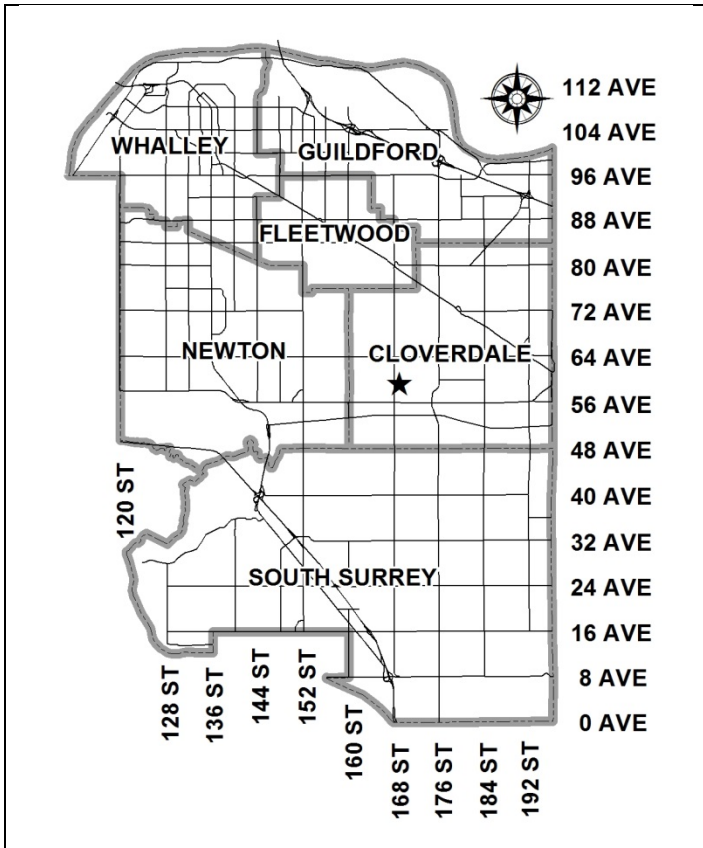


City of Surrey
PLANNING & DEVELOPMENT REPORT

File: 7917-0509-00

Planning Report Date: April 23, 2018



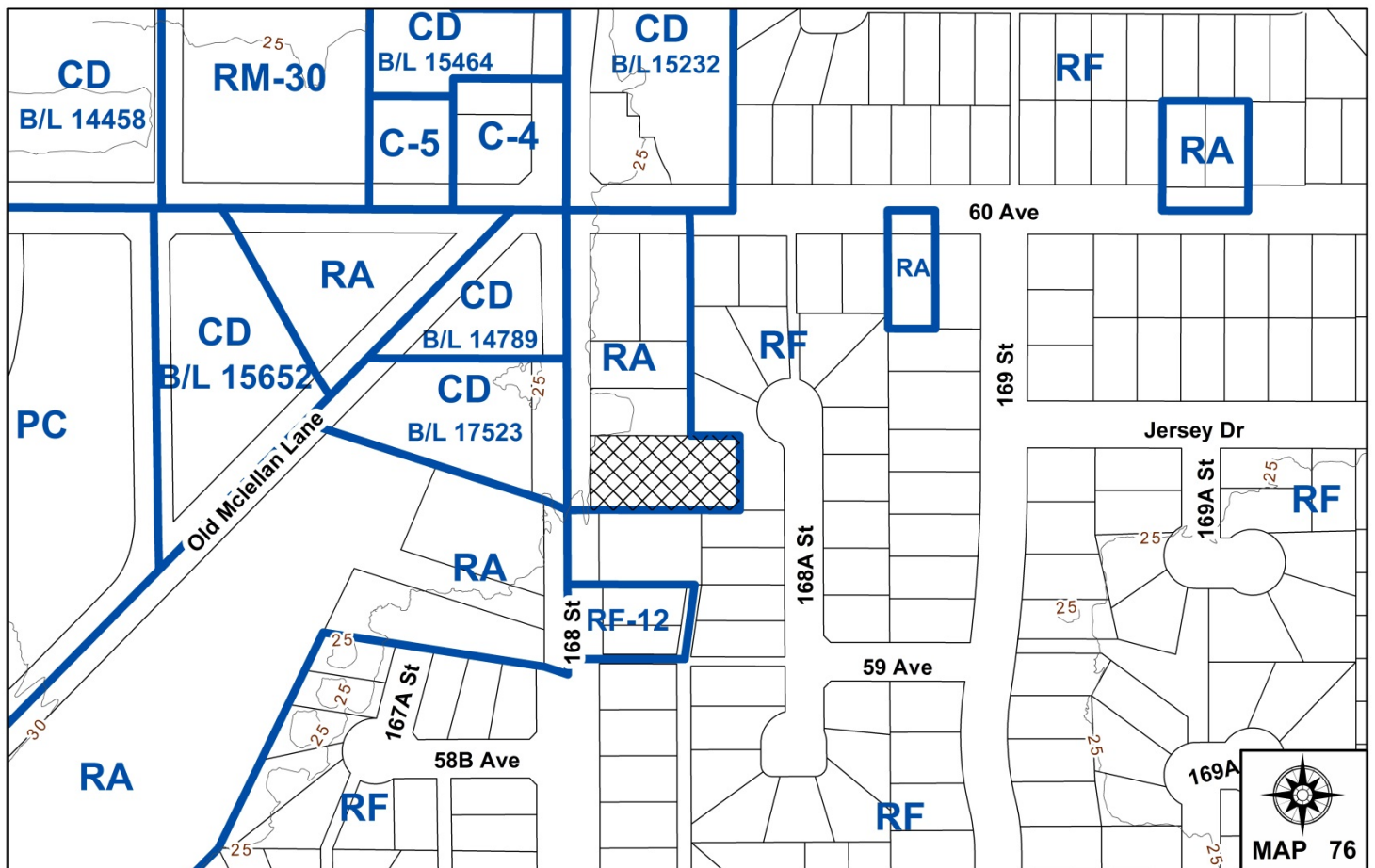
PROPOSAL:

- **Rezoning** from RA to RF and RF-13 to allow subdivision with the adjoining lot to the east (5955 - 168A Street) into five single family lots.

LOCATION: 5944- 168 Street

ZONING: RA

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 OCP Designation.
- Generally complies with the Policy O-52 - Small Lot Residential Zones.
- The proposal is consistent with the adjacent RF Zoned lot pattern to the northeast and east along 168A Street and is also consistent with emerging small-lot pattern to the south along 168 Street which was recently approved by Council through Development Application 7914-0137-00.
- Facilitates the construction of a permanent lane connection to 168 Street, providing an outlet for the existing lane which currently utilizes a temporary connection.

