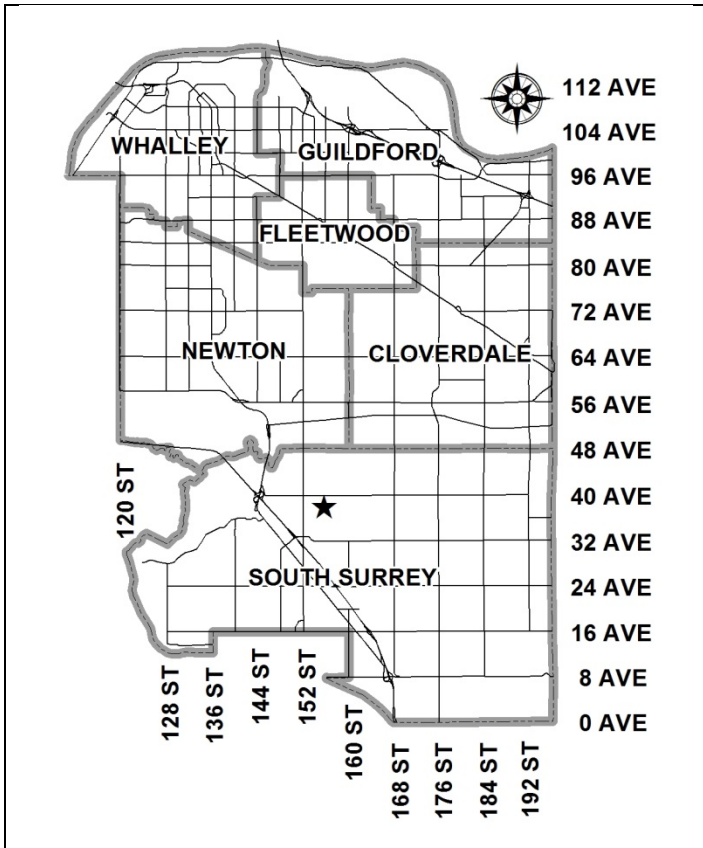


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0494-00

Planning Report Date: April 9, 2018



PROPOSAL:

- **NCP Amendment** from Suburban 1 Acre Residential to Suburban ¼ Acre Residential
- **Rezoning** from One-Acre Residential Zone (RA) to Quarter Acre Residential Zone (RQ)

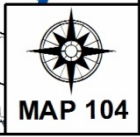
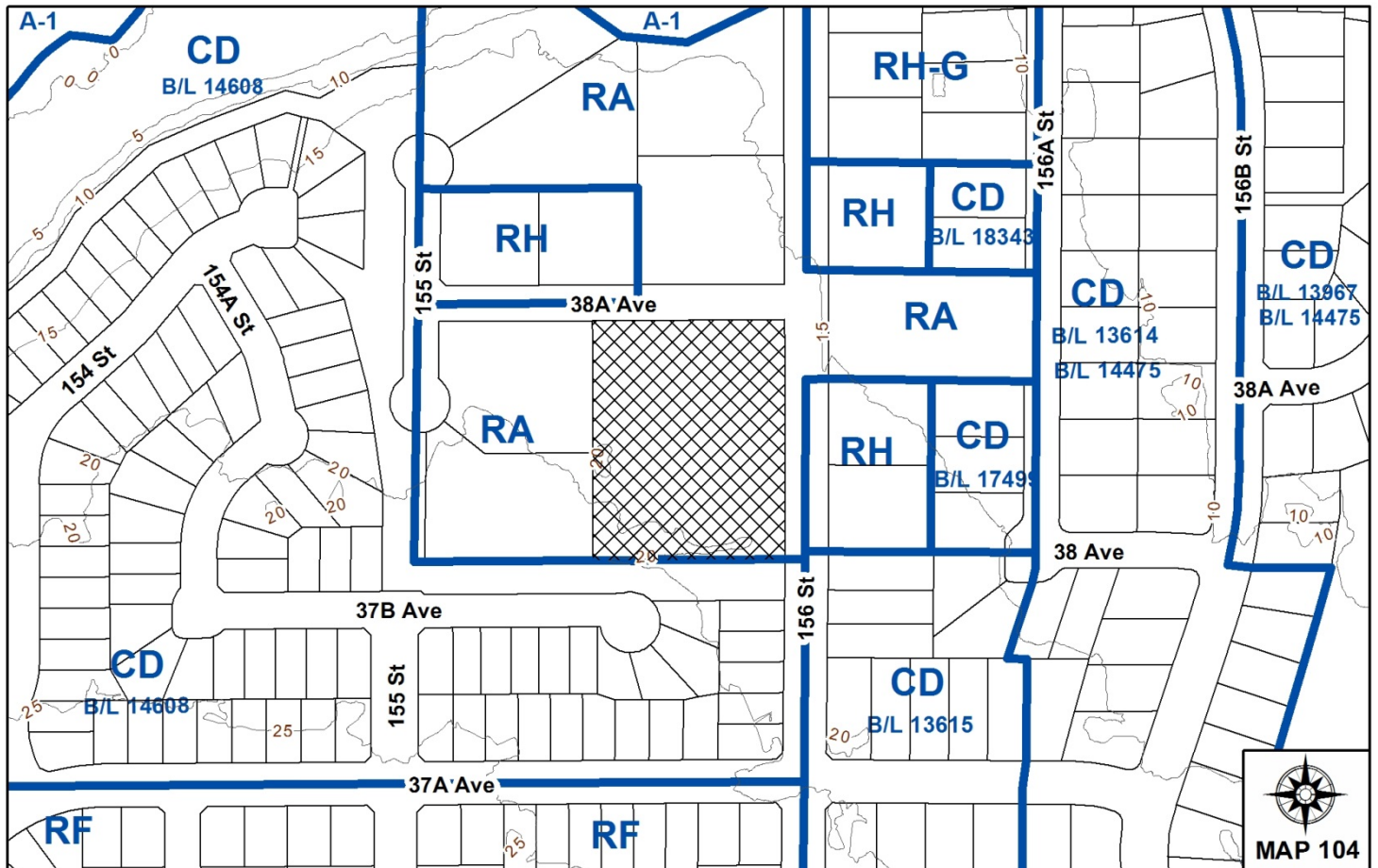
to allow subdivision into nine (9) single family lots.

