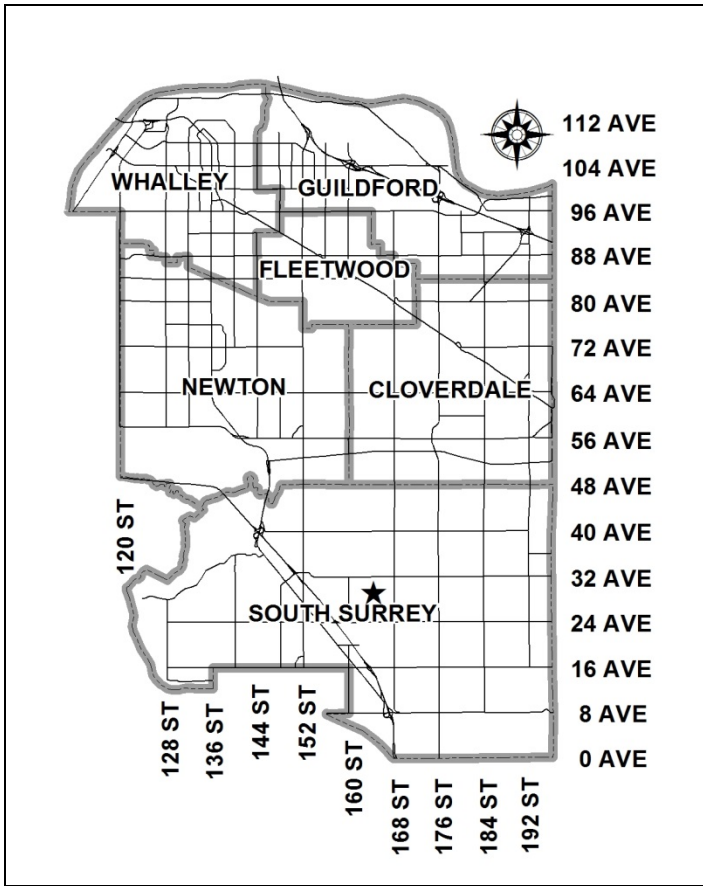


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0399-00

Planning Report Date: February 19, 2018



PROPOSAL:

- **NCP Amendment** from Proposed One-Acre to Larger Transition Lots (2-3 upa) and changes to the road network
- **Rezoning** from RA to RQ
- **Development Permit**

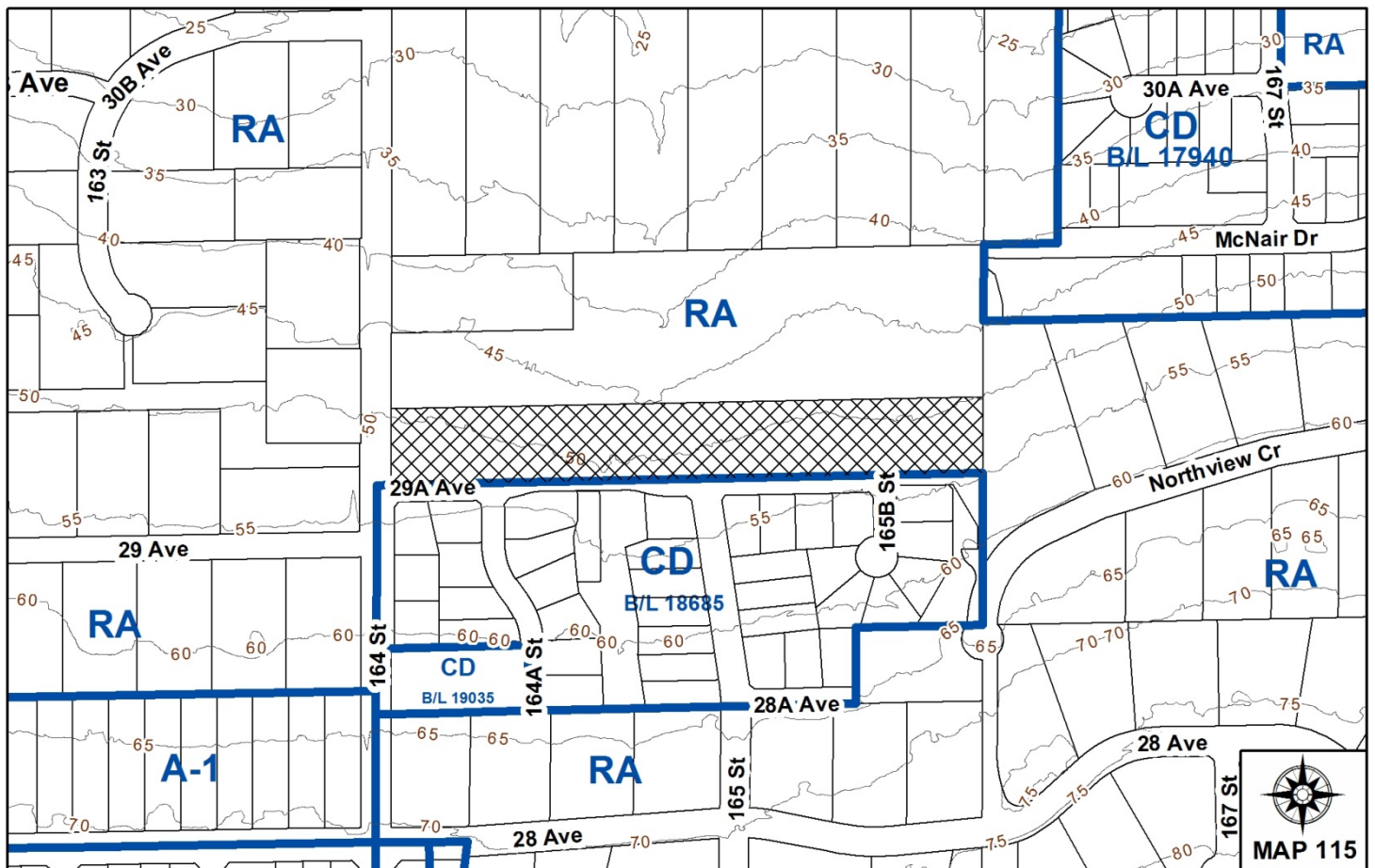
to allow subdivision into 14 single family lots and 2 greenbelt parcels.