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 attached Survey Plan (Appendix 1) from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and the portion shown as Block B from "One-Acre Residential Zone (RA)" to "Single Family Residential (13) Zone (RF-13)" 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) approval from the Ministry of Transportation & Infrastructure;
 - (d) the applicant discharge Restrictive Covenant (RC) No. BW152001 to facilitate the subdivision of the subject property.
 - (e) submission of a finalized tree survey and a statement regarding tree preservation to the satisfaction of the City Landscape Architect;
 - (f) demolition of existing buildings and structures to the satisfaction of the Planning and Development Department;
 - (g) the applicant satisfy the deficiency in tree replacement on the site, to the satisfaction of the Planning and Development Department; and
 - (h) registration of a Section 219 Restrictive Covenant to increase the front yard setbacks for proposed Lots 1 and 2 to 7.5 metres (25 ft.) measured to the face of the principal building, and 5.5 metres (18 ft.) measured to the front porch or veranda.

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:

2 Elementary students at Surrey Centre Elementary School
 1 Secondary students at Lord Tweedsmuir 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:

Parks has no objections to the project.

Ministry of Transportation & Infrastructure (MOTI):

Preliminary approval of the rezoning is granted by MOTI for 1 year.

SITE CHARACTERISTICS

Existing Land Use: Residential half-acre parcel with an existing home to be demolished.

Adjacent Area:

Direction	Existing Use	OCP/NCP Designation	Existing Zone
North:	Single Family Dwellings	Urban (Not in NCP area)	RA and RF
East:	Single Family Dwelling	Urban (Not in NCP area)	RF
South:	Single Family Dwellings and a vacant property conditionally approved for two RF-12 lots.	Urban (Not in NCP area)	RF (tentatively approved to rezone to RF-12)
West (Across 168 Street):	Mixed-used commercial/residential building under development.	Urban, Commercial/Residential in West Cloverdale South NCP.	CD (By-law 17523)

DEVELOPMENT CONSIDERATIONSBackground

- The 0.2-hectare (0.5-acre) subject property is located south of 60 Avenue on the east side of 168 Street in Cloverdale.
- The subject property is designated Urban in the Official Community Plan (OCP) and is currently zoned "One-Acre Residential Zone (RA)".

Current Proposal

- The applicant is proposing to rezone the subject property from "One-Acre Residential Zone (RA)" to "Single Family Residential Zone (RF)" and "Single Family Residential (13) Zone (RF-13)", in order to allow for subdivision with the adjoining property to the east at 5955 – 168A Street, which is already zoned RF, into five (5) single family lots.
- Proposed Lots 1 and 2 fronting 168 Street are proposed to be zoned RF-13. Proposed Lot 1 is 442 square metres (4,758 sq. ft.) and proposed Lot 2 is 448 square metres (4,822 sq. ft.). The widths of proposed Lots 1 and 2 range from 13.6 metres (44.7 ft.) to 13.7 metres (45 ft.). The depth of proposed Lots 1 and 2 are 33.46 metres (110 ft.). Both proposed lots exceed the minimum area and dimensional requirements of the RF-13 Zone (Type II Lots).
- Proposed Lots 3-5 fronting 168A Street are proposed to be zoned RF. Lots 3, 4, and 5 have lot areas ranging from 583 square metres (6,275 sq. ft.) to 605 square metres (6,512 sq. ft.). The widths of proposed Lots 3, 4, and 5 range from 15.8 metres (51 ft.) to 16.5 metres (54 ft.). The depths of proposed Lots 3, 4, and 5 range from 28 metres (92 ft.) to 35.3 metres (115 ft.). All of the proposed lots meet the minimum area and dimensional requirements of the RF Zone.
- Proposed Lots 1 and 2 will have vehicular access from the rear lane of the property as required by the RF-13 Zone. Proposed Lot 3-4 will be able to provide vehicular access from 168A Avenue or from the rear lane.
- The existing single family dwelling is proposed to be retained on Lot 5. When the property at 5955 – 168A Street was created through Development Application No. 7903-0047-00, the home was designed to remain in conformance with the RF Zone with future subdivision. A no-build Restrictive Covenant was registered against the title of this lot in anticipation of future subdivision to ensure setbacks, lot-coverage, and FAR requirements would be adhered to after further subdivision. The proposed subdivision will not result in the existing home becoming non-conforming with the RF Zone.
- The "no build" covenant that is currently registered against 5955 - 168A Street will need to be discharged from that property's title to facilitate the proposed development.
- As the subject site is fronting an arterial road, 168 Street, and to ensure consistency with single family lots to the south, a Section 219 Restrictive Covenant will be registered to increase the front yard setback to 7.5 metres (25 ft.) measured to the face of the principal building and 5.5 metres (18 ft.) measured to the front porch or veranda for proposed lots 1 and 2. A similar restrictive covenant was registered on the approved RF-12 zoned lots to the immediate south that front 168 Street.

Policy O-52 - Small Lot Residential Zones

- Policy O-52 – Small Lot Residential Zones identifies guidelines for the location of small lots.
- The proposal is consistent with the guidelines of Policy O-52 as the subject site is designated as Urban in the OCP and identified as an Infill area in Zoning Bylaw 12000 and is located near the following amenities:
 - Surrey Centre Elementary School (150 metres / 492 ft.);

- Cloverdale Athletic Park (475 metres / 1,558 ft.); and
- Nearest bus stop (85 metres / 280 ft.).
- The proposal will continue the emerging small- lot development pattern to the south and will also reinforce the gradual transition of land-use intensity between the mixed-use and institutional uses planned to the west, across 168 Street in the West Cloverdale South NCP, and the predominately RF Zoned single family development to the east.

Road Dedication Requirements

- The applicant proposes to provide access to the proposed lots via the 168A Street cul-de-sac and a lane required to be constructed through this development.
- As part of the proposed development, the applicant is being required to provide a permanent 6 metre (20 ft.) lane connection to the eventual north-south lane that services the lots fronting 168 Street between 57A Avenue and the subject property. Proposed lots 1 and 2 will utilize this lane for vehicular access.
- The lane currently outlets to 168 Street via a temporary lane connection 30 metres (100 ft.) to the south approved through Development Application No. 7911-0194-00. The last remaining property needed to complete the lane and close the temporary lane connection is directly south of the subject site and has been granted preliminary approval by Council to redevelop under Development Application 7914-0137-00.

Neighbourhood Character Study and Building Scheme

- The applicant for the subject site has retained Mike 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, which suggest that the older housing stock in the area does not provide suitable architectural context, has proposed a set of building design guidelines that recommend updated design standards (Appendix V).