LOCATION: 3831 – 156 Street

ZONING: RA

OCP DESIGNATION: Suburban

NCP DESIGNATION: Suburban 1 acre residential



RECOMMENDATION SUMMARY

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

DEVIATION FROM PLANS, POLICIES OR REGULATIONS

- The proposal requires an amendment to the Rosemary Heights Central Neighbourhood Concept Plan (NCP) to redesignate the subject property from "Suburban 1 Acre Residential" to "Suburban ¼ Acre Residential".

RATIONALE OF RECOMMENDATION

- The proposal complies with the Suburban land use designation in the Official Community Plan (OCP).
- To accommodate the proposed development on the subject property, an amendment to the Rosemary Heights Central NCP is required to redesignate the site from "Suburban 1 Acre Residential" to "Suburban ¼ Acre Residential".
- The proposal meets the objectives of the OCP policy on "Sensitive Infill", which encourages infill development that is compatible with existing neighbourhoods. Specifically, the proposed development provides for large single family lots with areas of approximately 930 square metres (10,000 sq. ft.), which respects the suburban character of the area.

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 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) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department;
 - (f) registration of a Section 219 Restrictive Covenant for tree protection; and
 - (g) provision of a community benefit in order to calculate density on gross site area.
3. Council pass a resolution to amend the Rosemary Heights Central NCP to redesignate the land from "Suburban 1 Acre Residential" to "Suburban ¼ Acre Residential" when the project is considered for final adoption (Appendix VIII).

REFERRALS

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

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

3 Elementary students at Rosemary Heights Elementary School
1 Secondary student at Earl Marriott Secondary School

(Appendix IV)

The applicant has advised that the dwelling units in this project are expected to be constructed and ready for occupancy by Summer 2020.

Parks, Recreation & Culture:

Parks requests that site lines to adjacent parkland are protected through the use of low, permeable fencing and landscaping not higher at mature growth than 1.2 metres (4 ft.).

SITE CHARACTERISTICS

Existing Land Use: Single family dwelling and accessory structures.

Adjacent Area:

Direction	Existing Use	NCP Designation	Existing Zone
North (Across 38A Avenue):	Single family residential	Suburban 1 Acre Residential & Suburban ½ Acre Residential	RA & RH
East (Across 156 Street):	Single family residential	Suburban ½ Acre Residential	RA & RH
South:	Park	Buffer	CD (By-law No. 14608)
West:	Single family residential	Suburban 1 Acre Residential	RA

JUSTIFICATION FOR PLAN AMENDMENT

- The subject property is located at the northern end of the Rosemary Heights Central NCP area. The surrounding suburban lands are comprised of a mix of one-acre and half-acre zoned lands.
- Under the OCP, the maximum density permitted in "Suburban" designated areas is 10 units per hectare (uph)/ 4 units per acre (upa). Densities within the "Suburban" designation may be calculated on a gross site area where sufficient parkland and/or a community benefit are provided. The applicant is proposing a gross density of 9.1 uph (3.7 upa), along with the provision of a community benefit of \$40,500 (\$4,500 per lot), to allow subdivision into nine (9) single family lots.
- In July 2017, a new single family zone (Quarter Acre Residential Zone – RQ) was introduced to regulate the development of suburban lots at a density of up to 10 units per hectare (4 units per acre). Previous to the introduction of the Quarter Acre Residential Zone, in order to achieve the allowable densities under the OCP, it was necessary to create site-specific Comprehensive Development Zones (CD) in suburban infill areas.
- To accommodate the proposed development on the subject property, an amendment to the Rosemary Heights Central NCP is required to redesignate the site from "Suburban 1 Acre Residential" to "Suburban ¼ Acre Residential".
- The proposal meets the objectives of the OCP policy on "Sensitive Infill", which encourages infill development that is compatible with existing neighbourhoods. Specifically, the proposed development provides for large single family lots with areas of approximately 930 square metres (10,000 sq. ft.), which respects the suburban character of the area.

DEVELOPMENT CONSIDERATIONS

Background and Current Proposal

- The subject property is approximately one (1) hectare (2.44 acres) in area and is located on the southwest corner of 38A Avenue and 156 Street in Rosemary Heights Central. The property is zoned "One-Acre Residential Zone (RA)" and is currently occupied by a single family dwelling and accessory structures.
- The property is designated "Suburban" in the Official Community Plan (OCP) and "Suburban 1 Acre Residential" in the Rosemary Heights Central Neighbourhood Concept Plan (NCP).
- The applicant is proposing an amendment to the Rosemary Heights Central NCP to redesignate the site from "Suburban 1 Acre Residential" to "Suburban ¼ Acre Residential", as well as rezoning from "One-Acre Residential Zone (RA)" to "Quarter Acre Residential Zone (RQ)" in order to facilitate subdivision into nine (9) single family lots.
- The existing dwelling and accessory structures are proposed to be demolished.
- The proposed lots conform to the minimum requirements of the RQ Zone in terms of lot area, width, and depth.
- The applicant has agreed to dedicate 3 metres (10 ft.) adjacent to the western property line of proposed Lot 7 to accommodate an ultimate 6 metre (20 ft.) pedestrian connection to the greenbelt to the south.