LOCATION: 2954 - 164 Street

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Proposed One-Acre & Proposed Open Space/Linear Open Space



RECOMMENDATION SUMMARY

- By-law Introduction and set date for Public Hearing for Rezoning.
- Approval to draft Development Permit.

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The applicant is seeking an amendment to the North Grandview Heights Neighbourhood Concept Plan (NCP) for a portion of the site from Proposed One-Acre to Larger Transition Lots (2 – 3 upa) and for changes to the road network.

RATIONALE OF RECOMMENDATION

- The subject proposal complies with the Official Community Plan (OCP) designation for the site.
- The proposal will result in approximately 0.42 hectares (1.03 acres) of land being conveyed to the City for conservation purposes, including the existing riparian areas (April Creek), and a portion of the Green Infrastructure Network of the City's Biodiversity Conservation Strategy.
- The proposal will provide the completion of the east-west road (29A Avenue) along the south boundary of the site, and extend 165 Street north, which will improve connectivity in this neighbourhood.
- The proposed density and lot size is in keeping with other recently approved development applications in the area.
- The site plan provides a sensitive interface to the existing suburban lots to the east and west of the subject site. Further development which is consistent with that proposed under the subject application is expected to the north of the subject site in the future.

RECOMMENDATION

The Planning & Development Department recommends that:

1. a By-law be introduced to rezone the subject site from "One-Acre Residential Zone (RA)" to "Quarter-Acre Residential Zone (RQ)" and a date be set for Public Hearing.
2. Council authorize staff to draft Development Permit No. 7917-0399-00 for Sensitive Ecosystems, generally in accordance with the report prepared by Phoenix Environmental dated January 24, 2018.
3. Council instruct staff to resolve the following issues prior to final adoption:
 - (a) ensure that all engineering requirements and issues including restrictive covenants, dedications, and rights-of-way where necessary, are addressed to the satisfaction of the General Manager, Engineering;
 - (b) submission of a subdivision layout to the satisfaction of the Approving Officer;
 - (c) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (d) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (e) submission of a finalized lot grading plan to the satisfaction of the Planning and Development Department; and
 - (f) registration of a Restrictive Covenant for tree preservation on lots containing preservation areas in accordance with the finalized tree preservation plan.
4. Council pass a resolution to amend the North Grandview Heights Neighbourhood Concept Plan to redesignate the land from "Proposed One-Acre" to "Larger Transition Lots (2 – 3 upa) and changes to the road network 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:

5 Elementary students at Pacific Heights Elementary School
 2 Secondary students at Earl Marriot Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Spring 2019.

Parks, Recreation & Culture:

Proposed Lot 7 and 14 to be designed to ensure simplified maintenance of both the park and private sites, by smoothing out the vertex geometry of Lots 7 and 14, in the form of chamfering.

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling on large acreage lot with outbuilding. There is a Class B watercourse (April Creek) that flows south to north through the site.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North:	Vacant lot and April Creek (Yellow-coded).	Proposed One-Acre Residential and Proposed Open Space/Linear Open Space	RA
East:	Single family Dwellings on lots under application to develop into four RA-G lots, which received Third Reading on April 3, 2017 (7915-0312-00).	Existing One-Acre & Half-Acre lots	RA
South:	Single family Dwellings.	Larger Transition Lots (2 -3 upa)	CD (By-law No. 18685)
West (Across):	Single family dwellings presently under construction (approved under Development Application No. 7915-0183-00).	Proposed One Acre Residential (RA)	RA

JUSTIFICATION FOR PLAN AMENDMENT

Background

- The subject lands are located in the North Grandview Heights Neighbourhood Concept Plan, which was approved on January 11, 1999. The NCP included approximately 342 hectares (845 ac) of land on the northern slope of Grandview Heights.
- The plan was based on a traditional one acre and half acre subdivision model.
- In 2004, with an increasing demand for different housing types and development of the area to the south (Morgan Heights), an NCP amendment process was initiated for large portions of land within the North Grandview Heights NCP area.
- On September 8, 2005, Council approved the recommendations in Corporate Report C013 to amend the North Grandview Heights NCP.
- At the time of the amendment, a number of property owners chose not to participate in the amendment process. As a result, their properties remained as designated in the NCP. The subject site was one of the properties that was excluded from the amendment; therefore, the subject site's one acre land use designation was maintained.
- Since 2005, development has begun to extend into the area. Recent development applications approved by the City to the north-east (7911-0223-00) and to the south (7915-0183-00 & 7916-0115-00) have introduced smaller suburban lots into the area, which triggered several OCP and NCP plan amendments. There is also a current application on the property to the north at 2966 / 2882 164 Street (7916-0192-00), which also proposes smaller suburban lots. This application is in the initial review stage.