Preliminary Lot Grading

- Preliminary lot grading plans were prepared and submitted by Hub Engineering Inc. The plans have been reviewed by staff and are acceptable.
- Basements are proposed for all lots. Final confirmation on whether in-ground basements are achievable will be determined once final Engineering drawings have been reviewed and accepted by the City's Engineering Department.

PRE-NOTIFICATION

Pre-notification letters were sent out on February 5, 2018 to a total of 137 addresses and the development sign was installed on February 20, 2018. Staff have not received any responses to the pre-notification letters.

TREES

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

Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Apple	1	1	0
Ash	3	3	0
Cherry	1	1	0
Honeylocust, Thornless	1	1	0
Maple	1	1	0
Pear	1	1	0
Plum	2	2	0
Willow, Weeping	4	4	0
Evergreen Trees			
Laurel, Portuguese	2	2	0
Coniferous Trees			
Douglas-fir	1	1	0
Total (excluding Alder and Cottonwood Trees)	17	17	0
Additional Trees in the proposed Open Space / Riparian Area	N/A	N/A	N/A
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		9	
Total Retained and Replacement Trees		9	
Contribution to the Green City Fund		\$10,000	

- The Arborist Assessment states that there are a total of seventeen (17) protected trees on the site, and no 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.
- For those trees that cannot be retained, the applicant will be required to plant trees on a 2 to 1 replacement ratio. This will require a total of thirty-four (34) replacement trees on the site. Since only nine (9) replacement trees can be accommodated on the site (based on an average

of three (3) trees per RF lot), the deficit of twenty-five (25) replacement trees will require a cash-in-lieu payment of \$10,000, representing \$400 per tree, to the Green City Fund, in accordance with the City's Tree Protection By-law.

SUSTAINABLE DEVELOPMENT CHECKLIST

The applicant submitted a sustainable development checklist for the subject site on November 9, 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"> • Within Infill Area identified in Zoning Bylaw 12000. • Application is consistent with the OCP's Urban designation.
2. Density & Diversity (B1-B7)	<ul style="list-style-type: none"> • The development will include a mix of single family housing sizes.
3. Ecology & Stewardship (C1-C4)	<ul style="list-style-type: none"> • The development incorporates Low Impact Development Standards. • The development contains provisions for composting, recycling, and organic waste pickup.
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"> • The development incorporates CPTED principles, such as providing "eyes on the street". • The proposed single-family homes have the potential to house people from different age groups and life stages.
6. Green Certification (F1)	<ul style="list-style-type: none"> • N/A
7. Education & Awareness (G1-G4)	<ul style="list-style-type: none"> • The surrounding community was notified via a pre-notification letter and a Development Proposal Sign as required by the City. • A Public Hearing will be required as part of the rezoning process.

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.	Survey Plan, Proposed Subdivision Layout
Appendix III.	Engineering Summary
Appendix IV.	School District Comments
Appendix V	Building Design Guidelines Summary
Appendix VI	Summary of Tree Survey and Tree Preservation
Appendix VII	Aerial View of Site

INFORMATION AVAILABLE ON FILE

- Spatial Separation Report Prepared by Tynan Consulting Ltd., Dated March 13, 2018

original signed by Ron Gill

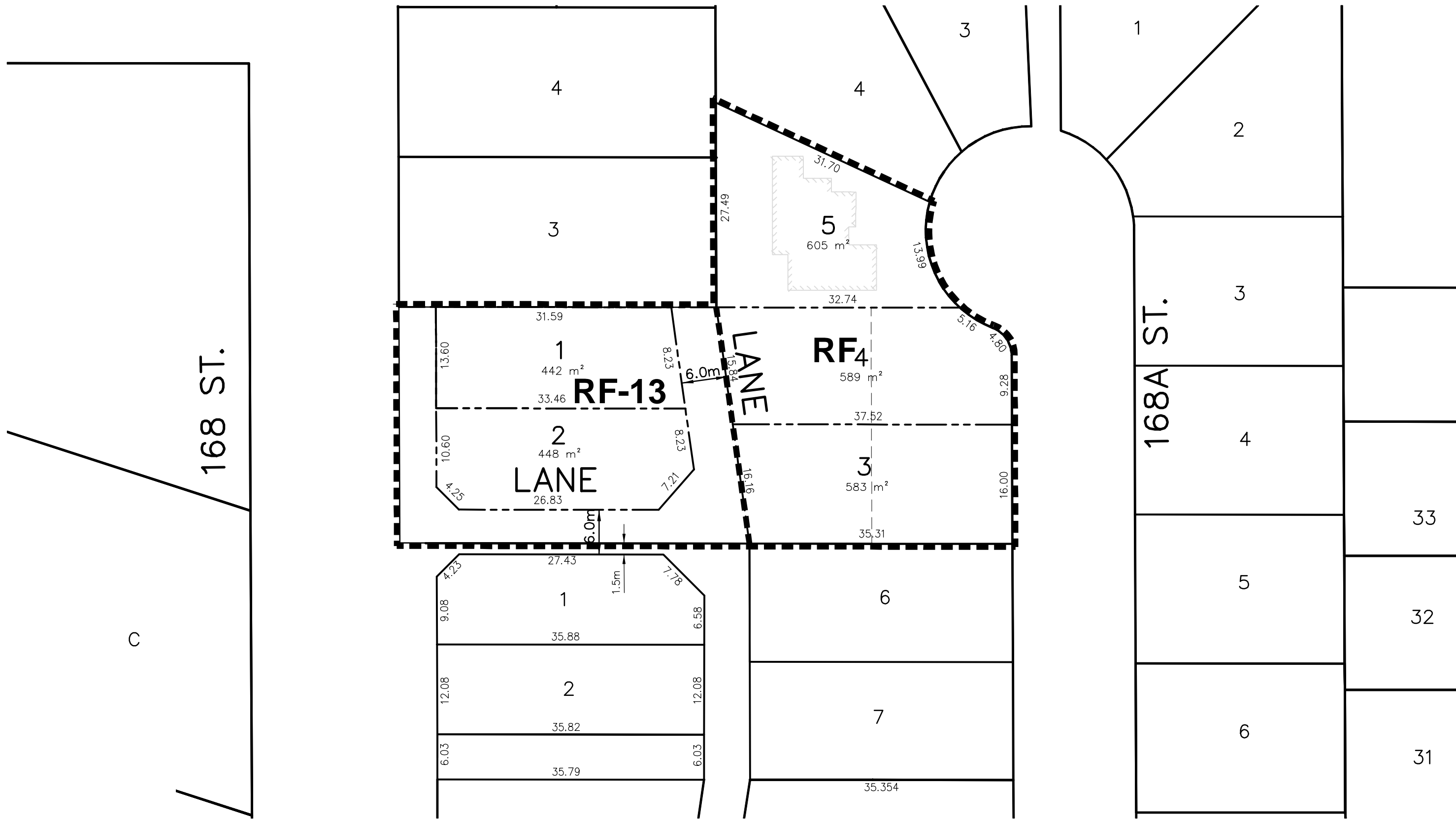
Jean Lamontagne
General Manager
Planning and Development