Building Scheme and Lot Grading

- The applicant retained Mike Tynan of Tynan Consulting Ltd. to prepare a Character Study and Building Design Guidelines for the subject property to maintain consistency with the existing single family dwellings in the surrounding neighbourhood.
- The Character Study involved reviewing a number of existing homes in the neighbourhood in order to establish suitable design guidelines for the proposed subdivision. The study found that several homes on the east side of 156 Street provided a desirable architectural context for future redevelopment. As such, the Building Design Guidelines for the subject property are compatible with the massing design standards and character of the context homes identified (Appendix V).
- The preliminary Lot Grading Plan prepared by Coastland Engineering and Surveying Ltd. was reviewed by City staff and considered generally acceptable. In-ground basements are proposed 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

- Norman Hol, ISA Certified Arborist of Arbortech Consulting prepared an Arborist Assessment for the subject property. The table below provides a summary of the tree retention and removal by tree species:

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder	3	3	0
Cottonwood	4	4	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Dawn Redwood	1	1	0
Cherry	5	5	0
Corkscrew Willow	3	3	0
Coniferous Trees			
Austrian Pine	1	1	0
Douglas Fir	7	7	0
Norway Spruce	1	1	0
Western Hemlock	1	1	0
Western Red Cedar	13	8	5
Total (excluding Alder and Cottonwood Trees)	32	27	5
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		43	
Total Retained and Replacement Trees		48	
Contribution to the Green City Fund		\$7,200	

- The Arborist Assessment states that there are a total of thirty-two (32) protected trees on the site, excluding Alder and Cottonwood trees. Seven (7) existing trees, approximately 18 % of the total trees on the site, are Alder and Cottonwood trees. It was determined that five (5) trees can be retained as part of this development proposal. The proposed tree retention was assessed taking into consideration the location of services, building footprints, road dedication and proposed lot grading.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 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 sixty-one (61) replacement trees on the site. Since only forty-three (43) replacement trees can be accommodated on the site (based on an average of five (5) trees per lot), the deficit of eighteen (18) replacement trees will require a cash-in-lieu payment of \$7,200, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

- In summary, a total of forty-eight (48) trees are proposed to be retained or replaced on the site with a contribution of \$7,200 to the Green City Fund.

PRE-NOTIFICATION

- Pre-notification letters were mailed on November 23, 2017 to residents within 100 metres (300 ft.) of the subject property and a development proposal sign was erected on March 26, 2018. The Rosemary Heights Neighbourhood Committee was also asked to provide comments on the proposal.
- To date, staff have received one phone call in response to the public notification. The resident wished to confirm the size of the proposed lots in relation to their own lot. Staff explained that the proposed lots would be slightly larger than the resident's own lot and also provided clarification on the proposed road layout and access.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant prepared and submitted a sustainable development checklist for the subject site on March 26, 2018. The table below summarizes the applicable development features of the proposal based on the seven (7) criteria listed in the Surrey Sustainable Development Checklist.

Sustainability Criteria	Sustainable Development Features Summary
1. Site Context & Location (A1-A2)	<ul style="list-style-type: none"> • The subject property is located within the Rosemary Heights Central Neighbourhood Concept Plan (NCP) area.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The proposed single family dwellings may include secondary suites, which provide for greater housing choice. • Backyards will provide approximately 405 square metres (4,360 sq. ft.) of area for private gardens or green space.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The proposal includes low-impact development standards (LIDS) in the form of: absorbent soils (> 300 mm in depth) and sediment control devices. • The applicant is proposing to retain 5 existing trees on-site and provide a total of 43 replacement trees (averaging 5 trees per lot). • The proposed dwellings will have access to recycling and organic waste disposal.
4. Sustainable Transport & Mobility (D1-D2)	<ul style="list-style-type: none"> • The proposed development will provide approximately 295 metres (965 ft.) of sidewalks and connect to off-site pedestrian paths.
5. Accessibility & Safety (E1-E3)	<ul style="list-style-type: none"> • Crime Prevention Through Environmental Design (CPTED) principles will be incorporated for the proposed lots adjacent to the existing greenbelt.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • Pre-notification letters were mailed on November 23, 2017 and a development proposal sign was installed on March 26, 2018. The rezoning will be subject to a Public Hearing.

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. Tree Retention and Replacement Plan
- Appendix VIII. NCP Amendment Plan