Proposed NCP Amendment

- The subject development proposal reflects an emerging form of suburban development that meets the minimum density provisions in the OCP (4 upa).
- It is anticipated that similar NCP amendments may be proposed in this area as additional development proposals with slightly smaller suburban lots are considered.
- The land use concept proposes the protection of April Creek, land for the Biodiversity Conservation Strategy's Green Infrastructure Network (GIN) Corridor, and residential housing in a low density single family form.
- The proposed road network identified in the North Grandview Heights NCP shows that 29A Avenue was to be disconnected with a cul-de-sac adjacent to the east portion of the subject site. As part of the application to the north (Development Application No. 7916-0192-00), the road network has been revised to complete the new east-west road (29A Avenue) and to extend a new north-south road (165 Street) to connect the lands to the north.

- In consideration of the proposed NCP amendment to increase the density from "Proposed One-Acre" to "Larger Transition Lots (2-3 upa)", the applicant is proposing to provide approximately 21% open space to the City for the protection of the Class "B" watercourse riparian area (April Creek), and for the Green Infrastructure Network of the City's Biodiversity Conservation Strategy. The total amount of land to be conveyed to the City is approximately 0.42 hectares (1.03 acres).
- The site plan provides a sensitive interface to the existing suburban lots to the east and west of the subject site. The BCS GIN corridor acts as a buffer between the lots proposed along the east side of the subject site and the existing suburban lots along Northview Crescent.

DEVELOPMENT CONSIDERATIONS

Background

- The proposed development is located in the North Grandview Heights Neighbourhood Concept Plan (NCP) area.
- The subject site consists of 2.0 hectares (5.0 acres) of land that is designated "Proposed One-Acre" and "Proposed Open Space/Linear Open Space" in the North Grandview Heights NCP, "Suburban" in the Official Community Plan (OCP) and is zoned "One-Acre Residential Zone (RA)".

Proposal

- The applicant is proposing an amendment to the North Grandview Heights NCP from Proposed One-Acre to Larger Transition Lots (2-3 upa) and changes to the road network, and to rezone the site from "One-Acre Residential Zone (RA)" to "Quarter-Acre Residential Zone (RQ)" to allow subdivision into 14 residential lots (Appendix II).
- The project will also convey approximately 0.42 hectares (1.03 acres) of land in the form of a protected Class "B" watercourse riparian area (April Creek), and a portion of the Green Infrastructure Network (GIN) of the City's Biodiversity Conservation Strategy. The land will be conveyed at no cost to the City of Surrey for conservation purposes.
- The proposal will provide for a new east-west road (29A Avenue) along the south boundary of the site, and a new north-south road to connect to lands to the north (165 Street).

Building Design Guidelines & Lot Grading

- The applicant retained Tynan Consulting Ltd. as the Design Consultant for this project. The Design Consultant has conducted a character study of the surrounding homes and, based upon those findings, has proposed a set of building design guidelines for the proposed lots (Appendix V).
- The designs for the proposed lots include Neo-Traditional, Neo-Heritage and West Coast Contemporary. The new homes would meet modern development standards relating to overall massing, and balance in each design, and to proportional massing between individual elements.

- The roofing will reflect the desirable style objectives, and will require a minimum pitch of 7:12. The only permissible roof materials would consist of cedar shakes or shingles, concrete roof tiles with a shake profile, and asphalt shingles with a raised ridge cap.
- A preliminary Lot Grading Plan, submitted by WSP Canada Ltd. has been reviewed by staff and is generally acceptable.

PRE-NOTIFICATION

Pre-notification letters were sent on January 5, 2018 to 66 households within 100 metres (328 ft.) of the subject site, as well as the Grandview Heights Stewardship Association. A development sign was also installed on the property on December 5, 2017. To date, staff have not received any correspondence from area residents in response to the proposal.

TREES

- Max Rathburn, ISA Certified Arborist of Diamond Head Consulting 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
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	3	3	0
Cherry	1	1	0
Hazelnut Beaked	1	1	0
Paper Birch	1	1	0
Coniferous Trees			
Douglas Fir	7	1	6
Blue Spruce	1	0	1
Scots Pine	1	0	1
Western Hemlock	1	1	0
Western Red Cedar	14	2	12
Total	30	10	20
Additional Trees in the proposed Riparian Area	2	1	1
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		41	
Total Retained and Replacement Trees		61	
Contribution to the Green City Fund		\$0	

- The Arborist Assessment states that there are a total of 30 protected trees on the site, none of which are Alder or Cottonwood. It was determined that 20 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.
- Table 1 includes an additional 2 protected trees that are located within the proposed riparian area. The trees within the proposed riparian area will be retained, except where removal is required due to hazardous conditions. This will be determined at a later time, in consultation with the Parks, Recreation and Culture Department.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio for all other trees. This will require a total of 20 replacement trees on the site. The applicant has proposed 41 replacement trees on the site (based on an average of [2] trees per lot), exceeding the requirements for tree replacement.
- In summary, a total of 61 trees are proposed to be retained or replaced on the site. No contribution to the Green City Fund will be required.
- There are also a number of trees along 164 Street frontage of proposed Lot 1 and 2 proposed for retention. To assist in retaining these trees, Transportation Engineering can support a reduced width for the required Multi-Use Pathway and meander the pathway away from the property line. The exact location of the Multi-Use Pathway will be determined at the detailed design review stage.