APPENDIX I HAS BEEN
REMOVED AS IT CONTAINS
CONFIDENTIAL INFORMATION

SUBDIVISION DATA SHEET

Proposed Zoning: RF / RF-13

Requires Project Data	Proposed	
GROSS SITE AREA		
Acres	0.79 Acre	
Hectares	0.319 Hectare	
NUMBER OF LOTS		
Existing	2	
Proposed	5	
SIZE OF LOTS	RF	RF-13
Range of lot widths (metres)	15.8 metres – 16.5 metres	13.6 metres – 13.7 metres
Range of lot areas (square metres)	583 m ² – 605 m ²	442 m ² – 448 m ²
DENSITY	RF	RF-13
Lots/Hectare & Lots/Acre (Gross)	16 lots/hectare & 6.5 lots/acre	15.4 lots/hectare & 6.3 lots/acre
Lots/Hectare & Lots/Acre (Net)	16.9 lots/hectare & 6.3 lots/acre	22.5 lots/hectare & 9.1 lots/acre
SITE COVERAGE (in % of gross site area)	RF	RF-13
Maximum Coverage of Principal & Accessory Building	40%	50%
Estimated Road, Lane & Driveway Coverage	8%	12%
Total Site Coverage	48%	62%
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	YES	
Others	NO	



MORTISE CONSTRUCTION LTD.

Preliminary Subdivision Plan

7917-0509-00
 #5944-168 St. & #5955-168A St., SURREY, B.C.



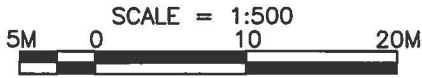
NOTE: ALL DIMENSIONS AND AREAS TO BE CONFIRMED BY LEGAL SURVEYOR

WSP CANADA INC.
 #300 - 65 RICHMOND STREET
 NEW WESTMINSTER, B.C.
 CANADA V3L 5P5
 TEL. 604-525-4651 | FAX. 604-525-5715
 WWW.WSPGROUP.COM



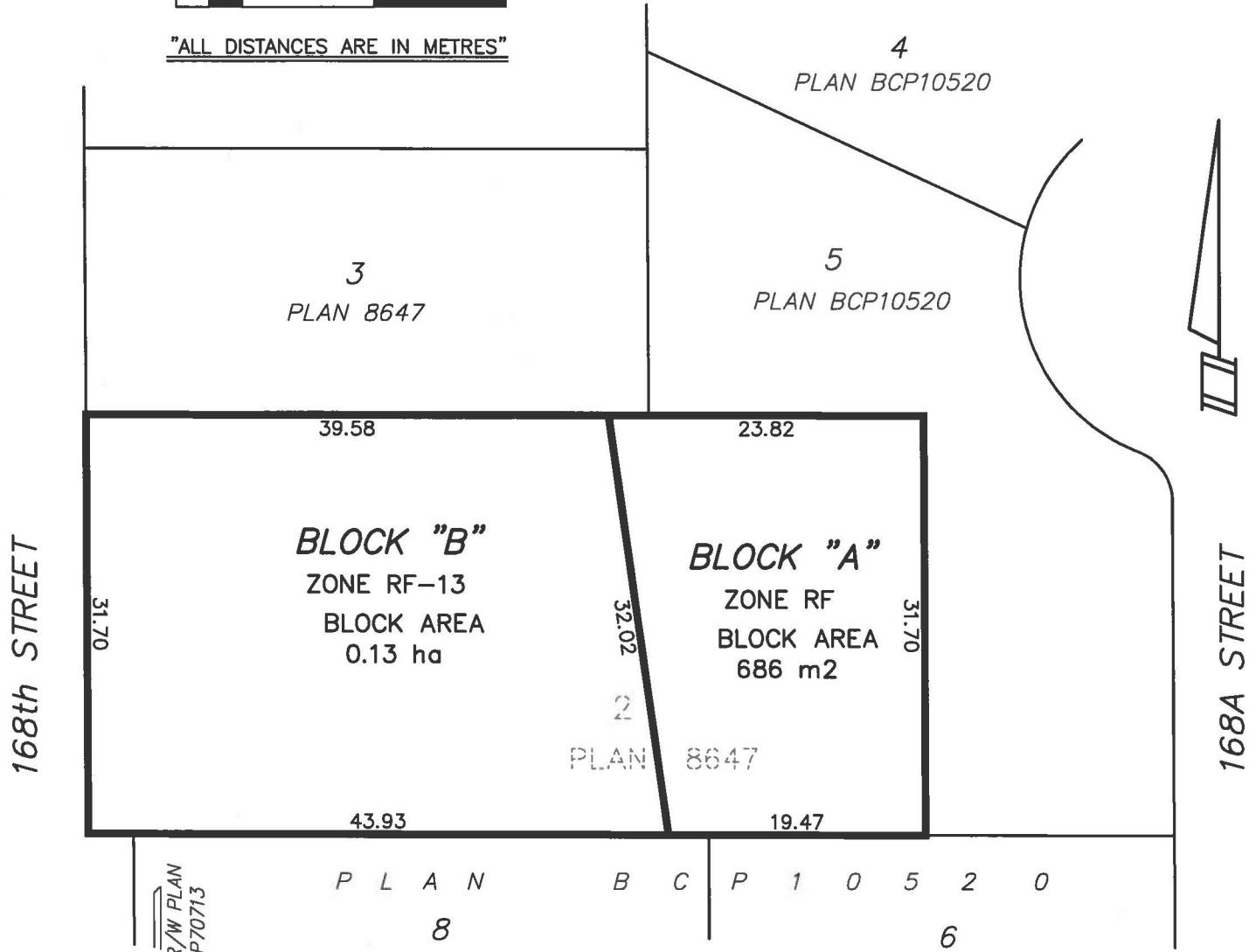
**SURVEY PLAN TO ACCOMPANY CITY OF SURREY ZONING BYLAW No. _____
OF LOT 2 SECTION 7 TOWNSHIP 8 NEW WESTMINSTER DISTRICT PLAN 8647**