original signed by Ron Hintsche

Jean Lamontagne
General Manager
Planning and Development

CB/da

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RQ

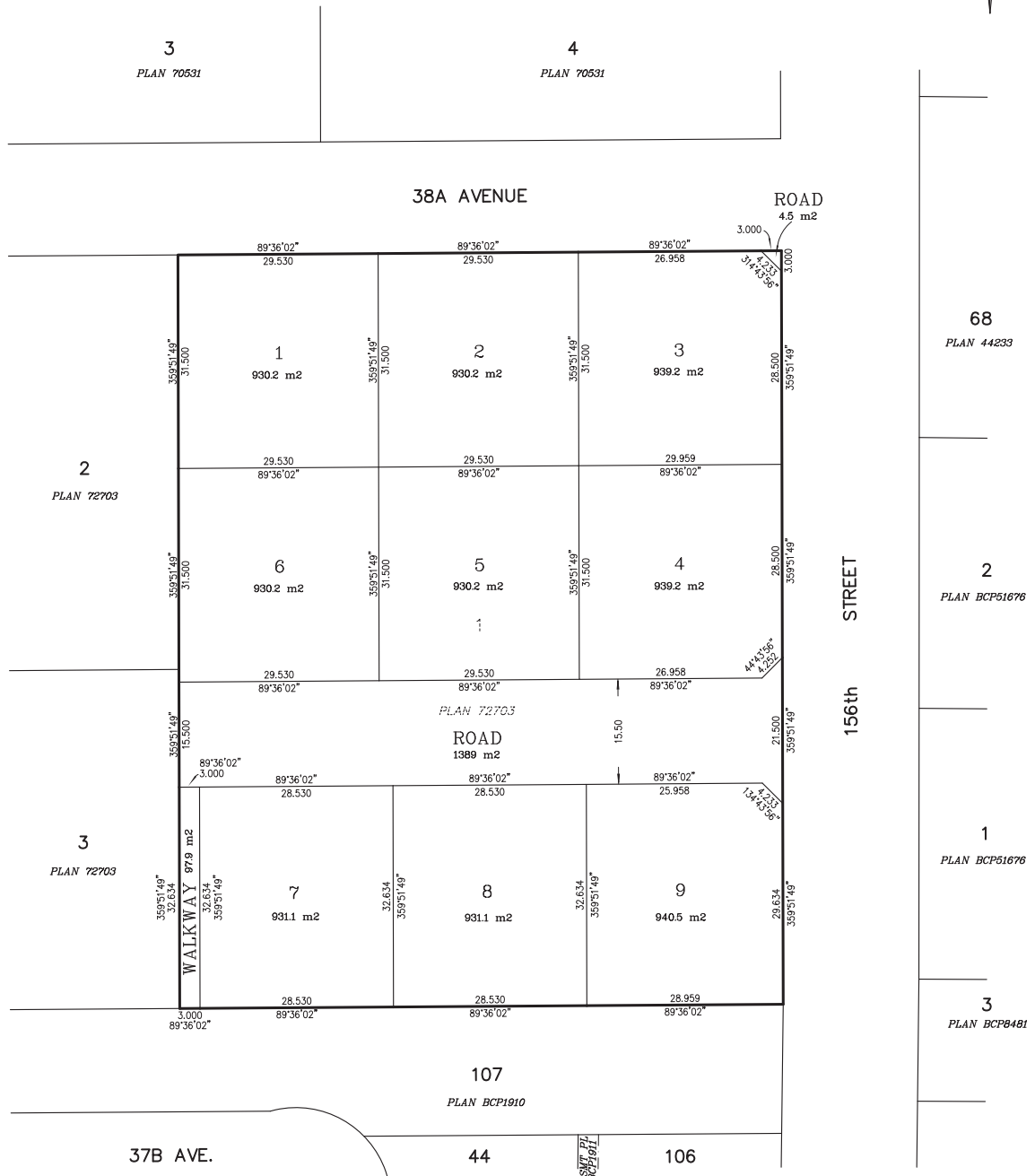
Requires Project Data	Proposed
GROSS SITE AREA	
Acres	2.44
Hectares	0.99
NUMBER OF LOTS	
Existing	1
Proposed	9
SIZE OF LOTS	
Range of lot widths (metres)	29.5 m to 30 m
Range of lot areas (square metres)	930 m ² to 943 m ²
DENSITY	
Lots/Hectare & Lots/Acre (Gross)	9.1 uph (3.7 upa)
Lots/Hectare & Lots/Acre (Net)	10.7 uph (4.3 upa)
SITE COVERAGE (in % of gross site area)	
Maximum Coverage of Principal & Accessory Building	27.2%
Estimated Road, Lane & Driveway Coverage	20.4%
Total Site Coverage	47.6%
PARKLAND	
Area (square metres)	N/A
% of Gross Site	N/A
	Required
PARKLAND	
5% money in lieu	YES
TREE SURVEY/ASSESSMENT	YES
MODEL BUILDING SCHEME	YES
HERITAGE SITE Retention	NO
FRASER HEALTH Approval	NO
DEV. VARIANCE PERMIT required	
Road Length/Standards	NO
Works and Services	NO
Building Retention	NO
Others	NO

**PROPOSED SUBDIVISION PLAN OF PLAN OF LOT 1
DISTRICT LOT 153 GROUP 2 N.W.D. PLAN 72703.**



All Distances are in Metres.
The intended plot size of this plan is
432mm in width by 560mm in height
(C size) when plotted at a scale of 1:500

CIVIC ADDRESS:
3831 156th STREET
SURREY B.C.
P.I.D. 004-943-261



NOTES:

- 1) This plan is only a proposal which may not be approved by the City of Surrey. This plan should not be used for marketing or sales purposes.
- 2) This Plan was prepared for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

Underwater Land Surveying Ltd.
B.C. Land Surveyors
#104 - 5830 176 'A' Street
Cloverdale, B.C.
FILE: JS14126_PS3

*This Plan Lies Within The
Metro Vancouver Regional District*

Certified correct, completed on
the 29th day of March, 2018.

©

B.C.L.S.



INTER-OFFICE MEMO

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

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

DATE: **Mar 27, 2018** PROJECT FILE: **7817-0494-00**

RE: **Engineering Requirements
Location: 3831 156 Street**

NCP AMENDMENT

There are no engineering requirements relative to the NCP Amendment.

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

- Dedicate 3.0 meter x 3.0 meter corner cuts at 38A Avenue and 38 Avenue at 156 Street.
- Dedicate 15.5 meter ultimate toward Limited Local Road allowance for 38 Avenue
- Dedicate 3.0 meter ROW for proposed Walkway (Project Layout drawing does not accurately reflect requirements).
- Register 0.5 meter Statutory Right-of-Way (SRW) along 38A Avenue, 156 Street, and one side of 38 Avenue frontages.