Development Permit for Sensitive Ecosystem

- In July 2014, Council endorsed the Biodiversity Conservation Strategy (BCS). The BCS included implementation measures to protect Surrey's streamside areas, natural habitats and sensitive ecosystems. This document identifies the use of a Development Permit Area (DPA) as an effective means to protect Surrey's natural environmental assets.
- On September 12, 2016, Council approved amendments to the Official Community Plan (OCP) and the Zoning By-law (No. 12000) to implement a Sensitive Ecosystem DPA and Streamside Protection Measures, collectively known as Surrey's Ecosystem Protection Measures, for the protection of the natural environment, including riparian areas. These changes were detailed in Corporate Report No. R188, which was approved by Council on July 25, 2016. The amendment by-laws were given final adoption on September 12, 2016.
- The OCP is used to identify the specific types of ecosystems that are intended to be protected including Class A, A/O or B streams, and the Zoning Bylaw (Part 7A Streamside Protection) is used to identify the specific protection areas that are required to be established for Streamside Setback Areas.

- Part 7A Streamside Protection of the Zoning By-law states that the minimum required setback from the top-of-bank of a yellow-coded (Class 'B') stream is 15 metres (50 ft.). There is a Class B watercourse (April Creek) that flows north through the middle of site, and another Class B watercourse, also flowing north, located in the eastern portion of the site. In accordance with the streamside setback areas, the minimum required setback measured from top-of-bank is 15 metres (50 ft.).
- The applicant has submitted an environmental report prepared by Phoenix Environmental Ltd. The Ecosystem Development Plan proposes a streamside setback area of 0.42 hectares (1.03 ac) that will be separated from the remainder of the site, and conveyed to the City of Surrey.
- The proposed development layout utilizes the flex provisions of the Zoning By-law on the east side of April Creek to accommodate Lot 7 to the east, and for the setbacks at the east end of the site to accommodate the layout of Lot 14.
- The servicing concept proposes installation of two new storm sewer connections to April Creek. One storm sewer line will collect storm water from the development area west of April Creek and connect with the proposed extended culvert at the south end of the pond, and the other will collect from the area east of April Creek and discharge to the stream with an outfall. The outfall installation will require submission of Water Sustainability Act notification.
- The proposed development activities will result in changes to the on-site pond portion of April Creek. To allow for expansion of the pond to the north, the culvert which conveys flow under 29A Avenue and discharges to the pond will be replaced with a weir structure to allow the pond to drain while maintaining static water elevation. The culvert installation will require Water Sustainability Act approval.

Biodiversity Conservation Strategy

- The City of Surrey Biodiversity Conservation Strategy (BCS) Green Infrastructure Network (GIN) map, adopted by Council on July 21, 2014 (Corporate Report No. R141; 2014), identifies a Local BCS Corridor within the subject site, in the South Surrey BCS management area, with a Low ecological value.
- The BCS further identifies the GIN area of the subject site as having a Moderately High habitat suitability rating, derived from species at risk presence, species accounts and known ecosystem habitat inventories. The BCS recommends a target Corridor width of 20 meters, a portion of which falls along the east boundary of the subject site.
- Protecting green infrastructure Hubs (large habitat areas) and Sites (smaller habitat areas) are critical to preserving natural habitat refuges and a diversity of habitat features while maintaining/enhancing Corridors ensures connectivity between fragmented hubs for genetic variation throughout the City. The closest Biodiversity Hub connection in the GIN to the subject site is Hub H, and is located in the Redwood Management Area. Hub H is a large natural forested habitat which provides important edge habitat to Agricultural Land Reserve (ALR) field habitat.

- The development proposal preserves 100% of the target GIN area on the subject site. This method of GIN retention will assist in the long term protection of the natural features and allows the City to better achieve biodiversity at this location consistent with the guidelines contained in the BCS.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on June 12, 2017. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The site is located within the North Grandview Heights NCP • The proposal complies with the "Suburban" designation in the OCP
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposal has a unit density of 7 units per hectare (2.8 upa)
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal will achieve 100% of the Green Infrastructure Network (GIN) corridor that falls on the subject site
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • N/A
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • N/A
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • N/A

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
- 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. NCP Amendment Plan