CITY OF SURREY
B.C.G.S. 92G.017



"ALL DISTANCES ARE IN METRES"

P.I.D. 011-316-411
CIVIC ADDRESS: #5944 168th STREET



P L A N 8 B C P 1 0 5 2 0 6

BOOK OF REFERENCE

LOT	DESCRIPTION	PLAN	AREA	BLOCK	ZONE
PART OF LOT 2	SECTION 7	8647	686 m ²	BLOCK "A"	RF
PART OF LOT 2	TOWNSHIP 8	8647	0.13 ha	BLOCK "B"	RF-13

CERTIFIED CORRECT ACCORDING TO
LAND TITLE OFFICE RECORDS DATED
THIS 16th DAY OF FEBRUARY, 2018

Gene Paul Nikula
LAND SURVEYOR
GENE PAUL NIKULA B.C.L.S.(803)

SOUTH FRASER LAND SURVEYING LTD.
B.C. LAND SURVEYORS
SUITE 212 - 12992 76th AVENUE
SURREY, B.C. V3W 2V6
TELEPHONE: 604 599-1886
FILE: 171161ZONE

THIS PLAN LIES WITHIN THE
GREATER VANCOUVER REGIONAL DISTRICT

171161ZONE

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

FROM: **Development Engineer, Engineering Department**

DATE: **April 10, 2018**

PROJECT FILE: **7817-0509-00**

RE: **Engineering Requirements
Location: 5944 168 St**

REZONE/SUBDIVISION

Property and Right-of-Way Requirements

- Dedicate 4.942 m along 168 St towards the ultimate 30.0m Arterial Road allowance;
- Dedicate 4.5m along the south side of lot 2 for ultimate 6.0m wide lane running east/west;
- Dedicate 6.0m along the west side of lots 3 and 4 for ultimate 6.0m wide lane running north/south;
- Dedicate 3.0m x 3.0m corner cut at the intersection of the East/West lane & 168 St;
- Dedicate 5.5m x 5.5m corner cut at the intersection of the East/West & North/South lane;
- Dedicate 10.058m along 168 St (60th Ave to 56th Ave) as gazette road; and
- Register 0.5 m statutory right-of-way along 168 St for inspection chambers and sidewalk maintenance.

Works and Services

- Construct the west half of 168A St to the Limited Local standard;
- Construct the North/South and East/West lanes with drainage to the residential lane standard (SSD-R.12);
- Construct the 168 St boulevard with topsoil and sod (grade at property line must be within +/-300mm of the ultimate centerline elevation);
- Construct water, storm, and sanitary service connections, complete with inspection chambers/water meters, to each lot; and
- Provide onsite stormwater management features to meet applicable ISMP requirements.

Note that this file will not proceed to Final Approval unless 1.5m of the lane is obtained from 5928 168 Street, which is necessary to ultimate construction of the 6.0m wide lane. The 1.5m portion of lane may be obtained via lane dedication which is planned in Surrey Project 7814-0137-00 (currently at the Servicing Agreement Stage). If project 7814-0137-00 isn't completed in a timely manner, the applicant, as an alternative, may obtain the 1.5m from 5928 168 Street via a Statutory Right of Way.

A Servicing Agreement is required prior to Rezone/Subdivision.



Tommy Buchmann, P.Eng.
Development Engineer



February-08-18
 Planning

THE IMPACT ON SCHOOLS

APPLICATION #: 17 0509 00

SUMMARY

The proposed 5 single family lots are estimated to have the following impact on the following schools:

Projected # of students for this development:

Elementary Students:	2
Secondary Students:	1

September 2017 Enrolment/School Capacity

Surrey Centre Elementary	
Enrolment (K/1-7):	39 K + 403
Operating Capacity (K/1-7)	76 K + 303
Lord Tweedsmuir Secondary	
Enrolment (8-12):	2036
Capacity (8-12):	1400

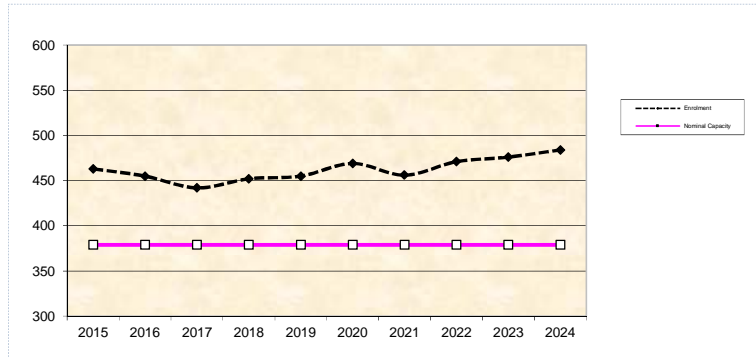
School Enrolment Projections and Planning Update:
 The following tables illustrate the enrolment projections (with current/approved ministry capacity) for the elementary and secondary schools serving the proposed development.

Surrey Centre Elementary enrollment will continue to fluctuate by approximately 50 students over the next 10 years. The school is operating at 117% capacity and it could reach 133% at its highest peak in growth. As of September 2017, there are four portables on site used for enrolling spaces. 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.

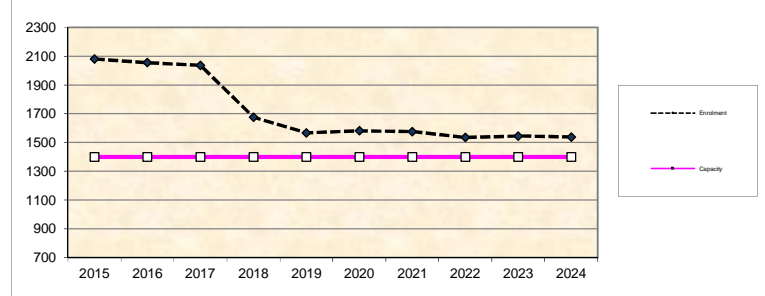
Furthermore, there is an application currently being reviewed by the City to approve the removal of land from the ALR and rezone it for industrial use. Considering that the catchment is predominately small-lot single family homes, it could be speculated that if/when market conditions are favourable, this potentially rezoned industrial land could be rezoned again to residential. If this is realized, additional townhomes and small-lot single family homes would have a significant long term impact on the school's existing capacity which has not been contemplated in our projections below.

In September 2018, Salish Secondary will open in the Clayton area, north of the Fraser Highway. This new 1500 capacity school was built to relieve the current enrolment pressure at Lord Tweedsmuir and Clayton Heights Secondary. It is the intent of the District to remove extended day programming at Lord Tweedsmuir this September, as many of their students will be reassigned to the new Salish high school once the boundary changes go into affect.