Works and Services

- Construct south side of 38A Avenue toward Limited Local Road standard.
- Construct west side of 156 Street toward Local Road standard.
- Construct 38 Avenue toward Limited Local Road standard.
- Construct asphalt Walkway.
- Construct 6.0 meter concrete letdowns.
- Construct storm, sanitary, and water mains along 38 Avenue as required to service the site.
- Construct on-site sustainable drainage features in accordance to Rosemary Heights Central NCP.

A Servicing Agreement is required prior to Rezone/Subdivision.

Tommy Buchmann, P.Eng.
Development Engineer

AY

NOTE: Detailed Land Development Engineering Review available on file



January-09-18

Planning

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.

Rosemary Heights Elementary reached full capacity in 2010 after only being open for 2 years. As of September 2017, there are 3 portables + 4 modular units on site used as enrolling space. The school is currently operating at 113%. With infill occurring to the east and south of the school site and the potential for other large developments applications to be approved in the catchment, enrolment growth is projected to continue to trend upwards over the next 10 years.

In December 2017, the Ministry of Education announced funding for design and construction of the following, in the Grandview area:

- A 12 classroom addition at Pacific Heights Elementary and
- A new 25 classroom school on Edgewood Drive

Both projects are targeted to open September 2020. With boundary changes, this new enrolling space will help reduce the enrollment demand that is being felt at Rosemary Heights, Sunnyside and Pacific Heights; however, the effects of this are short term.

As part of the District's 2018/19 Capital Plan request to the Ministry of Education, the District is requesting further capital dollars to buy 3 additional sites for new elementary schools to address future enrollment in the Grandview area over the next 15 years. The District will be working with the Ministry over the first 6 months of 2018 to acquire these new sites.

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.

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0494 00

SUMMARY

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

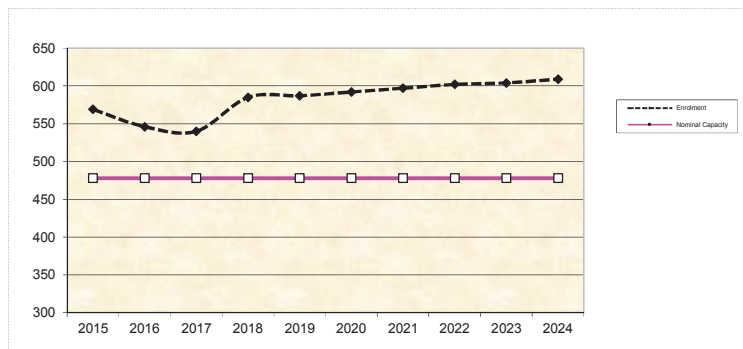
Projected # of students for this development:

Elementary Students:	3
Secondary Students:	1

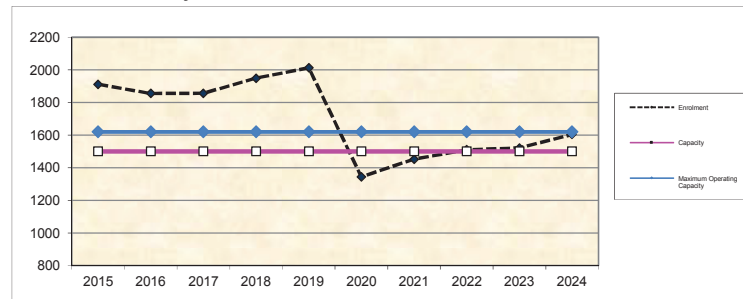
September 2017 Enrolment/School Capacity

Rosemary Heights Elementary	
Enrolment (K/1-7):	67 K + 473
Operating Capacity (K/1-7)	152 K + 326
Earl Marriot Secondary	
Enrolment (8-12):	1857
Capacity (8-12):	1500
Maximum Operating Capacity*(8-12):	1620

Rosemary Heights Elementary



Earl Marriot 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: 17-0494-00
 Project Location: 3831 - 156 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 bordered on the south side by a linear park that was constructed as part of Surrey project 01-0125-00, a 106 lot CD zoned project in which density parameters (0.70 F.A.R and 45% lot coverage) and setbacks (5.5m front, 6.0m rear, and 1.2m sides) are consistent with compact lot zonings. Home in this development are well balanced, proportionally consistent "Neo-Traditional" and "Neo-Heritage" style Two-Storey type homes with steeply pitched roofs and high quality exterior cladding materials. The designs are considered context quality, but homes are smaller than those expected at the subject site under the RQ zone.

Homes north and west of the site are old, estate-sized Two-Storey homes situated on RA and RH zoned lots. These homes are somewhat dated, and although they were of high quality for their era, they do not provide specific context for a year 2018 RQ zone development.

On the east side of 156 Street there are several homes that provide desirable architectural context. These homes are located at 3912, 3896, 3886, 3870, 3812, 3802, and 3788 - 156 Street. These homes were developed under a variety of zonings including RH, RH-G, and CD. All are "Neo-Traditional" or "Neo-Heritage" Two-Storey type, ranging in size from 2700 sq.ft. to 4000 sq.ft.. Massing designs are considered mid-scale, with well balanced, consistently proportioned, architecturally interesting elements. Front entrances range from one to 1½ storeys, though most are single storey. Roof slopes range from 4:12 to 16:12, but most homes have 12:12 roof slopes with several street facing feature gabled projections. Most of the homes have a cedar shingle roof, though asphalt shingles are also evident. Wall cladding materials include stucco, cedar, wood, and fibre cement board. Trim and detailing elements are generous. Landscapes are above average.

