2, an RF lot, to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element, but also in respect of the expected larger home size, when the existing home is eventually replaced.
- 6) **Exterior Wall Cladding** : A wide range of cladding materials have been used in this area, including vinyl, cedar, aluminum, stucco, fibre cement board, brick, and stone. Reasonable flexibility should therefore be permitted, including the use of vinyl siding, provided the overall quality of wall cladding materials meets or exceeds common standards for post 2016 developments.
- 7) **Roof surface** : Roof surfacing materials used in this area include asphalt shingles, and tar and gravel. The roof surface is not a uniquely recognizable characteristic of this area and so flexibility in roof surface materials is warranted. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roof products that have a strong shake profile. Where required by the BC Building Code for lower slope applications membrane roofing products can be permitted subject to consultant approval. Small decorative metal roofs should also be permitted.
- 8) **Roof Slope** : The recommendation is to set the minimum roof slope at 6:12. Steeper slopes will be encouraged, especially on street facing roof projections. However, a relatively low 6:12 slope may be required to meet maximum height as specified in the RF and RF-10 bylaws. A provision is also recommended to allow slopes less than 6:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

**Streetscape:** The site is located along 132 Street, a busy arterial. The character is old urban circa 1950 - 1970, and the style of most homes can be described as "West Coast Traditional" or "Old Urban". Homes include small simple Bungalows, small Split Level homes, and box-like Basement Entry and Cathedral Entry homes. Roof slopes range from flat to 5:12, and roof surfaces include asphalt shingles (dominant) and tar and gravel. Wall cladding materials include stucco, vinyl and cedar. Trim and detailing standards are modest. On the east side of 132 Street opposite the subject site is "Regency Court" a three storey box-like multifamily site (RM-45 zone) with flat roof. Six lots north of the subject site are five new RF-9 zone homes under construction. These are all 22 foot wide, 1700 sq.ft. "Neo-Heritage" and "Neo-Traditional" style Two-Storey homes with detached rear garages. These homes meet modern standards with respect to balance and massing. Roof slopes range from 8:12 to 10:12, and the roofs are surfaced with asphalt shingles. The homes are clad in vinyl, with Hardiplank, wood shingles, and Hardipanel feature areas at the front.

## 2. Proposed Design Guidelines

### 2.1 Specific Residential Character and Design Elements these Guidelines Attempt to Preserve and/or Create:

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles with appropriate transitions in massing and character, 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)**

There are homes in this area currently under construction (10579, 10583, 10587, 10593, and 10597 - 132 Street ) that could be considered to provide acceptable architectural context. However, massing design, construction materials, and trim and detailing standards for new homes constructed in most new (post year 2016) RF10 and RF zone subdivisions now meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 RF and RF-10 zoned subdivisions, rather than to specifically emulate components the aforesaid context homes.

- Exterior Materials/Colours:** Stucco, Cedar, Vinyl, Fibre-Cement Board, Brick, and Stone.
- “Natural” colours such as browns, greens, clays, and other earth-tones, and “Neutral” colours such as grey, white, and cream are permitted. “Primary” colours in subdued tones such as navy blue, colonial red, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. “Warm” colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.
- Roof Pitch:** Minimum 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:** Cedar shingles, shake profile concrete roof tiles, shake profile asphalt shingles with a raised ridge cap, and new environmentally sustainable roofing products should be permitted, providing that the aesthetic properties of the new materials are equal to or better than that of the traditional roofing products. Greys, black, or browns only. Membrane roofs permitted where required by B.C. Building Code.
- In-ground basements:** In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.
- Treatment of Corner Lots:** Not applicable - there are no corner lots
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 14 shrubs of a minimum 3 gallon pot size on lot 1, and a minimum of 20 shrubs of a minimum 3 gallon pot size on lot 2. 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.
- Noise Mitigation:** Due to the proximity of the dwellings to 132 Street, a busy arterial, noise mitigation measures including triple glazed windows, resilient metal channels, and 2x6 walls with min R-20 insulation will be required.

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

**Summary prepared and submitted by:** Tynan Consulting Ltd. Date: January 17, 2018

**Reviewed and Approved by:**



Date: January 17, 2018



## Tree Preservation Summary

Surrey Project No: 7917-0381-00  
 Address: 10499 132nd Street  
 Registered Arborist: Glenn Murray

On-Site Trees	Number of Trees
<b>Protected Trees Identified</b> (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>8</b>
<b>Protected Trees to be Removed</b>	<b>4</b>
<b>Protected Trees to be Retained</b> (excluding trees within proposed open space or riparian areas)	<b>4</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>    0    </u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>    4    </u> X two (2) = 8	<b>8</b>
<b>Replacement Trees Proposed</b>	<b>3</b>
<b>Replacement Trees in Deficit</b>	<b>5</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>1</b>
<b>Total Replacement Trees Required:</b>  - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio <u>          </u> X one (1) = 0  - All other Trees Requiring 2 to 1 Replacement Ratio <u>    1    </u> X two (2) = 2	<b>2</b>
<b>Replacement Trees Proposed</b>	
<b>Replacement Trees in Deficit</b>	<b>2</b>

Summary, report and plan prepared and submitted by:



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

9-Apr-18

\_\_\_\_\_  
 Date