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

HS/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

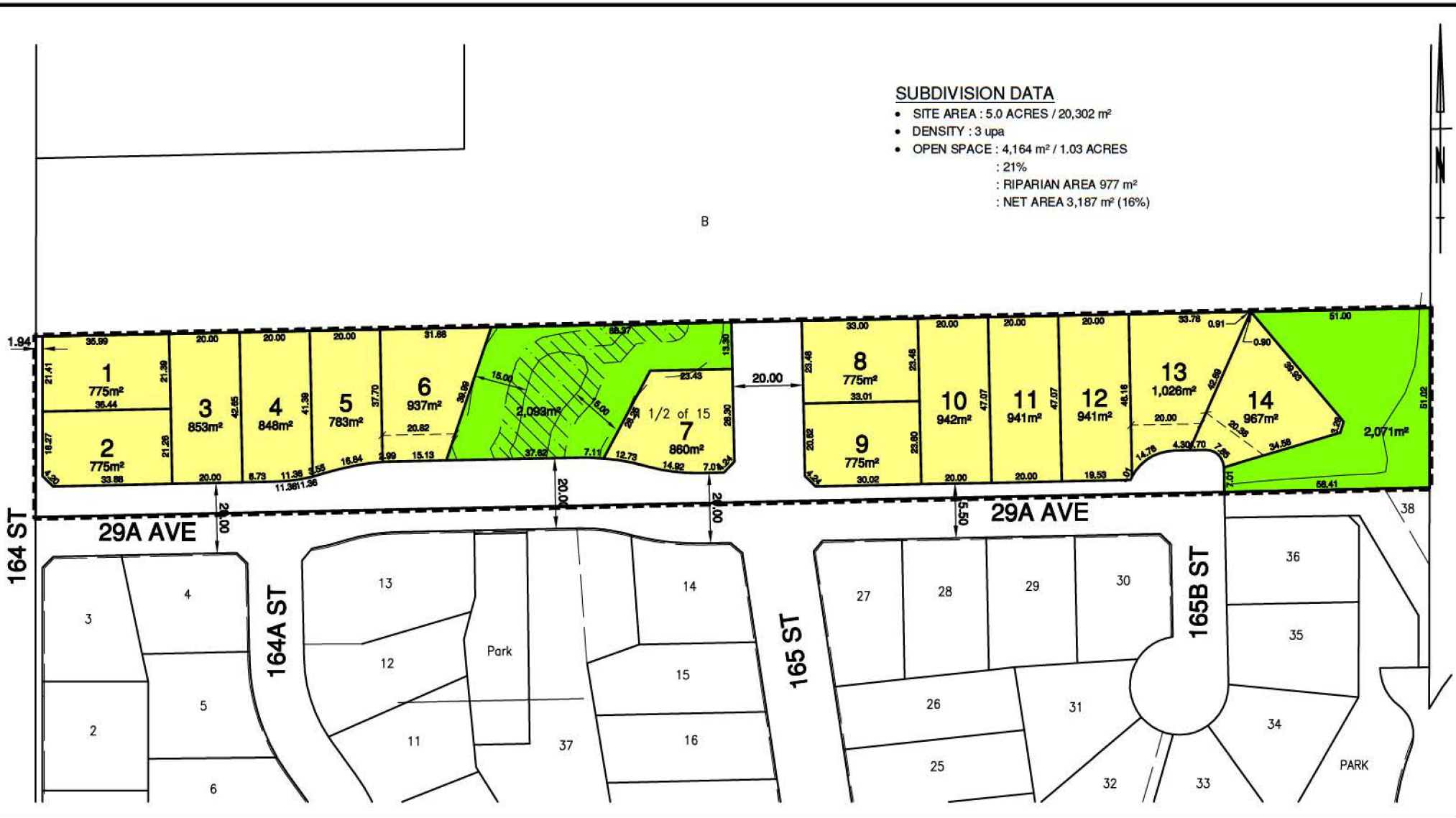
SUBDIVISION DATA SHEET

Proposed Zoning: RQ

Requires Project Data	Proposed
GROSS SITE AREA	
Acres	5 acres
Hectares	2 hectares
NUMBER OF LOTS	
Existing	1
Proposed	14
SIZE OF LOTS	
Range of lot widths (metres)	20 - 35.9 m
Range of lot areas (square metres)	775 - 967 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	7 uph / 2.8 upa
Lots/Hectare & Lots/Acre (Net)	7 uph / 2.8 upa
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	40%
Estimated Road, Lane & Driveway Coverage	15%
Total Site Coverage	55%
PARKLAND/RIPARIAN AREA	
Area (square metres)	4,164 sq.m.
% of Gross Site	21%
	Required
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

SUBDIVISION DATA

- SITE AREA : 5.0 ACRES / 20,302 m²
- DENSITY : 3 upa
- OPEN SPACE : 4,164 m² / 1.03 ACRES
 - : 21%
 - : RIPARIAN AREA 977 m²
 - : NET AREA 3,187 m² (16%)



SUBDIVISION CONCEPT PLAN

2954 164 STREET
MORGANVIEW ESTATES

WSP CANADA INC.
#300 - 85 RICHMOND STREET
NEW WESTMINSTER, B.C.
CANADA V3L 5P5
TEL: 604-525-4651 FAX: 604-525-5715
www.wsp.com

FEBRUARY 2018 171-06150-00



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

FROM: Development Project Engineer, Engineering Department

DATE: Jan 15, 2018 PROJECT FILE: **7817-0399-00**

**RE: Engineering Requirements
Location: 2954 164 St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 1.942 m along 164 Street toward an ultimate 24.0 m Collector Road allowance;
- Dedicate 3.0 m x 3.0 m corner cut at 164 Street and 29A Avenue intersection;
- Dedicate varying width along 29A Avenue toward an ultimate 15.5 m – 20.0 m Local Road allowance;
- Dedicate 3.0 m x 3.0 m corner cuts at intersections;
- Dedicate 20.0 m ultimate for 165 Street toward Local Road allowance;
- Register 0.5 m Statutory Right-of-Way (SRW) along 164 Street, 165 Street, and 29A Avenue frontages; and
- Register all Restrictive Covenants required to develop the site.

Works and Services

- Construct east side of 164 Street to the Collector Road standard;
- Construct north side of 29A Avenue toward Local Road standard;
- Construct 165 Avenue toward Local Road standard;
- Construct storm and sanitary mains along frontage roads required to service the site;
- Construct required stormwater detention system for the site.

A Servicing Agreement is required prior to Rezone/Subdivision.

NCP AMENDMENT DEVELOPMENT PERMIT/DEVELOPMENT VARIANCE PERMIT

There are no engineering requirements relative to the NCP Amendment/ Development Permit/Development Variance Permit.



Tommy Buchmann, P.Eng.
Development Project Engineer

M51



February 15, 2018
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0399 00

SUMMARY

The proposed 14 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	5
Secondary Students:	2

September 2017 Enrolment/School Capacity

Pacific Heights Elementary	
Enrolment (K/1-7):	51 K + 337
Operating Capacity (K/1-7)	76 K + 232
Addition Operating Capacity (K/1-7) 2020	76 K + 512
Earl Marriott Secondary	
Enrolment (8-12):	1857
Capacity (8-12):	1500

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.