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

- 1) **Context Homes:** The character of this area has been clearly defined by the new and aesthetically desirable housing stock. Context homes include 3912, 3896, 3886, 3870, 3812, 3802, and 3788 - 156 Street. 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, or should be highly compatible with the context homes identified above.

- 2) **Style Character** : Surrounding context homes exhibit a suburban-estate style character, and architecturally interesting massing designs. Styles suited for this objective include "Traditional", "Heritage", "Neo-Heritage", and estate quality manifestations of the Neo-Traditional style, which also include "Whistler-Alpine" style, and other styles determined to be compatible by the design consultant. Note that style range is not restricted in the building scheme. However, the consultant refers to the character study style recommendations when reviewing plans for meeting style-character intent.
- 3) **Home Types** : All surrounding homes are Two-Storey type, and it is expected that all new homes constructed at the subject site will be Two-Storey type. However, home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs** : Massing designs should meet new standards for RQ 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 range from one to 1 ½ storeys in height. The recommendation is to limit the range of entrance portico heights to between one storey and 1½ 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** : Most homes have a cedar shingle roof. Asphalt shingles have also been used, though sparingly. It is highly unusual within the past several years to require only cedar shingles, because most homeowners prefer the longevity, economy and ever-improving aesthetics of asphalt shingles, which are now by far the most common roof surface used in suburban subdivisions. The recommendation is to permit cedar shingles, shake profile concrete roof tiles, and shake profile asphalt shingles with a minimum 40 year warranty (highest quality) accompanied by a manufactured raised ridge cap. However, where opportunities arise to introduce new environmentally sustainable products, they should be embraced. 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 8:12. Steeper slopes will be encouraged, especially on street facing roof projections. A provision is also recommended to allow slopes less than 8:12 where it is determined by the consultant that the design is of such high architectural integrity that the roof slope reduction can be justified, or that lower slopes are needed on feature projections or at the front entrance veranda to ensure adequate depth upper floor windows can be installed without interference with the roof structure below.

Streetscape:

South of the site are 15 year old 2500-2800 sq.ft. "Neo-Traditional" and "Neo-Heritage" style homes with well balanced, correctly proportioned, architecturally interesting designs. West and northwest of the site are older estate size Two-Storey homes on suburban lots that meet a 25 year old standard. On the east side of 156 Street, opposite the subject site are 3500 - 4000 sq.ft. (+) estate quality "Neo-Traditional" homes with architecturally interesting designs including numerous street facing gabled projections, high slope roofs with cedar shingle (dominant) and asphalt shingle surfaces. Wall cladding materials include stucco, cedar, fibre cement board and stone. Trim and detailing elements are of above average quality. Landscapes are also of above-average quality.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", or other compatible styles 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)

Strong relationship with neighbouring "context homes" including 3912, 3896, 3886, 3870, 3812, 3802, and 3788 - 156 Street. Homes will therefore be in a compatible style range, including "Traditional", "Heritage", Neo-Heritage, and estate quality manifestations of the Neo-Traditional style, including "Whistler-Alpine". (note however that style range is not specifically regulated in the building scheme). New homes will have similar or better massing designs (equal or lesser massing scale, consistent proportionality between various elements, and balance of volume across the façade). New homes will have similar roof types, and roofing materials. Wall cladding, feature veneers and trim treatments will meet or exceed standards found on the aforesaid context homes.

Exterior Materials/Colours:

Stucco, Cedar, Hardiplank, Brick, and Stone. No Vinyl.

"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, or forest green can be considered providing neutral trim colours are used, and a comprehensive colour scheme is approved by the consultant. Primary colours are not recommended for this development. "Warm" colours such as pink, rose, peach, salmon are not permitted. Trim colours: Shade variation of main colour, complementary, neutral, or subdued contrast only.

- Roof Pitch:** Minimum 8:12, with exceptions to prevent roof ridges from becoming too high (overshadowing of neighbouring lots), to allow for veranda roofs that do not cover upper floor windows, to allow for artistic expression in feature roofs, and to provide a path for exceptional designs with lower slope roofs to be approved subject to consultant approval.
- Roof Materials/Colours:** 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 , and small metal feature roofs also permitted.
- In-ground basements:** In-ground basements are subject to determination that service invert locations are sufficiently below grade to permit a minimum 50 percent in-ground basement to be achieved. If achievable, basements will appear underground from the front.
- Treatment of Corner Lots:** Significant, readily identifiable architectural features are provided on both the front and flanking street sides of the dwelling, resulting in a home that architecturally addresses both streets. One-storey elements on the new home shall comprise a minimum of 40 percent of the width of the front and flanking street elevations of the single family dwelling. The upper floor is set back a minimum of 0.9 metres [3'- 0"] from the one-storey elements.
- Landscaping:** *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 40 shrubs of a minimum 3 gallon pot size in the front yard. Corner lots shall have an additional 20 shrubs of a minimum 3 gallon pot size, planted in the flanking street sideyard. Lots 7, 8, 9 which are adjacent to a public park to the south should have an additional 20 shrubs of a 3 gallon pot size, and a transparent fence not exceeding 4 feet (in accordance with CPTED principles) installed along the south lot line. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, stamped concrete, or coloured concrete in dark earth tones or medium to dark grey only.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. **Date:** February 12, 2018

Reviewed and Approved by:



Date: February 12, 2018



APPENDIX F

TREE PRESERVATION SUMMARY

Appendix _____

TREE PRESERVATION SUMMARY

Surrey Project No.: _____
 Project Address: 3831 156 St Surrey, BC
 Consulting Arborist: Norman Hol