Surrey Centre Elementary



Lord Tweedsmuir 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: 17-0509-00
 Project Location: 5944 – 168 Street, Surrey, B.C.
 Design Consultant: Tynan Consulting Ltd., (Michael E. Tynan)

The draft Building Scheme proposed for this Project has been filed with the City Clerk. The following is a summary of the Residential Character Study and the Design Guidelines which highlight the important features and form the basis of the draft Building Scheme.

1. Residential Character

1.1 General Description of the Existing and/or Emerging Residential Character of the Subject Site:

This area was built out over a large time period spanning from the pre-1950's to the post year 2000's. The age distribution from oldest to newest is : more than 60 years old (12%), 60 years old (5%), 40 years old (12%), 20 years old (41%), less than 10 years old (29%). Therefore, the neighbourhood is characterized by a wide variety of home types, home sizes, massing design standards, and construction materials (a "varied" streetscape) that correspond to these construction eras.

Most homes are in the 2500-3000 sq.ft. size range Home size distribution in this area is as follows : under 1000 sq.ft. (14%), 1000-1500 sq.ft. (7%), 1501-2000 sq.ft. (14%), 2501-3000 sq.ft. (36%), 3001-3550 sq.ft. (29%), Styles found in this area include : "Old Urban" (14%), "West Coast Traditional" (7%), "West Coast Modern" (21%), "Modern California Stucco" (7%), "Heritage (Old B.C.)" (14%), "Neo-Heritage" (14%), and "Neo-Traditional" (21%). Home types include : Bungalow (21%), Bungalow with above-ground basement (7%), 1 ½ Storey (7%), and Two-Storey (64%).

The massing scale found on neighbouring homes ranges from simple, small, low mass structures to mid-to-high-scale structures. The massing scale distribution is : simple, small, low mass structures (21%), low to mid-scale structures (7%), mid-scale structures of average quality (37%), mid-scale structures with proportionally consistent, well balanced context quality massing designs (21%), and mid-to-high-scale structures (14%). The scale range for the front entrance element is : one storey, (57%), and 1.1/2 storey front entrance (43%).

Roof slopes include : low slope (flat to 5:12) = (10%), moderate slope (6:12 to 7:12) = (38%), steeply sloped (8:12 and steeper) = (80%). Main roof forms (largest truss spans) include : common hip (50%), and common gable (50%). Feature roof projection types include : none (6%), common hip (39%), common gable (50%), carousel hip (6%), Roof surfaces include : metal (7%), interlocking tab type asphalt shingles (7%), rectangular profile type asphalt shingles (21%), shake profile asphalt shingles (29%), concrete tile (shake profile) (7%), and cedar shingles (29%).

Main wall cladding materials include : horizontal cedar siding (14%), aluminum siding (7%), horizontal vinyl siding (36%), Hardiplank siding (7%), stucco cladding (36%), Feature veneers on the front façade include : no feature veneer (53%), stone (18%), wood wall shingles (18%), 1x4 vertical battens over Hardipanel (6%). Wall cladding and trim colours include : Neutral (white, cream, grey, black) (41%), Natural (earth tones) (53%), Primary derivative (Heritage palette) (6%).

Covered parking configurations include : No covered parking (21%), Double carport (7%), Single vehicle garage (7%), Double garage (36%), Rear garage (29%).

A variety of landscaping standards are evident ranging from "modest old urban" to "above average modern urban". Driveway surfaces include : gravel (11%), asphalt (22%), broom finish concrete (22%), exposed aggregate (44%).

Fifty seven percent of homes can be considered 'context homes' (as identified in the photos section of the residential character study), providing suitable architectural context for the subject site. Forty three percent of homes can be considered 'non-context', and are not recommended for emulation.

It should also be noted that there is a recent application, Surrey project 14-0137-22 located adjacent to the south side of the subject site. Construction has not yet begun, but is imminent. Building scheme regulations should be consistent between the subject site and 14-0137-00, and so "regulations context" will be derived from 14-0137-00. Adjacent to the south side of 14-0137-00 is Surrey project 7911-0194-00 (parent parcel 5916 - 168 Street) comprised of four lots (two RF-12 and two RF). Homes on 168 Street at that site have been constructed with new addresses 5910 and 5922 - 168 Street, and these new homes provide excellent context for the subject site.

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

- 1) **Context Homes:** Fifty seven percent of homes in this area could 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.
- 2) **Style Character :** Wide range of styles are evident, and so there should be some flexibility in this regard. Recommended styles that will be compatible with all of the surrounding homes are: "Neo-Traditional", "Neo-Heritage", and compatible forms of "West Coast Contemporary" and other styles determined to be compatible by the design consultant.
- 3) **Home Types :** There are a variety of home types including Bungalow, Bungalow with above ground basement, 1 ½ Storey, and Two-Storey. Two-Storey homes are dominant (64% are Two-Storey type). Home type (Two-Storey, Bungalow, Basement Entry, Split Level, etc..) will not be regulated in the building scheme.
- 4) **Massing Designs :** Many homes in the surrounding area provide acceptable massing design context. The recommendation however, is to require the proposed new homes to meet current common design standards (post year 2016) for new RF and RF-13 subdivisions, rather than to simply duplicate standards found on existing homes (must use updated standards and be compatible with neighbouring homes).
- 5) **Front Entrance Design :** Front entrance porticos range from one to 1 ½ storeys in height (the front entrance portico is a significant architectural feature on many new homes in this area).
- 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 :** A wide range of roof surfacing materials have been used in this area including cedar shingles, concrete roof tiles, asphalt shingles, and metal. 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.

- 8) **Roof Slope :** Roof slope is not a defining characteristic for this area. Slopes range from 4:12 to 12:12. 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 bylaw. 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 streetscape is best described as "varied" due to the wide age range of homes found in this area. Homes include small simple rectangular Bungalows, small box-like Bungalows with above-ground basements, and a variety of Two-Storey type homes, most of which meet modern design standards. The newer Two-Storey homes range in size from 2800 sq.ft. to 3500 sq.ft., and most can be classified as "Neo-Traditional" or "Neo-Heritage" style. These homes have mid-scale massing designs with mass allocations distributed in a proportionally correct and balanced manner across the façade. The homes have covered entrance verandas or porches ranging from one to 1 ½ storeys in height. Main roof forms are common hip or common gable at slopes ranging from 4:12 to 12:12. All context homes have common gable projections articulated with either cedar shingles or with Hardiboard and 1x4 vertical wood battens. Most new homes have a shake profile asphalt shingle roof and are clad in vinyl. The colour range includes only natural and neutral hues. Landscaping meets a common modern urban standard.