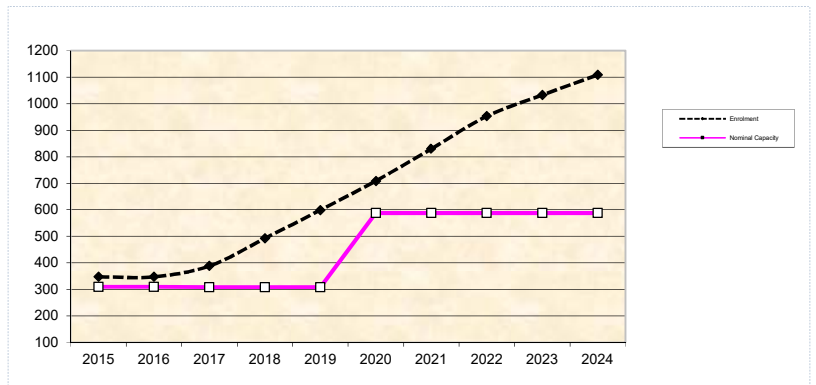
Pacific Heights Elementary is currently over capacity. Rapid enrolment growth is expected to continue into the foreseeable future. As of September 2017, there are 6 portables on site used as enrolling spaces.

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

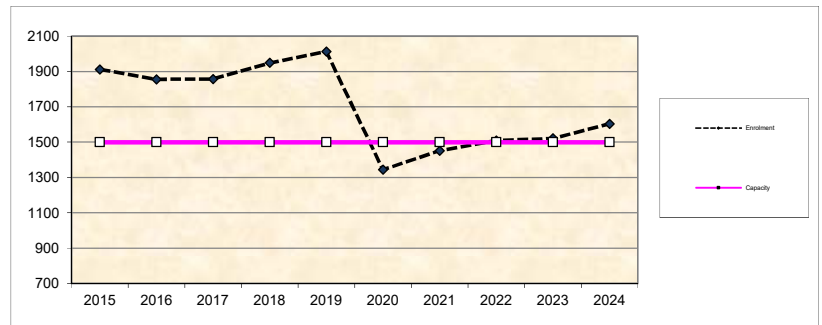
- A 12 classroom addition at Pacific Heights elementary targeted to open September 2019 and
- A new 25 classroom school on Edgewood drive targeted to open September 2020

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: 17-0399-00
 Project Location: 2954 - 164 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:

This area was built out over a time period spanning from the 1960's to the post year 2000's. The age distribution from oldest to newest is: 1960's (17%), 1970's (42%), 1980's (17%), 1990's (8%), and post year 2000's (17%). Home size distribution is: 1501 - 2000 sq.ft. (25%), 2001 - 2500 sq.ft. (17%), 2501 - 3000 sq.ft. (25%), 3001 - 3550 sq.ft. (8%), over 3550 sq.ft. (25%). Styles found in this area include: "Old Urban" (17%), "Alpine Chalet" (8%), "West Coast Traditional" (17%), "West Coast Contemporary" (8%), "Rural Heritage" (8%), "Traditional" (33%), and "Traditional Cape Cod" (8%). Home types include: Bungalow (8%), Bungalow with walk out basement (8%), Bungalow with above-ground basement (8%), and Two-Storey (75%).

Massing scale (front wall exposure) characteristics include: Low mass structure (8%), Mid-scale massing (33%), Mid-scale massing with proportionally consistent, well balanced massing design (33%), and Mid-to-high scale massing with proportionally consistent, well balanced massing design (25%). The scale (height) range for front entrance structures include: One storey front entrance (92%), One storey front entrance veranda in heritage tradition (8%).

The range of roof slopes found in this area is: 4:12 (8%), 5:12 (8%), 7:12 (25%), 10:12 (8%), 12:12 (42%), and greater than 12:12 (8%). Main roof forms (largest upper floor truss spans) include: Main common hip roof (50%), and Main common gable roof (50%). Feature roof projection types include: None (8%), Common Hip (23%), Common Gable (62%), and Shed roof (8%). Roof surfaces include: Rectangular profile type asphalt shingles (33%), Shake profile asphalt shingles (33%), Concrete tile (shake profile) (8%), and Cedar shingles (25%).

Main wall cladding materials include: Horizontal cedar siding (23%), Vertical channel cedar siding (23%), Diagonal cedar siding (8%), Hardiplank shingles (8%), Hardiplank siding (8%), Stucco cladding (31%). Feature wall trim materials used on the front facade include: No feature veneer (43%), Brick feature veneer (14%), Stone feature veneer (14%), Horizontal cedar accent (7%), 1x4 vertical battens over Hardipanel in gable ends (7%), Stucco feature accent (7%), and Tudor style battens over stucco accent (7%). Wall cladding and trim colours include: Neutral (33%), Natural (50%), Primary derivative (17%).

Covered parking configurations include: No covered parking (13%), Single carport (13%), Double garage (25%), Triple garage (25%), Quadruple garage (25%).

A wide range of landscaping standards are evident, ranging from sod and a few shrubs only, to "extraordinary modern suburban" (no clear consistency in landscape standards). Driveway surfaces include: Gravel (22%), Asphalt (56%), Exposed aggregate (22%).

However, of at least equal significance are the building design guidelines for the proposed new 35 lot RF zone site (7915-0183-00) adjacent to the south side of the subject site which will establish the future character of this area to a greater extent than the existing housing stock. Standards for the 35 lot site have been set high including shrub plantings at a minimum of 60 shrubs per lot, required driveway borders, required reduced massing designs, above average trim and detailing requirements, prohibition of vinyl cladding, requirement for oversized doors (min 3'-6" x 8'-0") and other regulations which establish an estate quality minimum. For continuity, there is no opportunity to do anything other than to match these regulations at the subject site.