ON-SITE TREES:	QUANTITY OF TREES
Total Bylaw Protected Trees Identified (on-site and shared trees, including trees within boulevards and proposed streets and lanes, excluding Park and ESA dedications)	39
Bylaw Protected Trees to be Removed	34
Bylaw Protected Trees to be Retained (excludes trees in Park dedication areas and ESA's)	5
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 7 times 1 = 7	
All Other Bylaw Protected Trees at 2:1 ratio: 27 times 2 = 54	
TOTAL:	61
Replacement Trees Proposed	43
Replacement Trees in Deficit	18
Protected Trees Retained in Proposed Open Space/ Riparian Areas	0

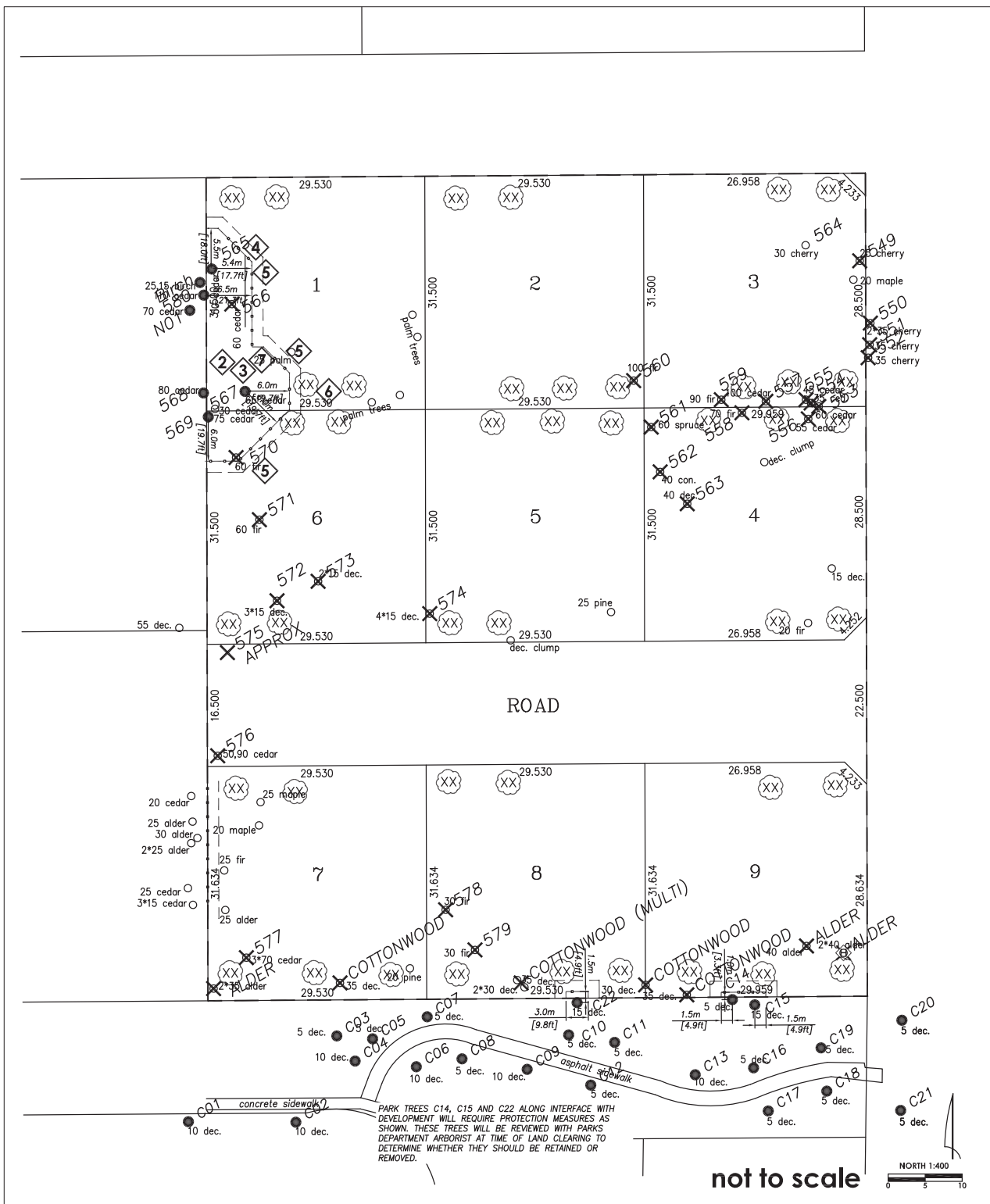
OFF-SITE TREES:	QUANTITY OF TREES
Bylaw Protected Off-Site Trees to be Removed	1
Replacement Trees Required:	
Alder and Cottonwood at 1:1 ratio: 0 times 1 = 0	
All Other Bylaw Protected Trees at 2:1 ratio: 0 times 2 = 0	
TOTAL:	0
Replacement Trees Proposed	0
Replacement Trees in Deficit	0

This summary and the referenced documents are prepared and submitted by:

Norman Hol, Consulting Arborist

Dated: March 10, 2018

Direct: 604 813 9194
 Email: norm@aclgroup.ca



LEGEND-TREE MANAGEMENT IN DEVELOPMENT AREA:

- See arborist report for further details.
- XX denotes TAG NUMBER or ID REFERENCE (see tree inventory and assessment list)
 - denotes RETENTION tree (protection measures required)
 - X denotes REMOVAL tree (permit or approvals required)
 - XX denotes HIGH RISK tree to be REMOVED or MODIFIED (see tree inventory and report – permit or approvals required)
 - denotes OFF-SITE tree (requires protection or approval from city/owner before removing)

LEGEND-REPLACEMENT TREE PLANTING:

- XX denotes REPLACEMENT TREE (see plant list for species) to be planted to current BCSLA/BCLNA specifications.