2. Proposed Design Guidelines

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

- the new homes are readily identifiable as one of the following styles: "Traditional", "Heritage", "Neo-Traditional", "Neo-Heritage", compatible forms of "West Coast Contemporary", or other compatible styles as determined by the design *consultant*. Note that the proposed style range is not contained within the building scheme, but is contained within the residential character study which forms the basis for interpreting building scheme regulations.
- a new single family dwelling *constructed* on any *lot* meets year 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)

Fifty seven percent of homes in this area could 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. study. These homes are located in the 5800 and 5900 blocks of 168 Street and the 5800 and 5900 blocks of 168A Street. Homes should also be compatible with building scheme regulations for the adjacent new site to the south 14-0137-00.

Exterior Materials/Colours: Stucco, Cedar, Vinyl, Hardiplank, 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 if accompanied by neutral 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.

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. Small feature metal roofs also permitted.

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: Not applicable - there are no corner lots

Landscaping: *Moderate modern urban standard:* Tree planting as specified on Tree Replacement Plan plus minimum 17 shrubs of a minimum 3 gallon pot size on the RF-13 lots, and 20 shrubs of a 3 gallon pot size on the RF lots. Sod from street to face of home. Driveways: exposed aggregate, interlocking masonry pavers, or stamped concrete. Broom finish concrete permitted only where the driveway connects a rear lane directly to a rear garage.

Compliance Deposit: \$5,000.00

Summary prepared and submitted by: Tynan Consulting Ltd. Date: Nov 19, 2017

Reviewed and Approved by:



Date: Nov 19, 2017

Tree Preservation Summary

Surrey Project No: TBD

Address: 5944 - 168 Street and 5955 - 168A Street

Registered Arborist: Jeff Ross #PN-7991A

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)	17
Protected Trees to be Removed	17
Protected Trees to be Retained (excluding trees within proposed open space or riparian areas)	0
Total Replacement Trees Required: - Alder & Cottonwood Trees Requiring 1 to 1 Replacement Ratio 0 X one (1) = <u>0</u> - All other Trees Requiring 2 to 1 Replacement Ratio 17 X two (2) = <u>34</u>	34
Replacement Trees Proposed	10
Replacement Trees in Deficit	24
Protected Trees to be Retained in Proposed [Open Space / Riparian Areas]	NA

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

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

Signature of Arborist: 	Date: April 16, 2018
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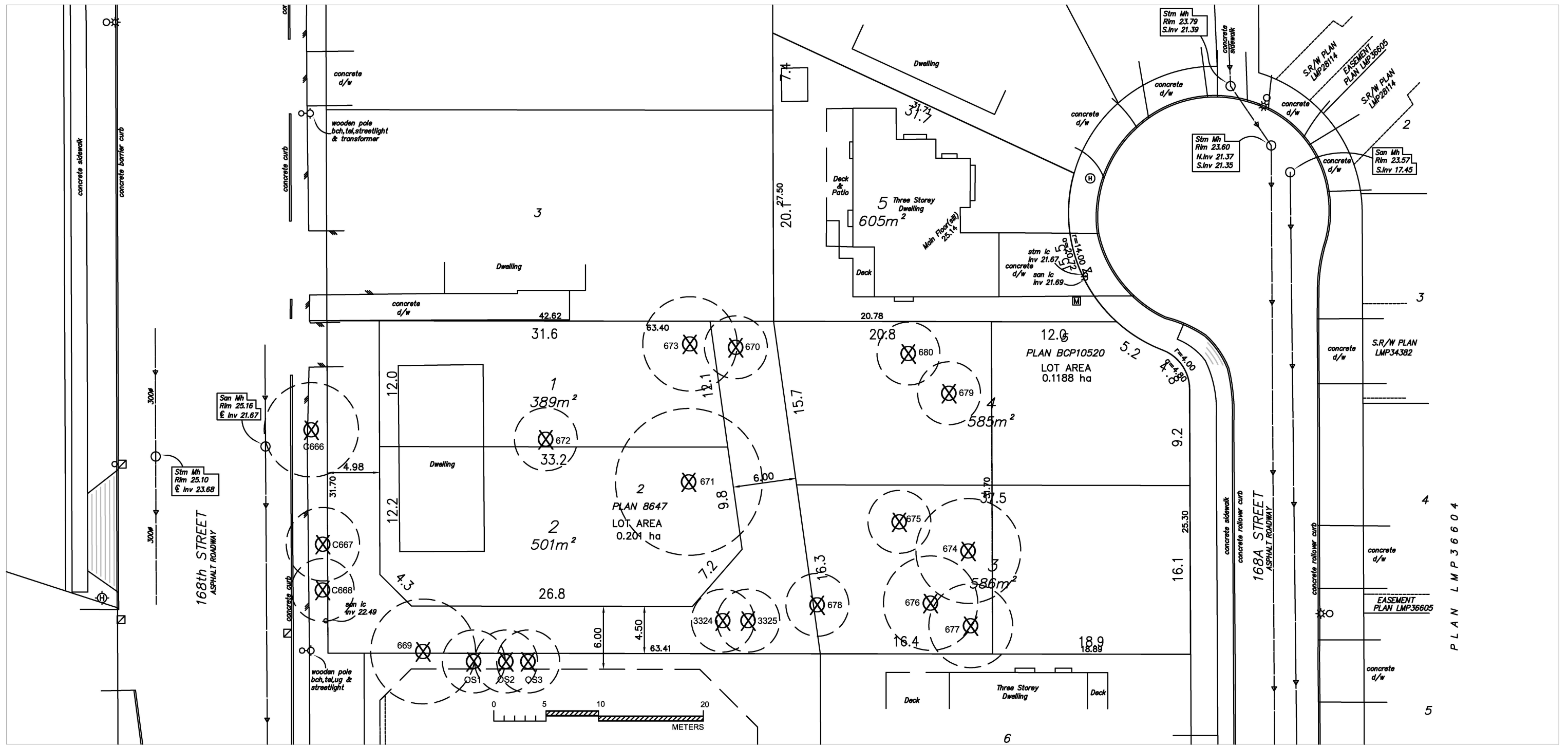


Table 1: Summary of Tree Preservation by Tree Species:

Tree Species	Existing	Remove	Retain
Alder and Cottonwood Trees			
Alder/Cottonwood	0	0	0
Deciduous Trees (excluding Alder and Cottonwood Trees)			
Domestic Apple	1	1	0
Sargent Cherry	1	1	0
Honeylocust, Thornless	1	1	0
Maple, Norway	1	1	0
Maple, Manitoba	3	3	0
European Pear	1	1	0
Cherry Plum	2	2	0
Willow, Weeping	4	4	0
Evergreen Trees			
Laurel, Portuguese	2	2	0
Coniferous Trees			
Douglas-fir	1	1	0
Total (Not Including Alder and Cottonwood)	17	17	0
Additional Trees in the proposed Open Space / Riparian Area	NA	NA	NA
Total Replacement Trees Proposed (excluding Boulevard Street Trees)		10	
Total Retained and Replacement Trees		10	

***TOTALS DO NOT INCLUDE OFFSITE TREES**

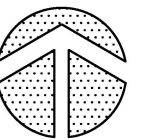




LEGEND

TREE TO BE REMOVED

MINIMUM NO DISTURBANCE ZONE



STAMP	NO.	DATE	BY	REVISION

MIKE FADUM AND ASSOCIATES LTD.
VEGETATION CONSULTANTS

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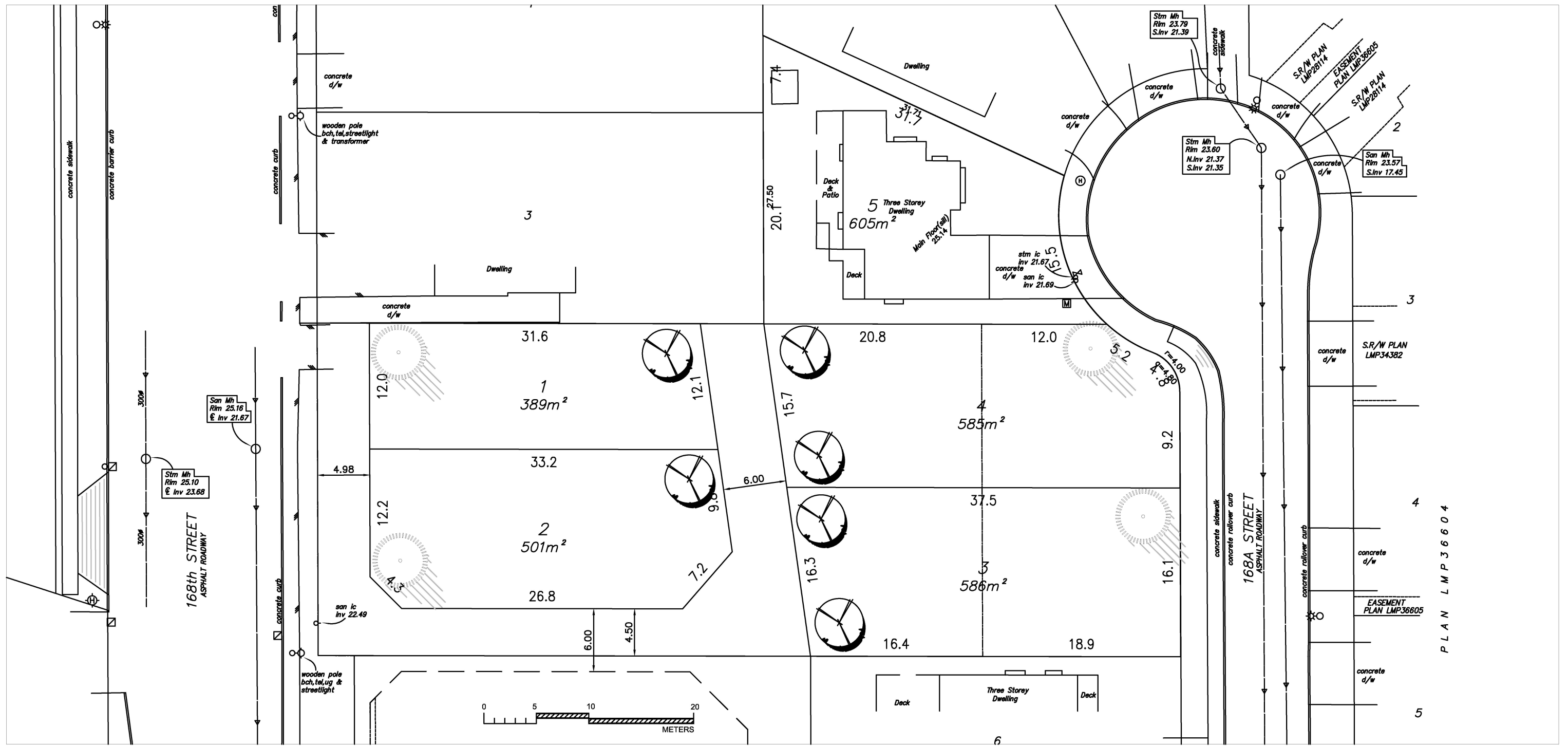
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PROJECT TITLE
**5944 168 STREET &
 5955 168A STREET**
 SURREY, B.C.

SHEET TITLE
**T1 - TREE REMOVAL AND
 PRESERVATION PLAN**
 CLIENT

DRAWN
 MK
 SCALE
 AS SHOWN
 DATE
 OCTOBER 5, 2017

T-1
 SHEET 1 OF 2



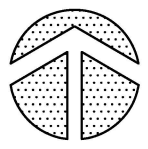
LEGEND

- TREE TO BE RETAINED
- MINIMUM NO DISTURBANCE ZONE
- DECIDUOUS REPLACEMENT TREE (5 CM. DIA. MINIMUM)
- CONIFEROUS REPLACEMENT TREE (3.0 M. HT. MINIMUM)
- TREE PROTECTION FENCING

NOTE: NON BY-LAW TREES HAVE BEEN REMOVED FROM THE PLANS.

NOTE: TREE PROTECTION FENCING TO BE MEASURED FROM THE OUTER EDGE OF TREE TRUNK AND SHALL BE CONSTRUCTED TO MUNICIPAL STANDARDS. REASSESS TREES WITH LOT GRADING PLANS.

NOTE: REPLACEMENT TREES SHALL CONFORM TO CNLA LANDSCAPE STANDARDS. SPECIES AND LOCATIONS TO BE DETERMINED AT LANDSCAPE STAGE.



STAMP	NO.	DATE	BY	REVISION

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PROJECT TITLE
**5944 168 STREET &
 5955 168A STREET**
 SURREY, B.C.

SHEET TITLE
T2 - TREE PROTECTION PLAN
 CLIENT

DRAWN
 MK
 SCALE
 AS SHOWN
 DATE
 OCTOBER 5, 2017

T-2
 SHEET 2 OF 2

PLAN L M P 3 6 6 0 4



7917-0509-00

5944 - 168 Street
5955 - 168A Street

Aerial View of Site