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

- 1) **Context Homes:** Fifty eight percent of existing neighbouring homes provide suitable architectural style context for use at the subject site (and therefore 42 percent of homes are considered 'non-context'). Context homes include: 16664 - Northview Crescent, 16658 - Northview Crescent, 16621 - Northview Crescent, 16396 - 28 Avenue, 2951 - 164 Street, 2985 - 164 Street, and 2866 - 164 Street. However, many of these homes are of a scale that is not suitable for the subject site. There is one home at 16396 - 28 Avenue that provides the most suitable context for the subject site. However, as stated above, the recommendation is to adopt the standards found in the adjacent site to the south, rather than to specifically emulate the aforesaid context homes.
- 2) **Style Character :** There are a mix of old and modern urban, and old and modern suburban styles in this neighbourhood. Recommended styles for this site include "Neo-Traditional" and "Neo-Heritage", as these styles are an ideal bridge between old urban and modern urban. However, it should also be recognized that there is a strong style change in progress now (year 2017) toward "West Coast Contemporary" designs. Manifestations of this style, that are reasonably compatible with other homes approved at the subject site, should also be considered. 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 RQ zoned subdivisions and standards commonly found in Morgan / Grandview. 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 :** Given the proposed scale of the homes, the recommendation is to limit the range of entrance portico heights to between one storey and 1 ½ storeys to ensure there is not proportional overstatement of this one element.
- 6) **Exterior Wall Cladding :** This is an estate home area 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 area in which most homes have asphalt shingle roofs (though cedar and concrete tiles are also evident). It is expected that most new homes will also have asphalt shingle roofs, and for continuity, asphalt shingles are recommended. A single cedar shingle or concrete tile roof would stand out as inconsistent due the large difference in textures (thickness) between asphalt shingles and cedar shingles or concrete tiles, and so

these products are not recommended. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. Generally, these materials have thicknesses between asphalt shingles and cedar shingles and will not appear out of place texturally. Therefore, to ensure consistency of character, only shake profile asphalt shingles and shake profile sustainable products are recommended, except where lower slopes require membrane type roofs for compliance with B.C. Building Code, or where metal is used at a small feature roof only.

- 8) **Roof Slope**: Roofs slopes of 8:12 or higher are recommended, with standard exceptions to allow lower slopes at verandas (so front windows at the upper floor can be of sufficient depth) and to ensure that roofs are not overly high, resulting in over-shadowing of neighbouring lots, or resulting in view corridor blockage. However, due to emerging trends in which contemporary designs are being increasingly sought, lower slope roofs could be approved subject to the architectural integrity of the contemporary design as determined by the consultant.

Streetscape: The area surrounding the subject site is a neighbourhood at an early stage of transition from "old suburban" to "modern urban" and "modern suburban, and so there are a wide range of home sizes, styles, massing designs, construction materials, and trim and detailing components. There are three 4000+ sq.ft. traditional estate homes (two new and one old), a 2800 sq.ft. "West Coast Contemporary" Two-Storey home, a Rural Heritage 1 ½ Storey home, an "Alpine Chalet" Two-Storey, a 3500 sq.ft. Traditional Two-Storey (best context for subject site at 16396 - 28 Ave), a box-like Basement Entry home, and some small old urban Bungalows. Landscape standards range from "modest" (sod and a few shrubs) to "extraordinary suburban" with over 100 shrubs. The future streetscape is best represented by building scheme regulations for the adjacent site to the north.

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", or compatible styles, which could include "West Coast Contemporary" 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 2000'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 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) suburban subdivisions in the Grandview area now meet or exceed standards evident on the context homes. The recommendation therefore is to adopt standards commonly found in post year 2016 suburban subdivisions in Grandview such as the adjacent site to the south, rather than to specifically emulate the aforesaid context homes.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. Vinyl siding not permitted on exterior walls. Other materials in small feature areas can be considered subject to design integrity as determined by the consultant.

“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, except on trim elements. “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 7:12, 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.

In-ground basements:

Permitted, subject to determination that service invert locations are sufficiently below grade. Basements will appear underground from the front.

Treatment of Corner Lots:

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

Landscaping:

Moderate modern urban standard: Tree planting as specified on Tree Replacement Plan plus minimum 60 shrubs of a minimum 3 gallon pot size. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones, or medium to dark grey.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: December 6, 2017

Reviewed and Approved by:  Date: December 6, 2017

Arborist Report – 2954 164th Street Surrey

Table 5. Tree Preservation Summary.

TREE PRESERVATION SUMMARY	
Surrey Project No:	7917 0399 00
Address:	2954 164 th Ave Surrey, BC
Registered Arborist:	Max Rathburn ISA Certified Arborist (PN-0599A) ISA Qualified Tree Risk Assessor (TRAQ) BC Parks Wildlife and Danger Tree Assessor
On-Site Trees	Number of Trees
Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, but excluding trees in proposed open space or riparian areas)	30
Protected Trees to be Removed	10
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	20
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = - All other Trees Requiring 2 to 1 Replacement Ratio 10 X two (2) = 20	20
Replacement Trees Proposed	41
Replacement Trees in Deficit	(21) in surplus
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	1
Off-Site Trees	Number of Trees
Protected Off-Site Trees to be Removed	
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio ___ X one (1) = - All other Trees Requiring 2 to 1 Replacement Ratio 10 X two (2) = 20	20
Replacement Trees Proposed	0
Replacement Trees in Deficit	20