LEGEND-TREE PROTECTION:

- denotes CROWN PROTECTION ZONE – CPZ (Exclusion zone – no aerial encroachment of buildings to within 1.0m min)
 - denotes ROOT PROTECTION ZONE – RPZ (This is the minimum alignment for TREE PROTECTION BARRIERS)
 - denotes WORKING SPACE SETBACK – WSS (Offset from RPZ as specified by Project Arborist – site works within WSS requires approval and on-site supervision by the Project Arborist)
 - denotes SPECIAL MEASURES required (See report for further details. Project Arborist to direct or implement.)
- Note:** All tree protection setbacks are measured from the center of trunk

APPENDIX C: TREE MANAGEMENT DRAWING



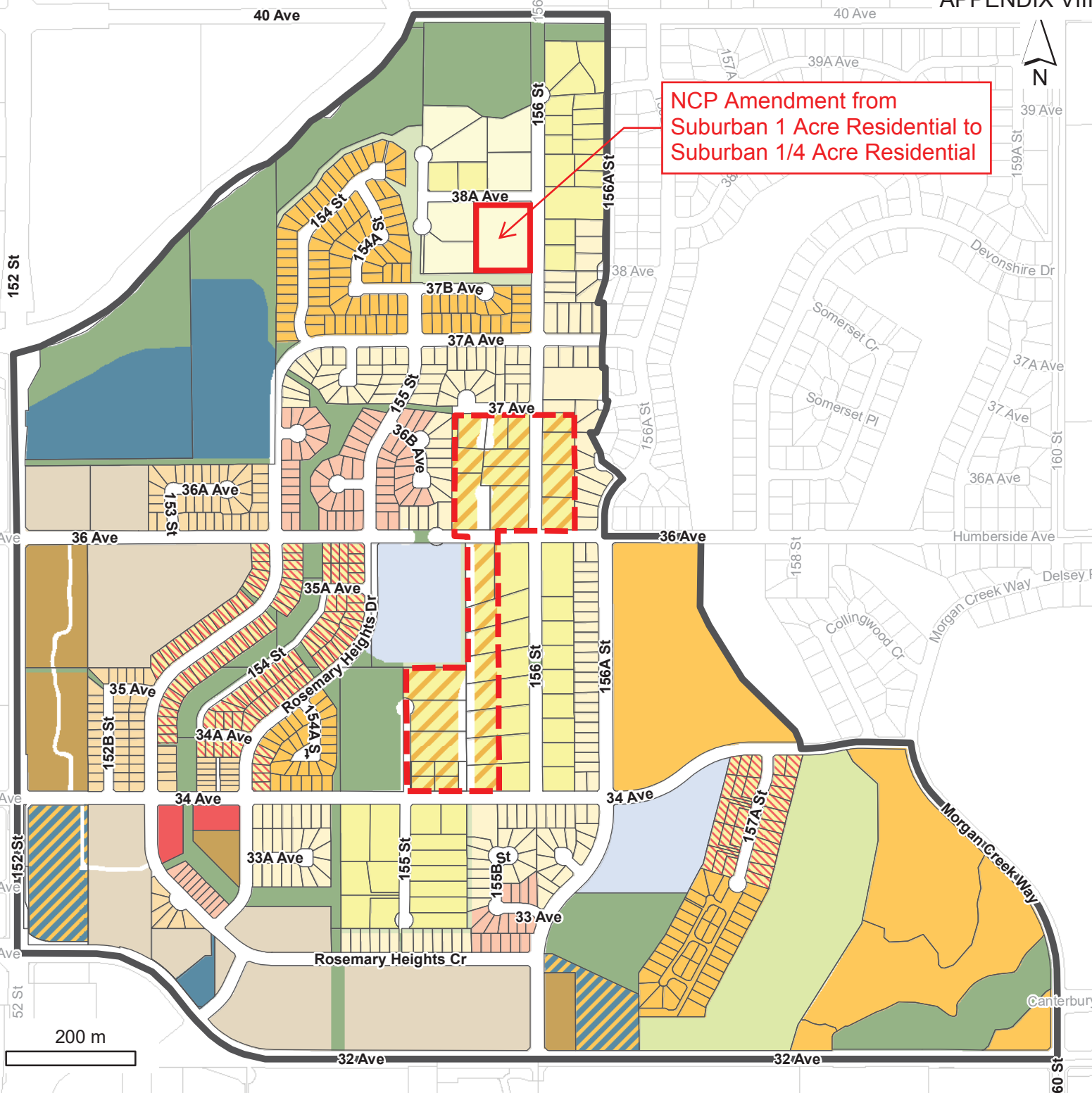
ARBORTECH CONSULTING

SUITE 145 - 12051 HORSESHOE WAY, RICHMOND, BC V7A 4V4 604 275 3484


acigroup.ca

PROJECT:	PROPOSED SF SUBDIVISION		
ADDRESS:	3831 156 ST SURREY BC		
CLIENT:	3831 VENTURE INC - PLATINUM PROJECTS		
CITY REF:	ACL FILE:	17298	
PLOT SIZE:	22"x34"	REV #:	1
DATE:	MAR 10, 2018		

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Proposed Amendment Area in the Rosemary Heights Central NCP

	Proposed Amendment Area		Suburban 1 Acre Residential		Townhouses
	Rosemary Heights Central NCP Boundary		Suburban 1/2 Acre Residential		Garden Apartments (3-Storeys)
			Suburban 1/4 Acre Residential		Neighbourhood Commercial
			Single Family Residential		Institutional
			Compact Single Family Residential		Institutional Residential
			Clustering at Single Family Density		Buffer
			Compact Single Family/Cluster		Park/Open Space
			Single Family Small Lots		Elementary School
					Golf Course