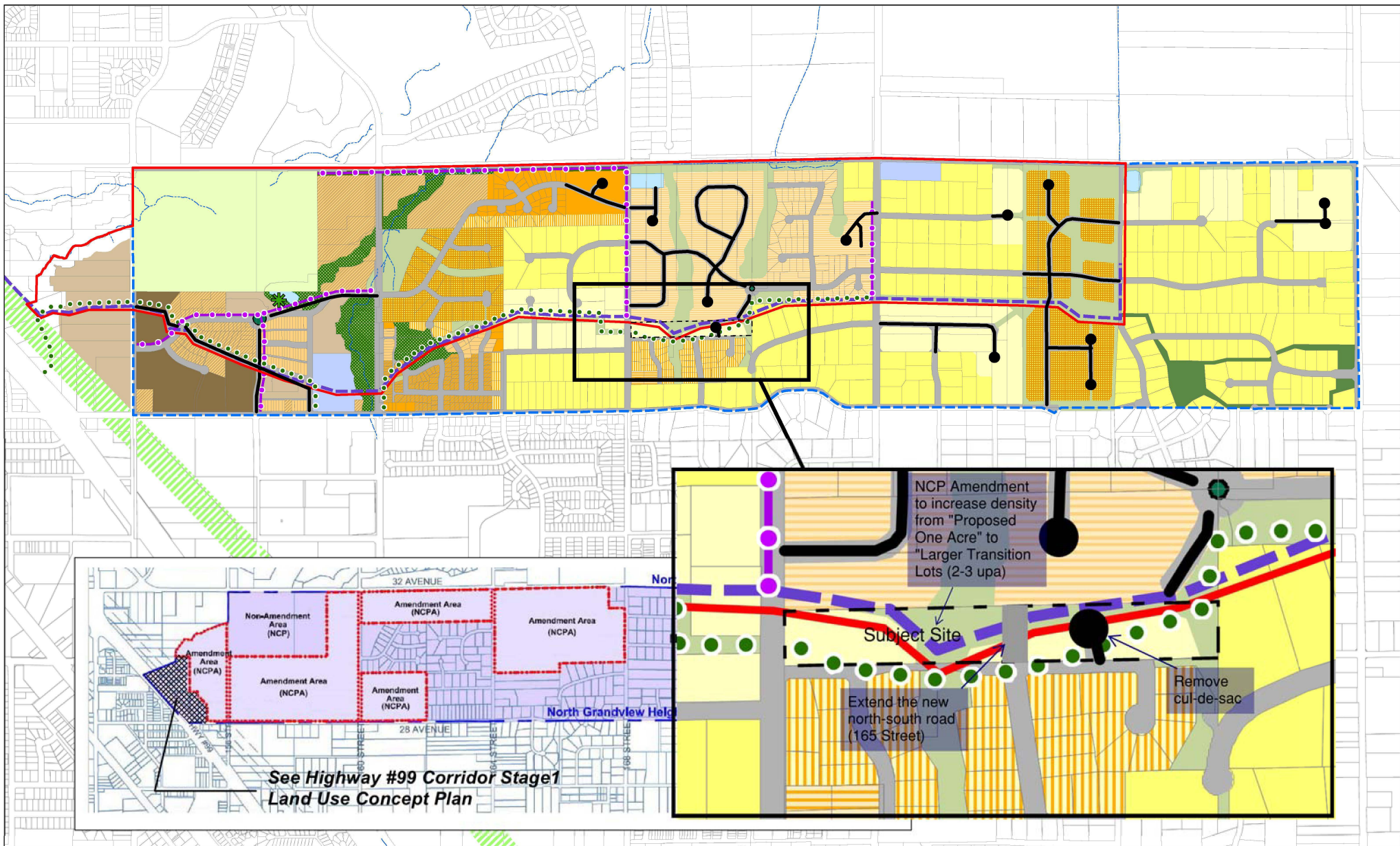
Summary prepared and submitted by:

Arborist



2/11/18

Date



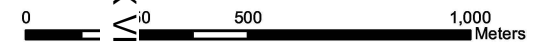
- | | | | |
|--|---|---|--|
| <ul style="list-style-type: none"> Proposed One Acre Residential (RA) Proposed One Acre Residential Gross Density (RA-G) Single Detached (2 u.p.a.) Single Detached (3-4 u.p.a.) Larger Transition Lots (2-3 u.p.a.) Single Detached (4-6 u.p.a.) Cluster Housing (6-8 u.p.a.) Single Detached (7 u.p.a.) Single Family Small Lots Multiple Residential (15-25 u.p.a.) | <ul style="list-style-type: none"> Townhouse 15 u.p.a. max Existing One Acre & Half Acre Lots Environmental Area Proposed Open Space / Linear Open Space Existing Elementary School Existing Cemetery Proposed Detention / Sedimentation Ponds (size/location to be confirmed at detailed subdivision/rezoning stage) | <ul style="list-style-type: none"> Study Area Boundary Plan Area-NCP Area Boundary Hydro Right of Way / Greenway Proposed North Grandview Interceptor Creeks Proposed Roads | <ul style="list-style-type: none"> Enhanced Sidewalk/Walkway Linear Park / Multi-use Trail Round-About Neighbourhood Park (size/location to be confirmed at detailed subdivision/rezoning stage) |
|--|---|---|--|

NORTH GRANDVIEW HEIGHTS LAND USE PLAN

CITY OF SURREY - PLANNING & DEVELOPMENT DEPARTMENT

Approved by Council: January 11, 1999 Amended 12 December 2017

APPENDIX VII



This map is provided for general reference only. The City of Surrey makes no warranties, express or implied, as to the fitness of the information for any purpose, or to the results obtained by individuals using the information. The City of Surrey is not responsible for any action taken in reliance on the information contained herein.